

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Lange, William A. Subdivision (preferred)
other names/site number Penrose Addition to Bremen

2. Location

street & number 4101-4235 N. Florissant Ave., 4128-4150 Glasgow Ave., 2141-2325 Angelica Street, 4111-4220 N. 22nd Street N/A not for publication
city or town St. Louis N/A Vicinity
state Missouri code MO county Independent City code 510 zip code 63107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Mark A. Miles MAY 24, 2011
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain): _____

Signature of the Keeper Date of Action

Lange, William A., Subdivision Historic District
Name of Property

St. Louis (Independent City), MO
County and State

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.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	1 district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
64	3	buildings
0	8	sites
0	0	structures
0	0	objects
64	11	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 Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

DOMESTIC: secondary structure

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19th/20th CENTURY REVIVAL: Mission

foundation: STONE / limestone

LATE 19th/20th CENTURY AMERICAN

walls: BRICK

MOVEMENT: Bungalow/Craftsman

MODERN MOVEMENT: Ranch

roof: ASPHALT

other: TERRA COTTA, METAL /copper,

CONCRETE, CERAMIC TILE

Lange, William A., Subdivision Historic District
Name of Property

St. Louis (Independent City), MO
County and State

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 old or achieving significance within the past 50 years.

Areas of Significance

Architecture

Community Planning and Development

Period of Significance

1893 - 1962

Significant Dates

1893

1895

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Nolte, Edward F. (architect)

Nauman, Fred R. (architect)

Kubatsky, Johann Carl Otto (architect)

Becker, Gerhard (architect)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.) see continuation pages

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Landmarks Association of St. Louis, Inc.

Historic Resources Survey Number (if assigned): _____

Lange, William A., Subdivision Historic District
Name of Property

St. Louis (Independent City), MO
County and State

10. Geographical Data

Acreeage of Property 15.5

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>0742878</u>	<u>4283442</u>	3	<u>15</u>	<u>0742705</u>	<u>4283081</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>0742969</u>	<u>4283201</u>	4	<u></u>	<u></u>	<u></u>
	Zone	Easting	Northing		Zone	Easting	Northing

11. Form Prepared By

name/title Ruth Keenoy, Preservation Specialist

organization Landmarks Association of St. Louis, Inc. date March 25, 2011

street & number 911 Washington Street, Suite 170 telephone 314-421-6474

city or town St. Louis state MO zip code 63101

e-mail rkeenoy@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name See continuation pages.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Summary

The William A. Lange Subdivision Historic District consists of 67 buildings that include: 28 single-family houses; two two-family residences; 19 four-family residences; two multi-family residences; 13 garages/outbuildings; and three commercial buildings. Also in the district are eight non-contributing lots. Of the district's 75 resources, 11 are noncontributing (including eight non-contributing lots and three non-contributing outbuildings). The district is located in Ward 3 of the City of St. Louis, within the Hyde Park neighborhood (northwest of the Hyde Park Certified Local District). Properties within the district are situated on N. Florissant and Glasgow Avenues, and on N. 22nd, Angelica, and Penrose Streets. The district encompasses approximately 15.5 acres. It is laid out as a triangular area bounded at the north/east by N. Florissant Avenue, at the south by Angelica Street, and at the north/west by Glasgow Avenue. All of the properties in the district were constructed within the period of significance (1893 – 1962). The earliest building was completed in 1895; and the most recently constructed properties were built in 1962. The district illustrates a cohesive, primarily residential working-class suburban neighborhood situated within the municipal boundaries of St. Louis (Independent) City. Buildings retain much of their original architectural integrity. Although vacancies exist, most properties have been well maintained over the years.

Narrative Description

Setting

The William A. Lange Subdivision Historic District is situated in northeast St. Louis (Independent) City. The district illustrates typical patterns of an urban St. Louis neighborhood with paved alleys, concrete sidewalks, and minor building setbacks. The neighborhood is uniform in plan and laid out in an urban grid pattern with streets intersecting at right angles. With the exception of three commercial properties – a service station at the southwest corner of N. 22nd Street and N. Florissant Avenue; a small one-story machine shop at the southwest corner of Penrose and N. Florissant; and a two-story vacant commercial building at the southeast intersection of Glasgow Avenue and Angelica Street, all of the properties are residential.

N. Florissant Avenue (borders eastern edge of district)

4101 N. Florissant Avenue (Contributing)

4101 N. Florissant Avenue is a one-story box style service station constructed in 1928 for the Standard Oil Company. The building faces northeast toward Florissant Avenue. It is situated at the southeast intersection of N. Florissant Avenue and Penrose Street. The building has exterior porcelain enamel steel panels (added in 1946) and a flat roof. The primary (east) elevation faces N. Florissant Avenue and holds two garage bays (north end) offset by a partially enclosed

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

customer service area (south end). The original pedestrian door is intact, as is the single-panel transom above the door. Original façade windows are partially enclosed (though the original window configuration is intact). A small modern window is centered within the enclosed openings. Original full-height windows remain intact on the side (south) elevation and create a six-panel window bay that originally wrapped the southeast corner of the building. The south elevation retains an original single window opening and a restroom entrance with a four-light transom (southwest corner). Two large multi-panel window bays are intact on the north elevation, partially obscured by a fence. The building is surrounded by a gravel and asphalt-paved parking lot (east) and grassy area (south). A chain link fence partially surrounds the lot.

4115 N. Florissant Avenue (Contributing)

4115 N. Florissant Avenue is a four-family flat constructed in 1929. The building faces northeast toward Florissant Avenue. In 1930, the building was occupied by Thomas A. and Margaret Hostetter (4115); William and Marie Clark (4115a); John L. and Gertrude Gaertner (4117); and Frank J. and Jennie Cummings (4117a). The building is two stories in height with exterior brick walls, a flat roof, and a limestone foundation. The façade has a one-story, three-quarters width porch with a flat roof. A balustrade creates the second-floor balcony. The porch roof is supported by wide brick pillars with central arched openings. Four doors are paired and centered at the façade. Some entrances retain original multi-light doors. Doors are flanked by paired one-over-one windows. Above the windows (at the first- and second-story levels) are dark header brick bands interspersed symmetrically with decorative terra cotta squares. Also evident on the façade is an upper-story terra cotta diamond-shaped detail situated below small windows offsetting the upper story doors. Windows have limestone sills. Terra cotta patterned shapes extend upward toward the roofline level. The façade wall extends above the roofline and features shaped Mission style end parapets. A glazed terra cotta band caps the parapet.

4119 N. Florissant Avenue (Contributing)

4119 N. Florissant Avenue is a four-family flat constructed in 1929. The building faces northeast toward Florissant Avenue. In 1930, the building was occupied by Leslie E. and Adele Vogt (4119); Lester and Ethel Wurmb (4121); and William L. and Clara Austin (4121a). The building is currently vacant. Entrances and windows are boarded with plywood panels. When inventoried in 1972 (historic photograph on file at Landmarks Association of St. Louis, Inc.), the building appeared very similar to 4115 N. Florissant Avenue with multi-light doors and one-over-one windows. Doors are paired on the first-floor level (covered) and the second story holds two single doors. The façade has a one-story three-quarters width porch with tapered brick piers and a flat roof, which forms an upper-floor balcony. Small windows are centered at the second-story façade. Transoms are enclosed. Paired (enclosed) windows flank the upper façade doors. Header brick bands with terra cotta squares (placed symmetrically) extend above window openings at first- and second-story levels. Though upper façade details are obscured by foliage and partially damaged, a 1972 photograph illustrates that the building featured terra cotta decorative bands

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

extending vertically toward the roofline. At the corners of the façade parapet wall are small urns. The central portion of the façade (above the roofline) has a Mission style shaped parapet.

4125 N. Florissant Avenue (Contributing)

4125 N. Florissant Avenue is a two-story apartment building constructed in 1960. The building has a low hipped asphalt-shingled roof, exterior six-course common bond brick walls, and a poured concrete foundation. The building's primary entry faces north toward Penrose Street. The entry bay is recessed and situated centrally at the primary elevation. A band of buff brick (the width of the entry bay) extends above the entrance. Centrally within the band (above the entry) is a two-by-two aluminum sash window. An overhead light fixture extends above the entry. Windows at first- and second-story levels are two-by-two, aluminum sash design. The east elevation holds three-light sliding track windows. Centrally at each elevation is a vertical band of buff colored brick, similar in design to that noted at the north elevation. The building is situated on a grass lot. Concrete sidewalks border the east (N. Florissant) and north (Penrose) elevations.

4201 N. Florissant Avenue (Contributing)

4201 N. Florissant Avenue is a one-story commercial property constructed in 1949. The property was used as a machine shop and occupied (by the 1960s) by LeBrell Machine Works. The property is constructed of concrete blocks and has a flat roof with metal coping. An off-center single-door entry is situated on the east façade near the south end of the elevation. The entry bay is offset by two window bays covered with louvers. Below the louvers are original 16-light hopper windows. Two similar windows are noted on the side (south) elevation. An interior brick chimney rises above the roofline.

4207 N. Florissant Avenue (Contributing)

4207 N. Florissant Avenue is a two-story four-family flat constructed in 1929. In 1930, the property was occupied by Louis F. and Frances M. Mueller (4207); Roy and Blanche Staemer (4209); and August and Frances Gillardi (4209a).

The building, which faces northeast toward Florissant Avenue, has a flat roof, exterior brick walls, and a foundation (probably limestone) that is covered with stucco. Centrally at the façade is a one-story, three-quarters width porch with a flat roof. At the roofline of the porch is a wrought-iron balustrade that creates a second-story level balcony. The porch has tapered limestone columns. The porch columns and brick balustrade are painted gray. Four entries centered within the width of the porch (on the façade) hold replacement solid paneled doors. The entries were originally multi-light design (per a 1972 survey). Second-story façade doors (of which there are two) are also replacement. Offsetting the upper story doors at the central façade are enclosed window bays that originally held stained glass lights. Remaining windows are one-over-one design. Windows have limestone sills and brick headers above the openings. The upper façade has decorative terra cotta within the header band near the roofline. Terra cotta quoins embrace the upper façade building corners. Decorative tiles feature shields and a cartouche. Glazed terra cotta tiles cap the parapet wall, which is shaped and rises above the roofline level.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Vacant lot – 4213 N. Florissant Avenue (Noncontributing)

The lot at 4213 Florissant Avenue previously held an early twentieth-century, four-family, two-story brick flat that has been demolished.

4219 N. Florissant Avenue (Contributing - 1 building; Noncontributing – 1 building)

Architect: Gerhard Becker

4219 N. Florissant Avenue is a two-story brick four-family flat constructed in 1904. The building was occupied in the 1910s-30s by Theodora W. Roediger and Mrs. Pauline Roediger; and in 1930 by Roy and Elsie Bennett (4219a). The building, which faces northeast toward Florissant Avenue, has a distinctively designed façade that illustrates the building's use as two units (4219 and 4221); each housing two individual apartments. These individually designed units share the same flat roof and coursed rubble limestone foundation. The building's northern half (4219) has exterior common bond red brick walls and an off-center first-story level entry. The entry bay is accessed via steps that lead to a slightly recessed bay with two solid replacement doors. The doors have single-light transoms. The entry bay is flanked by engaged brick pilasters that rest on decorative limestone bases. Above the entry is a shaped area that indicates removal of a decorative hood or awning. The entry is offset by a one-over-one window. The upper floor holds paired narrow one-over-one windows. Windows have limestone sills and flat jack arches. Beaded brick adorns the upper façade. Glazed tiles cap the shaped parapet wall. The south half of the building (4221) is less decorative than 4219, featuring a darker brick exterior. The entry bay is offset and flanks the north end entry. This entrance is recessed with angled doors that are original single-light, wood panel design. Above the doors are single-light transoms. The entry bay is flanked by engaged brick pilasters that extend vertically along the entire façade. Windows have limestone sills. Lower level windows are boarded, and upper story windows are one-over-one. There is stepped brick corbelling near the roofline. Terra cotta caps the shaped stepped parapet wall.

The property at 4219 N. Florissant Avenue includes a **noncontributing outbuilding** situated slightly northwest of the four-family building. Though access is limited, views of the building indicate that it is a one-story, end-gable plan frame building with a metal roof. This building replaces an original auto-garage situated near the northwest corner of the lot.

4223 N. Florissant Avenue (Contributing)

Contractor: S.F. Rasch

4223 N. Florissant Avenue is a two-story brick, four-family flat constructed in 1913. The building, which faces northeast toward Florissant Avenue, has a flat roof, exterior brick walls, and a coursed rubble limestone foundation (visible on side elevations). The entry is centrally placed on the façade, accessed via concrete steps flanked by wrought iron railings. The entrances are angled and recessed (two recesses – two doors in each recess). Doors are replacement solid design with upper single-light transoms. The building originally held nine-light wood paneled

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

doors (per 1972 survey photograph). Windows are one-over-one replacement with original limestone sills. Horizontally near the roofline is a terra cotta cornice. The parapet wall is stepped and has glazed terra cotta tile coping. The building was occupied in 1917 by John Frohoff (4223); John J. Clasmeyer (4223a); Car. J. Reinecke (4225); and Herman G. Heintz (4225a).

4229 N. Florissant Avenue (Contributing)

4229 N. Florissant Avenue is one of the district's oldest extant properties, constructed in 1895 (builder/architect unidentified). In 1919, the building was occupied by Albert Moll (4229); August G.F. Tilker (4229a); Frederick D. Hammacher (4231); and Henry N. Keim (4231a). The four-family, brick, two-story building is currently vacant. When inventoried in 1972, the property had original multi-paneled wood doors and one-over-one windows. The building has exterior brick walls, a limestone foundation, and a flat roof. Window openings are arched with limestone sills and symmetrically placed at the upper and lower elevation façade. Individual concrete steps lead from the sidewalk to two individual doors centered at the first-story façade level. The entrances are arched and hold a replacement door (south) and plywood covering (north). Transoms are infilled with synthetic siding. Above each primary entry is a gabled frame awning supported by knee-brace brackets. A heavy decorative cornice spans the width of the upper façade near the roofline. Decorative brick dentils and a patterned egg-and-dart band embellish the cornice overhang.

4235 N. Florissant Avenue (Contributing)

Contractor: J.W. Thompson

4235 N. Florissant Avenue is a one-story shotgun plan brick dwelling constructed in 1909 by J.W. Thompson. The building's original owner was A. Rabeneck. The dwelling, which is currently vacant, has a flat roof, exterior brick walls, and a limestone foundation. The building faces northeast toward Florissant Avenue. The façade holds a one-story shed porch that is off center, supported by square wood columns. The porch floor and steps are wood and lead to an enclosed single-door entry. This entrance originally held a single-light, wood paneled door offset by a single-light sidelight and a single-light transom. Adjacent to the entry and porch (on the façade) is a single window bay that originally held a wide one-over-one window (per 1972 survey photograph). A limestone belt course extends horizontally across the façade at the level of the window sill. A course of dogtooth brick extends horizontally above the porch. Terra cotta coping tops the façade wall at the roofline. Steps and a concrete walk extend along the north elevation, leading to the rear lot from N. Florissant Avenue.

4237 N. Florissant Avenue (Non-Contributing)

The lot at 4237 N. Florissant Avenue previously held a one-story dwelling, similar in style to 4235 N. Florissant) that has been demolished.

4241 N. Florissant Avenue (Non-Contributing)

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

The lot at 4241 N. Florissant Avenue previously held a c. 1935 one-story commercial building that has been demolished.

Glasgow Avenue (borders northwest edge of district)

4128 Glasgow Avenue (Contributing)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4128 Glasgow Avenue is a one-story brick bungalow constructed in 1915 by Milton Finck, and designed by the architectural firm of Nolte & Nauman. In 1919, the house was occupied by George P. Lederman. The dwelling, which faces west toward Glasgow Avenue, has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. The porch is off-center and has a flat roof supported by square brick columns. Decorative brackets are visible at the top of the brick columns below the porch roof overhang. Within the porch bay is a central entry with a solid replacement door and a single-light transom. The entry is flanked by one-over-one windows. Windows have limestone sills. Side elevation windows have arched openings. The façade has a parapet wall with corner pilasters. Terra cotta coping extends along the upper parapet wall. The foundation is raised and has small windows that have been painted over. A concrete set of stairs and a short sidewalk lead from the street/sidewalk to the house. The dwelling faces northwest toward Glasgow Avenue.

4130 Glasgow Avenue (Contributing – 2 buildings)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4130 Glasgow Avenue is a one-story brick bungalow constructed in 1915 by Milton Finck and designed by the architectural firm of Nolte & Nauman. In 1916, the home was purchased Joseph C. Chase. The dwelling, which faces west toward Glasgow Avenue, has a flat roof, brick exterior walls, and a coursed rubble limestone foundation. The porch is off-center and features a gabled roof supported by tapered brick columns. The porch gable field has half-timbering. Craftsman style brackets top the porch columns. Within the porch bay is an original single-light door with a single-light transom. Windows are one-over-one original design. A brick header course extends horizontally across the façade at the upper window level. The parapet wall has corner pilasters and terra cotta coping. Concrete steps lead from the street and sidewalk along Glasgow to the porch (which is also concrete).

The property at 4130 Glasgow Avenue includes a **contributing outbuilding** situated east of the dwelling. Property records indicate it was an original feature of the lot – constructed in 1915 as an automobile garage. Though access is limited, views of the building indicate that it retains its original shape and form.

4132 Glasgow Avenue (Contributing – 2 buildings)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

4132 Glasgow Avenue was constructed in 1915 by Milton Finck and designed by the architectural firm of Nolte & Nauman. In 1919, the house was occupied by John M. Randalls, though it had been purchased in 1916 by J. Gillespie. The dwelling faces west toward Glasgow Avenue. The property is a one-story brick bungalow with a flat roof, exterior brick walls, and a coursed rubble limestone foundation. The dwelling has an off-center porch with a flat roof supported by square columns. Brackets cap the columns, supporting the porch roof overhang. The dwelling retains a single-light door with a single-light transom. Windows flanking the door are one-over-one. The dwelling has a stepped parapet with decorative terra cotta rectangular insets. Terra cotta coping caps the parapet wall. Concrete steps lead from the sidewalk/street (Glasgow) to the porch, which is also concrete.

The lot associated with 4130 Glasgow Avenue includes a **contributing outbuilding** situated east of the dwelling. Though access is limited, views indicate that this building, which retains its original form and function (constructed in 1915) as an automobile garage contributes to the district.

4136 Glasgow Avenue (Contributing)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4136 Glasgow Avenue was constructed in 1915 by Milton Finck, and designed by the architectural firm of Nolte & Nauman. The residence was occupied in 1919 by Emil Fabian. The building faces west toward Glasgow Avenue. The dwelling is a one-story brick bungalow with a flat roof, false gable at the façade, exterior brick walls, and a limestone foundation. The porch is situated off-center and is gabled, supported by square columns capped with oversized brackets. The gable field has half-timbering, and the false façade gable has decorative terra cotta rectangular insets. Within the porch bay is a single-light door that is flanked by one-over-one windows. Windows have limestone sills. Metal awnings extend above the porch steps, which are concrete; and the façade windows that flank the porch bay. The parapet wall has corner pilasters. Terra cotta coping extends along the parapet wall, which rises above the roofline. Concrete steps lead from Glasgow Avenue to the porch, which has a concrete slab floor resting on a rock-faced concrete block base.

4138 Glasgow Avenue (Noncontributing)

4138 Glasgow Avenue is a vacant lot that formerly held an early twentieth-century bungalow designed by Nolte & Nauman and developed by Milton Finck. The lot is noncontributing to the historic district.

4140 Glasgow Avenue (Contributing)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4140 Glasgow Avenue is a one-story brick bungalow constructed in 1915 by Milton Finck and designed by the architectural firm of Nolte & Nauman. In 1919, the house was occupied by August W. Heckenberg. The dwelling, which faces west toward Glasgow Avenue, has a flat roof,

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

exterior brick walls, and a limestone foundation that is covered with concrete sheathing. Windows at the foundation level have glass block infill. The dwelling has an off-center gabled porch supported by brick piers. The gable field and porch ceiling are covered with vinyl siding. Original brackets extend from the porch columns. The façade entry holds a replacement fanlight door. Windows are replacement one-over-one design. A brick header band extends horizontally above the windows. The parapet wall has decorative terra cotta and brick pattern details. The parapet, which is stepped, has corner pilasters and is capped with terra cotta tiles.

4144 Glasgow Avenue (Contributing)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4144 Glasgow Avenue is a one-story brick bungalow constructed in 1916 by Milton Finck and designed by the architectural firm of Nolte & Nauman. In 1919, the dwelling was occupied by William E. Ricketts. The dwelling faces west toward Glasgow Avenue. The house has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. The porch is situated off-center at the façade, and has a flat roof supported by square brick columns. Within the porch bay is an original multi-light door with a single-light transom. Windows are one-over-one. Side elevation window openings are arched and have brick jack arches. The dwelling has corner brick pilasters that rise above the roofline, creating a stepped parapet wall. The parapet is capped with terra cotta tiles. Poured concrete steps lead from Glasgow Avenue to the porch.

4146 Glasgow Avenue (Contributing – 1; Noncontributing - 1)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

4146 Glasgow Avenue is a one-story brick bungalow constructed in 1916 by Milton Finck and designed by the architectural firm of Nolte & Nauman. In 1919, the dwelling was occupied by Charles E. Mattingly. The dwelling, which faces west toward Glasgow Avenue, has a flat roof, exterior brick walls, and a limestone foundation covered with concrete sheathing. The porch is situated off-center at the façade and has a gabled roof supported by square brick columns. The porch retains decorative brackets and a beaded ceiling. The house appears to be unoccupied; and the primary entry has been boarded over. A single-light transom remains intact above the entry bay, offset by a partially covered window bay. Windows offsetting the entry at the north are paired and retain original one-over-one lights. A horizontal band of brick headers extends above the windows on the façade. The corners of the façade have brick pilasters extending above the parapet wall, which is capped with terra cotta tiles. A concrete sidewalk/steps lead to the house from Glasgow Avenue.

The property at 4146 Glasgow Avenue includes a **noncontributing outbuilding** situated east of the dwelling. Though access is limited, views indicate that this is a replacement or altered feature that fails to contribute to the historical character of the district.

4150 Glasgow Avenue (Contributing)

Contractor/Developer: Milton Finck; Architects: Nolte & Nauman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

4150 Glasgow Avenue is a one-story brick bungalow constructed by Milton Finck in 1916 and designed by the architectural firm of Nolte & Nauman. In 1919, the house was occupied by Jesse Hudson. The dwelling, which faces west toward Glasgow Avenue, has a flat roof, brick exterior walls, and a coursed limestone foundation that has been covered with concrete sheathing. At the façade is an off-center, one-story porch with a replacement awning roof supported by wrought iron columns. Within the porch bay, the primary entry holds a replacement fanlight door. The transom above the door, which retains an arched opening, is enclosed with plywood. Windows are one-over-one with arched openings, jack arches, and limestone sills. Above the porch awning is stepped brick corbelling. Decorative terra cotta rectangles are situated above the corbelling. Terra cotta glazed tiles cap the parapet wall which features end pilasters also capped with terra cotta. Concrete steps lead to the porch (which has a poured concrete base) from Glasgow Avenue.

Angelica Street (borders southeast side of district)

2141 Angelica Street (Contributing)

2141 Angelica Street, constructed in 1928, is a four-family brick two-story flat that faces southeast toward Angelica Street. In 1930, the building's residents included Francis and Roselle Graves (2141); Fred Tiemann (2141a), Erwin and Loretta Deckhaus (2143); and Alice Kelly (2143a). The building has a flat roof, exterior brick walls, and a coursed limestone foundation. At the façade is a central one-story hipped porch supported by brick piers. A brick balustrade extends the full width of the façade. The façade and porch columns are capped with limestone. Four original single-light paneled doors with single-light transoms are situated within the porch bay. The central porch is flanked by paired windows of one-over-one design. Windows have limestone sills. Above windows are decorative brick headers interspersed with limestone blocks. Second story windows are spaced symmetrically. Two larger one-over-one windows flank the outer edges of the upper façade; whereas two narrow one-over-one windows are situated between the wider openings. Centrally at the upper façade are two single-light small windows. All of the windows have limestone sills. Brick flat headers extend above windows, capped by decorative terra cotta tile hoods that partially surround the outer edges of the upper window sashes. Brick headers and terra cotta adorn the central upper story. Above windows, vertical decorative terra cotta tiles are interspersed symmetrically with inlaid diamond shaped patterns that appear to be painted limestone or concrete. The parapet is shaped with corner pilasters. The upper façade wall, which rises above the roofline, is capped with terra cotta tiles. Side elevation windows are arched with triple jack arches and brick sills.

2145 Angelica Street (Contributing)

2145 Angelica Street is a four-family, two-story brick flat constructed in 1928. In 1930, the building's residents included Landon and Margaret Pendill (2145); and Edward and Anna Graham (2147). The building has a flat roof, exterior brick walls, and a coursed limestone foundation. The property faces southeast toward Angelica Street. At the façade is a one-story

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

central Craftsman influenced hipped porch. The porch has tapered limestone piers and a limestone balustrade. Within the porch bay are four original single-light, wood paneled doors. The doors are paired and accessed via a single set of concrete steps leading from a walkway to the porch. Flanking the entry bays and porch are paired one-over-one windows. Windows have limestone sills. Below the sills is a band of header bricks. Brick headers create a flat arch above window openings – a pattern that is also visible above second-story windows. The upper brick header band has limestone blocks inserted at either end of the façade and centrally above a decorative diamond-shaped brick pattern (inset above the porch roof at the center of the façade, dividing first- and second-stories). Upper story windows are one-over-one. Larger windows flank the upper story; narrow windows are set between the outer windows; and small single-light windows adorn the central portion of the upper façade. The parapet wall is shaped with triangular shapes rising above the roofline at either end of the façade. The wall is capped with terra cotta tiles, some of which have been covered or replaced by synthetic coping.

2149 Angelica Street (Noncontributing)

The lot at 2149 Angelica Street formerly held an early twentieth-century, four-family, two-story brick flat that has been demolished.

2153 Angelica Street (Contributing)

2153 Angelica Street, constructed in 1928, is a four-family brick two-story flat. In 1930, the building's residents included George and Elsie Wolf (2153); Mrs. Elizabeth Schneider (2155); and Eugene Welland (2153a). The building has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. The property faces southeast toward Angelica Street. A one-story three-quarters hipped porch spans the façade, supported by limestone columns. A brick balustrade surrounds the porch and extends along the full façade. Limestone piers flank the balustrade at either end of the façade. The porch is accessed via concrete steps. Within the porch bay are four original single-light paneled doors. Doors are paired and retain single-light transoms. Flanking the porch entrances are paired windows with jack arches and limestone sills. The upper façade holds paired and individual one-over-one windows (with single windows centering on the façade and paired windows flanking the elevation). These windows have limestone sills and a continuous row of headers with interspersed limestone blocks. Two small individual single-light windows with limestone sills are situated centrally at the second story façade. Above the brick header band is a decorative square brick pattern. The parapet wall is stepped with a central arch and terra cotta coping. Side elevations have arched windows with brick sills and triple jack arches.

2161 Angelica Street (Contributing)

2161 Angelica Street is a multi-family one-story dwelling constructed in 1958. The L-shaped apartment building faces southeast toward Angelica Street and wraps the corner of N. 22nd Street (southwest elevation). The property has a hipped asphalt-shingled roof, brick exterior walls, and a poured concrete foundation. The primary elevation faces Angelica Street and has a central

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

hipped porch with square columns and a concrete base foundation. A wrought iron balustrade extends along the porch and the central steps that lead to the porch from a concrete walkway. Within the porch are two solid single-door entrances. Single windows of one-by-one sliding design flank the central porch. Near the outer edges of the elevation are smaller one-by-one windows (north and south ends of the elevation). The elevation facing 22nd Street has an off-centered porch. An iron balustrade extends along the outer edge of the porch and along the side of the concrete steps that lead to the porch on either side (north and south ends). Within the porch bay are two solid doors, each of which is offset by a one-by-one sliding window. Smaller two-light (side-by-side) sliding windows are situated along the upper elevation and the northeast elevation.

2201 Angelica Street (Contributing)

Contractor/Developer: Joseph Hoepffner; Architect: Otto Kubatsky

2201 Angelica Street is a two-story, four-family brick flat that faces southeast toward Angelica Street. The property was constructed in 1913 by Joseph Hoepffner, and designed by architect Otto Kubatsky. The building has a flat roof, exterior brick walls, and a continuous limestone foundation. Two primary entries are situated centrally at the first-floor of the façade, accessed via paired concrete staircases. The entrances are recessed and angled. Each recessed entry bay holds two angled entries. The bays hold replacement solid doors. Above the doors are single-light transoms. A concrete or limestone water table divides lower dark brick from the remainder of the façade and extends at the same level as the first-story windows, creating sills for lower façade windows. The upper façade holds four symmetrical windows. Outer windows are wider than the two central upper floor windows. All windows have concrete or limestone sills. Above entries and windows are jack arches. A decorative band of brick pendant corbelling extends horizontally above the second-story windows. Within the central upper parapet is a decorative glazed brick and ashlar motif. A stepped gabled parapet wall extends above the roofline and is capped with terra cotta tiles. Side (north/south) elevation windows are arched with limestone sills and jack arches.

2205 Angelica Street (Contributing)

Contractor/Developer: Joseph Hoepffner; Architect: Otto Kubatsky

2205 Angelica Street is a two-story, four-family brick flat that faces southeast toward Angelica Street. The property was constructed in 1913 by Joseph Hoepffner, and designed by architect Otto Kubatsky. The building has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. Lower level (raised basement) windows are boarded; and paired concrete stairs lead to the building's recessed (two) entrances. The east entry is enclosed. The west entry holds a replacement door with a fanlight. An original single-light transom is intact above this entry. The façade entries are flanked by single windows of one-over-one design. The lower portion of the façade wall has darker brick than the remaining wall. Glazed white bands of brick extend horizontally across the façade, outlining window configurations and above the centered first-floor entries. The upper façade windows – of which there are four – are symmetrically placed. Inner

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

windows are narrower than those that flank the east and west ends of the façade. All windows are one-over-one and retain limestone sills. Above second-floor windows is stepped brick corbelling. A terra cotta cornice extends above the corbelling. The parapet wall is stepped and capped with terra cotta tiles.

2209 Angelica Street (Contributing)

Contractor/Developer: Joseph Hoepffner; Architect: Otto Kubatsky

2209 Angelica Street is a two-story, brick, four-family flat that faces southeast toward Angelica Street. The building was constructed in 1913 by Joseph Hoepffner, and designed by architect Otto Kubatsky. The building has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. The lower (first-story) façade has central entry bays (two), each of which holds angled doors. The doors are replacement paneled design and set within the original bay which holds a single-light transom. The entrances are flanked (first-story level) by individual windows of one-over-one design. Both of the windows are partially boarded with plywood; but one retains an original upper sash light. The second-story level of the façade holds four symmetrically spaced windows. The two inner façade windows are narrower than those on the outer edges of the façade. All of the windows are one-over-one design and retain limestone sills. Side elevation window openings are arched with limestone sills and brick jack arches. The upper façade has brick corbelling and a terra cotta cornice. Dark header brick coursework is evident at the façade. Above the cornice, the parapet wall has a central gable. The parapet wall is capped with terra cotta tiles. The central gable façade field has patterned white brick that creates a diamond shape. Two individual concrete walks and stairs lead to the façade from the street.

2215 Angelica Street (Noncontributing)

The lot at 2215 Angelica Street formerly held an early twentieth-century, four-family, two-story brick flat that has been demolished. The building was developed by Joseph Hoepffner and designed by Otto Kubatsky.

2219 Angelica Street (Contributing)

Contractor/Developer: Joseph Hoepffner; Architect: Otto Kubatsky

2219 Angelica Street is a two-story, four-family brick flat with a flat roof and coursed rubble limestone foundation. The building faces southeast toward Angelica Street. The building was constructed in 1913 by Joseph Hoepffner, and designed by architect Otto Kubatsky. The primary (south) elevation has two entry bays at the first-story level, each of which is slightly recessed. The doors within the bays were originally angled, and each bay held two doors. The west entry bay is boarded over; and the east bay has replacement paneled doors. Single windows flank the entry bays and are boarded over (first-story level). Upper story windows (of which there are four) are one-over-one and symmetrically spaced across the upper façade. The central upper façade windows (two openings) are narrower than the outer windows situated directly above the first-story windows. The upper façade has pendant shaped brick corbelling, which is positioned below a terra cotta cornice. The upper parapet wall is stepped and capped with terra cotta coping. Side

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

elevation windows have flat jack arches. All of the windows retain limestone sills. Individual steps and concrete walks lead to the building's primary entry bays from the street.

2225 Angelica Street (Contributing)

Contractor/Developer: Joseph Hoepffner; Architect: Otto Kubatsky

2225 Angelica Street is a brick, four-family, two-story flat constructed in 1913 by Joseph Hoepffner, and designed by architect Otto Kubatsky. The building faces southeast toward Angelica Street. The roof is flat, and the foundation is rubble limestone. Exterior brick walls illustrate two shades – with darker brick covering the façade just above the foundation. Bands of darker brick also extend above windows. The brick color variations are divided by a narrow band of glazed white “baker’s” brick. This strand of glazed brick extends horizontally across the façade, outlining the footprints of door and window openings. The primary elevation has two entries, slightly recessed; each of which has been partially enclosed with synthetic siding and covered with plywood panels. Lower story windows that flank the doors are covered with plywood as well. The upper façade holds windows with replacement one-over-one lights. All windows have limestone sills. Above second-story windows, the façade has corbelled brick pendants. Above the brick corbelling is a metal cornice. The parapet wall is stepped and capped with metal coping that appears to be copper. A single walk leads to paired concrete steps (from the street) to the recessed entrances.

2227 Angelica Street (Contributing)

2227 Angelica Street is a four-family, brick, two-story flat with a flat roof and limestone foundation. The building was constructed in 1913, and the original owner was Harry Hackney who was also a resident. The building faces southeast toward Angelica Street. The façade has two central elevation entries at the first-story level, each of which holds a replacement door (with upper fanlights). The entrances have been altered to hold single doors – originally, each held two doors (per 1972 photograph). Single windows, boarded with plywood, flank the entries. The upper story holds four windows – those on the outer portion of the façade are wider than the central windows. Each opening holds a double-hung replacement one-over-one window. The upper façade has brick pendant corbelling and a horizontal terra cotta cornice. The parapet wall is stepped with terra cotta coping. Paired concrete steps/walks lead from the sidewalk bordering Angelica Street.

2231 Angelica Street (Noncontributing)

The lot at 2231 Angelica Street formerly held an early twentieth-century, four-family, two-story brick flat that has been demolished.

2301 Angelica Street (Contributing)

Contractor/Developer: Charles Boehme

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

2301 Angelica Street is a two-story brick, four-family flat constructed in 1913 by Charles Boehme. The building, which faces southeast toward Angelica Street, has a flat roof, exterior brick walls, and a limestone foundation. The façade (southeast) elevation has recessed paired entry bays, each of which holds two angled doors with single-light transoms. Doors are original multi-light design; two of the doors are covered with plywood panels. Windows flank the central entry bays and are also covered with plywood panels. Second-story windows (of which there are four, symmetrically placed on the elevation) hold one-over-one lights. All of the windows retain limestone sills. Windows on the side elevations have rounded openings with jack arches and limestone sills. Stepped brick corbelling extends horizontally on the upper façade. The parapet wall is stepped and has terra cotta coping. Concrete steps lead to the porch from the sidewalk.

2305 Angelica Street (Contributing)

Contractor/Developer: Charles Boehme

2305 Angelica Street is a two-story brick, four-family flat constructed in 1913 by Charles Boehme. The building, which faces southeast toward Angelica Street, has a flat roof, exterior brick walls and a limestone foundation. The façade (southeast) elevation has a flat roofed, three-quarters width, one-story porch supported by square brick columns. Within the porch bay are two entrances, both of which are covered with plywood. A photograph from 1972 indicates that the entries have angled doors – two doors within each opening. The original surround is intact behind the plywood coverings. Two doors at the second story façade are also boarded over; as are first-story windows flanking the entrances. The upper level façade retains one-over-one windows with original limestone sills. Single-light transoms are covered with wood and painted. The porch retains original exposed rafter tails. A frame balcony rests on the roof of the porch. Stepped brick corbelling is situated above upper story windows, capped by a terra cotta cornice. The parapet wall is stepped and capped with terra cotta tiles. A rectangular brick panel is formed centrally by projecting bricks in the central parapet upper wall. Paired concrete steps lead from the sidewalk to the porch.

2309 Angelica Street (Noncontributing)

The lot at 2309 Angelica Street formerly held an early twentieth-century, four-family, two-story brick flat that has been demolished.

2325 Angelica Street (Contributing)

2325 Angelica Street is a corner block commercial style property, constructed in 1900 and used during throughout the 1940s as a furniture store (owner was Edward A. Ellerman). The façade (south) and side (west) elevations are clad with cut stone veneer. The building is situated at the intersection of Glasgow Avenue and Angelica Street on a triangular shaped parcel. The commercial storefront (which faces both streets) extends to the primary (south) and side (west) elevations. Commercial window openings are covered with plywood and appear to retain original surrounds beneath the coverings. A pedestrian entrance at the façade (south) elevation is also covered with plywood (facing Angelica Street). The building's south elevation has stone veneer

National Register of Historic Places
Continuation Sheet

Section number 7 Page 15

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

surrounding the commercial windows/entry bay. At the first story level (east of the enclosed bays), the elevation holds three single windows that are covered with plywood. The upper elevation has the faint image of a previously painted sign and nine individual window openings. Most windows are boarded, though there is evidence that the original lights were one-over-one. Windows retain flat jack arches and limestone sills. The west elevation (which borders Glasgow Avenue) comes together to form a flat triangular southwest elevation at the intersection of the streets (Glasgow and Angelica). This elevation holds a lower level stretch of commercial windows (noted previously) and is clad with stone veneer. The elevation facing Glasgow is similar to the primary elevation, with partial veneer surrounding the wrap-around commercial window bay (first-story level). Above the commercial window bay is a single window (lights missing) and evidence that at one time, the upper elevation held a wooden sign/advertisement. The remainder of the elevation has arched window openings with limestone sills and jack arches – seven lower level windows and eight upper level arched windows. The roofline is stepped and has metal coping. The building's rear (east) elevation has arched windows with double jack arches and limestone sills. Some of the windows have concrete block infill; but retain their historic surrounds. Windows that retain lights are two-over-two, double-hung design. At approximately the center of the elevation is a freight elevator shaft, enclosed by brick (original) that extends above the roofline. A rear small auto garage (per Sanborn map) is missing, but the building retains evidence of its presence at the building's southwest corner (along Angelica Street).

North 22nd Street (extends centrally [north/south] through the district) – Even numbers border the east side of the street; odd numbers border the west side of the street.

East Side of N. 22nd Street (Even Numbered Properties):

4112 N. 22nd Street (Contributing)

4112 N. 22nd Street is a four-family flat constructed in 1929. The building faces west and is situated along the east side of 22nd Street. The property in 1930 was occupied by Howard E. Lewis (4112); John H. and Mary Hoey (4112a); Mrs. Mary Nelson (4114); and James and Eleanor Bell (4114a). The building has a flat roof, exterior brick walls, and a coursed rubble limestone foundation. At the façade is a central three-quarters width porch with a flat roof and tapered limestone piers. The porch is surrounded by a limestone balustrade. Within the porch bay are two sets of paired doors, each of which has a single-light transom. Two of the entries retain multi-light original doors, and two have replacement solid doors. The porch is flanked by paired six-over-one windows with limestone sills and flat brick headers with corner limestone squares. At the second-story façade is a central balcony that is accessed via two doors on the façade. One of the doors is original multi-light design. These doors flank two central small single-light windows. Flanking the doors and central windows are paired six-over-one windows. All of the upper façade windows have limestone sills. A flat header brick band extends the width of the upper façade, creating jack arches above windows. Similar to the jack arches at the first-story

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

level, the band of header bricks has decorative limestone square insets (above the paired outer windows). Above second story windows, the parapet wall has a central limestone diamond shape (small) that is flanked by raised decorative brick rectangles. The parapet wall is shaped and capped with terra cotta. Side elevation windows are arched with brick sills. A single concrete staircase leads to the primary porch via a concrete sidewalk.

4116 N. 22nd Street (Contributing)

4116 N. 22nd Street is a two-story, four-family brick flat constructed in 1929. The building faces west toward N. 22nd Street. In 1930, residents included Robert H. & Opal Duggan (4116); Kenneth G. & Irene Coen (4116a); Richard D. & Mary Sternecker (4118); and Mrs. T.W. Murphy (4118a). The building has a flat roof, exterior brick walls, and a coursed limestone foundation that is covered with stucco. The façade has a central one-story three-quarters width porch supported by wide brick columns. Each porch column has a central arched opening. A brick balustrade surrounds the entire width of the façade. Concrete steps lead to the porch, offset at the north by a single iron railing. Within the porch bay are four single entries, each of which holds a solid paneled replacement door. Transoms above doors are filled. Windows flank the central porch. The north window is replacement picture style design; whereas the south bay holds paired original one-over-one windows. Windows retain limestone sills. A brick header band with limestone details extends above each window bay. Above the porch is a balcony with two doors leading to the interior second floor level. Doors are original multi-light design, flanked by windows at either end of the façade. The windows are original (south) one-over one paired and replacement (north) two-light design. A brick header with square limestone detailing extends the full width of the second floor façade. The parapet wall has pilasters at either end of the façade and is capped with terra cotta tiles. Side elevation windows are arched with brick headers and sills. Some of these openings retain original stained glass lights.

4124 N. 22nd Street (Contributing - 2)

4124 N. 22nd Street is a gable-front plan, one and a half-story dwelling constructed in 1951. In 1922, the house was occupied by Charles Schneider. The house faces west toward N. 22nd and is situated at the northeast intersection of Penrose and N. 22nd Streets. The dwelling has an asphalt-shingled gable roof, exterior brick walls, and a continuous poured concrete foundation. The entrance is situated centrally at the façade and is accessed via a concrete stoop covered with a metal awning. This entry bay holds a multi-paneled original door that is flanked by individual one-over-one windows. Above the door and awning is a gable field single-sash window. Side elevations hold single and paired one-over-one windows. Concrete steps and a concrete walk lead to the house from N. 22nd Street.

The property includes a **contributing** garage, also constructed in 1951. The frame garage is one-story in height with a gable roof. It is situated near the southeast corner of the lot, east of the dwelling.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

4200 N. 22nd Street (Contributing – 2)

4200 N. 22nd Street is a Tudor Revival style, one and a half-story dwelling constructed in 1941. The property faces west toward N. 22nd Street. The dwelling has an asphalt-shingled, steeply pitched gable roof; exterior brick walls; and a limestone foundation. At the façade is a central entry bay with a limestone arched surround. A steep front-facing gable extends above the entrance which holds a solid door covered by a wrought iron and glass storm door (not original). Offsetting the entry to the south is an exterior wall chimney with a corbelled brick cap and chimney pots. Paired one-over-one windows (replacement lights) flank the central entry bay at the façade. Above the windows are original jack limestone arches. Above the window bay that offsets the entry to the south is an upper façade half-story window that holds a one-over-one replacement light. Eaves are enclosed. Near the base of the house is a limestone water table.

The property includes a **contributing** garage, constructed in 1941. The building is a frame gable-front plan garage that faces the alley.

4204 N. 22nd Street (Contributing)

4204 N. 22nd Street is a one-story gable-front plan dwelling with an asphalt shingled roof, brick exterior, and a poured concrete foundation. The dwelling was constructed in 1938. The property faces west toward N. 22nd Street. Off center at the façade (near the south end) is a stoop that leads to a single paneled replacement door. The door is offset by a replacement window of eight-over-eight design (with muntins). A band of header bricks stretches above the window, creating a jack arch. This pattern is similar to a window near the north end of the façade. The north light is partially obscured by a metal awning. Concrete quoins embrace the north and south corners of the façade. Within the upper gable field is a louvered awning. A chimney stack rises near the north end of the dwelling.

4208 N. 22nd Street (Contributing)

4208 N. 22nd Street is a one-story gable-front plan dwelling with an asphalt shingled roof, exterior brick walls, and a poured concrete foundation. The dwelling was constructed in 1938. The property faces west toward N. 22nd Street. The primary entry is off-center at the façade near the north end of the elevation. A gabled awning roof extends above the stoop, which leads to a single door offset by a 16-light casement window. A similar design window is noted at the south end of the elevation, partially obscured by a metal awning. Within the gable field is a louvered vent. Gable returns are noted at the upper façade. A brick chimney (interior) is visible near the north end of the dwelling.

4210 N. 22nd Street (Contributing - 2)

4210 N. 22nd Street is a one-story gable-front plan dwelling with an asphalt shingled roof, exterior brick walls, and a poured concrete foundation. The dwelling was constructed in 1938. The property faces west toward N. 22nd Street. The primary entry is off-center at the façade near the south end of the elevation. The opening holds a paneled door with an upper fanlight. A

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

hipped roof supported by wrought iron columns extends above the stoop, which leads to a single door offset by a 16-light casement window. A similar design window is noted at the north end of the elevation, partially obscured by a metal awning. The windows have original brick sills. Within the gable field are three vertical openings that serve as a vent. Gable returns are noted at the upper façade. A brick chimney (interior) is visible near the north end of the dwelling.

The property includes a gable-front plan **contributing** frame garage constructed in 1939.

4214 N. 22nd Street (Contributing)

4214 N. 22nd Street is a gable-front plan dwelling constructed in 1962. In 1964, the house was occupied by Lawrence Dickhaus. The dwelling faces west toward N. 22nd Street. The building has an asphalt-shingled gable roof, exterior brick walls, and a poured concrete foundation. The primary entry is offset at the south end of the façade. A shed (asphalt shingled) awning extends above the stoop, supported by wrought iron columns. A wrought iron balustrade surrounds the outer edges of the stoop, which is accessed via a concrete walk. The entry bay holds an original wood paneled door. Situated north of the entry (on the façade) is a picture-style window partially obscured by a metal awning.

4216 N. 22nd Street (Contributing - 1) (Noncontributing - 1)

4216 N. 22nd Street is a gable-front plan dwelling constructed in 1962. The dwelling was occupied in 1966 by Albert J. Pummer. The property faces west toward N. 22nd Street. The building has an asphalt-shingled gable roof, exterior brick walls, and a poured concrete foundation. At the façade, lower brick below the window and surrounding the entrance is glazed white. The primary entry is offset at the south end of the façade and holds a replacement paneled door with a fanlight. Above the stoop is a gabled roof supported by wrought iron columns. A wrought iron balustrade extends along the north end of the stoop. North of the entry (on the façade) is a tri-part picture-style window partially obscured by a metal awning. The gable field holds a louvered vent and is clad with vertical board siding.

The property includes a gable-front plan **noncontributing** frame garage with exterior synthetic siding that is either modern or extensively altered since original construction (1962).

4218 N. 22nd Street (Contributing - 2)

4218 N. 22nd Street is a gable-front plan dwelling constructed in 1962. Frank Dattilo occupied the house in 1966. The dwelling faces west toward N. 22nd Street. The building has an asphalt-shingled gable roof, exterior brick walls, and a poured concrete foundation. The primary entry is offset at the south end of the façade and holds a single door covered by a wrought iron storm door. Surrounding the entry bay is a band of dark brick headers. Above the stoop is a metal awning. A wrought iron balustrade surrounds the stoop. North of the entry (on the façade) is a tri-part picture-style window partially obscured by a metal awning. The gable field holds a louvered vent and is clad with vertical board siding.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

The property includes a gable-front plan **contributing** frame garage constructed in 1962.

4220 N. 22nd Street (Contributing)

4220 N. 22nd Street is a two-story brick two-family flat that was constructed in 1895. The building is currently vacant, located at the northeast intersection of Glasgow Avenue and N. 22nd Street. The building faces west toward N. 22nd Street; and Glasgow Avenue borders the property's north property line. The façade is covered with buff colored brick; whereas side and rear elevations are clad with red brick. The primary entry (west elevation) is centered at the first story and features a deeply arched bay with entries accessed via the recessed opening. Individual entrances are covered with plywood. Flanking the entry bay are paired windows that are also covered with plywood. Windows retain red brick sills and jack arches. The upper façade holds paired window openings at either end, flanking central single window openings. The upper story windows are void of glass and panes. Dentilled brick corbelling extends along the upper façade above the windows. The building has a limestone foundation that is raised, exposing basement windows. A chain-link metal fence surrounds the lot.

West side of N. 22nd Street (Odd Numbered Properties):

4111 N. 22nd Street (Contributing)

4111 N. 22nd Street is a two-story brick, two-family flat constructed in 1915. The building has a flat roof, exterior brick walls and a limestone foundation. Brick on the façade is lighter in color than that at the side and rear elevations. Additionally, the façade brick below first-story windows is gray, divided from the remainder of the façade by a horizontal limestone band that also serves as the first-story windows' sills. Centrally at the façade (which faces east toward 22nd Street) is a first-story entry bay that holds two angled doors, each of which leads to a separate living space. The doors are original multi-light design and are partially obscured by a mid-twentieth-century metal awning. The entry bay is flanked by single windows of one-over-one design. The windows have faux shutters. Upper façade windows (of which there are three) are one-over-one with limestone sills. All of the windows have flat jack brick arches. Decorative brick adorns the façade above the second-floor windows, interspersed with brick corbelled pendants. Decorative colored brick accents the pediment at the central upper façade. The upper façade wall that rises above the roofline is capped with terra cotta tiles. Concrete steps lead to the entry from a concrete walk that leads from the street. An asphalt paved alley flanks the building's lot at the north.

4115 N. 22nd Street (Contributing)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4115 N. 22nd Street is a one-story brick bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. In 1919, the house was occupied by Frank S. Zelling. The dwelling has a false hipped roof clad with clay tiles, exterior brick walls, and a limestone foundation. The façade brick is brown; side and rear elevations have exterior red brick walls.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Wooden steps with a frame balustrade extend from the street to the porch, which is off-center at the façade. The porch has a shed roof clad with clay tiles, supported by two square brick columns (matching the façade brick). The porch columns have decorative brick bands near the porch roof extension, which has exposed rafter tails. Rafter tails are also visible at the false roof overhang on the façade. Within the porch bay are a single door opening and a single double-hung window. The entry holds an original single-light door. The porch bay is offset by paired windows of one-over-one configuration. All windows have limestone sills. Stepped parapet walls rise above the roofline at the side (north and south) elevations, capped with terra cotta.

4119 N. 22nd Street (Contributing)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4119 N. 22nd Street is a one-story brick bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. In 1919, William L. Bachmann resided in the house. The dwelling has a false bell flared hipped roof, exterior brick walls, and a limestone foundation. The property faces east toward 22nd Street. Concrete steps and a walk lead from the street to the porch, which has an asphalt-shingled steeply hipped roof. The porch is supported by two brick columns resting on brick piers capped with limestone. A heavy cornice surrounds the base of the porch roof. The porch is off-center and leads to a single entrance with an original single-light door. The entry is offset (within the porch bay) by a single-light (replacement) window. South of the porch/entry are paired one-over-one windows. All of the windows have limestone sills. A shaped gable parapet is situated above the porch roof. Within the parapet field is a decorative brick motif. Terra cotta tiles cap the parapet. Knee brace brackets support the cornice below the false hipped overhang at the façade. Stepped parapet walls rise above the roofline at the side (north and south) elevations. These projections are capped with terra cotta.

4121 N. 22nd Street (Contributing)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4121 N. 22nd Street is a one-story brick bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. The house was occupied by Lambert Metzger in 1919. The dwelling faces east toward 22nd Street. The building has a false hipped asphalt shingled roof, brick exterior, and a limestone foundation. The porch is off-center, accessed via concrete steps that are covered with green indoor/outdoor carpet. The porch roof is gabled and clad with asphalt shingles, supported by two square brick columns. An enclosed brick balustrade surrounds the porch. The gable field of the porch roof has half-timbers, and exposed eave rafter tails are visible. Within the porch bay are a single door covered with a metal and glass storm door. The door is offset by a single window (also within the porch bay). Offsetting the porch and entry to the south (at the façade) are paired windows. A horizontal limestone band extends below the windows across the façade. The cornice extends above the porch and windows, supporting the false roof overhang. Shaped parapet walls extend above the roofline on either side of the dwelling (north and south ends), capped with terra cotta. Synthetic siding clads the foundation level of the façade and along the outer foundation walls of the porch.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 21

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

4125 N. 22nd Street (Contributing – 2)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4125 N. 22nd Street is a one-story brick bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. Henry J. Vogel occupied the house in 1919. The dwelling has a false hipped roof clad with clay tiles, exterior brick walls, and a limestone foundation. The façade brick is blonde; side and rear elevations have exterior red brick walls. Concrete steps with a wrought iron balustrade extend from the street to the porch, which is off-center at the façade. The porch has a shed roof clad with clay tiles, supported by large oversized frame brackets. The porch has two brick piers capped with limestone that flank the top step. Rafter tails are visible at the porch and false roof overhang on the façade. Within the porch bay are a single door opening and a single double-hung window. The porch bay is offset by paired windows of one-over-one configuration. All windows have limestone sills. Stepped parapet walls rise above the roofline at the side (north and south) elevations. These projections are capped with terra cotta. At the base of the façade (just above ground level) are basement windows which are arched with brick keystones. Metal grates cover the window lights. Side elevation windows are also arched.

The property includes a **contributing** garage, constructed in 1914.

4127 N. 22nd Street (Contributing – 2)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4127 N. 22nd Street is a one-story brick bungalow constructed in 1915, designed by the architectural firm of Nolte & Nauman. In 1919, Peter O. Dickhaut lived in the house. The dwelling faces east toward 22nd Street. The building has a false hipped roof (with asphalt shingles), exterior brick walls, and a limestone foundation. Concrete steps covered with indoor/outdoor carpet extend from the street to the porch. The steps, walk, and porch are flanked by wrought iron balustrades. The porch, which has an asphalt-shingled gabled roof, is off-center, supported by two brick columns which extend halfway up to create brick piers capped with limestone. Shaped spindles and stick-work embellish the porch gable field. The porch eaves are beaded, and the rafter tails are decoratively milled. Additional decorative elements embellish the windows near the ends of jack arches above the upper sashes. The porch leads to a single door entry offset by a single double-hung window. A set of paired windows offsets the porch/entry to the south. All of the windows have limestone sills. Arched window openings (at the façade) near the ground level are partially enclosed. Stepped parapet walls rise above the roofline at the side (north and south) elevations. These projections are capped with terra cotta.

The property includes a **contributing** garage, constructed in 1921.

4131 N. 22nd Street (Contributing – 2)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

National Register of Historic Places
Continuation Sheet

Section number 7 Page 22

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

4131 N. 22nd Street is a one-story bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. Edmund Haverporth resided in the house in 1919. The dwelling faces east, toward 22nd Street. The dwelling has a false hipped roof with clay tiles, exterior brick walls, and a limestone foundation. The façade porch is off-center and gabled, clad with clay tiles. The porch gable is pedimented and edged with dentils within the gable pediment and at the porch roof overhang. The porch roof is supported by two brick columns resting on wide brick piers capped with limestone. A wrought iron balustrade surrounds the porch and extends along the concrete steps and walk leading from the street. Within the porch bay is the primary entry, which holds an original single-light door. The door light is round and placed within the upper third of the door. A single narrow double-hung window offsets the entry within the porch bay. South of the porch (on the façade) are paired double-hung windows. All of the windows have limestone sills. The paired façade windows have a decorative rounded brick arch with keystone. Stepped parapet walls extend at the north and south ends of the dwelling, capped with terra cotta tiles.

The property includes a **contributing** pre-fabricated steel garage, erected in 1922.

4133 N. 22nd Street (Contributing – 2)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4133 N. 22nd Street is a one-story bungalow, constructed in 1914, designed by the architectural firm of Nolte & Nauman. The house was occupied by William Kehlenbrinck in 1919. The building faces east toward 22nd Street. The dwelling has a false bell-hipped roof clad in asphalt shingles, exterior brick walls, and a limestone foundation. The porch is off-center and has an asphalt-shingled shed roof supported by two brick columns resting on brick piers capped with limestone. Within the porch bay is a single door offset by a slender one-over-one window with a limestone sill. The primary entry holds an original multi-light door. Offsetting the porch to the south are two one-over-one windows. The windows have a limestone quoined surround, and a horizontal limestone band extends the full width of the façade below the windows, creating sills. Basement level windows (that are above-ground) are enclosed on the façade. The porch has exposed rafter tails, and the cornice above windows is heavy with decorative brackets. Stepped parapet walls are situated at the north and south ends of the dwelling. The stepped and side walls (which rise above the roofline) are capped with terra cotta tiles. A concrete walk and steps lead from the street to the porch.

The property includes a **contributing** pre-fabricated steel garage, erected in 1922.

4135 N. 22nd Street (Contributing)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4135 N. 22nd Street is a one-story bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. In 1919, Chares F. Ramberg resided in the house. The dwelling faces east toward 22nd Street and is currently vacant. This dwelling, like those described previously along N. 22nd Street, appears to have had a false roof projecting above the façade; this feature has

National Register of Historic Places
Continuation Sheet

Section number 7 Page 23

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

been partially removed and demonstrates the dwelling's flat roof (not visible from street level). An original front-gabled pitch near the roofline is intact. The gable field has half-timbers and decorative brick features. The porch is off-center at the façade, featuring an asphalt-shingled shed roof. Porch support columns are missing, but piers remain intact on either side of the steps leading to the porch. The door (within the porch bay) and all of the windows on the façade are covered with plywood. Configuration of windows is similar to other dwellings on N. 22nd Street with a slender small window offsetting the entry (to the north) and larger windows situated south of the porch and entry. This particular dwelling appears to have three (rather than paired or two single windows) windows south of the porch (all enclosed). A continuous limestone sill remains intact below the window openings. Parapet wall steps have been removed above the roofline level. The remaining wall that extends above the roofline is capped with terra cotta tiles. The base of the porch is replacement concrete block. Concrete steps and a walk extend to the porch from the street.

4139 N. 22nd Street (Contributing)

Contractor/Developer: J. Charles Mueller; Architects: Nolte & Nauman

4139 N. 22nd Street is a one-story bungalow constructed in 1914, designed by the architectural firm of Nolte & Nauman. The house was occupied by Benjamin J. Holland in 1919. The dwelling faces east toward 22nd Street. The building has a false bell-hipped roof clad with asphalt shingles, exterior brick walls, and a limestone foundation. Oversized dentils are visible below the roof overhang. The porch is off-center at the façade, featuring an asphalt-shingled shed roof supported by two square brick columns. Projecting from the columns, approximately mid-way up, are slightly recessed piers with limestone caps. The upper portions of the columns have projecting decorative brick bands. The roof overhang of the porch has exposed eave rafters, and half-timbering is visible within the porch roof extension. The primary entry (within the porch bay) holds an original multi-light door that is offset by a slender one-over-one window with a limestone sill. Offsetting the porch to the south are two one-over-one windows with flat jack arches and individual limestone sills. Visible near the ground level are basement windows, which are covered with metal grates. Side elevation windows are arched with limestone sills. A concrete walk and steps lead from the street to the porch.

4215 N. 22nd Street (Contributing)

4215 N. 22nd Street is a vacant one-story dwelling with a flat roof, exterior cut limestone veneer, and a limestone foundation. The dwelling, constructed in 1924, is situated on a triangular lot intersected by North 22nd Street (east) and Glasgow Avenue (northwest). The dwelling faces northeast and is currently identified by its N. 22nd Street address; though previously it has also been identified as 4166 Glasgow Avenue. The L-plan dwelling has a projecting front wing (northeast elevation) with a single enclosed arched window bay with a limestone sill. The projecting wing has two rectangular basement windows visible near the ground that are enclosed. The wing that is setback (northeast elevation) holds a small entry stoop that leads to the primary entrance (also enclosed). Above the entrance is a limestone arch. A portion of the veneer has

National Register of Historic Places
Continuation Sheet

Section number 7 Page 24

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

fallen off above the entrance and reveals a brick wall. The stoop has a limestone solid balustrade; it is possible that at one time, a roof extended above the entry to create a small entry porch. Offsetting the door (southeast) is a single window that is also arched. This window has a limestone sill. All of the enclosed openings are covered with plywood. The walls of the dwelling rise above the roofline and are stepped; capped with terra cotta tiles. The lot is surrounded by a retaining concrete wall. Concrete steps lead diagonally to the east corner of the façade/porch from the sidewalk that borders N. 22nd Street.

Penrose Street (partially dissects the district's center from N. Florissant Avenue)

2141 Penrose Street (Contributing)

2141 Penrose Street is a one and a half-story dwelling constructed in 1950. The dwelling is a gable-front plan building with a steeply pitched roof clad with asphalt shingles. The dwelling has exterior brick walls and a concrete block foundation. The gable fields are clad with synthetic siding, which hold paired one-over-one windows. On the façade is a centered entry bay and concrete stoop, covered with a metal awning. Flanking the entry are paired one-over-one windows with metal awnings. Windows have brick sills. Wrought iron railings and a balustrade flank/surround the stoop. Side elevations each hold a single one-over-one window. The foundation is raised and small windows are visible above the ground level.

Discussion of Integrity

Lange's Subdivision Historic District retains its overall historical appearance. Integrity issues involve the district's eight vacant lots, all of which formerly held residential buildings that have been demolished in recent decades. Four of the lots are situated on Angelica Street at 2149-51, 2215-17, 2231-35, and 2309-11, reflecting the area of greatest concern. Fortunately, these demolitions are interspersed and offset by the street's extant four-family flats. Although the lots were not originally vacant, the view of the streetscape has not been severely impacted; and overall, Angelica Street continues to display its historic mass, form, and physical characteristics that render the contributing to the district (as illustrated in Photos 001-003). Individual lots are also vacant at 4211 N. Florissant Avenue (previously a four-family flat), at 4241 N. Florissant Avenue (formerly a one-story commercial building), at 4137 N. Florissant Avenue (formerly a one-story dwelling), and at 4138 Glasgow Avenue (formerly a bungalow designed by Nolte & Nauman). Streetscape photos (Photos: 005, 009-010) indicate that these areas also retain their overall integrity and contribute to the historic district.

Due to the neighborhood's instability and limited access, photography does not include secondary buildings. Secondary buildings were evaluated utilizing available photos (in the city's database), satellite mapping, Sanborn fire insurance maps, and building permits. Secondary buildings that exhibit strong evidence of their historical use, shape, and appearance are included

National Register of Historic Places
Continuation Sheet

Section number 7 Page 25

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

as contributing features of the district. Outbuildings that fail to provide evidence of their original use and/or footprint are counted as noncontributing features of the district.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 26

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Period of Significance (Justification)

The period of significance for the William A. Lange Subdivision Historic District extends from 1893, when the subdivision was originally platted for residential construction; and extends through 1962, when the neighborhood's final two contributing properties – 4216 and 4218 N. 22nd Street – were constructed. Although the earliest building in the district was not constructed until 1895, the 1893 subdivision plat shaped the southern half of the district's physical character. No buildings were constructed in the district after 1962.

Statement of Significance Summary

The William A. Lange Subdivision Historic District meets Criterion C: Architecture for its intact collection of late nineteenth- and early-to-mid twentieth-century housing, most of which was designed by architects Gerhard Becker, Otto Kubatsky, and the firm of Nolte & Nauman. The district is also eligible under Criterion C: Community Planning and Development, illustrating the impact that the city's growth, development, and transportation networks had on the area, particularly after 1945. The district is an excellent physical representation of St. Louis' evolving suburban landscape. Earliest housing constructed in the district centered on streetcars operating along Florissant Avenue (which borders the east side of the district). During the mid-to-late 1910s, single-family housing developed along N. 22nd Street and Glasgow Avenue, demonstrating the rise of the automobile, particularly with the addition of detached garages as early as the 1910s. Later development occurred during the 1920s-30s when four-family flats were constructed on the former quarry site at the southeast corner of the district. The final era of housing construction occurred after World War II, when suburban expansion and the district's remaining vacant lots were filled with modern housing.

Lange's Subdivision Historic District holds examples of Craftsman and Tudor Revival housing, and incorporates a mixture of influences from eclectic (Mission) and modern (Ranch) movements. The district holds 67 buildings and eight vacant lots. Sixty-four of the buildings are contributing; and three secondary buildings are noncontributing, as are the vacant lots. The neighborhood is locally significant, illustrating an intact collection of early-to-mid twentieth-century housing that depicts popular architectural styles and the impacts that city planning had on shaping the neighborhood from the late nineteenth century through the early 1960s. The William A. Lange Subdivision Historic District is well-preserved and retains its architectural integrity.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 27

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Historical Overview – William A. Lange Subdivision Historic District

Neighborhood Ownership Patterns and Transition, 1852 - 1893

The area that comprises the William A. Lange Subdivision Historic District was owned by the Penrose Family throughout the early-to-mid-nineteenth century. This property was acquired by Clement B. Penrose in 1805 from the estate of Gabriel Cerre. In 1852, the district was associated with a parcel platted by Charles Bingham Penrose (Clement's son) as "Penrose's Addition to Bremen" (see Figures 1 and 2). Penrose's 1852 Addition was surrounded by large tracts owned by Jesse G. Lindell and Joseph B. Wilkinson (east), John O'Fallon's heirs (south), G.W. Goode (west), and Daniel D. Page (north) (Figure 3). The subdivided area was situated northwest of Bremen – an independent township absorbed by the City of St. Louis in 1855 (Figure 4).

In 1893, Penrose's addition, which remained undeveloped, was sold, subdivided, and platted by William A. Lange and Charles Banté. Lange and Banté's subdivision created what is most of the district's current landscape/boundaries (Figure 5). A portion of the district remained associated with Penrose's Addition to Bremen until the early 1900s, when individual home builders began to plat the area for development. Lange and Banté's endeavor was largely unsuccessful, attracting only limited interest in development despite the neighborhood's strategic position near north city streetcar lines. By the early 1900s, only a few buildings had been constructed in the neighborhood; and this remained the case until the 1910s when three developers – Charles A. Mueller, Joseph Hoepffner, and M.H. Finck – began to construct housing in the neighborhood. These men purchased small parcels (often a block at time), engaged professional architects to design single- and multi-family housing, and sold the buildings to turn a profit.¹

As noted, the district area was owned by Clement Biddle Penrose prior to its development. Clement B. Penrose was born in Philadelphia in 1771 to James and Sarah Biddle Penrose. He was well-educated (in both the United States and Europe) and served in the militia prior to embarking on an unsuccessful run for Congress in 1803. Penrose moved to St. Louis in 1805, following a presidential appointment as Land Commissioner of the Louisiana Territory. Penrose was described in his day as "a man of considerable property." He soon expanded his holdings after arrival to St. Louis by purchasing a portion of Gabriel Cerre's Spanish land grant; which was subdivided after Cerre's death in 1805.² Clement Penrose died in 1829, after which time his

¹ City of St. Louis Building Permits (inactive); City of St. Louis Subdivision Plats (Blocks 2420 and 2434); Sanborn Fire Insurance Maps.

² Louis Houck, *A History of Missouri: From the earliest explorations and settlements . . .* Vol. III (Chicago: R.R. Donnelly & Sons Company, 1908), p. 43.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 28

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

family began to subdivide and sell the large tract. The final allotment was subdivided in 1859 (immediately west of Penrose's 1852 Addition to Bremen).³

In 1893, Lots 3 and 5 of Penrose's 1852 Addition were platted as William A. Lange's Subdivision. The northern half of Lange's Subdivision (Lot 3 of Penrose's Addition) was laid out as 30 parcels, most measuring 25 x 60 feet. This area was bounded at the east by Florissant Avenue and at north/northeast by Glasgow Avenue. Two larger triangular lots remained at the north end of the subdivided block along the southern edge of Glasgow Avenue. These property divisions are consistent with the neighborhood's current layout. At the south end of Lange's Subdivision was Lot 5 of Penrose's Addition to Bremen; which remained undeveloped as a large rectangular lot measuring approximately 267 feet (along Florissant) by 359 feet (adjacent to Angelica). Flanking the northwestern edge of the subdivision was 22nd Street, which extended from Penrose Street (north) to the route's southern terminus with the large undeveloped tract.

The William A. Lange Subdivision Historic District also encompassed Lot 4 of Penrose's Addition to Bremen. This area remained largely undeveloped (used as a quarry) until 1913, when it was platted by Hoepffner Investment Company. Hoepffner's subdivision was within the triangular area bounded by Glasgow Avenue (north/northwest), Angelica Street (south), and North 22nd Street (east). The plat created 16 lots, all of which were situated along the north side of Angelica Street between Glasgow (west) and 22nd Street (east) (Figure 6). The remaining portion of Angelica Street (within the district's boundaries) from 22nd Street (west) to Florissant (east) was surveyed in 1928 by the Union Realty and Construction Company when Standard Oil Company purchased the lot at the southwest intersection of Florissant Avenue and Angelica Street. The block was subdivided into 13 lots (seven lots bordered the south side of Penrose Street) (Figure 7). Today this area (which includes the 1913 and 1928 plats) encompasses the district's southeast corner bounded by Florissant (east), Penrose (north), 22nd (west) and Angelica (south).

As noted above, Lange's Subdivision Historic District was slow to develop. Although it was adjacent to a streetcar line, it remained well beyond the city's urban core. Additionally, the neighborhood did not offer any type of recreational site, such as Hyde Park; and failed to attract great interest from developers or residents. It is likely that initial interests may have centered on industry. The subdivision held an early quarry, and its general vicinity was frequently associated with industrial interests that centered on the Mississippi River (east) and downtown St. Louis (south). The earliest major transportation route to provide access into the vicinity was Bellefontaine Road, which extends along the western bank of the Mississippi River. This road initially served to connect St. Louis with Fort Bellefontaine, a military post established in 1806 at

³ George McCue, Osmund Overby and Norbury L. Wayman, *Street Front Heritage: The Bremen/Hyde Park Area of St. Louis* (St. Louis: Missouri Historical Society, 1976), p. 34.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 29

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

the confluence of the Missouri and Mississippi Rivers. Dubbed as the “Great Trail [Bellefontaine Road was] . . . laid out more precisely” in 1811 by William H. Christy and Alexander McNair.⁴ Bellefontaine Road provided an important means of overland travel and attracted early settlement north of St. Louis including that associated with Bremen, which was situated south of the district.⁵

Bremen was settled by German and Irish immigrants who moved north of St. Louis’ incorporated boundaries during the 1840s. Following the town’s incorporation in 1850, its limits extended east from the Mississippi River to 20th Street (west), and south from Dock Street to East Grand Avenue (north).⁶ Bremen’s rapid growth stemmed from its influx of immigrants who fled Europe during the 1840s-1850s; as well as its well-established industrial developments along the river. The town’s growth became more rapid after horse-drawn streetcars began operating in the mid-1840s. As a result, Bremen was soon absorbed by the City of St. Louis, which expanded its northern limits in 1855.⁷

By the mid-1870s, the area including and adjacent to Bremen was known as “Hyde Park,” named for the neighborhood’s central green space. Hyde Park had long been used for recreational activities, political demonstrations, and in 1845, served as the northern terminus for the city’s first horse-drawn omnibus line.⁸ By 1859, St. Louis had three major streetcar companies: the St. Louis, Citizens, and People’s. Of these, only Citizens Railroad extended north of downtown St. Louis initially, providing service to Fairgrounds Park by the 1860s. In 1864, the Bellefontaine Company was established and began to offer service from downtown to Hyde Park.⁹

By 1865, the United Railway Company, formed in 1859 with offices at Salisbury and Broadway, operated a line from the city limits south along Broadway and Fifth Street to downtown and south St. Louis beyond. The first line to serve the Hyde Park [neighborhood] . . . itself was the Union Railway which reached

⁴ McCue, Overby and Wayman, 4; James Neal Primm, *Lion of the Valley St. Louis, Missouri* (Boulder, CO: Pruett Publishing Company, 1981), 99, 120.

⁵ McCue, Overby and Wayman, 4.

⁶ Wayman, 4.

⁷ McCue, Overby and Wayman, p. 4.

⁸ City of St. Louis, Community Development Agency, *Hyde Park Restoration Plan* (St. Louis: Self-published), 1976, p. 3; McCue, Overby and Wayman, 13.

⁹ William Hyde and Howard L. Conard, *Encyclopedia of the History of St. Louis, Volume IV* (St. Louis: The Southern History Company, 1899), 2158-2159.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 30

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Salisbury by way of 19th Street in 1865. The Bellefontaine Railway by 1866 ran from downtown along the east edge of Hyde Park on Tenth and 11th Streets to Penrose.¹⁰

Despite the success of these early streetcar lines, direct access to Lange's Subdivision area remained limited until after the Civil War. In 1893, Union Depot Railroad purchased the Mound City Railway and a minor service known as "the Benton-Bellefontaine division."¹¹ The latter line extended from Tenth Street to Florissant Avenue, providing service to Bellefontaine and Cavalry Cemeteries. The route extended along the eastern boundary of Lange's Subdivision District via N. Florissant Avenue. Also by the 1890s, streetcars began providing service to and from the district vicinity via Grand Avenue. The electrification of streetcars – which also occurred during the 1890s – further stimulated streetcar expansion in north St. Louis. "The Citizens' road was cabled in 1887. In 1895 it was again reconstructed, and [well touted as one of the city's] first-class electric line(s)."¹² These improvements – furthered by increasing property values – occurred at about the same time that William A. Lange and Charles Banté platted the district.¹³

Initial Development Era of Lange's Subdivision, 1895 – 1920

Lange's Subdivision Historic District is named for William Anton Lange (Figure 8). Lange's role in the district's history relates to the subdivision and platting of the former Penrose Family parcel. He was not involved in any construction projects; nor does it appear that he completed improvements other than to lay out lots bordering N. Florissant, N. 22nd, and Glasgow Avenues. Lange's role was typical of most nineteenth-century developers. These men usually "operated on a small scale – laying out, improving, and selling lots on only a few subdivisions a year."¹⁴ The neighborhood (as noted previously) was not an instant success. Based on Lange's movements during the years that followed, the district appears to be his first – and last – foray into the world of real estate development.

William A. Lange was born in Germany in 1853 to Gustav G. and Sophie Illig Lange. He attended school in Darmstadt prior to serving briefly in the military; and afterward moved to

¹⁰ Ibid.

¹¹ Ibid., 2161.

¹² Ibid, 2161-2162.

¹³ Ibid, 2162.

¹⁴ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: National Park Service: 2002), p. 26.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 31

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

London where worked in the music publishing business. Lange's musical profession led him to Paris and Brussels. He left Europe in 1881 and immigrated to the United States, where he settled in St. Louis. Lange initially worked as a streetcar company cashier. He later landed a job working for the Germania Insurance Company. At some point during his residency in St. Louis, he became briefly engaged in the lumber and real estate industry.¹⁵ When Lange filed the 1893 plat, he was working as a financial agent with a business partner, Louis Nolte. Though Lange did not continue his interest in real estate, Nolte later became the city's comptroller and a well-established real estate mogul.¹⁶

Lange's personal history includes his marriage in 1883 to Minna E. Lange (maiden name unknown). The couple had three daughters: Minna (Minnie), Isabella, and Sophia. The family relocated (prior to 1910) to Port Angeles, Washington; where Lange again pursued his interests in music.¹⁷ Lange opened a music store in Port Angeles, where he and his eldest daughter, Minnie Juliet Lange Dickens, became well known for conducting "extensive musical concerts and teachings."¹⁸

William Lange died in Port Angeles in 1926.¹⁹ He never returned to St. Louis where by 1909, a few buildings had been constructed in his subdivision (Figure 9). Most of these early buildings were two- and four-family flats. The south end of the district retained the undeveloped lot platted in 1893; but by this point in time it was used as a quarry by Perkinson Brothers Construction Company. Perkinson Brothers operated the largest quarry in Hyde Park – established in the 1850s by Thomas Lawless, who purchased land from the Penrose Family.²⁰ Also unchanged in the district's 1909 appearance was N. 22nd Street, which terminated at the north end of the quarry lot. The earliest extant building in the district, 4220 N. 22nd Street, is a four-family flat constructed in 1895. By that time, the four-family flat at 4217-19 N. Florissant Avenue had also been constructed (completed in 1904). The property was designed by a well-known North St. Louis architect, Gerhard Becker.

¹⁵ "Well-Known St. Louisans: William A. Lange," *St. Louis Post-Dispatch* (7 March 1896), p. 4.

¹⁶ *Gould's City Directory of St. Louis, 1898* (St. Louis: Self-published); Walter B. Stevens, *Centennial History of Missouri, Volume IV* (St. Louis: The S.J. Clarke Publishing Company, 1921), pp. 164-165.

¹⁷ United States Federal Census, 1910. Roll: T624_1654, Page: 8B, Enumeration District: 48.

¹⁸ Obituary, Minnie Juliet Lange Dickens, *Port Angeles Evening News* 6 July 1937 (online post available at: <http://www.olyopen.com/rfoss/pioneerobitd.html>; Access date: 24 January 2011).

¹⁹ Washington State Death Records. (Available online at: <http://www.digitalarchives.wa.gov/Search.aspx> Access date: 24 January 2011).

²⁰ Landmarks Association of St. Louis, Inc., "Hyde Park Certified Local District," (1981), p. 21.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 32

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Gerhard Becker was born in Germany in 1863 to Johann and Margaretta Juergens Becker.²¹ He immigrated to St. Louis with his wife, Katherine, in 1883. The Beckers had two sons (John and Louis) and two daughters (Emily and Elise). Becker received his architectural training in Germany. He began working in St. Louis as an architect in 1890; the year that he also received his citizenship. Becker was best known in the area for his industrial designs, but he also completed a large number of residential commissions. Examples include single and multiple-family dwellings in the Ville, Holly Place, and the Columbia Brewery District neighborhoods, as well as in Hyde Park where Becker lived.²²

Another German-born architect who designed properties in Lange's Subdivision District was Johann Carl Otto Kubatsky (Figure 10). Kubatsky was born in Germany in 1869. He attended Heidelberg University, and immigrated to the United States in 1893. Following a trip to Chicago to the World's Columbian Exposition, Kubatsky "walked and worked his way across the plains."²³ During this time, he met his wife, Emily (maiden name unknown). The Kubatskys settled in San Jose, California where Otto worked as a carpenter and architect. Following Emily's death, Kubatsky and his two daughters, Marguerite and Loveera, moved to St. Louis. Kubatsky re-married a widow, Lorena Garner Pettus Quinton (c. 1910), who had a daughter, Thelma. Lorena and Otto had two sons of their own, Theodore and Woodrow. The family moved to Tulsa in 1918, but returned to St. Louis in 1930. Kubatsky's commissions in Oklahoma and Missouri included theaters, residences, churches, and commercial buildings. He also designed and patented a ventilator for glass block windows, which remains in production today.²⁴ At least six buildings in Lange's Subdivision District were designed by Kubatsky, including the four-family tenements at 2205-2225 Angelica Street developed by Joseph Hoepffner.

Joseph J. Hoepffner was president of Hoepffner Investment Company, which incorporated in 1907.²⁵ In 1913, Hoepffner filed a subdivision plat for the north side of Angelica Street between Glasgow (west) and 22nd Street (east). Hoepffner's plat included 16 lots, including the corner lot at Glasgow and Angelica, which holds an extant three-story commercial building used as a

²¹ State Board of Health of Missouri. Death Certificate, 18 December 1943, Gerhard Becker.

²² John Lethem, *Historical and Descriptive Review of St. Louis* (St. Louis: Ennes Press, 1894), 108; Landmarks Association of St. Louis, Inc., "Hyde Park Certified Local District," p. 16.

²³ United State Federal Census Records, 1900, Online at ancestry.com; Winco Windows Website, "Our Founder: Johann Carl Otto Kubatsky," Available at: <http://www.wincowindow.com/founder.aspx> (Access date: 26 January 2011).

²⁴ Ibid.

²⁵ *Gould's Red-Blue Book, St. Louis*, (St. Louis: Self-Published, 1919).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 33

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

furniture store (2325 Angelica Street). Hoepffner began to acquire property in Lange's Subdivision in 1912, when he exchanged a three-story apartment building at St. Ferdinand and Vandeventer Avenues for lots along 25th, 22nd, Angelica, and Glasgow Avenues. In this area, Hoepffner planned the construction of "two blocks of dwellings, costing \$100,000."²⁶ Only five two-story tenements for \$25,000 were actually constructed by Hoepffner on Angelica Street, and the remaining undeveloped property was purchased in 1916 by Milton H. Finck.²⁷

Milton H. Finck developed single-family housing on Glasgow Avenue in 1915-16 (extant), described at the time of construction as "five-room cottage(s)" and "bungalows."²⁸ Finck's investment mimicked the dwellings constructed (in the district) on N. 22nd Street in 1914, developed by J. Charles Mueller. Mueller was one of north St. Louis' most successful real estate contractors. He had an office at 3500 Hebert Street and in 1921 moved into the Lindell-Hebert Building at the intersection of Grand Avenue and Hebert Street. Born in St. Louis County in 1870, Mueller was the son of a German immigrant. Following his death in 1832, Mueller's son, Ferdinand H. Mueller, continued the family business.²⁹ J. Charles Mueller became extremely well known in St. Louis for his patented design of "one-way" roofline coping; which extended beyond the roof's edge to prevent water from projecting over exterior walls (Figure 11). Mueller displayed samples of the coping at his office, as well as in the office of Nolte & Nauman – the firm that Mueller engaged to design his properties on N. 22nd Street. Of note, Finck also hired Nolte & Nauman to design the houses on Glasgow Avenue.

Nolte & Nauman was one of St. Louis' most renowned architectural firms, established by Edward F. Nolte in 1894 (Figure 12). Nolte was born in 1871 and raised in St. Louis, the product of German immigrants, F. William and Henrietta Krueger Nolte. He received architectural training at Washington University and in 1897, married Ann Marie Birkemeyer. The couple had three children: Edward E.F., Esther M. and Helen M. Prior to working independently, Nolte worked as a draftsman for Cass L. Miller.³⁰ Nolte operated his own practice for more than 50

²⁶ "Two Blocks of New Dwellings to Cost \$100,000," *St. Louis Post-Dispatch*, (22 September 1912), p. 10B.

²⁷ "Building News," *St. Louis Daily Record*, 29 March 1913, p. 3; "Real Estate Agents' Reports of Their Sales," *St. Louis Post-Dispatch* (6 August 1916), p. A16B.

²⁸ "Real Estate Agents' Reports," (1916), p. A16B.

²⁹ "Mueller Takes in Son as Partner," *St. Louis Post-Dispatch* (6 February 1921), p. B1B; Missouri State Board of Health, Certificate of Death, J. Charles Mueller, 20 January 1932.

³⁰ United States Federal Census, 1880 (Family History Film: 1254732, Page: 220D; Enumeration District: 272); Albert Nelson Marquis (ed.), *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis and Vicinity* (Chicago: A.N. Marquis & Company, 1912), 448; Walter Barlow Stevens, *St. Louis: History of the Fourth City 1763-1909 (Volume II)* (St. Louis: The S.J. Clarke Publishing Co., 1909), 432.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 34

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

years and during that time, spent more than 20 years working with partner Fred Nauman. Nolte died in 1944; preceded by his wife Marie's demise in 1931.³¹

Fred R. Nauman worked as a draftsman for Nolte before being promoted as a partner in 1913. He continued in this capacity until about 1934, when he started his own practice. Following Nauman's departure, Nolte worked briefly with Adolph L. Struebig, who left to open an independent office in 1935.³² Currently, available information about Nauman's background and personal life is scant. He was born in Missouri in 1890 or 1891 and married Frances L. Nauman (maiden name unknown). The Naumans had one daughter, Mary Margaret; and a son, Francis R.³³ The family resided in Glendale and later (by the mid-1940s) in Kirkwood. Nauman is listed as an architect in St. Louis County directories through the early 1950s.³⁴

Nolte & Nauman's work in the City of St. Louis is expansive and includes a wide array of property types – residential (single and multi-family), commercial, industrial, and religious. Examples include the Lambskin Temple on Kingshighway, an Art Deco lodge designed in 1927; dwellings in the Wydown-Forsyth District, constructed in the 1920s-30s; and properties within the Goodfellow-Julian Concrete Block District, which displays what is believed to be the city's earliest century concrete block housing examples. Most of the buildings for which Nolte & Nauman are well recognized today are large-scale commissions: elegant apartment buildings and dwellings, and prominent public buildings and churches. Few small single-family homes, such as those in Lange's Subdivision, have been identified as the work of Nolte & Nauman, though examples are known to exist in other north St. Louis neighborhoods such as Penrose Park. Research also indicates that these projects, like those in Lange's Subdivision, were coordinated with local developers, particularly J. Charles Mueller. Thus, it does appear that the architects engaged in a close working relationship with Mueller (and later, his sons) through the early 1920s. The houses in Lange's Historic District appear to be the earliest (intact) examples of small housing developments that Nolte & Nauman designed in St. Louis.

The bungalows designed by Nolte & Nauman for Finck and Mueller are early examples of the small homes movement that by the 1920s-30s dominated middle-class residential architecture in St. Louis. This type of housing was heavily promoted through the Small House Architects'

³¹ "Edward F. Nolte Dies; Architect Fifty Years," *St. Louis Globe-Democrat* (8 April 1944); Missouri Digital Heritage, Death Certificate Database available at: <http://www.sos.mo.gov/archives/resources/deathcertificates/#search> (Access date: 27 January 2011) ;

³² Carolyn Toft, Notes on Nolte & Nauman, Available at Landmarks Association of St. Louis, Inc.

³³ United States Federal Census 1920 (Roll: T625; ED 410; Sheet 33A), 1930 (Roll: 1223; ED 12, Sheet 7-B).

³⁴ *Gould's City Directory of St. Louis County*, 1946.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 35

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Service Bureau (1919) and Better Homes in America, Inc. (1922). The small house movement was further prompted through President Herbert Hoover's "normalcy through better housing" during the 1920s – which attempted to promote home ownership and stimulate the housing industry after World War I.³⁵ Also of note is the fact that several of these early small homes included detached automobile garages with their original construction (or were built shortly thereafter) – indicating the growing popularity of the automobile among middle-class St. Louisans. The automobile's arrival and explosive impact on the way that St. Louisans moved and lived would – more than any other influence – shape the district's final years of development.

Automobiles and Suburban Expansion, 1915 - 1965

The development of Lange's Subdivision Historic District was initiated during the time that streetcars dominated St. Louis' transportation landscape. Streetcars in many cities, including St. Louis, not only transformed the way people moved about the city, but "extended the opportunity for home ownership" particularly for "middle- and working-class households."³⁶ As a result, new subdivisions began to crop up in direct physical relationship to streetcar lines. In St. Louis, such neighborhoods were laid out in a grid-like pattern. Until the arrival of the automobile, which encouraged the development of curvilinear streets and sprawling suburban lots, "the gridiron remained the most efficient and inexpensive way to subdivide and sell land in small lots."³⁷ Lange's Subdivision followed this pattern of development, with small single-family homes and tenements – similar in design, plan, and lot size – bordering the neighborhood's linear network of streets.³⁸

Lange's Subdivision was platted in 1893, the same year that streetcars began running along N. Florissant Avenue, which borders the eastern edge of the district. Housing constructed along Florissant Avenue at the turn of the century characterizes the neighborhood's earliest period of development, supporting a continuous row of four-family flats that face the former path of the streetcar's tracks. Glasgow Avenue and North 22nd Street retain an intact collection of single-family housing developed in the 1910s – providing an exemplary example of an early twentieth-century bungalow suburb. These single-family homes illustrate the advent of departure from St. Louis' reliance on the streetcar, and the early popularity that automobiles had in the city. The neighborhood was a mixture of housing that centered on the streetcar and soon thereafter, the

³⁵ Ames and McClelland, 59; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: The MIT Press, 1981), p. 196.

³⁶ Ames and McClelland, 37.

³⁷ *Ibid.*

³⁸ *Ibid.*

National Register of Historic Places
Continuation Sheet

Section number 8 Page 36

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

automobile. Although residents continued to rely on streetcars after single-family homes were constructed in the district during the 1910s, approximately half of the district's residents had constructed garages on their lots by 1930.

In 1920, less than half of Americans (46%) owned their own homes; and most owners lived in rural rather than metropolitan areas.³⁹ In St. Louis, these statistics were lower, as indicated in Table 1 below. In 1900, 22% of St. Louis' residents owned their homes. During the decade that followed, ownership rose by only two percent; then fell by one percent during 1910-1920. Home ownership increased somewhat significantly (by eight percent) between 1920 and 1930. The 1930s brought another drop of four percent due to the struggling economy. Home ownership in St. Louis continued to fluctuate throughout the early twentieth century, and did not pick up pace until after 1945 when the nation's postwar economy boomed.⁴⁰ By that time, the city's role as a major metropolitan residential center had reached its limits, literally; and St. Louis County's suburban expansion began to attract many residents – and their automobiles – away from the city.

Table 1. City of St. Louis, Housing and Ownership, 1900 – 1950 (per U.S. Census/Bureau of Housing)

Year	Number of Occupied Houses	Number of Houses Owned	Home Ownership %
1900	121,123	26,804	22%
1910	155,555	37,781	24%
1920	190,640	44,700	23%
1930	214,855	67,193	31%
1940	234,872	62,829	27%
1950	258,136	89,811	35%
1960	262,984	94,882	36%
1970	238,485	87,291	37%

The relationship between the city's decline and the automobile is obvious. Though St. Louis was not the only urban environment to witness inner city decline by the late 1940s, it was certainly affected more significantly due to its incapacity to physically expand. Between 1920 and 1930, streetcar ridership in St. Louis fell by 30-40 percent as the "driving habit soared."⁴¹ Automobiles had become much more affordable by the mid-1920s, impacted by assembly line production and technological advances that significantly reduced manufacturing costs. In 1910, a Ford Model T cost \$910, about two years' wages for the average American. In 1924, the price was dropped

³⁹ Wright, p. 195.

⁴⁰ United States Federal Census, Bureau of Housing. 1900 – 1950; City of St. Louis, Missouri.

⁴¹ Robert M. Fogelson, *Downtown: Its Rise and Fall, 1880 – 1950* ([New Haven: Yale University Press], 2001), p. 251

National Register of Historic Places
Continuation Sheet

Section number 8 Page 37

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

radically to \$290, a mere three months' wages.⁴² Installment plans, introduced in 1905, also increased possibilities for automobile ownership, particularly for middle- and working-class Americans. By the late 1920s, the automobile had become a standard household purchase. Many citizens remained unable to purchase a home; but most could afford to buy a car.

Home ownership waxed and waned in St. Louis throughout the early twentieth-century; but this was not the case for the automobile. Americans owned 990,738 automobiles in 1912. By 1920, this number had increased to 8.1 million; and even more substantially by 1929 to 23.1 million. In comparison, Missouri had 24,151 registered automobiles in 1912 and 346,838 in 1920. These numbers may seem small – less than five percent of the nation's total. The statistics are considerable to the City of St. Louis, however; as most of the state's autos were registered to St. Louis residents. In 1920, less than 10% of the Missouri's roads were paved – most of these roads were in the City of St. Louis.⁴³ By 1941, more than 50 percent of St. Louisans preferred automobiles over streetcars. The reasons are obvious: automobiles were more comfortable than streetcars, easier to manipulate in terms of where and how people moved in and around the city, and much faster than trains and buses.⁴⁴ The disappearance of the streetcar and its replacement by the automobile directly impacted the physical character of the historic district.

In 1936, St. Louis Mayor Bernard Dickman performed a ribbon-cutting ceremony for a new 16-mile inner-city highway with “modern ‘synchronized, automatic traffic signals’. . . [which allowed cars to] travel at the amazing speed of thirty miles per hour.”⁴⁵ The new thoroughfare that connected downtown St. Louis with the city's northern and eastern edges was North Florissant Avenue, which serves as the historic district's eastern boundary. N. Florissant Avenue existed prior to its incorporation as a major automobile path; but once designated as a major highway, its original footprint was re-shaped. Parts of the road were widened and re-designed to connect downtown, cutting a path through residential blocks south of the district. Once north St. Louis began to serve as a major path for automobiles, these neighborhoods became increasingly targeted in the city's transportation developments. A continuous pattern of negative impacts on

⁴²Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), p. 161.

⁴³ “United States has 990,738 Cars,” *The Automobile*, 7 November 1912: pp. 927-29; Ruth Keenoy, et. al., “Historic Auto-Related Resources of St. Louis,” Multiple Property Documentation Form (2005), E:6-8.

⁴⁴ Ruth Keenoy, et. al. “Historic Auto-Related Resources of St. Louis,” *Multiple Property Documentation Form* (2005), E:8.

⁴⁵ Miranda Rabus Rectenwald and Andrew Hurley, *From Village to Neighborhood: A History of Old North St. Louis* (St. Louis: Missouri Historical Society Press, 2004), p. 79.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 38

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

north St. Louis' residential base culminated during the mid-1950s with the construction of Interstate-70, which dissected areas immediately north and east of the district.⁴⁶

The automobile's impact on north St. Louis affected Lange's Subdivision Historic District in several respects. By the mid-1920s, N. 22nd Street had been cut south through the former quarry lot, connecting Penrose Street to Angelica Street via the extension. Parcels were subsequently platted on the former quarry site where four-family flats were constructed along N. 22nd, Penrose, and Angelica Streets. In 1928, Standard Oil Company constructed a gasoline station (extant) at the southwest intersection of N. Florissant Avenue and Angelica Street; and a two-story commercial property at the corner of Angelica and Glasgow (constructed in 1900) added an automobile garage wing to the building's east elevation during the 1920s.⁴⁷ Further changes occurred in the 1950s-60s when undeveloped lots were filled with modern single- and multi-family housing along N. 22nd Street, Angelica Street, and N. Florissant Avenue (Figure 13). All of these changes illustrate the impact that automobiles had on the neighborhood. The addition of primarily single-family housing after 1945 also reflects the city's rise in home ownership.

Two federal agencies emerged during the 1930s – under Franklin D. Roosevelt's New Deal – that assisted Americans in purchasing their own homes. The best known of these was the Federal Housing Administration (FHA), created in 1934. The FHA is well remembered for its public housing projects of the 1930s, but the agency also offered private home buyers low-interest loans for up to 80% of the purchase price to be paid back over a period of up to 20 years. Prior to the FHA, home buyers could only get loans for up to 50%, and the loans had to be repaid within five years.⁴⁸ Also established under the New Deal was the Home Owners Loan Corporation (HOLC), created in 1933 to assist urban residents in purchasing homes. HOLC refinanced mortgages for homeowners on the brink of default and foreclosure; it also provided low-interest loans “to permit owners to recover homes lost through forced sale.”⁴⁹ HOLC is the agency that essentially served as the prototype for how Americans would purchase homes in the future – offering long-term amortizing mortgages over a period of up to 20 years using uniform payment plans. Because up to 40% of HOLC's loans were issued in relation to foreclosures, the agency operated under a stringent systematic appraisal system. HOLC was solely responsible for rating the properties that it refinanced, providing assessments based on future housing viability. Projections were based on

⁴⁶ Ibid, 81.

⁴⁷ Building Permits, Sanborn Fire Insurance Maps.

⁴⁸ Wright, 240-243.

⁴⁹ Jackson, 196.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 39

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

the surrounding neighborhood; not on the present conditions or ages of the properties. As a result, HOLC's rating system "undervalued neighborhoods that were dense, mixed, or aging."⁵⁰

During the 1930s, St. Louis served as a case study for HOLC. Because the agency focused only on county-wide areas, both the city and county (which began operating under separate governments in 1876) served as part of the case study. St. Louis County had space to develop large suburban neighborhoods with curvilinear street patterns and modern housing. Overall, the county was rated favorably by HOLC because it was situated "well away from the problems of the city."⁵¹ In contrast, St. Louis City's neighborhoods were deemed largely "unsuccessful" by HOLC, even when the housing was "relatively new and of good quality."⁵² Working-class neighborhoods such as Lange's Subdivision were generally rated low because of small lots, minimal housing setbacks from the street, and the "general appearance of congestion."⁵³ Even more of a deterrent in rating the city favorably was the presence of African-American residents.

In a confidential and generally pessimistic 1941 survey of the economic and real-estate prospects of the St. Louis metropolitan area, the Federal Home Loan Bank Board (the parent agency of the HOLC) repeatedly commented on the "rapidly increasing Negro population" and the resulting "problem in the maintenance of real estate values." . . . Not surprisingly, even those neighborhoods with small proportions of black inhabitants were usually rated Fourth grade or "hazardous."⁵⁴

From 1950 to 1957, the City of St. Louis issued only about 100 construction permits to black home owners. During the same period of time, an estimated 94,000 African Americans moved into the city. Most were forced to live in existing homes in unstable neighborhoods; many lived in slums bordering major highways and industrial complexes where noise, overcrowded conditions, and pollution were rampant. In 1964, St. Louis attempted to deter discriminatory housing practices by passing a Fair Housing Ordinance. The measure assisted blacks living in the city, but was not adopted by St. Louis County, where racial housing restrictions were even more pronounced.⁵⁵ Throughout the mid-to-late twentieth century, neighborhoods such as Lange's

⁵⁰ Ibid, 197-198.

⁵¹ Jackson, 199-200.

⁵² Ibid, 200.

⁵³ Ibid, 201.

⁵⁴ Ibid.

⁵⁵ Ruth Keenoy and Joellen McDonald, "Bennett Avenue Historic District," *National Register of Historic Places Registration Form* (Washington, D.C.: Department of the Interior, 2008), 8:18-19.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 40

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

Subdivision Historic District continued to lose their white residential base and attract African-American families as suburban flight continued. Today, Lange's Subdivision attracts primarily working-class citizens; particularly African Americans who comprise an estimated 92% of the district's current residential base.⁵⁶ This was not the case, however; throughout the district's era of significance during which a very small percentage of residents were African-American.

As St. Louis' inner-city population declined, the percentage of African-American home-owners began to rise steadily. In 1950, 92% of the city's home-owners were white; vs. 8% non-white; in 1960, home ownership was 83% white and 17% non-white; and in 1970, 74% white and 26% non-white. It is a fair assumption that most "non-white" home owners in St. Louis – at least through 1970 – were African-American. Most black residents (an estimated 98%) continued to reside in "slum and blighted areas" that "cut through the center of the city . . . West End, Midtown, and an area adjacent to the downtown section," commonly known as the Ville.⁵⁷ Throughout these decades, Lange's Subdivision remained predominantly white. Associated with the census tract bounded by Glasgow, N. Florissant, and Hebert (situated two blocks south of Angelica), this sector of the city recorded only five African-American residents in 1930. The numbers rose surprisingly to 42 in 1940 but dropped to 21 in 1950 and remained at 20 in 1960. In contrast, the neighborhood's white number of residents averaged 5,283 during 1930-1960.⁵⁸ Despite the movement of blacks into areas formerly habituated by whites, St. Louis remained entrenched in a racially segregated city. Statistics indicate that in 1970, more than two-thirds of St. Louis' white population lived in "virtually all-white census tracts," and as late as 1980, was the "third most segregated city in the United States."⁵⁹

Statement of Significance: Architecture and Community Planning & Development

The William A. Lange Subdivision Historic District is situated northeast of the Hyde Park Certified Local District, listed in 1977 (by the City of St. Louis) and certified (by the National Park Service) in 1982. Lange's Subdivision was not incorporated into the city's historic district boundaries for Hyde Park. The decision to omit the neighborhood from the Hyde Park CLG district was based on the differences in land-use between these two areas. Hyde Park's initial

⁵⁶ Census Data, 2000; City of St. Louis (Ward 3).

⁵⁷ William E. Douthit and Naomi W. Lede, "A Statistical Profile of the Negro in St. Louis," Unpublished report issued by the Urban League of St. Louis, Inc., 1965, pp. 10-11, 24.

⁵⁸ Census Data, 1930 – 1970; City of St. Louis (Census Tract 20-B).

⁵⁹ John Farley, "Racial Housing Segregation in the St. Louis Metropolitan Area, 2000." *Edwardsville Journal of Sociology*, Volume 2, 2002 (available online: <http://www.siu.edu/sociology/EJS/FARLEYV2.HTM>), Access date 23 March 2011).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 41

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

establishment as a district revolved around Bremen. The tightly drawn boundaries that would include Bremen and its associated park, however; failed to include what were considered important landmarks outside of the originally proposed district boundaries – namely, the water towers on Grand and Bissell, the William O. Shands House, and Bissell Mansion. In short, Hyde Park’s final district boundaries were drawn to include Bremen, Hyde Park, and “important” landmarks while avoiding “convoluted use-based edges.”⁶⁰ Had the water towers, Bissell Mansion, and Shands House not been deemed necessary to incorporate into the district, Hyde Park’s district boundaries would have barely engaged the southeastern tip of Lange’s Subdivision Historic District (Figure 14). Though consideration of expanding the existing CLG district was entertained when Lange’s Subdivision was surveyed, it became apparent that the platting, development, and evolution of this small but largely intact area was significant in its own right – thereby justifying an individually listed district.

Another difference from Hyde Park is that the majority of buildings in Lange’s Subdivision were designed by well-known local architects vs. immigrants and local builders. What is unique about the district’s collection of architect-designed buildings is that they were intended for middle-and working-class citizens who purchased the homes from local developers. While it is true that many multi-family residences in St. Louis were designed professionally for developers prior to 1920, this was not frequently the case for middle-class, single-family housing. Though it is fair to associate the dwellings designed by Nolte & Nauman in the district as “early examples” of the firm’s work; by the 1910s, Edward Nolte, in particular, was a well-established architect who had already designed a significant number of apartments and dwellings – primarily for developers and upper-class citizens. The collection of small homes in Lange’s Subdivision presents a unique sampling of Nolte & Nauman’s work. The dwellings are very small – obviously not intended for the upper class but they are eclectic and eye-catching, particularly the examples designed for Mueller on N. 22nd Street. Though architect-designed small homes became popular by the late 1920s, they remained an anomaly in the 1910s when these houses were constructed. The small houses on Glasgow Avenue and N. 22nd Street illustrate a fashionable architectural trend that had yet to dominate St. Louis.

Lange’s Subdivision is additionally significant in that most of the neighborhood’s single-family dwellings were owned by the individuals who resided in them. As noted previously, St. Louis had a high tenancy rate during the early twentieth-century when less than 25% of St. Louisans owned their own homes. This does not appear to be the case in Lange’s Subdivision. Consider residents Henry D. Vogel (4125 N. 22nd), Lambert Metzger (4121 N. 22nd Street) and Frank G. Zellinger (4115 N. 22nd), all of whom were home-owners in 1920. Vogel was a foreman at a glass factory who lived with his wife and daughter. Metzger worked at a foundry. Living with

⁶⁰ Betsy Bradley, “The Hyde Park District – Consideration of Boundaries.” Documentation provided to Landmarks Association of St. Louis, Inc. from the St. Louis Cultural Resources Office, March 2011.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 42

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

him were his wife and a son who worked as a pipefitter, as well as a daughter who worked as a stenographer. Zellinger was a salesman for a dairy, residing with his wife, and teenaged son and daughter. The residents on Glasgow were similarly employed and also home-owners. Examples include William E. Ricketts (4144 Glasgow), who worked as a yardmaster for a railroad company, residing with his wife and son; and August W. Heckenburg (4140 Glasgow Avenue), a baker who lived with his wife, daughter, and two sons.⁶¹ The individuals who resided in these homes were working-class citizens who probably would not have engaged the services of a professional architect. The developers who worked with Nolte & Nauman offered homes that were affordable and comfortable. As a result, home ownership became a reality for Lange's Subdivision's residents long before federal programs began to subsidize the growing trend.

Lange's Subdivision Historic District contains a significant number of 1950s-60s era dwellings that in themselves are not distinctively sufficient to merit individual listing; but overall, are considered as contributing features of the historic district. These small homes are not individually noteworthy in their exterior fabric, but they conform to the district's spatial relationship and landscape, clearly illustrating their era of construction, popularity of style, and attraction to working-class residents. Furthermore, these small houses indicate increasing suburban expansion and the impact that automobiles continued to have on the city after World War II. While much of St. Louis' inner-city neighborhoods began to experience rapid departure of its residents by the late 1950s, Lange's Subdivision did not share this pattern. The district's most recent properties – the small houses constructed in 1962 on N. 22nd Street – confirm that even these small, non-descript houses remained occupied long after white flight took hold of St. Louis. The houses were developed by a retired lawyer, Samuel Fiedler and initially attracted white working-class residents. 4214 N. 22nd Street was occupied by a welder, Lawrence Dickhaus, and his wife, Ada throughout the 1960s and afterward (through the mid-1970s) by George (retired) and Alphina Higgins. 4216 N. 22nd Street was occupied by Albert J. Pummer, a cabinetmaker, and his wife, Zolan, through the 1970s and afterward, by Esther Murray. 4218 N. 22nd Street was occupied by Frank (retired) and Louise Dattilo and afterward by Benjamin Hall (1971) and Shirley Morris (1977). It appears that changing patterns to the neighborhood resulted only in a shift from primarily white – to primarily African-American – during the mid-to-late 1970s.⁶²

The William A. Lange Subdivision Historic District is an intact neighborhood that retains a high level of integrity. The district holds an eclectic collection of primarily early-to-mid twentieth-century housing, with contributions of commercial and late nineteenth-century buildings; demonstrating the impacts that city planning, developers, and transportation had on shaping middle-class neighborhoods in St. Louis. Additionally the district is a unique demonstration of the small housing movement, supporting very early examples of architect-designed homes built

⁶¹ U.S. Census, 1920. ED 72, Sheet 1B.

⁶² Polk's City Directories, St. Louis; 1966 – 1977 (Self-published, Taylor, MI); United States Census records.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 43

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

for middle- and working-class citizens that would, by the 1930s, become a ubiquitous part of urban and suburban landscape. Today, the neighborhood continues to exhibit its unique history, despite inner-city decline that has risen since the 1980s. It is hoped that the district's listing to the National Register of Historic Places will demonstrate its viability and promote long-recognized qualities shared by residents – past and present – over the years.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 44 Property Name: Lange, William A. Subdivision Historic District
St. Louis (Independent City), Missouri

Bibliography

Ames, David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C.: National Park Service, 2002.

“Among the Plumbing and Heating Contractors,” *Domestic Engineering*. 5 July 1919, p. 413.

Bradley, Betsy. “The Hyde Park District – Consideration of Boundaries.” Documentation provided to Landmarks Association of St. Louis, Inc. from the St. Louis Cultural Resources Office, March 2011.

“Building News,” *St. Louis Daily Record*, 29 March 1913, p. 3.

City of St. Louis, Building Permits (inactive). Microfilm available at Landmarks Association of St. Louis, Inc.

City of St. Louis, Community Development Agency. *Hyde Park Restoration Plan*. St. Louis: Self-published, 1976.

City of St. Louis. Subdivision Plats for City Blocks 2420 and 2434.

Dickens, Minnie Juliet Lange. Obituary, *Port Angeles Evening News* 6 July 1937. Available at: <http://www.olympen.com/rfoss/pioneerobitd.html>. Access date: 24 January 2011.

Douthit, William E. and Naomi W. Lede. “A Statistical Profile of the Negro of St. Louis.” Unpublished report, Urban League of St. Louis, Inc., 1965.

“Edward F. Nolte Dies; Architect Fifty Years.” *St. Louis Globe-Democrat*. 8 April 1944.

Farley, John. “Racial Housing Segregation in the St. Louis Metropolitan Area, 2000,” *Edwardsville Journal of Sociology*, Volume 2, 2002. (Online at: <http://www.siue.edu/sociology/EJS/FARLEYV2.HTM>). Access date 23 March 2011.

Fogelson, Robert M. *Downtown: Its Rise and Fall, 1880 – 1950*. (New Haven: Yale University Press), 2001.

Gould's City Directory of St. Louis. 1898; *Red-Blue Book, St. Louis*, 1919; *St. Louis County*, 1946. St. Louis: Self-Published.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 45 Property Name: Lange, William A. Subdivision Historic District
St. Louis (Independent City), Missouri

Houck, Louis. *A History of Missouri: From the earliest explorations and settlements . . .* Vol. III. Chicago: R.R. Donnelly & Sons Company, 1908.

Hyde, William and Howard L. Conard. *Encyclopedia of the History of St. Louis, Volume IV*. St. Louis: The Southern History Company, 1899.

“J. Chas. Mueller’s Patent Wall Coping.” Classified Section. *St. Louis Post-Dispatch*. 20 June 1915, p. A13B.

Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

Keenoy, Ruth, et. al. “Historic Auto-Related Resources of St. Louis,” Multiple Property Documentation Form. 2005.

Landmarks Association of St. Louis, Inc. “Hyde Park Local Historic District Certification – City of St. Louis Ordinance 57484.” November 1981.

Leach, Josiah Granville. *History of the Penrose Family*. Philadelphia: Drexel Biddle, 1903.

Lethem, John. *Historical and Descriptive Review of St. Louis*. St. Louis: Ennes Press, 1894.

Marquis, Albert Nelson (ed.) *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis and Vicinity*. Chicago: A.N. Marquis & Company, 1912.

McCue, George, Osmund Overby and Norbury L. Wayman. *Street Front Heritage: The Bremen/Hyde Park Area of St. Louis*. St. Louis: Missouri Historical Society, 1976.

Missouri Digital Heritage, Death Certificate Database. Available at:
<http://www.sos.mo.gov/archives/resources/deathcertificates/#search>. Access date: 27 January 2011.

“Mueller Takes in Son as Partner,” *St. Louis Post-Dispatch*. 6 February 1921, p. B1B .

Polk’s City Directory of St. Louis, Taylor, MI: Self-published, 1966 – 1977.

Primm, James Neal. *Lion of the Valley St. Louis, Missouri*. Boulder, CO: Pruett Publishing Company, 1981.

“Real Estate Agents’ Reports of Their Sales.” *St. Louis Post-Dispatch*. 6 August 1916, p. A16B.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 46 Property Name: Lange, William A. Subdivision Historic District
St. Louis (Independent City), Missouri

Rectenwald, Miranda Rabus and Andrew Hurley. *From Village to Neighborhood: A History of Old North St. Louis*. St. Louis: Missouri Historical Society Press, 2004.

St. Louis County Historical Society. *History of Old Roads, Pioneers and Early Communities of St. Louis County*. Clayton, MO: *Watchman Advocate* (no date).

Sanborn Fire Insurance Maps, St. Louis. Volume 3, Sheet 109. 1909 and 1950.

Stevens, Walter B. *Centennial History of Missouri, Volume IV*. St. Louis: The S.J. Clarke Publishing Company, 1921.

Stevens, Walter Barlow. *St. Louis: History of the Fourth City 1763-1909 (Volume II)*. St. Louis: The S.J. Clarke Publishing Co., 1909.

Toft, Carolyn. Notes on Nolte & Nauman. Available at Landmarks Association of St. Louis, Inc.

“Two Blocks of New Dwellings to Cost \$100,000.” *St. Louis Post-Dispatch*. 22 September 1912, p. 10B.

United States Federal Census (Ancestry.com). 1880: Family History Film: 1254732, Page: 220D; Enumeration District: 272; 1910. Roll: T624_1654, Page: 8B, Enumeration District: 48; 1920: Roll: T625; ED 410; Sheet 33A; 1930: Roll: 1223; ED 12, Sheet 7-B.

“United States has 990,738 Cars,” *The Automobile*. 7 November 1912: pp. 927-31.

Washington State Death Records. Available online at:
<http://www.digitalarchives.wa.gov/Search.aspx>. Access date: 24 January 2011.

Wayman, Norbury L. *History of St. Louis Neighborhoods: Hyde Park & Bissell-College Hill*. St. Louis: St. Louis Community Development Agency, [1978].

“Well-Known St. Louisans: William A. Lange.” *St. Louis Post-Dispatch*. 7 March 1896, p.4.

Winco Windows Website. “Our Founder: Johann Carl Otto Kubatsky,” Available at:
http://www.wincowindow.com/_founder_.aspx. Access date: 26 January 2011.

National Register of Historic Places
Continuation Sheet

Section number 10 Page 47 Property Name: Lange, William A. Subdivision Historic District
St. Louis (Independent City), Missouri

Boundary Description

The district is triangular in shape and bounded at the east by N. Florissant Avenue, at the south by Angelica Street, and at the west/north by Glasgow Avenue. A copy of the district map showing the boundaries is included with the nomination.

Boundary Justification

The boundaries of Lange's Subdivision Historic District include all of the acreage associated with William A. Lange's Subdivision, platted in 1893 (Figure 5) and Lot 1 in Block 4 of Penrose's 1852 Addition to Bremen (Figure 2).

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 48

Lange, William A. ,Subdivision Historic District
St. Louis (Independent City), Missouri

Photo Log:

The following is true for all photographs:

William A. Lange Subdivision Historic District, St. Louis (City), MO

Photographer: Ruth Keenoy

Photo negatives: On file at St. Louis Landmarks Association, Inc.

Date: Fall 2011

001.	2100-2200 block, Angelica Street	W
002.	2141-2147 Angelica Street	W
003.	2201-2211 Angelica Street	W
004.	2325 Angelica Street	S
005.	4200 block, N. Florissant Ave.	S
006.	4125 N. Florissant Ave.	SW
007.	4219-4221 N. Florissant Ave.	SW
008.	4201 N. Florissant Ave.	NW
009.	4100 block, Glasgow Ave.	NE
010.	4140-4150 Glasgow Ave.	S
011.	4146-4150 Glasgow Ave.	S
012.	4100 block, N. 22 nd Ave.	SW
013.	4100 block, N. 22 nd Ave.	SE
014.	4115-4121 N. 22 nd Ave.	SW
015.	4131-4133 N. 22 nd Ave.	SW
016.	4116-4124 N. 22 nd Ave.	NE
017.	4214-4218 N. 22 nd Ave.	NE
018.	4200-4204 N. 22 nd Ave.	E
019.	2141 Penrose Street	NE

National Register of Historic Places
Continuation Sheet

Section number Figures Page 49

Lange, William A. ,Subdivision Historic District
St. Louis (Independent City), Missouri

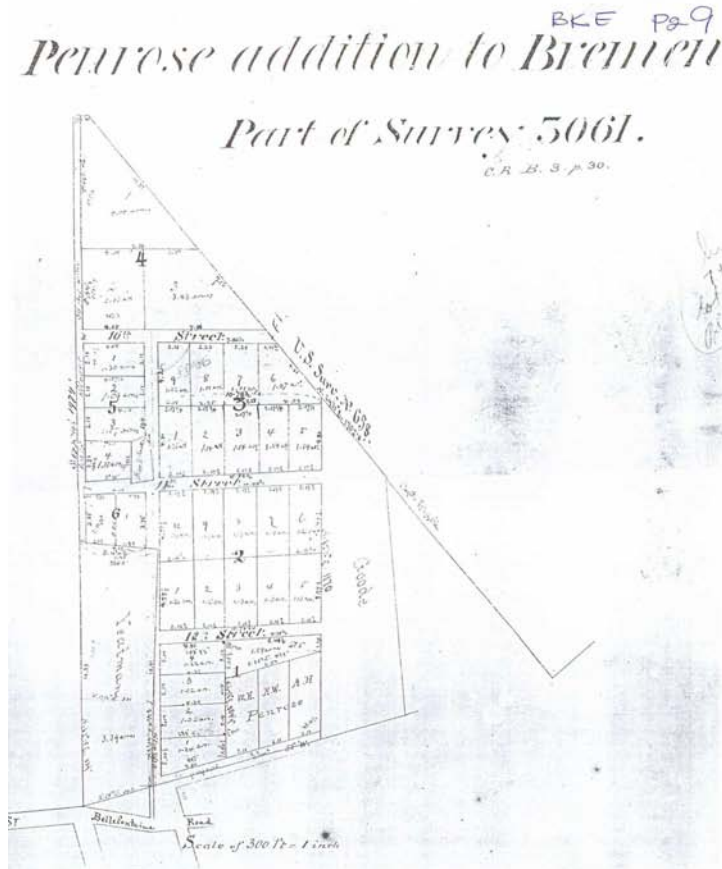


Figure 1. Charles Bingham Penrose, who platted Penrose's Addition to Bremen in 1852. Block 4, Lot 3 of Penrose's Addition was platted as Lange's Subdivision in 1893. (Leach, Josiah Granville. *History of the Penrose Family*. Philadelphia: Drexel Biddle, 1903, p. 83).

National Register of Historic Places
Continuation Sheet

Section number Figures Page 50

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri



Copied from Plat Book No. 5, page 30. County Recorders Office.

That represents a part of United States Survey No. 5061, in the name of its "Vasquez" Situate in the County of Saint Louis, State of Missouri, Township 45 North, Range 7 East, of 6th principal meridian.

Being part of said Survey set apart to Clement B. Penrose by the act of Commissioners in partition among the legal representatives of said B. Penrose deceased, which report is recorded in Book K. N. 5 p. 247 &c. following of the Records of Saint Louis County.

The streets laid down on this plat are hereby dedicated to the use of the public as highways, the area calculated for each lot since the ground to the center of the streets.

In witness whereof I have hereunto set my hand and seal
22nd day of May, 1852.

signed - C. B. Penrose

Figure 2. Penrose's Addition to Bremen, 1852, City of St. Louis. Plat Book E, Page 29.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 51

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

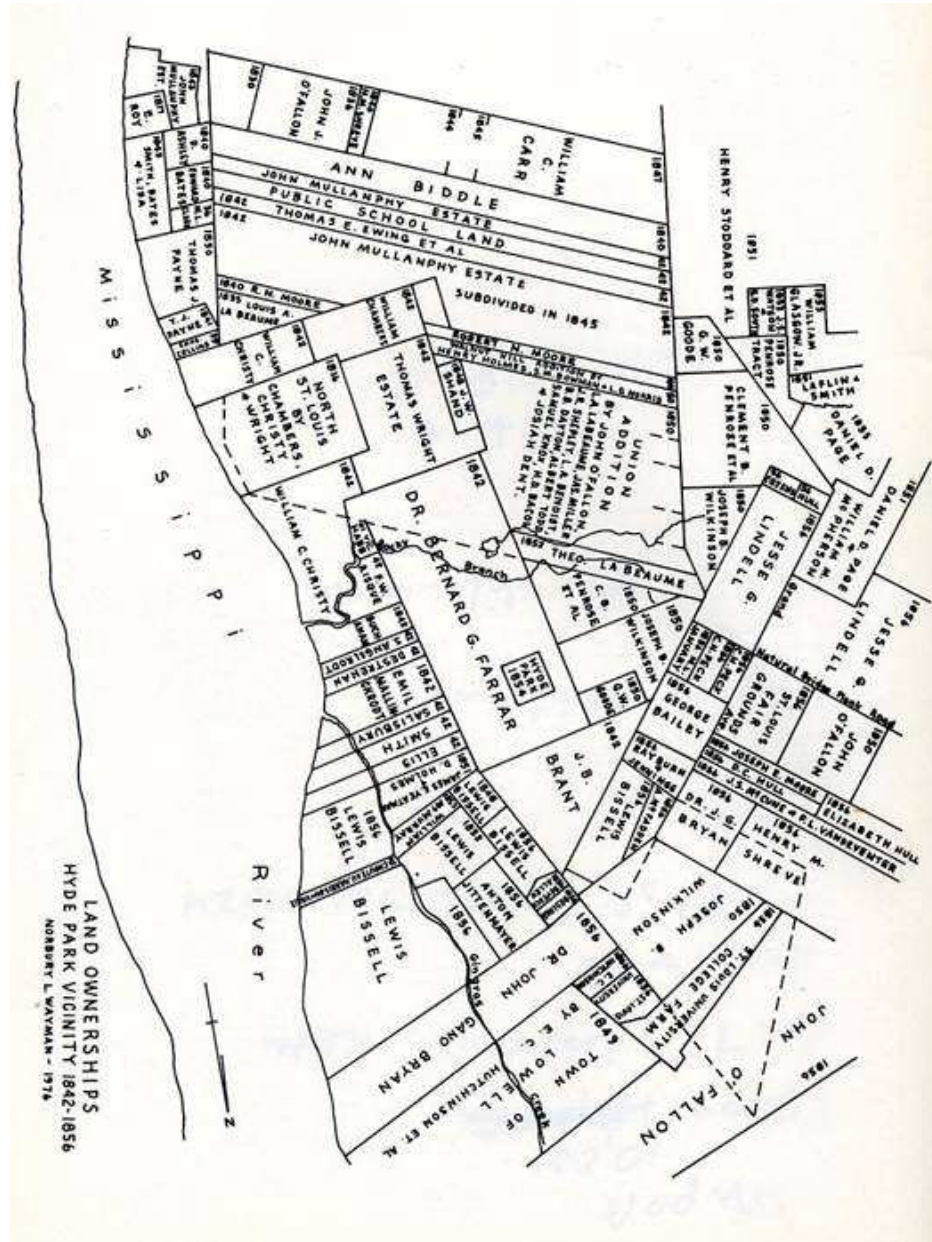


Figure 3. Land Ownership Map, North St. Louis City, during the mid-1850s. Penrose's tract is located at the western edge (near center). The triangular tip of the parcel is what later developed as Lange's Subdivision (Source: McCue, Overby and Wayman, p. 34).

National Register of Historic Places
Continuation Sheet

Section number Figures Page 53

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

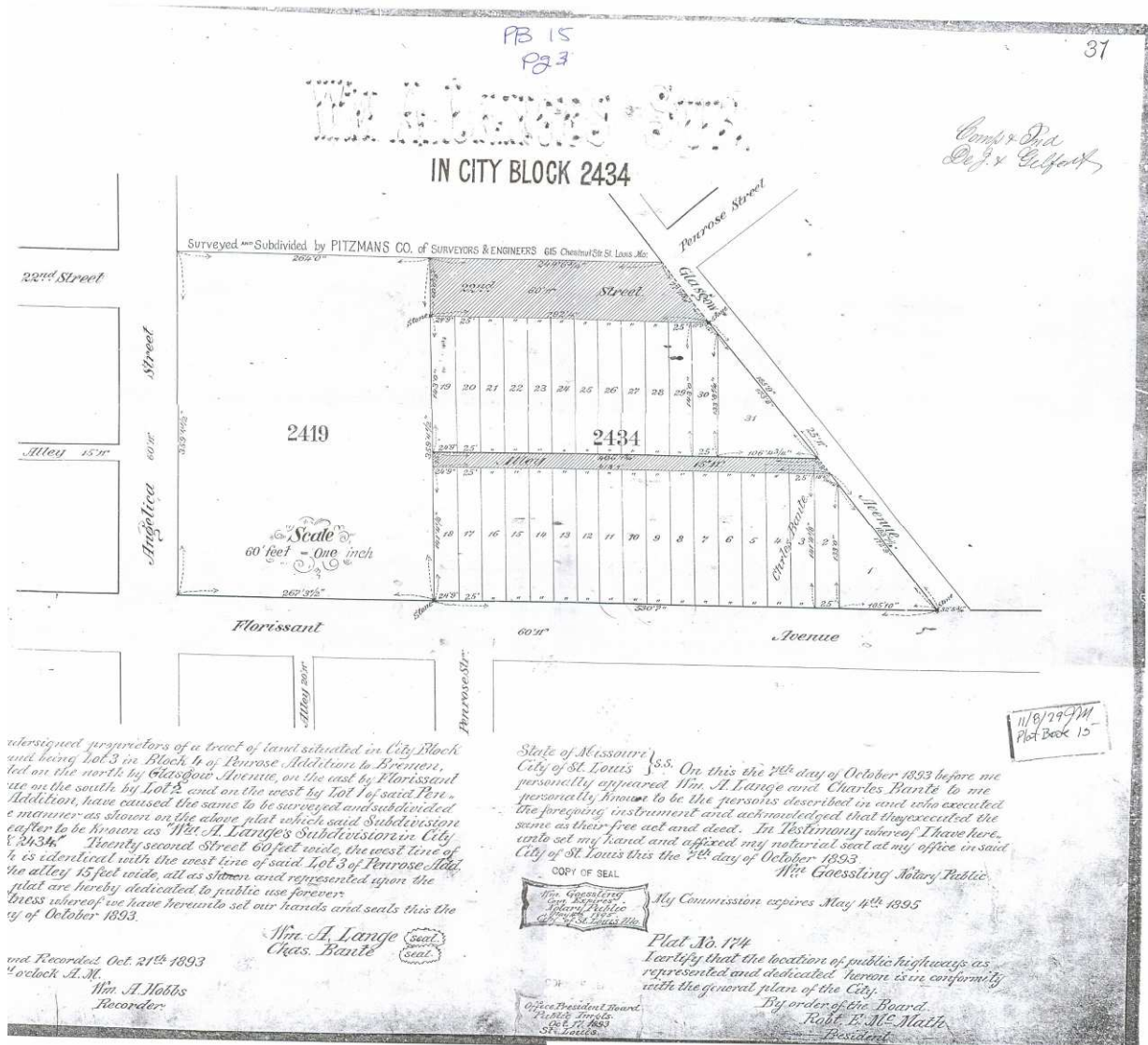


Figure 5. William A. Lange's Subdivision Plat, 1893. City of St. Louis, Plat Book 15, Page 3.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 54

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

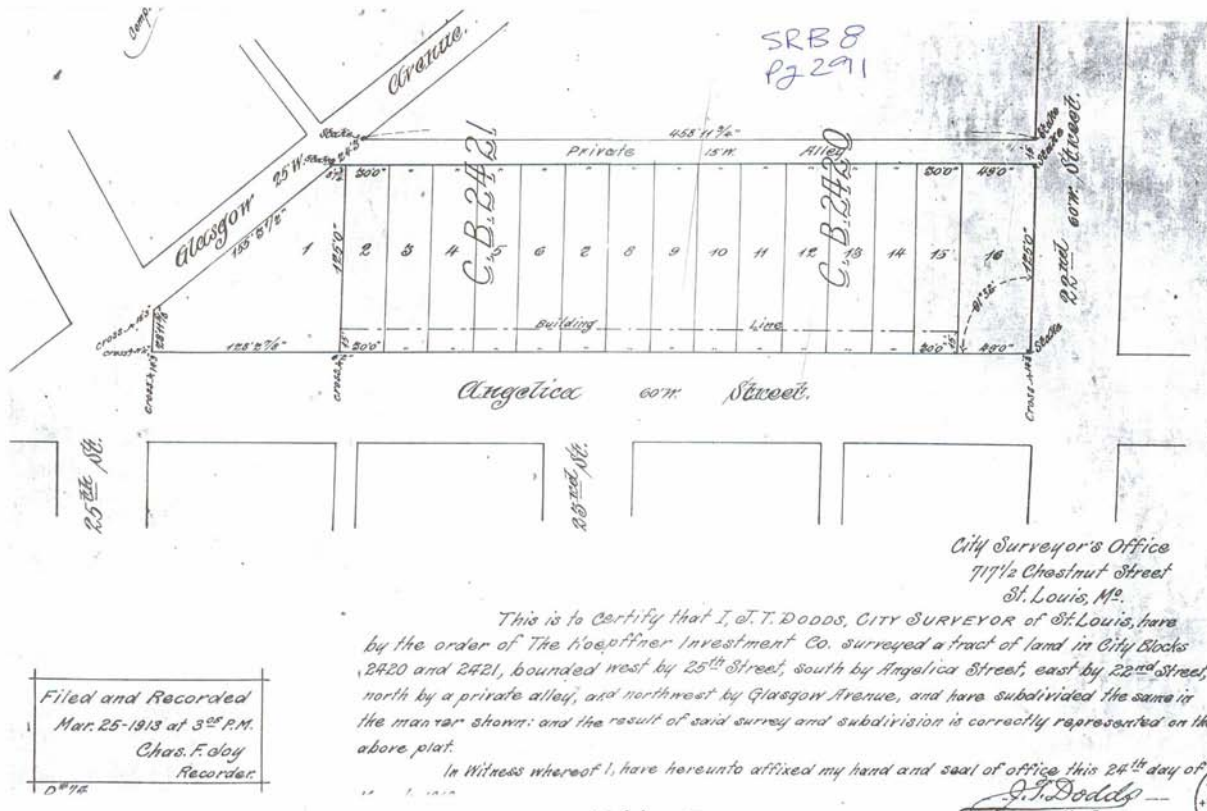
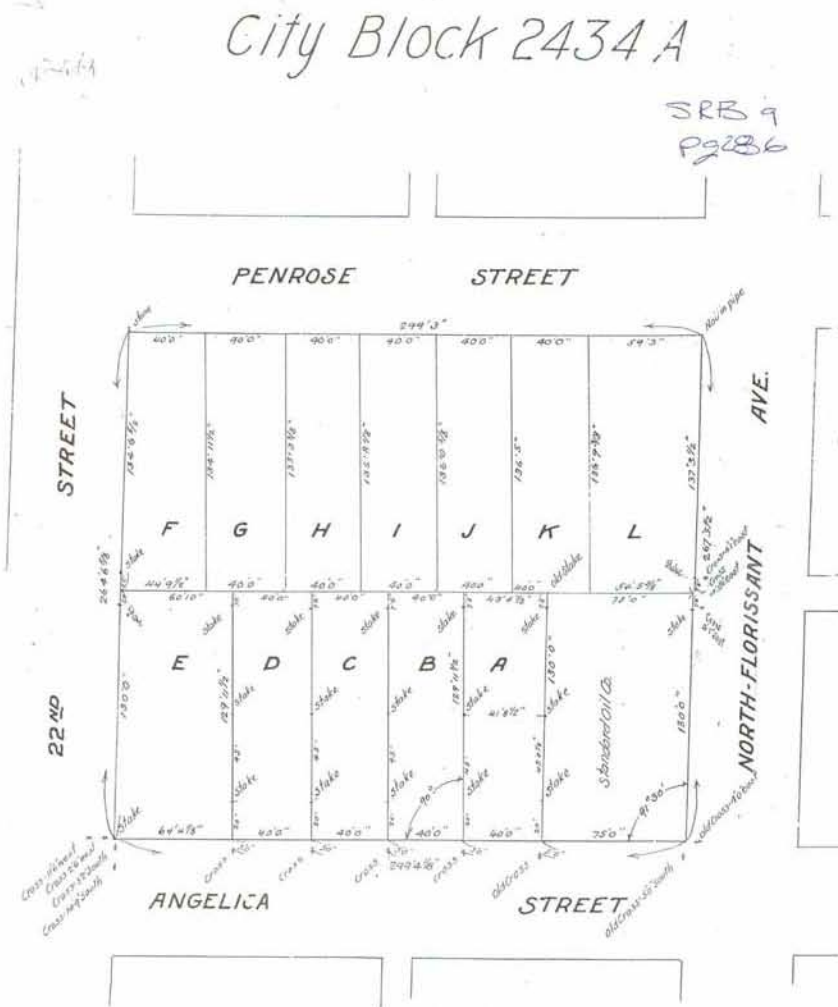


Figure 6. Hoepffner's Investment Company Plat, 1913.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 55

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri



Joyce Surveying Company, 620 Chestnut St., St. Louis, Mo.
This is to Certify that the Joyce Surveying Company, has on the 17th day of October 1928, by order of the Union Realty & Construction Company, executed a survey of Block No. 2434 A of the City of St. Louis, Mo. bounded on the north by Penrose Street, on the south by Angelica Street, on the east by North-Florissant Avenue, and on the west by 22nd Street, excepting a parcel of ground 75 feet by 120 feet at the northwest corner of Angelica Street and North-Florissant Avenue conveyed to the Standard Oil Co. by deed recorded, July 6, 1928 in Deed Book 2740 page 259 of the City of St. Louis recorder's office, and have subdivided the same in the manner shown hereon, and that the result of said survey is correctly represented upon above plat.

It is agreed that, by the acceptance of this plat, the liability of the undersigned company for any and all errors is limited to twenty-five times the amount received for this survey, plat and certificate.

L.H. Brady, Deputy Surveyor.

Joyce Surveying Company
by Gerald D. Joyce, Vice-Pres.



Figure 7. Survey Plat Map, 1928 for Union Realty & Construction Company (Standard Oil Company).

National Register of Historic Places
Continuation Sheet

Section number Figures Page 56

Lange, William A. , Subdivision Historic District
St. Louis (Independent City), Missouri



William A. Lange.

Figure 8. Image of William A. Lange, *St. Louis Post-Dispatch*, 7 March 1896, page 4.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 57

Lange, William A. , Subdivision Historic District
St. Louis (Independent City), Missouri

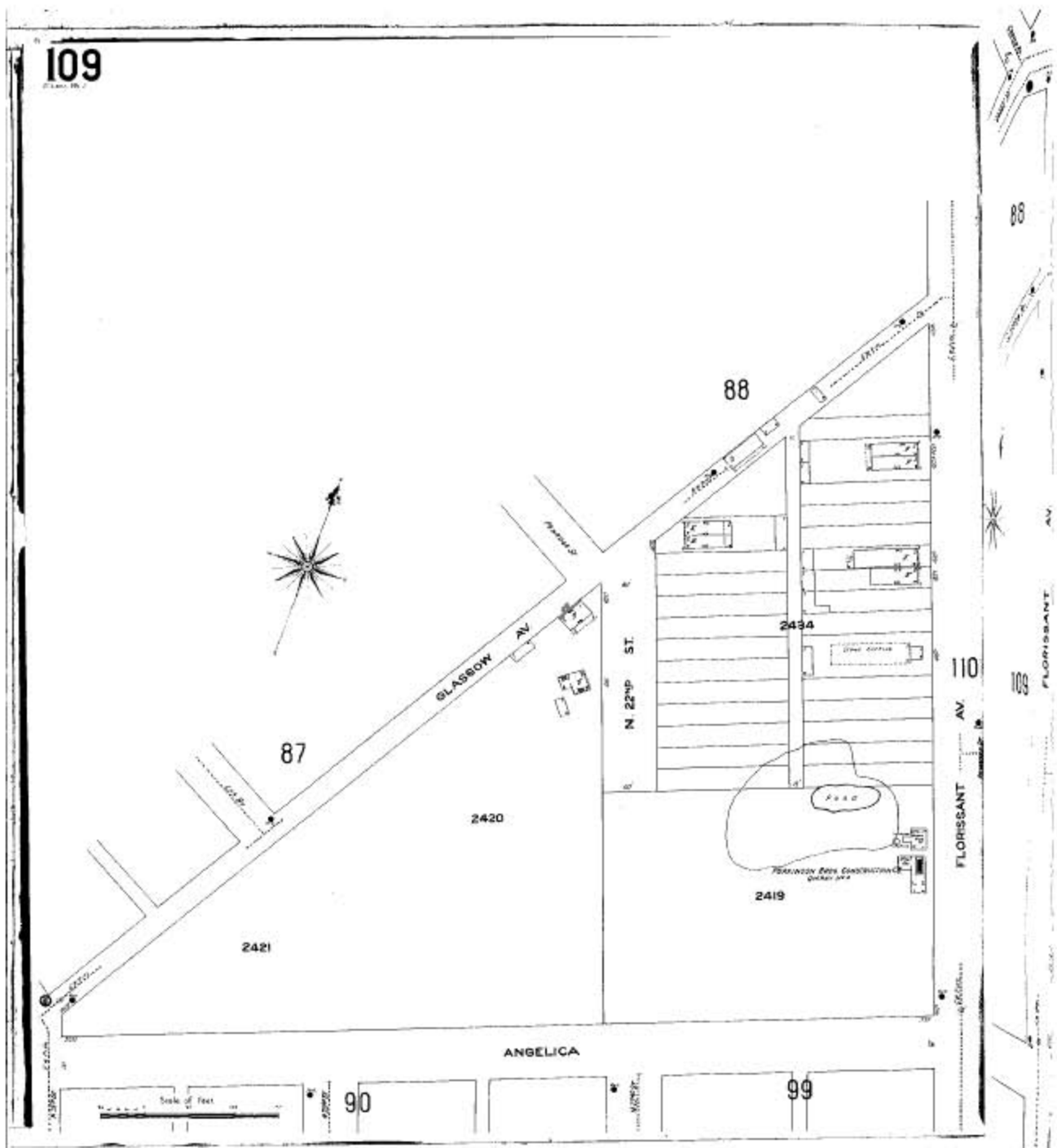


Figure 9. 1909 Sanborn Fire Insurance Map illustrating district. Volume 3, p. 109.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 58

Lange, William A. ,Subdivision Historic District
St. Louis (Independent City), Missouri



Figure 10. Otto Kubatzky Source: <http://www.wincowindow.com/founder.aspx>. Access date: 26 January 2011.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 59

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri



Figure 11. Advertisement, Mueller's Patented Coping, 1915.

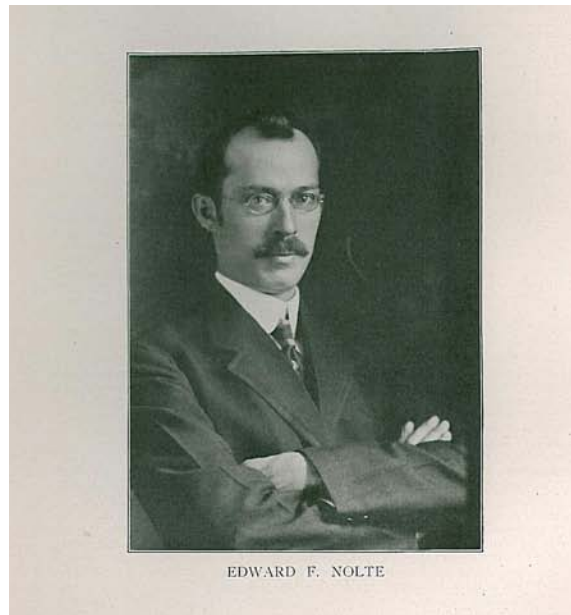


Figure 12. Edward F. Nolte. Source: Stevens, *St. Louis History of the Fourth City (Vol. II)*, p. 433.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 60

Lange, William A. , Subdivision Historic District
St. Louis (Independent City), Missouri

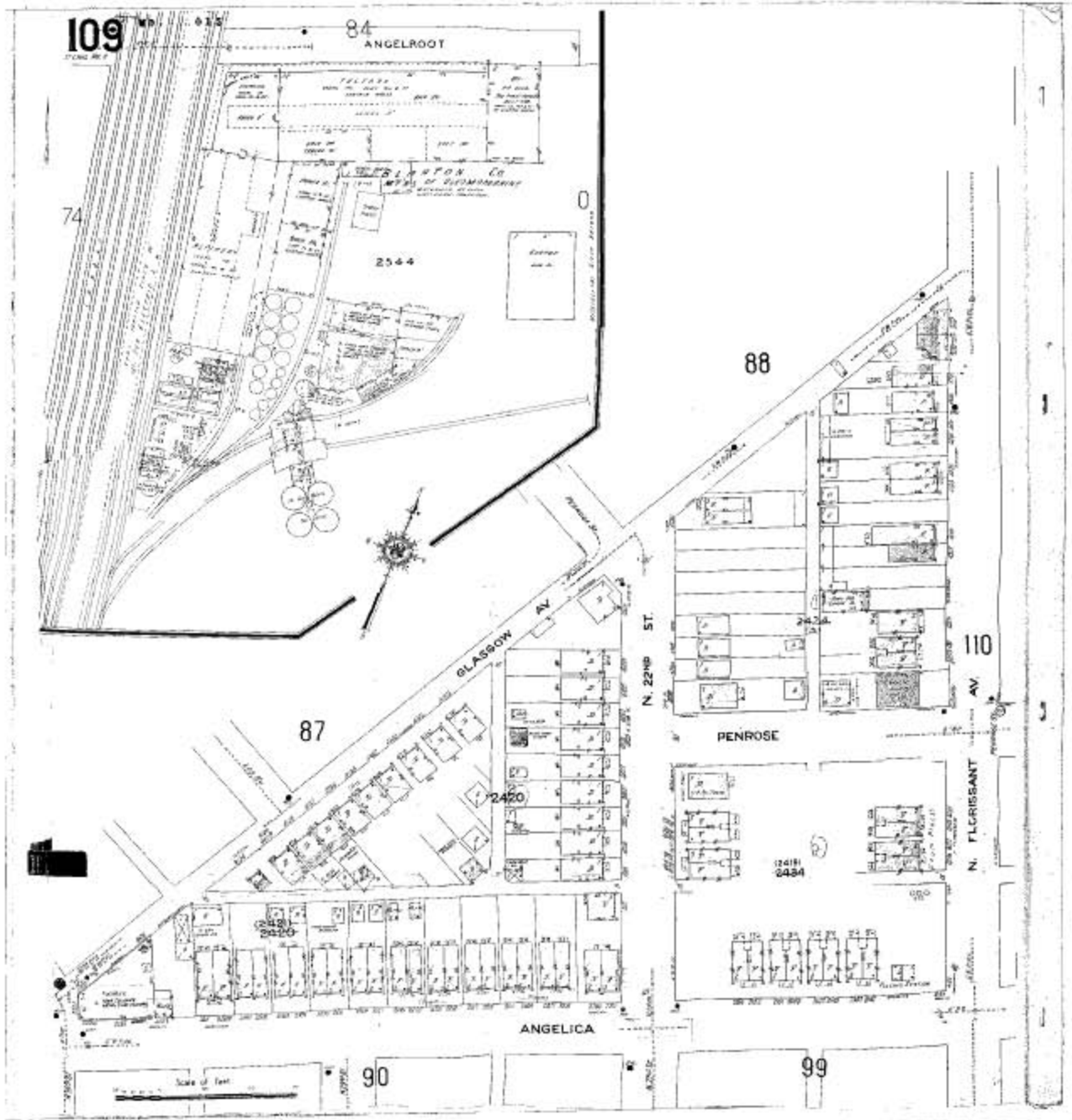


Figure 13. Sanborn Fire Insurance Map illustrating William A. Lange Subdivision Historic District. 1950. Volume 3, Sheet 109.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 61

Lange, William A., Subdivision Historic District
St. Louis (Independent City), Missouri

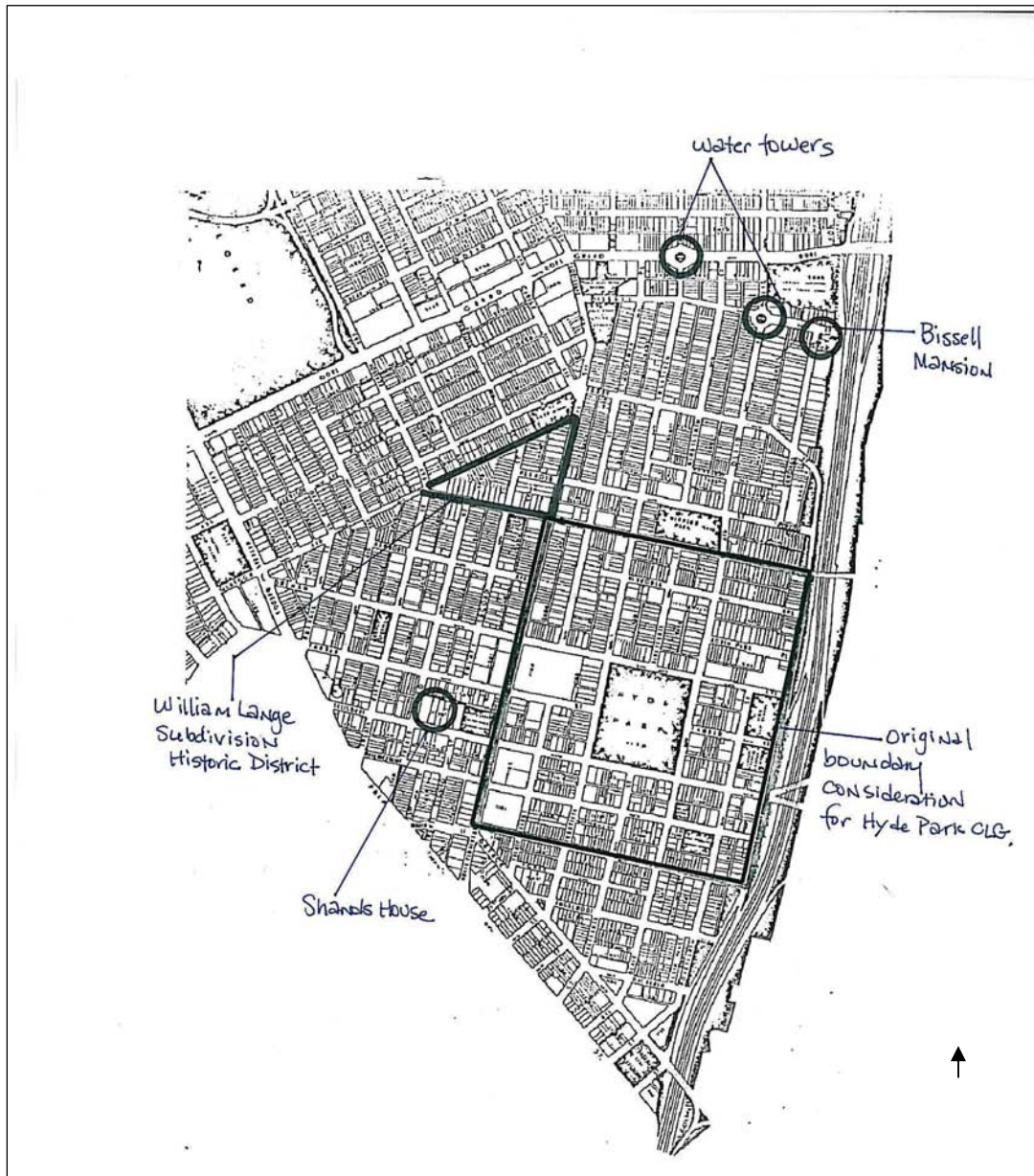


Figure 14. Map illustrating originally planned boundaries for Hyde Park Historic District and outlying historic properties that were ultimately included in the district's final boundaries. (Not to scale. Arrow illustrates north).



William A Lange
 Subdivision Historic
 District - St. Louis
 (Independent City),
 MO

- UTM's:
 ① 15 0742876; 4283442
 ② 15 0742969; 4283201
 ③ 15 0742705; 4283081

720 000 FEET
 (11L WEST)


38°37'30" 90°15' 40 41 2 280 000 FEET (11L WEST) 12'30"

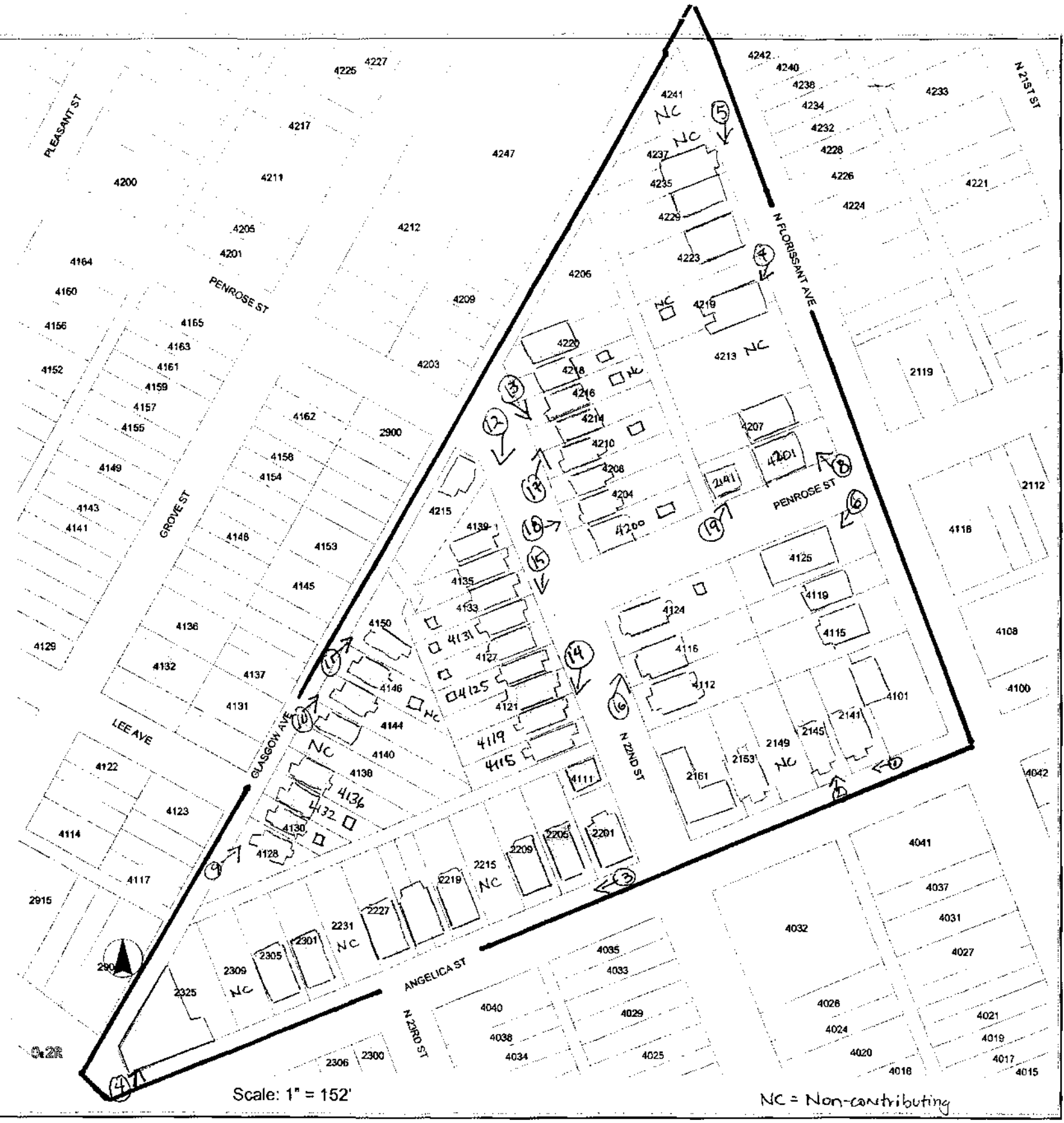
William A. Lange Subdivision Historic District

St. Louis Independent City, Missouri

NR Boundary 

NC = Non-contributing

 Photo angle and number



Scale: 1" = 152'

NC = Non-contributing







ANGELICA ST
22ND

22014

NO PARKING





FLORISSANT St

4125 1/2 FLORISSANT AVE

NOW RENTING!
1-2 Bed Apartments
398.1724

NO PARKING
Friday
Month
11:30am - 2:00pm

NO SHOULDER
PARKING



















NO PARKING
ANY TIME

NO PARKING
ANY TIME
EXCEPT FOR
LOADING AND UNLOADING
OF PASSENGERS





4133

4134







4204

4200

