

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Liggett & Myers Historic District
other names/site number n/a

2. Location

street & number roughly bounded by Vandeventer, Park, Thurman and Lafayette Aves. [n/a] not for publication
city or town St. Louis [Independent City] [n/a] vicinity
state Missouri code MO county St. Louis [Independent City] code 510 zip code 63110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] 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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Mark A. Miles

May 04, 2009

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

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

Signature of the Keeper

Date of Action

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the National Register
See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain see continuation sheet [].

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>232</u>	<u>14</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-state	<input type="checkbox"/> site		<u>3</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		_____ structures
	<input type="checkbox"/> object		_____ objects
		<u>232</u>	<u>17</u> total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

6. Function or Use

Historic Function	Current Functions
<u>DOMESTIC: single dwelling</u>	<u>DOMESTIC: single dwelling</u>
<u>DOMESTIC: multiple dwelling</u>	<u>DOMESTIC: multiple dwelling</u>
<u>DOMESTIC: secondary structure</u>	<u>DOMESTIC: secondary structure</u>
<u>COMMERCE: business</u>	<u>COMMERCE: business</u>
<u>COMMERCE: specialty store</u>	<u>COMMERCE: specialty store</u>
<u>INDUSTRY: manufacturing facility</u>	<u>INDUSTRY: manufacturing facility</u>
_____	_____

7. Description

Architectural Classification	Materials
<u>Late 19th and Early 20th Century American Movements</u>	<u>foundation</u> <u>STONE: Limestone</u>
<u>Bungalow/Craftsman</u>	<u>walls</u> <u>BRICK</u>
<u>Late Victorian</u>	<u>SYNTHETICS</u>
<u>Queen Anne</u>	<u>roof</u> <u>SYNTHETICS</u>
<u>Late 19th and 20th Century Revivals</u>	<u>other</u> <u>STONE: Limestone</u>
<u>Modern Movements</u>	<u>TERRA COTTA</u>

see continuation sheet [].

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

8. Statement of Significance

Applicable National Register Criteria

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

INDUSTRY

COMMUNITY PLANNING & DEVELOPMENT

Periods of Significance

c. 1875 - 1963

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Taylor, Isaac

Koplar, Sam

Please see continuation sheet

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

USDI/NPS NRHP Registration Form
Liggett & Myers Historic District
St. Louis (Independent City), MO

10. Geographical Data

Acreage of Property approximately 62

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
<u>15</u>	<u>738830</u>	<u>4278355</u>	<u>15</u>	<u>739065</u>	<u>4278315</u>
C. Zone	Easting	Northing	D. Zone	Easting	Northing
<u>15</u>	<u>739085</u>	<u>4278400</u>	<u>15</u>	<u>739815</u>	<u>4278370</u>

[x] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lynn Josse

organization _____ date February 28, 2009

street & number 3517 Connecticut St. telephone (314) 229-0793

city or town St. Louis state MO zip code 63118

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name under separate cover

street & number _____ telephone _____

city or town _____ state _____ zip code _____

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Section 7 Page 1

Summary

The Liggett & Myers Historic District covers all or part of eleven city blocks in the south central section of St. Louis, Missouri. The district is dominated by the massive Liggett & Myers factory, occupying the northern blocks of the district. The resource count in the district breaks down as follows:

	Contributing	Noncontributing	Total
Primary buildings	211	4	215
Ancillary buildings	21	10	31
Sites	0	3	3
Total	232	17	249

Eight of the contributing resources are the extant buildings from the Liggett & Myers Tobacco Company complex, which was built in 1895-1896 and was considered the largest plant of its kind in the world. These buildings set the tone for the neighborhood with their red brick construction. They are by far the largest individual resources in the district (the largest of them spanning the full length of a block), and are also the most significant.

Extant resources were constructed beginning in c. 1875. According to the Compton & Dry view of that year, most of the land was open at that time. Only one building pictured on the view survives. Major construction began in 1890, when the first houses were constructed in the Dundee Place subdivision. Construction in Dundee Place remained slow but steady over the course of four decades, nearly stopped during the Great Depression and World War II, and resumed in the early 1950s until most of the undeveloped land was filled. The three southern blocks of the district were located in two of Shaw's subdivisions (see Section 8 for more information), and construction on these blocks was rapid in the years following their opening. On the 4200 block of Lafayette Avenue, for example, 18 of the 20 extant buildings were constructed from a single permit in 1915. Less extreme examples of a similar pattern can be found on the other blocks of Shaw's two additions in the district, where buildings for one to four families were constructed in groups by a relative handful of builders.

A wide range of styles can be seen in the district, given its long period of construction. Most of the earliest Dundee Place buildings are Queen Anne-inspired, while later buildings show a heavy Arts & Crafts influence. Several buildings on Tower Grove have Art Deco influences, and Modern movements are well represented in both industrial buildings and simplified houses and apartment buildings. Property types are similarly diverse. There are 25 two-story Revival-style dwellings, mostly the Queen Anne houses, a similar number of single-story flat-roofed houses in different styles, and nearly a hundred two and four-family flats. There are also several apartment buildings.

The district has suffered losses in its physical fabric over the course of the last 30 years, but has few non-contributing intrusions. The vacant lots present in the district interrupt several streetscapes, but there is no doubt that the district would be easily recognized as the historic neighborhood influenced by the Liggett & Myers factory and housing many of its employees.

Dates listed for individual buildings, below, are dates of building permits. The exception is the original section of the Liggett & Myers complex, where a date of completion (1896) is actually known. This complex was permitted in 1895. After a description of setting, the Liggett & Myers complex is described, followed by individual buildings ordered numerically by street.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Setting

Like much of 19th and early 20th century St. Louis, the street layout in the Liggett & Myers district was determined by individual developers. In Dundee Place and Shaw's subdivisions, the east-west streets were established to form a grid stretching between Grand Boulevard and Tower Grove Avenue. The western boundary of the district, Vandeventer Avenue, slices from northeast to southwest, meeting Tower Grove just north of the district boundary. The railroads also run along the north side of the district, shaping the industrial character of the north and western edges.

Across Vandeventer to the west, the American Car Company complex once manufactured streetcars; the only remnant of this complex is the office building within the district at 1558 Vandeventer Avenue. Several contributing industrial buildings are within the district on Vandeventer. Between 1913-15 both the Vandeventer and Tower Grove approaches to a new viaduct over the rail lines were raised, significantly changing the contours of the land. Beyond the northern boundary of the district on the block bounded by Tower Grove and Vandeventer, the land is now steep and unbuildable.

The earliest construction on both Tower Grove and Vandeventer included residential buildings, almost all of which were later replaced with industrial and/or commercial uses. Tower Grove became the main commercial thoroughfare of the neighborhood, with corner commercial buildings at each intersection. Many of the residential sections of Tower Grove were later replaced with buildings for manufacturers such as the Pittsburgh-Erie Saw Company and E. H. Baare Company. In addition to the commercial buildings on Tower Grove, storefront buildings sprang up within the neighborhood at 4202 Folsom (its storefront added in 1899) and 4201 McRee (1916).

The district is somewhat isolated by demolition along three of its major boundaries. To the east (south of Folsom), a six-block section of the neighborhood was demolished after 2002 and replaced with new housing. To the south, the district is bordered by the wide right-of-way for Interstate 44. For much of the west boundary, Vandeventer Avenue separates the district from a non-historic industrial area.

The district includes numerous vacant lots, discussed further in Section 8. The Sanborn maps of 1951 indicate that even so late in the development of the district, many lots remained undeveloped. These lots are indicated on the accompanying map. The majority of the vacant lots, however, are the product of demolition in the neighborhood. In many cases, these retain the characteristic grading found throughout the neighborhood. Please see Photo 27 for an example.

Liggett & Myers Complex

**3961 Folsom Avenue (0C/INC)
1986**

This single story noncontributing concrete warehouse building was constructed to connect the contributing Liggett & Myers buildings at 3928-64 Park Avenue and 4000 Park Avenue.

**4001-71 Folsom Avenue (Photo 8, Photo 9) (1C/0NC)
1896**

Architect: Isaac Taylor

Sanborn maps indicate that the buildings of the large complex on the north side of the 4000 block of Folsom Avenue are interconnected, although the two eastern sections were constructed separately from the western portion.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Section 7 Page 3

At the western end of the block, a three-story brick building shares many features with the other tall buildings of the 1896 complex: a cavetto cornice with projecting terra cotta "Star" crests at the corners just below; a tall rock-faced coursed limestone foundation/basement level; and regular tall windows covering much of the main elevations. In this case, most of the windows are covered or replaced with glass block. The far right bay of this complex has a double brick arcade defining stair windows.

The next section to the east consists of a single story building with seven bays of blind brick walls defined by raised piers or buttresses resting on a projection of the limestone foundation, and rising into a corbelled out frieze area. The far right bay is taller with three glass block windows.

The next section of this complex is a single story brick building on a poured concrete foundation. It's ten bays wide with docks at the first, fifth and seventh bays.

The easternmost section of the complex is a brick building with an iron interior structure, a tall single story with peaked parapet walls to the east and west.

**4101-4123 Folsom Avenue (0C/INC)
1896**

In the 1970s, a series of fires gutted buildings at the former Liggett & Myers complex. Along the 4100 block of Folsom Avenue, the basement/foundation stones were left largely intact and now serve as retaining walls for the surface parking lots serving the remaining buildings. The foundation of the warehouse at the northwest corner of Folsom Avenue and Thurman is coursed limestone blocks with tall windows (now blocked in with concrete block) rising some ten feet above the sidewalk it abuts. The top course is capped with a red terra cotta cap. This foundation is considered a noncontributing site.

**4127-4179 Folsom Avenue (0C/INC)
1896**

The foundation along the western two thirds of block is similar to the one described above, but sections between buildings are filled in with concrete block and in one spot the wall itself has been removed. At the western end the foundation wall is only about three feet high. This is considered a noncontributing site.

**4209-21 Folsom Avenue (Photo 2, foreground) (1C/0NC)
1896**

Architect: Isaac Taylor

This single story building was part of the original 1896 Liggett & Myers complex. The 1951 Sanborn map indicates that the basement was "Sweat Room No. 2" while the first story was used for packing and shipping.

Like most buildings in the complex, the long elevation of the building is parallel to the street, built right up to the sidewalk. There are 26 window openings evenly spaced across the width of the brick façade. Corresponding basement windows (boarded) are below at grade in the tall coursed rock-faced limestone foundation, except under the seventh window where there is non-historic door at grade. With one exception, the tall first story window openings facing Folsom Avenue are intact but have been filled with modern replacement windows. One opening just on the eastern end of the halfway point is bricked in around cables running from the electrical pole nearby. Below the parapet wall is what appears to be a terra cotta course, with terra cotta coping at the parapet. This building formerly was connected to the adjacent building on the east side by an annex at the rear of the eastern elevation. Remnants of the walls that tied into this building are visible, appearing almost as buttresses. This building can be said to retain integrity because the massing and fenestration are intact (if not the actual windows), despite the fact that the appearance is altered by a full coat of paint.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4242-44 Folsom Avenue (1C/0NC)

1914

Builder: W. Grunewald

This warehouse building includes an original brick section at the west, constructed by Liggett & Myers as a garage, and brick and concrete block additions from 1963 and 1970. The brick and concrete sections are differentiated by height and materials. The final addition is set back at the east end of the building. The original section has a terra cotta parapet. Original openings are bricked in, but the newer brick is of a different texture and is clearly visible. Both sections are flat-roofed, and the entire building is painted white.

3944 Park Avenue (1C/0NC)

1910/1932

No architect listed

This brick warehouse building appears to be two stories along the north elevation, where second story windows are not original, but it is likely that most of the interior space is a single story as with its near cousin at 4001 Folsom Avenue (below). Two loading bays and a metal door line the street level at Park Avenue above a concrete foundation. Building permits indicate a \$15,000 box factory was built here in 1910 (the Mengel Box Company was associated with the tobacco company). The permit for 1932 alterations by Liggett & Myers indicated a large alteration project of \$20,000.

This building's side walls are gabled parapets, and it appears that the roof is a gable, so low-pitched as to be nearly flat.

4000-70 Park Avenue (1C/0NC)

1896

Architect: Isaac Taylor

This is essentially a block-long building, the western three-fifths of which is original, with the rest added in 1930. The western section is three stories with ten narrow vertical divisions. Instead of windows, the inset vertical bays are filled with corrugated fiberglass where windows might be expected to be, and large vents instead of spandrel panels. Like other buildings in the complex, this one has a limestone foundation and a cavetto cornice with terra cotta coping. Two metal fire escapes face Park.

The rest of the building is a single story, breaking into four sections. Bays are separated by pilasters with a frieze that corbels out to form a plane with the pilasters. The westernmost two sections have rubble limestone foundations. The first is four bays wide with a clerestory light at the roof but only two original window openings at the Park elevation. The next section to the west is fourteen bays. Eight bays retain original window openings with replacement sash windows (the top sash generally blacked out). Loading bays are the third and fifth bays of this section, and loading bays have been bricked in at the tenth and twelfth.

The eastern part of the building, constructed in 1930, breaks into an eight and seven bay section with a fire wall between. Eight of the bays retain original pairs of 6/6 wood windows; loading docks are at the fourth and fifth bays from the east parapet wall, with replacement windows at the western three bays.

4100 Park Avenue (Photo 5, left) (1C/0NC)

1896

Architect: Isaac Taylor

A rear addition (1970s) links the building group at 4000-78 Park to 4100 Park.

The power plant for Liggett & Myers is a tall single story building with an attic. Its tall limestone foundation is five rusticated courses. The exterior red brick is the same as the other original buildings on site. Facing Park the building divides into seven bays, each with a single tall round-arched opening. The arches are all

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

the same height, but those at the 2nd, 4th and 6th bays accommodate metal door pairs with a pair of 2/2 windows above them. The other bays have tall pairs of 4/4 windows. The arches are elaborated with brick quoins. The bays are separated by brick pilasters topped by a terra cotta star crest. At the attic level, round window or vent openings (now covered with a metal or other material) are above each window. There is terra cotta coping above the cavetto cornice. A tall octagonal-plan smokestack rises from the center of the building; another smaller smokestack (a historic addition) projects at the east end of the building. The second smokestack advertises Star Tobacco in brick.

4120 Park Avenue (Photo 4, second from right, and Photo 5, right) (1C/0NC)
1896
Architect: Isaac Taylor

This narrow building is connected to 4100 Park by a basement level connector with three round arched windows at grade. The brick arches spring from the top of the limestone foundation. 4120 Park feature six narrow window bays of tall 6/6 wood windows (at the first story) and 4/4s at the upper stories. Most windows are intact. The first and second stories are separated by a red terra cotta course. A metal fire escape runs down the center two bays. The red brick building terminates in a cavetto cornice.

4140 Park Avenue (photo 4, right) (1C/0NC)
1896
Architect: Isaac Taylor

This building is listed as the stemmery on the 1909 Sanborn map, and is probably the building that collapsed on workers during the 1896 tornado.

This four-story red brick warehouse building connects to 4120 Park via a four-story stair connector at the rear of the two buildings. Its first and second stories are separated by a red terra cotta course. Terra cotta also appears as massive crests (with the Star motif representing the owner's most popular tobacco brand) at the outer corners of the building just below the cavetto brick cornice and as chimney pots lining the top of the cornice. Five courses of limestone form the tall foundation level. The Park Avenue elevation has 26 vertical sets of window openings, tall and now infilled with corrugated fiberglass. There are two metal fire escapes facing Park. Four added loading docks replace some of the window at the first story, two near the center of the building and two at the far western end.

4150 Park Avenue (Photo 2 shows rear elevation) (1C/0NC)
1896
Architect: Isaac Taylor

This four-story red brick warehouse building connects to 4140 Park via a four-story stair connector at the rear of the two buildings as well as a fourth story bridge at the north end of the buildings. Its design appears to be the same as 4140 Park. Its first and second stories are separated by a red terra cotta course. Terra cotta also appears as massive crests (with the Star motif representing the owner's most popular tobacco brand) at the outer corners of the building just below the cavetto brick cornice and as chimney pots lining the top of the cornice. Five courses of limestone form the tall foundation level. The Park Avenue elevation has 26 vertical sets of window openings, tall and now infilled. There are two metal fire escapes facing Park. Three added loading docks replace some of the window at the first story.

4202 Folsom

An additional resource with a peripheral attachment to Liggett & Myers is 4202 Folsom. The empty lot next door to the west is one of several in the neighborhood that was never built on; a faded painted advertisement for Star Tobacco is still visible on the west elevation. Please see page 19 for a full description.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4100-06 Blaine Avenue (1C/0NC)

1928

Architect: B. Shapiro
Builder: L. Kopolow
Style: Tudor Revival

This two-story walk-up building has two front entrances -- one centered in the three bays along Thurman, and one at the western side of the Blaine Avenue elevation. Exterior walls are rough-textured brown brick with creamy terra cotta trim at the quoined entrances, windows and parapet wall (coping, quoins, and cartouche panels). The windows are variously 1/1 and 6/1 replacements; full-sized windows are paired while smaller kitchen and bathroom windows are on their own. Contrasting soldier brick headers (in a very dark brown brick) have blocks defining the ends, and sills appear to be limestone. Both front doors are replaced. Some basement windows or vents are bricked in. With these exceptions, the exterior is intact. The foundation appears to be concrete and the roof is flat.

4116 Blaine Avenue (Photo 11, left) (1C/0NC)

1910

Architect: M. Newberry
Builder: B. J. Charleville R&I Co.

This simple red brick shotgun house and the one next door at 4118 were constructed from the same 1910 permit. According to the permit the building is only 17 feet wide and 44 feet deep. The front door is at the right side of the narrow façade, sheltered by a knee-braced shed hood. The hood covers a concrete front porch with a stone base. The door is a replacement but retains its original transom window. The window to the left is a replacement fixed sash over a painted sill. There is a simple metal cornice and a metal parapet cap at the front wall, both original. The façade is conceived as a single red brick wall stretching from the cornice to a thin strip of limestone foundation barely visible behind the landscaping; the side elevations reveal a more utilitarian coursed rubble foundation into which the basement window are set.

4117-21 Blaine Avenue (Photo 10, right) (1C/0NC)

c.1895

The first thing a reader should know about this building is that the basement windows have extraordinary splayed lintels, with lines of 2 1/2 soldier bricks fanning out and visually supporting the first story stone window sills. This red brick 19th century six-family building appears to have a number of early 20th century modifications, including 3/1 windows and multi-light bungalow-style doors. The corbelled brick cornice divides the façade into three sections with its terra cotta or stone pilasters, each of which has one door opening and two windows at the first story, and three at the second. The three widow openings are in segmental arched openings with stone sills; the doors are recessed behind rectangular openings with pedimented lintels. One of each set of doors is covered, indicating a conversion from six units to three.

4118 Blaine Avenue (Photo 11, second from left) (1C/0NC)

1910

Architect: M. Newberry
Builder: B. J. Charleville R&I Co.

This simple red brick shotgun house and the one next door at 4116 were constructed from the same 1910 permit. According to the permit the building is only 17 feet wide and 44 feet deep. The front porch is at the right side of the façade, a gable roof supported on full-height brick piers. The 4/1 window at the left side of the façade is original. The door is also modern, but its transom is original. It appears that an original cornice has been removed, but square pressed bricks define either end of the brick courses where the cornice would have been. The front

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

parapet wall is more or less crenellated (with two breaks in the wall) and has clay tile coping.

4120-24 Blaine Avenue (Photo 11, third from left) (1C/0NC)

1897

Builder: William S. Drozda

This red brick six-family building is distinguished by its decorative brickwork at string courses, cornice and parapet wall. The façade has three bays, the center of which projects slightly from the rest of the building. At the façade, the foundation is three courses of rock-faced limestone topped by a course of smooth limestone. Each bay consists of a flight of steps leading to a recessed rectangular entry at the right; all six front doors are original. At the left side of each bay, the basement windows are boarded; wide original 1/1 windows are at the first and second story, separated by a brick lintel course and a separate string course. The second story windows are rectangular 1/1s in segmental arched openings. The metal cornice at the roofline stops just short of the edges of the façade, supported on corbelled brick and square billet molded brick. The front parapet wall is stepped taller in the center bay.

4121-23 Blaine Avenue (Photo 10, second from right) (1C/0NC)

1906

Architect: Chas. A Breitschuh

Builder: W. H. Atheson or W. A. Atkeson

The four-family buildings at 4121-23 Blaine Avenue and 4137-39 Blaine Avenue were constructed from the same permit. In most respects the designs are identical, although over an irregular limestone ashlar foundation, the building at 4137-39 has a red brick façade and that of 4121-23 is light brown. The four original front doors were paired behind two round-arched openings at the center bays (two are now replaced). Above these at the second story are two original 1/1 sash windows. At the outer bays original wide 1/1 sash windows are at both stories. The brick cornice includes corbelled end blocks and inset panels of pressed brick, topped by a broad center step in the parapet wall and original white terra cotta coping.

4126-28 Blaine Avenue (Photo 11, fourth from left) (1C/0NC)

1928

Architect: O. J. Popp

Builder: Pomeroy Const Co

This red brick four-family building is two stories tall. Its flat roof is disguised by a clay tiled side gable which runs along the front of the building. The four-bay composition has a flat-roofed brick porch at the center two bays. The four front doors are paired at the porch; the doors are replacements and retain their original transoms. At the second story are two original multilights doors leading out to the porchtop balcony. At the outer bays, at both floors, paired original 6/1 windows are on stone sills with unusual stacked bond header lintels with stone keystones and end blocks.

4127 Blaine Avenue (Photo 10, third from right) (1C/0NC)

1892

The two red brick near-shotgun houses at 4127 – 4129 Blaine Avenue were constructed at the same time, and many of the façade details are similar. Both have a tall transomed door opening at the left side of the façade and a wide segmental arched window opening (housing a pair of original 1/1 windows) at the right bay. At #4127, the transom is boarded and door and windows have been replaced. The original cornice was replaced in the historic period with a front parapet wall with end blocks and a peaked center. The terra cotta coping remains intact. A roofless full-width wooden front porch replaces the original front steps. The building is in good condition and is an interesting example of historic modifications to 19th century housing.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

**4129 Blaine Avenue (Photo 10, fourth from right) (1C/0NC)
1892**

The two red brick near-shotgun houses at 4127 – 4129 Blaine Avenue were constructed at the same time, and many of the façade details are similar. Both have a tall transomed door opening at the left side of the façade and a wide segmental arched window opening (housing a pair of windows) at the right bay. At #4129, the door and windows have been replaced, but the segmental arch retains its pierced wood eyebrow. The original wood cornice is intact. A roofless concrete stoop replaces the original front steps. The building is in good condition.

**4130-32 Blaine Avenue (1C/0NC)
1926**

This single-story duplex is unusual for its period. The rough variegated brick building has a front-facing gable roof with flared eaves. The front eaves are supported on three wood brackets, and the gable end is filled in with modern horizontal siding. Corner porches are set behind a brick pier at either end of the façade. The front doors (modern replacements) face the street and have transoms and sidelights. At the two inner bays, paired replacement windows are above the boarded basement windows. The building permit indicates a “comp rubberoid shingle roof” in 1926, probably not too different than the composition roof that exists today.

**4131-35 Blaine Avenue (Photo 10, fifth from right) (1C/0NC)
c. 1897**

This six-family building is constructed of red brick. The corbelled cornice is broken into three façade divisions, each with two doors and a window at the first story and three windows across the second story. All of the façade openings are topped with segmental arches, and the windows have limestone sills. Four of the six doors are original, and all have transom lights. The door and window spacing across the façade is irregular. The roofless porches are concrete replacements.

**4137-39 Blaine Avenue (1C/0NC)
1906**

Architect: Chas. A. Breitschuh
Builder: WH/WA. Atheson/Atkeson

The four-family buildings at 4121-23 Blaine Avenue and 4137-39 Blaine Avenue were constructed from the same permit. In most respects they are nearly identical, although over an irregular limestone ashlar foundation, the building at 4137-39 has a red brick façade and that of 4121-23 is light brown. The four original front doors are paired behind two round-arched openings at the center bays. Above these at the second story are two 1/1 sash windows. At the outer bays wide 1/1 sash windows are at both stories. All façade windows are original. The brick cornice includes corbelled end blocks and inset panels of pressed brick, topped by a broad center step in the parapet wall and original white terra cotta coping.

**4140 Blaine Avenue (1C/0NC)
1962**

Architect: Alfred Johnson
Builder: Andrew Mazuranic

The house on this lot is a typical single-family infill building of the 1960s. The building has a concrete foundation, variegated brick exterior walls, and a low-pitched hipped roof. The front door at the right side of the façade is set in an imitation stone concrete surround under a red fabric awning; to the left is a set of metal windows, a center

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 9 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

fixed pane with metal sash 2/2 windows to either side.

4141 Blaine Avenue (1C/0NC)

1909

Architect: Wm. H. Morris

Builder: Wm. H. Morris

The two-story flats at 4141 and 4143 Blaine Avenue were constructed from the same permit and are very similar: each has two front doors at the right bay's porch, with a red brick façade over a brown brick base (separated by a brick sill course below the first story window). At #4141, the front porch is a wood shed-roofed replacement and the front doors are boarded. There is a large boarded rectangular window opening at the first story's left bay; like the basement window below it, it has a thick limestone lintel. The two second story openings (1/1 window left, and vinyl-sided former balcony door right) are topped by the vinyl-sided frieze course. Above the cornice level the front parapet wall is stepped. The cornice is missing. This building appears to be in fair condition, and enough historic features remain intact to convey the building's integrity.

4143 Blaine Avenue (1C/0NC)

1909

Architect: Wm. H. Morris

Builder: Wm. H. Morris

The two-story flats at 4141 and 4143 Blaine Avenue were constructed from the same permit and are very similar: each has two front doors at the right bay's porch, with a red brick façade over a brown brick base (separated by a brown brick sill course below the first story window). At #4143, the brick porch has a flat roof with a balcony railing. There is a large rectangular window opening with 1/1 window at the first story's left bay; like the basement window below it, it has a thick limestone lintel. The two second story openings (1/1 window left, and transomed balcony door right) are topped by the frieze course. Above the cornice (the center part of which is deteriorated) the front parapet wall is stepped. The building appears to be in fair condition.

4147 Blaine Avenue (1C/0NC)

1957

Builder: Gibson Const Co.

The two single-story apartment buildings at 4147 and 4151 Blaine Avenue, (along with those at 4156-60 Folsom Avenue) brought a new style of apartment living to the neighborhood. These identical buildings face each other across a fenced central court. Each building consists of five units facing the court. Exterior walls are brick: variegated red under a high sill course across the bottom of the horizontal sliding windows, and blond above. The shed roof slopes down towards the center court, with overhanging eaves. The structure is concrete block and the foundation is concrete.

4151 Blaine Avenue (1C/0NC)

1957

Builder: Gibson Const Co.

The two single-story apartment buildings at 4147 and 4151 Blaine Avenue brought a new style of apartment living to the neighborhood. The identical buildings face each other across a fenced central court. Each building consists of five units facing the court. Exterior walls are brick: variegated red under a high sill course across the bottom of the horizontal sliding windows, and blond above. The shed roof slopes down towards the center court, with overhanging eaves. The structure is concrete block and the foundation is concrete.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 10

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4157 Blaine Avenue (1C/0NC)

1957

Builder: Christian Fundamental Church

This single-story infill dwelling has a side-gabled roof. The brown brick façade covers a concrete block structure. The footprint is a perfect rectangle; the front door and side window are at an uncovered concrete porch, left, with two small 1/1 windows at the right half of the façade. The foundation is concrete and the roof material is composition shingle.

4160-64 Blaine Avenue (1C/0NC)

1900

Builder: T. H. or F. H. Gray

This six-unit building is distinguished by its three projecting second story oriel bays. The brown brick façade uses decorative brick at the cornice and as splayed brick lintels of rough-textured brown brick in five horizontal courses. The façade is organized as if the building contained three separate two-family units; paired front doors (replacements) are at the second, fourth and fifth bays at replacement wooden porches. Modern materials are used at the windows (all contemporary vinyl replacements) and also at the projecting bays, where the upper and lower sections are now covered with vinyl siding. The façade is brick from the flat roof to the simple dressed limestone foundation at grade; the rest of the exterior is common brick with a rubble limestone foundation. At the sidewalk, the right side of the property has a tall concrete retaining wall; at the left side, there is historic concrete stub wall along the steps and a short concrete retaining wall along the sidewalk.

4168 Blaine Avenue (1C/0NC)

1955

Architect: Julius E. Tarling

Builder: Jos. L. Aubenreith

This modern single-story dwelling has a low-pitched side-gabled roof. Its polychrome concrete brick exterior is a veneer over a concrete block structure. At the left side is a three-part window and a front door at a concrete stoop; the right side of the façade has two replacement 1/1 windows.

4171 Blaine Avenue (1C/0NC)

1926

Sited on a gentle slope above grade, a set of seven steps leads up to the foundation and another seven up to the pair of front doors at the left bay. The trace of a bracketed gabled or hipped hood is still visible on the façade. Front doors are original but boarded below the three glass lights across the top. There is a vertical mail slot between the two doors (presently covered by an added metal mailbox). At the right bay is a four-over-one sash window. The four panes of the upper sash are vertical. Two more four-over-one windows are at the second story, one at each bay. All three windows are on limestone sills with soldier brick lintels. The façade also has a basement window at the foundation; the left side is boarded to accommodate an air conditioner, and the right appears to be a two-pane transom window.

The façade is faced with variegated textured brick, corbelled at the cornice level. Three sections of white enameled brick provide ornament at the cornice: a center lozenge and, to either side, simple diamonds formed of a header above and below a single stretcher. The parapet wall has a center peak and end blocks, and retains its original terra cotta coping.

4200 Blaine Avenue (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 11

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1927

Architect: Parker Const. Co
Builder: Parker Const Co.

This relatively unornamented religious building was constructed in 1927 for the Blaine Avenue Tabernacle. Ehrlich states that the building was remodeled from a Christian church into a synagogue in 1929, while Landmarks Association of St. Louis notes that this building was constructed for a Jewish congregation. Its simple symmetrical exterior is three bays at the façade, centered around a pair of red doors (modern) surmounted by a stone Star of David set into the dark rough-textured brick façade. To either side is a pair of stained glass windows with a Star of David motif, both with a blind arch filled with stacked headers and a stone lozenge. The two outer bays are separated from the center bay by a buttress-like projection capped with limestone. The Klemm Avenue (east) elevation is five bays with a similar buttress device between each. The second bay from the south end has a door; the others have paired lancet-arched windows sharing a stained glass transom light with a Star of David. The building's roof is an unusual form, hipped at the four corners to a center flat roof. The foundation, visible at the side elevations, is concrete.

4206 Blaine Avenue (1C/0NC)
1956

The small Modern house has a simple façade with a front door at the left and three-part window at the right. The high concrete foundation is topped by variegated tan concrete brick veneer over a concrete block structure; the composition shingle roof is front gabled. The front door has a surround of white (painted) concrete brick.

4208 Blaine Avenue (1C/1NC)
1907

Architect: Thos. Knittel
Builder: Thos. Knittel

This two-family building is typical of St. Louis flats of the period. The dark red brick façade is divided into two bays; the front porch at the right bay has brick piers and a gabled roof. The two doors and transoms are original. There is a single 1/1 window over the porch, and two 1/1s at both stories of the left bay. The main roof is flat, but an abbreviated false front hipped roof suggests more stature at the façade. The foundation is limestone.

Ancillary Building: A modern concrete block building is sited high above the alley, where a tall retaining wall protects the rear of this and adjacent lots.

4209 Blaine Avenue (Photo 27, right building) (1C/0NC)
1905

Architect: O. R. S. Traber
Builder: F. J. Cornwell

This two-story two-family building has a light brown brick façade, although the side and rear elevations are common red brick over a rubble limestone foundation. There is a full-width hipped front porch which appears to be a later addition from the historic period. A replacement front door and a boarded second door opening are at the left, with a wide 2/2 window at the right. The two second story windows are 1/1, headed by the simple frieze board. A sloped slate front roof is held between two side parapet walls; behind this the roof is flat.

4211 Blaine Avenue (Photo 27, left) (1C/0NC)
1903

Builder: Moore, Thos.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 12

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Original Owner: Moore, Thos.

4211 Blaine Avenue is a two-story two-family dwelling. It is constructed of red brick and has a flat roof. The façade is painted red, but it appears from the side elevations that the façade was originally red brick over a brown brick base. The front door and a full-sized side window are found at the left bay at a hipped brick porch. The porch's low wall is capped with limestone that continues the line of the stone sill course. The fenestration is clumsily irregular; three segmental arched window openings across the second story are evenly spaced from each other but much closer to the west (left) wall than the east. The window opening at the right side of the first floor is under the second story right window. All four are original 1/1s. There is no parapet or cornice embellishment at the front parapet wall.

4214 Blaine Avenue (1C/0NC)
1890
Style: Queen Anne

This single-family home and its near twin next door at #4218 are among the earliest in the neighborhood. The house is two stories high and two bays wide. The original front door has a matching paneled sidelight at the frame front porch (under a gable crossing from a low-pitched shed roof) at the right bay. The three wide façade windows are in segmental arched openings. The lower left and upper right windows are 2/2s; the upper left window has a diamond-shaped center pane in the lattice of the upper sash. Ornamental brick is used as a sill course at the first story, at label moldings around the windows, and at the cornice. There is a low cross-gable with a small multipane window at the left bay presenting itself from the low-pitched composition shingle hipped roof.

4215 Blaine Avenue (1C/1NC)
1903
Builder: Moore

This two-family building has a red brick façade over a brown brick base. The two front doors are at its left bay at a hipped brick porch. The porch's low wall is capped with limestone that continues the line of the stone sill course. At the right bay a single 4/1 window at each story is wide, placed in a segmental arched opening; the second story window opening at the left bay is topped with a narrower segmental arch. The building has fine brick corbel work at the cornice. The roof is flat. The foundation, not visible at the façade, is limestone.

Ancillary Building: a gabled frame garage does not show any historic material (noncontributing)

4217 Blaine Avenue (1C/0NC)
1926
Architect: Charles Herbert
Builder: Charles Herbert

This four-family apartment building is a simple, symmetrical 3-bay walkup. The front door (a replacement) is at grade in the center bay, with sidelights and topped by a gable pasted on to the façade (probably covering the traces of a hood). There is a 1/1 or fixed pane window between stories above the entrance. At the outer bays paired vinyl 1/1 windows are at both stories. The façade is rough-textured variegated brown brick with a composition shingle front roof that slopes toward the street. Behind this, the roof is flat, the side walls are red brick, and the visible foundation is concrete.

4218 Blaine Avenue (1C/0NC)
1890
Style: Queen Anne

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 13

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This single-family home and its near twin next door at #4214 are among the earliest in the neighborhood. The house is two stories high and two bays wide. The fenestration is varied: at the first story left bay, a circular opening has two wide mullions allowing for a center (replacement) 1/1 window with two segmental side windows. Above this at the second story are two extremely narrow 1/1s. At the right bay above the front door in a wide segmental arched opening is pair of 1/1 windows. Ornamental brick is used as a sill course at the first story, as label moldings at the second story, and at the cornice. A solid replacement front door has matching paneled sidelights at the right bay. The brick front porch is full-length with a cross gable marking the entrance bay; this alteration appears to have occurred at least 30 years after the house was constructed. Low cross-gables project at left and right from the low-pitched composition shingle hipped roof. A hipped dormer faces the street.

4221-23 Blaine Avenue (1C/0NC)
1906
Builder: J.W. Miller

This typical red brick four-family building is two stories, four bays, wide, and symmetrical. The four front doors (all replacements) are paired behind two rectangular openings at the center two bays, which share a common pressed brick label molding. The 1/1 windows at the outer bays are wide, and the two above the entries are not. All of the window are original, and all are outlined in pressed brick. Above a simple decorative frieze board there is a wood cornice and short parapet wall with clay tile coping. The roof is flat. The foundation, visible at the side elevations, is limestone.

4222 Blaine Avenue (Photo 12, left) (1C/0NC)
c.1895

This small L-shaped building is one and a half stories tall with a steep-pitched jerkinhead roof. The façade is tan brick, tightly laid over a dressed limestone foundation level. The long arm of the L is perpendicular to the street; the front door enters this wing from a hip-roofed concrete porch in the elbow of the L. The two openings next to the door are door-height (and could be Jefferson windows or doors). The elevation facing the street has a pair of original 1/1 windows in a segmental arched opening. A course of molded brick separates the upper wall, forming a sort of cornice area. In the jerkinhead end facing the street is a pair of original 12/1 windows. The roof material is composition shingle.

4226-28 Blaine Avenue (Photo 12, second from left) (1C/0NC)
c. 1895

This four-family building has a symmetrical four-bay dark red brick façade over a rock faced ashlar limestone foundation. The four door openings are paired at two entrances recessed into the façade at the center bays and topped by an impressive single limestone lintel (in two pieces). Wide window openings at the outer bays of the first and second story are boarded. Those at the first story have thick stone lintels, and all of the façade windows are on stone sills. There are empty window openings above the front entries. Above a wide wooden frieze board with small dentils is a hipped slate front roof. Beyond the front bay of the building, the roof is flat. This building is currently vacant.

4227 Blaine Avenue (Photo 13, fifth full building from left) (2C/0NC)
c. 1897/1907

Architect: A. J. Riddle (second story addition)
Builder: A. J. Riddle (original house and second story addition)

From the front, this two-family building appears to be a single story house with a mansard roof – but get around to

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 14

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

the sides and it is clear that the flared mansard is an embellishment added to the second story of the façade, extending back only a few feet. This second story was added to the original single-story house in 1907. At the first story the façade is tan brick with pink mortar. A round-arched entry at the left leads to the two front doors. To the right are two round-arched window openings – like the entry, their arches are outlined in pressed brick. The arch is filled with plywood. Above a simple frieze board, the false mansard flares at the eaves. It is covered with what appears to be aluminum siding, and has two shed-roofed dormers (wider at the right bay).

Ancillary Building: A flat-roofed brick garage has historic doors (contributing).

4229 Blaine Avenue (Photo 13, fourth full building from left) (1C/0NC)
c. 1895

This elegant, narrow single-story dwelling has two round-arched window openings facing the street. The window are historic 1/1s, but the arch has been filled with plywood over the top of the storm windows. The brick body of the building is tan above the sill level and brown below. Above a frieze board, the roof is flat with projecting eaves. The solid replacement front door is set back in the back wing of the L footprint, facing the street at a wood stoop (not original).

4231 Blaine Avenue (Photo 13, third full building from left) (1C/0NC)
1890
Style: Queen Anne

The three single-family houses at 4231-39 Blaine Avenue were among the original 18 buildings claimed to already have been built when the Dundee Place subdivision went up for auction in 1891. This two-bay red brick house has a projecting right bay. The front door (a replacement door under what appears to be an original transom window) is at the recessed left bay at a gable-roofed corner porch. The three first floor window openings of the right bay are round arched (with infill windows within). At the second story there is a single 1/1 in segmental arched opening at the left bay, and a wide round-arched opening at the right (with modern infill and replacement slider window). Pressed brick outlines the extrados of arches, creates labels at the right bay, and is also used for sill courses at both stories. Both the main and projecting composition shingle roofs are low-pitched hips.

4232 Blaine Avenue (Photo 12, third from left) (1C/0NC)
1925

This four-family walkup apartment building has a symmetrical variegated brick façade. The (replacement) front door is at grade in the center bay. It has sidelights and is sheltered by a bracketed gabled hood. A 3/1 stair window is between stories above the entrance. At the outer bays, paired 3/1 windows are at the first and second stories, and paired 3-pane windows remain at the basement level. No distinct foundation material is visible at the façade, but the oversized engineering brick side elevations are set on a concrete foundation. The building's roof is flat but a forward-sloping composition shingle front roof gives the illusion of a gabled roof.

4235 Blaine Avenue (Photo 13, second full building from left) (1C/0NC)
1890
Style: Queen Anne

The three single-family houses at 4231-39 Blaine Avenue were among the original 18 buildings claimed to already have been built when the Dundee Place subdivision went up for auction in 1891. This two-bay red brick house has a projecting right bay. The front door (boarded) is at the recessed left bay at a hip-roofed corner porch. The first floor window opening of the right bay is wide and segmental arched; the window itself is boarded. At the second story the window openings are round-arched: a single 1/1 at the left bay, and a narrow pair at the right. Painted pressed brick outlines the extrados of arches, creates labels at the right bay, and is also used for sill courses at both

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 15 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

stories. Both the main and projecting composition shingle roofs are low-pitched hips; this house also retains its wide chimney (at the east elevation) with corbelled cap. There is some damage at the façade where bricks are slumping over the first story window, but this vacant building appears to be in fair condition.

4236 Blaine Avenue (Photo 12, fourth from left) (1C/0NC)
1897
Builder: Ed. Hammerschmidt

This two-family building is two stories tall with a red brick façade over a rock-faced limestone ashlar foundation. The two front doors are recessed behind a round-arched entrance at the right bay. The five façade windows (three at the second story and two to the left of the doors) are original 1/1s in segmental arched openings; their limestone sills are carried on small limestone consoles. The metal cornice is painted white and carried between two end parapets. The roof is flat.

4238 Blaine Avenue (1C/0NC)
1895

This single family house has a buff brick façade. The front door at the right bay has a small rectangular side window; the hipped porch has replacement piers and base. The two windows at the left bay are wide 1/1s (the first story's is transomed); above the porch is a 1/1. Brown brick courses define the sill level at both stories, and the first story imitates rustication by raised or recessed courses of brick. There is a slight slope to the front roof, held between two parapet walls; behind this the main roof is flat.

4239 Blaine Avenue (Photo 13, first full building at left) (2C/0NC)
1890
Style: Queen Anne

The three single-family houses at 4231-39 Blaine Avenue were among the original 18 buildings said to already have been built when the Dundee Place subdivision went up for auction in 1891. The two-bay red brick house has a projecting right bay. The front door (a replacement door under what appears to be an original transom window) is at the recessed left bay at a shed-roofed corner porch. The two first floor window openings of the right bay are round arched; it appears that two original wood sash windows are behind storm windows and an infilled upper arch. At the second story the window openings are segmental arched: a single 1/1 at the left bay, and a pair within a single opening at the right. Pressed brick outlines the extrados of the first floor arches and defines a label above the second story wide window; it is also used for sill courses at both stories. Both the main and projecting composition shingle roofs are low-pitched hips; there is a small gabled wall dormer at the right bay.

Ancillary Building: A flat-roofed brick garage retains original doors and is considered a contributing building

4240 Blaine Avenue (2C/0NC)
1903
Builder: CH Poertner & Son

This two story building reads as a foursquare. The front door is at the left bay of the red brick façade, recessed behind a round arch with an art glass side window (perhaps modern) and transom light. Two windows to the right, and all three windows at the second story, are 1/1s in rectangular openings with soldier brick lintels. At the façade limestone is in dressed ashlar courses below a thick water table, and is used as sill courses at both stories. The hipped composition shingle roof has a front-facing hipped dormer projecting from just below the peak (in fact, aerial views show that the house has dormers on all four sides).

Ancillary Building: This frame garage has a gabled roof and board & batten wood siding which appears to date

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 16 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

from the period of significance.

4241-43 Blaine Avenue (Photo 13, partial at left) (1C/0NC)
1904

Architect: Exchange R. E. & Bldg Co.
Builder: Exchange R. E. & Bldg Co.

This two-story building looks like a typical turn-of-the-century four-family building: two stories tall and four bays wide, the façade is composed of light red-brown brick. Decorative pressed brick forms the label course following the first story's round-arched openings, a sill course at the second story, and decorative work at the cornice and basement windows. The first story's replacement front doors are paired behind round-arched openings at the first and third bays; the two first-story windows and all four second story windows are boarded. In most respects it is very similar to hundreds of other four family buildings constructed in this period, but in fact this is the eastern two-thirds of a six-family building. The western two-family section was removed at an unknown date prior to 1951.

4245 Blaine Avenue (1C/0NC)
1956

Builder: Christian Fundamental Church

This single-story dwelling has a gabled front and a full-length shed-roofed brick porch. The front door is at the left side of the facade and the 3-part window is at the right. The variegated brick exterior hides a concrete block structure; the foundation is concrete.

4265-69 Blaine Avenue (Photo 1, right) (1C/0NC)
1900

Architect: A. Riewe
Builder: Geo. Plegge

The edifice at this prominent corner location is designed to appear and function as two buildings, although the permit record clearly indicates that the two sides were constructed as one. A commercial block at the Tower Grove Avenue side of the building has a cutaway first story entrance behind a brick corner pier. Storefronts (now boarded) line Tower Grove Avenue for the length of the (approximately) 60 foot façade. The two stories are separated by a terra cotta string course. At the second story, six segmental arched window openings are boarded. There is a broad center step in the parapet wall and end blocks at both sides.

The elevation facing Blaine Avenue is divided into two parts. The corner storefront is at the western end. On this elevation the second story has three round-arched window openings connected by a molded brick label course. Below the storefront window, the base of the building is covered with imitation stone veneer. The cornice area is parged, and the parapet has end blocks. Just over half of the Blaine Avenue elevation is a multifamily section of the building, probably with no interior connection to the corner unit (based on Sanborn maps) and set back from the corner block by about a foot. This section reads as a symmetrical four-family, with two recessed entries centered (now filled in with modern doors). The flats carry over some decorative elements from the commercial side: the red brick is the same; the parapet and cornice line are continuous (as is the extant brick corbelling under the cornice area); and above the two entries is an arcade of three blind round arches sharing a single sill and common pressed brick arcade extrados. At both stories the wide 1/1 windows at the outer bays of this section are in segmental arched openings. A limestone sill course at the first story separates a brown brick base.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 17 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4100 Folsom Avenue (1C/0NC)

1929

Architect: Management & Eng. Co. (Chicago)

Builder: Woermann Const. Co.

Style: Art Deco

This single-story red-brown brick building was constructed as a substation for the Laclede Power and Light Company, the last major competitor to Union Electric before St. Louis' power system was completely consolidated. This building is believed to be individually eligible for National Register listing. Its late 1920s date is reflected in Art Deco styling. Much of the detail work is carried out in concrete with a rough sandy aggregate that gives the appearance of pink granite: squared off quoin-like blocks around the entrance, stylized caps and pendants on buttresses at the three main elevations. Facing Folsom Avenue, the building has two large 36-light industrial metal windows to either side of the central double doors. The foundation is concrete (painted white) and the roof is flat. A transformer yard is behind the building; its concrete block walls may date from a 1947 permit. The building remains in use as an electrical substation.

4106-08 Folsom Avenue (1C/0NC)

1926

Architect: S.A. Knorth

Builder: Ace R&B Co.

This two-story two-family building reflects the contemporary Arts and Crafts and Tudor Revival styles, and uses more high-style details than many of the period. The façade is wire-striated red-brown brick, organized in three symmetrical bays. Original front doors with segmental arched windows are at the outer bays. Simple brick stoops lead to them and shed hoods are detailed with shaped rafters and braces. Above the front doors at the second story are square brick panels outlines in brown brick with green corner tiles. At both stories of the center bay is a triple set of original sash windows. The building has a flat roof, but the façade has an elaborate front roof with half-timbered stuccoed cross gable at the center and shaped vergeboards and brackets. The limestone foundation is visible at the side elevations.

4116 Folsom Avenue (1C/0NC)

1957

Architect: Vincent G Mueller

Builder: Mueller Bldg Const Co.

This single-story dwelling has a variegated brick veneer over a concrete block structure. The shallow hipped roof is composition shingle. The front door is centered under a metal awning on metal supports; to the right is a triple set of windows (the large center sash fixed) and at the left is a small pair. The foundation is concrete.

4126 Folsom Avenue (Photo 7, right) (1C/0NC)

1928

Architect: Dickie Const. Co.

Builder: Dickie Const. Co.

This single story warehouse building is constructed of oversized engineering brick. Thirty feet deep by fifty feet wide, it is sited at the rear of its lot, with a large yard of grass and concrete to the east and north. A tall chain link fence surrounds the entire property from 4118 – 26 Folsom Avenue. Facing north, there is a centered garage door opening which retains its large wood doors on overhead tracks. To the left is a standard sized door (its opening filled in from what had apparently been a much taller opening) and small glass block window. To the right of the center doors is a metal industrial multipane window. The design is utilitarian: the only relief from the flat brick

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 18 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

surface is a pair of pilaster-like buttresses which effectively divide the façade into three bays. A low parapet wall has clay tile coping. The flat roof slopes to the rear. The empty space between this building and that immediately east is labeled on maps as a "construction yard." The building is currently vacant but remains in good condition.

4130 Folsom Avenue (2C/0NC)
1897/1950

This two-story flat-roofed brick building retains its second story fenestration (two original round-arched windows and one rectangular double-hung window), indicating the building's historic origins. In 1950 the owner received a permit to cover the façade with "cast stone" at an estimated cost of \$1300. Other alterations may date to the same period, particularly the front door at the left bay with its round window. The building is built right up to the sidewalk.

Ancillary Building (Photo 7, left): A gabled frame garage on concrete foundation retains enough original wood trim to convey its historic associations.

4132 Folsom Avenue (1C/0NC)
c.1899

This unusual two-story red brick building is irregularly fenestrated, with four tall door openings at the first story, all boarded, and three segmental arched window openings (also boarded) at the second. Second story windows are on limestone sills and have soldier brick arches. The building is built right up to the sidewalk. It appears that a front roof may have been removed at some point; the building has two side parapet walls, and instead of a cornice the building has a layer of asphalt flashing lapping over the edge from the flat roof. The center section of the façade is slumping and part of it may have been rebuilt.

Ancillary Building: A brick building at the rear of the lot was permitted in 1913.

4136-38 Folsom Avenue (1C/0NC)
1931
Style: Art Deco

This single-story vernacular Art Deco building is three bays wide, built right up to the sidewalk on Folsom Avenue Ave. The façade is wire-striated buff brick, while the side elevation is common red brick. A transomed entrance with sidelights is at the center bay, separated from the outer bays by two brick piers on limestone bases and with limestone half-pyramidal caps. This detail is repeated at the edges of the façade, where the piers soar above the front parapet wall. The outer bays feature three window openings on a limestone sill course. These are divided into an upper transom window of three panes, and a lower section which is boarded in five of the six windows. The remaining window appears historic and is a single large pane. The façade has simple squared-off terra cotta coping and a limestone foundation.

4144 Folsom Avenue (Photo 6, third from right) (1C/0NC)
1932
Style: Tudor Revival

This single-family dwelling was constructed during the lean years of the Depression but includes extensive decorative detailing. The simple front-gabled form is enhanced with a full-length front porch with a low open variegated brick wall, turning into a covered projecting gable section over the front door. The door and the opening in the porch directly in front of it are Tudor-arched, as are the two sash windows at the facade and the three-part mullioned window in the gable end at the upper story. The upper windows and the top sash of the first story

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 19

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

windows are diamond-paned leaded glass in pastel hues. The façade is variegated brick with what appears to be limestone detail at the fenestration. The roof is red ceramic tile.

4146 Folsom Avenue (Photo 6, second from right) (2C/0NC)
1908

Builder: FJ Cornwell & Son

The narrow single-story brick dwellings at 4146-4148 Folsom Avenue are nearly identical although they were permitted separately in 1908. At 4146, the front door (a solid replacement) is at the right bay, with two original 1/1 windows to the left. The door and windows have heavy bars over them. The front porch (right) is a cast stone replacement with a 1950s-era metal awning above the door. The façade and the stone sill course are painted. The front parapet wall features end blocks and a distinctive brick pattern in the center peak, a circle with a keystone above it and wings to either side. The center peak at #4146 is steeper than that next door. The metal coping is missing from the parapet wall's end blocks and deteriorated at the center peak.

Ancillary Building: This gabled frame garage has shiplap wood siding and is considered a contributing resource.

4148 Folsom Avenue (Photo 6, right) (1C/0NC)
1908

Architect: Trade R & B Co.

Builder: Trade R & B Co.

The narrow single-story brick dwellings at 4146-4148 Folsom Avenue are nearly identical although they were permitted separately in 1908. At #4148, the front door (a solid replacement) is at the right bay, with two original 1/1 windows to the left. The façade and the stone sill course are painted. The front parapet wall features end blocks and a distinctive brick pattern in the center peak, a circle with a keystone above it and wings to either side. The center peak at #4148 is less steep than that next door. The parapet wall's metal coping is in good condition.

4152-54 Folsom Avenue (1C/0NC)
1915

Architect: GA Sundquist (Sundquist)

Builder: GA Sundquist (Sundquist)

This four-family building is two stories; its façade is symmetrical. The front doors are paired under a shed-roofed awning at the center two bays, which replaces an earlier porch. Three of the front doors are original, with three narrow glass panes in the wood door; the left door is a replacement. At the outer bays of the first story and all four of the second, the windows are original 1/1s. Raised brick forms label moldings above the windows. The red brick facade has a corbelled cornice, and a front parapet wall with white terra cotta coping, end blocks and a center step. The foundation is limestone and the roof is flat.

4156 Folsom Avenue (1C/0NC)
1957

Builder: Gibson Const Co.

The two single-story apartment buildings at 4156 and 4160 Folsom Avenue (along with those at 4147-51 Blaine Avenue) brought a new style of apartment living to the neighborhood. These identical buildings face each other across a central walk. Each building consists of five units opening to the walk instead of to the street. Exterior walls are brick: ruddy tan under the sills of the horizontal sliding windows, and variegated red above. Metal windows are also used in the end units on the sides facing Folsom Avenue: four horizontal panes to either side of a large fixed center sash. The low hipped roof is covered with composition shingle and has wide overhanging eaves.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Section 7 Page 20

The structure is concrete block and the foundation is concrete.

4160 Folsom Avenue (1C/0NC)

1957

Builder: Gibson Const Co.

The two single-story apartment buildings at 4156 and 4160 Folsom Avenue (along with those at 4147-51 Blaine Avenue) brought a new style of apartment living to the neighborhood. These identical buildings face each other across a central walk. Each building consists of five units opening to the walk instead of to the street. Exterior walls are brick: ruddy tan under the sills of the horizontal sliding windows, and variegated red above. Metal windows are also used in the end units on the sides facing Folsom Avenue: four horizontal panes to either side of a large fixed center sash. The low hipped roof is covered with composition shingle and has wide overhanging eaves. The structure is concrete block and the foundation is concrete.

4164 Folsom Avenue (1C/0NC)

1963

Architect: S. Dien

Builder: Daniel A Glaser

This eight-family building continued the trend, established in the late 1950s, of constructing single story apartment units facing the side elevations instead of the street. The large rectangular footprint accommodates four units on each side. Facing Folsom Avenue, the symmetrical elevation has two sliding metal windows on a stone sill course to the center and larger metal sliding windows to the outer edges. Individual air conditioning units are built in below the outer windows. The exterior of the building is red brick veneer (over concrete block structure) and the foundation is concrete.

4202 Folsom Avenue (Photo 3, sixth from right) (1C/0NC)

c. 1895

This two-story brick commercial building has a single story projecting storefront, added in 1899. The store windows at the left retain original transoms but the windows themselves have been replaced with darker glass. The replacement door to the storefront is canted; the door to the upstairs unit is flush with the original wall and probably dates from before the storefront addition. At the second story there are three 1/1 windows under an applied metal upper cornice over a pressed brick and corbelled brick courses. The parapet wall has end blocks. A ghost sign on the west side of building reads: "CHEW STAR TOBACCO LEADING BRAND OF THE" (the last word is obscured by the fence). This ad for a leading Liggett & Myers brand was painted over an earlier sign, the second half of which is still visible: "...Famous ...& Morgan Clothing." The use of the western wall for advertising is an indication that the next lot was never built on.

The 1900 census indicates that the grocer who operated the store also lived in the building; his 19 year old son worked in tobacco and his 14-year-old worked at the box factory.

4209-21 Folsom Avenue

This building is described with the rest of the Liggett & Myers complex at the beginning of Section 7.

4210 Folsom Avenue (Photo 3, fifth from right) (2C/0NC)

1909

Architect: William McMahan

Builder: B. J. Charleville

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 21

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

The single-story red brick houses at 4210 and 4212 Folsom Avenue were constructed from the same plans in 1909. Both have a front porch at the right, with a replacement front door just right of center and a narrow sash window to the right of that. At the left side is a wider sash window. At 4210 Folsom Avenue, the front porch is original, with brick piers on a low brick wall, and a hipped roof over dentilled wood cornice. The windows are vinyl replacements. The front wall has a corbelled cornice; the parapet wall has end blocks with original metal caps. The roof is flat, and the foundation is limestone. Metal awnings are at the left window and the windows on the east elevation.

Ancillary Building: The gabled brick garage at the alley is considered a contributing resource.

4212 Folsom Avenue (Photo 3, fourth from right) (1C/0NC)
1909

Architect: William McMahan
Builder: B. J. Charleville

The single-story red brick houses at 4210 and 4212 Folsom Avenue were constructed from the same plans in 1909. Both have a front porch at the right, with a replacement front door just right of center and a narrow sash window to the right of that. At the left side is a wider sash window. At 4212 Folsom Avenue, the front porch has been replaced by a concrete stoop with a shed roof on metal supports. The windows are replacements. Over the wide left window is a raised brick label detail. The front wall has an elaborately corbelled cornice; the parapet wall has end blocks, possibly truncated, with concrete caps. The roof is flat, and the foundation is limestone.

4216 Folsom Avenue (Photo 3, third from right) (1C/0NC)
1890

Style: Queen Anne

The three single-family houses at 4216 - 22 Folsom Avenue were among the original 18 buildings claimed to already have been built when the Dundee Place subdivision went up for auction in 1891. This two-story red brick house has a painted red façade with a projecting gabled left bay. The front door (hidden behind a metal grill, below a covered transom) is at the recessed right bay at a hip-roofed corner brick porch. The first floor window opening at the left bay is flat-arched with rounded corners; within are two 1/1 windows and a transom light (the glass panes in the transom are replaced with wood or another paintable material). At the second story is a pair of 1/1 windows in a segmental-arched opening. Above in the closed gable end is a set of two X-paned paired windows with plywood in place of the glass. At the second story above the front porch is a single 1/1 window in a segmental arched opening. All of the facade's 1/1 windows are modern vinyl replacements. Patterned pressed brick is used in courses at both stories. Below the cornice, a narrow wood frieze board has a repeating bull's-eye motif. The roof is a hip covered with composition shingle. The foundation is limestone.

4220 Folsom Avenue (Photo 3, second from right) (1C/0NC)
1890

Style: Queen Anne

The three single-family houses at 4216-22 Folsom Avenue were among the original 18 buildings claimed to already have been built when the Dundee Place subdivision went up for auction in 1891. This two-story red brick house has a projecting gabled left bay. The replacement front door (under a replacement transom window) is at the recessed right bay at a corner wood porch with a mansard-like roof. Both first floor window openings at the left bay are segmental-arched with brick labels; within are replacement 1/1 windows. This pattern is repeated at the second story, without the elaborate labels. Above in the closed gable end is asphalt shingle. At the second story above the front porch is a single replacement 1/1 in a segmental arched opening. Patterned pressed brick is used in courses at

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 22

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

both stories. Below the cornice, a narrow wood frieze board has a repeating bull's-eye motif. The hipped roof is covered with composition shingle. The foundation is limestone.

4222 Folsom Avenue (Photo 3, right) (1C/1NC)
1890
Style: Queen Anne

The three single-family houses at 4216 – 22 Folsom Avenue were among the original 18 buildings claimed to already have been built when the Dundee Place subdivision went up for auction in 1891. This two-story red brick house has a projecting gabled left bay. The front door (a replacement door under a covered transom) is at the recessed right bay at a corner frame porch with a mansard-like roof. Both first floor window openings at the left bay are segmental-arched with brick labels; within are replacement 1/1 windows. At the second story is a pair of 1/1s within a single wide opening. Above, the closed gable end is filled with asphalt shingle. At the second story above the front porch is a single replacement 1/1 in a segmental arched opening. Patterned pressed brick is used in courses at both stories. Below the cornice, a narrow wood frieze board has a repeating bull's-eye motif. The hipped roof is covered with composition shingle. The foundation is limestone.

Ancillary Building: a frame gabled garage lacks historic exterior materials (noncontributing)

4224-28 Folsom Avenue (Photo 3, partially visible at right) (1C/0NC)
1907
Architect: Shisler Bidwell B Co.
Builder: Shisler Bidwell B Co.

This two-story building appears to have been constructed for six flats. The façade is red brick. Front doors are recessed behind rectangular entries at the second and fourth bays (two at the second bay and one at the fourth); a single original 1/1 sash window is over each door. At the other three bays, wide original 1/1 windows are at both stories. All of the window openings have stone sills and thick stone lintels which could be limestone or marble. The modillioned cornice and plain frieze board appear to be wood. The roof is flat.

4242-44 Folsom Avenue

This building is described in the section on Liggett & Myers resources at the beginning of Section 7.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 23

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4109-11 Lafayette Avenue (Photo 23, third from left) (1C/0NC)
1916

Builder: J. A. Sheehan (per permit) or Mardyke Investment Co. (from *St. Louis Daily Record*, builder and arch.)

This four-family brick walkup apartment building is currently vacant and boarded but appears to be in good condition. The three-bay façade is faced with dark variegated rough-textured brick. The front door is centered at grade. Over the door, the addresses are carved in a limestone label. A window opening is between stories above the front door. The outer bays project; they are topped with stucco and half timber gable ends supported on two brackets each and purlin ends. The window openings are wide at both stories, with limestone sills. A soldier brick course acts as the lintel for the first story windows. The roof is flat. The stone foundation, visible at the side elevations, is painted.

4117-19 Lafayette Avenue (Photo 23, second from left) (1C/0NC)
1917

Builder/architect: Mardyke Investment Co.

There is a distinctive brick which has a rough-textured center section which a smooth finish at either end. Laying these next to each other achieves something of an optical illusion effect, since from a distance the center rough ends almost read as headers. This type of brick is used on this block at 4117-19, 4121-23 and 4133-35 Lafayette Avenue.

The building is a four-unit walkup apartment building, a symmetrical three bays wide with a front door (a modern replacement between covered sidelights) at grade in the center bay. The door is sheltered by an intact gable-on-shed hood with stucco and half timber in the prominent gable end, wood trim boards, and two large wood brackets. Above the front door between stories is a window indicating the location of the central stair. At the two outer bays, pairs of replacement windows are in wide openings at both stories. At the first story the windows are set on a stone sill course; at the second story window pairs have discrete stone sills. Instead of separate lintels the windows are topped by soldier courses of brick at the basement and first story. The two outer bays are capped by hip roofs with a high peaked center parapet wall between them at the center bay. These embellishments at the facade hide the flat roof behind.

4121-23 Lafayette Avenue (Photo 23, left) (1C/0NC)
1917

Builder: Mardyke Investment Co.

This building is currently vacant and boarded. The building is a four-unit walkup apartment building, a symmetrical three bays wide with a front door at grade in the center bay under a thick stone lintel. The façade is the same brick described above in a more brown tone. The outer bays project, sunroom style. The brick is used as soldier courses as above, and the sills are limestone. Wide window openings at the outer bays are boarded, as is the front door and the window above it. The front roof is side gabled; a center cross gable covers the recessed center bay. The gable end is treated with stucco and half timbering. Wood detail at the roof includes a frieze board, brackets and false purlin ends. The building is in fair condition; there is a potential structural problem evidenced by a foundation stone and face bricks falling off at the undermined lower left corner of the façade.

4125-27 Lafayette Avenue (1C/0NC)
1917

Architect: C. L. Thurston
Builder: Barru Building & Inv. Co.

This two-story building has a rough-textured red brick facade. Its conversion from four flats to two townhouse units was effected by covering the two inner doors with plywood. The other two doors are windowless modern

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 24

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

replacements. All four door openings are at a porch at the center two (of four) bays. The low brick side walls are battered, and two sets of steps differentiate the two sets of doors. The porch one supported a second story balcony but is now roofless. The five-light wood doors at the second story remain in place, their transoms covered. Two high rectangular windows are placed between the two doors. At the outer bays, a wide original 1/1 window on a stone sill is at each story. The side gabled front roof is asphalt shingled but retains red clay coping tiles at the ridge; it also shows a wide cross gable with half timbering and stucco at the facade. Beyond the front of the building the roof is flat. The foundation is limestone.

4133-35 Lafayette Avenue (IC/0NC)

1917

Architect: C. L. Thurston
Builder: Barru Building & Inv. Co.

This four-family building has a facade of the same two-textured brick found further down the block (described at 4117 Lafayette Avenue). In this case the brick is red. This building is currently vacant, and all four front doors and facade windows are boarded. The facade is composed symmetrically around a recessed center bay, with left and right bays thrusting forward as sunrooms. These bays are crowned with front gable roofs with a stucco half timbered effect in the gable ends. The porch and balcony are flush with the walls of the outer bays, creating secluded spaces covered by the front roof. The main roof is flat. The foundation, visible at the sides of the building, is limestone. While the condition of the building appears to be generally good, there is some damage where bricks are missing around the basement windows.

4139 Lafayette Avenue (IC/0NC)

1917

Architect: Charles Thurston
Builder: William Kibby

This four-family walkup apartment building has a rough-textured variegated brick facade. The front door is at grade. One of its original sidelights is intact, and one has been covered to affix a mailbox. The door surround is in a shallow open gable supported on wood columns, their capitals replaced with wood blocks. There is a window between stories above the front door. At the left and right bay, triple sets of replacement windows rest on a stone sill course at the first story and stone sills at the second. Brick is arranged into panels between stories. The side gabled front roof is broken by front gables at the outer bays; behind this the main roof is flat. The foundation is limestone.

4141-43 Lafayette Avenue (IC/0NC)

1917

Architect: Charles Thurston
Builder: William Kibby

This wide four family building has a rough-textured red brick facade. The deep shed-roofed porch runs the full width of the facade. A wide low-pitched cross gable centers the porch, with a stucco and half timber treatment in the gable end. The first story has original Craftsman-era doors, two at the edges of the facade and two together at the center. The two windows (between the inner and outer doors) are wide, original 7/1 sash windows. At the second story, the two wide outer windows have been replaced, while two small casements at the center are original multilights. There is a soldier brick lintel course at the second story. The front roof is a low-pitched open gable without front eaves (a possible modification). Some sections of porch brick are spalling after repointing with what appears to be concrete. The foundation is limestone.

4145-47 Lafayette Avenue (IC/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 25

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1917

Architect: Charles Thurston
Builder: William Kibby

This building is vacant but appears to be in good condition. All of the façade openings are boarded. This wide four family building has a rough-textured brown brick facade. The deep shed-roofed porch runs the full width of the facade. The first story has two door openings at the edges of the facade and two together at the center. The two window openings between the inner and outer doors are wide. At the second story, the two wide outer windows are on limestone sills. Between them are two small windows placed together high in the wall. There is a soldier brick lintel course at the second story. The front roof is a low-pitched side gable with a wide open front gable crossing, its eaves supported on three brackets. The front roof is composition shingle; behind the first bay the roof is flat. The foundation is limestone.

4151 Lafayette Avenue (1C/0NC)

1922

Builder/architect: F. E. A. Darr

This four-family walkup apartment building is two stories high. The red brick façade is clearly divided into three bays by a slight (1 wythe) setback of the center bay. The design is identical to that next door at 4155 Lafayette Avenue. The front entrance (a solid door with a small diamond paned window and sidelights) is a step above grade at the middle bay, sheltered by a bracketed gable hood. There is an original 9/1 window above the front entrance between stories. At the outer bays, a triple set of 9/1 windows is at both stories, set on a limestone sill. The façade is capped by a shallow hipped front composition shingle roof, behind which the main roof is flat. The foundation is limestone.

4155 Lafayette Avenue (1C/0NC)

1922

Builder/architect: F. E. A. Darr

This four-family walkup apartment building is two stories high. The red brick façade is clearly divided into three bays by a slight (1 wythe) setback of the center bay. The design is identical to that next door at 4151 Lafayette Avenue. The front entrance (a solid door with a small diamond paned window and sidelights) is a step above grade at the middle bay, sheltered by a bracketed gable hood. There is an original 9/1 window above the front entrance between stories. At the outer bays, a triple set of 9/1 windows is at both stories, set on a limestone sill. The façade is capped by a shallow hipped front composition shingle roof, behind which the main roof is flat. The foundation is limestone.

4161-63 Lafayette Avenue (1C/0NC)

1916

Architect: George A. Sanguinet
Builder: Bonded Building Co.

This four-family brick walkup apartment building has a light brown brick façade. The center door has been replaced and its sidelights are covered; all are located at the center bay beneath a bracketed gabled hood. Unlike most walkups in the district, the front door is five steps above grade (instead of one). The entrance bay is sandwiched between stacks of brick double balconies at the left and right bays. The foundation level is arcaded (originally open, now filled in), and the second story balconies are unroofed. All four balconies are accessed by a replacement door between two full-sized replacement windows. There is another replacement window above the front entrance. The roof is flat, hidden by a parapet wall with center and end steps.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 26

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4165-67 Lafayette Avenue (1C/0NC)
1916

Architect: George A. Sanguinet
Builder: Bonded Building Co.

This four-family brick walkup apartment building has a rough-textured red brick façade. The center door has been replaced and its sidelights are covered; all are located at the center bay beneath a bracketed gabled hood which retains its green ceramic tile roofing. Unlike most walkups in the district, the front door is five steps above grade (instead of one). The entrance bay is sandwiched between stacks of brick double balconies at the left and right bays. The foundation level of the balconies is open, and original basement windows are visible under the balconies. The second story balconies are unroofed. All four balconies are accessed by a multilight door between two full-sized original 6/1 windows. There is another 6/1 window above the front entrance. The roof is flat, hidden by a parapet wall with center and end steps. It appears that some form of shade or cornice has been removed above the second story, where there is a wide panel of different-colored bricks.

4177-79 Lafayette Avenue (1C/0NC)
1917
Builder: Geo. Sokol

This building is currently vacant and completely boarded, with a large sign in the front yard indicating the floor plans of the rehab to come. It is two stories tall and three bays wide. The left and right bays of this red brick four-family building project, sunroom-style. The front window openings are wide enough to accommodate a pair, with a single window on the outside of the projecting bays. The porch space between the outer bays is completely boarded over, giving no indication of the front door configuration. Above this is a second story balcony with two boarded doors to the upstairs units. The balcony is roofed. The outer bays are capped with front gables (although the main roof is flat); their ends are embellished with stucco.

4201 Lafayette Avenue (1C/0NC)
1916
Architect: Sam Koplár
Builder: Sam Koplár
Style: Arts & Crafts/Bungalow

The two buildings at 4201 and 4207 Lafayette Avenue were constructed from the same building permit, although the facades are articulated differently. At 4201 Lafayette Avenue, the front gable roof begins just below the level of the second story window's top. The visual weight of the house is at the right side of the façade: a shed-roofed front porch on brick piers starts a few feet shy of the left side wall and stretches beyond the right wall, wrapping to the first bay of the east elevation. The multilight front door is at the left side of the porch (a small 1/1 side window off the porch is to the left of the door), and a triple set of 1/1 windows with art glass transoms is at the right side. At the second story a single 1/1 window is at the left side of the façade. A stuccoed bay with a set of four 1/1 windows is at the right (just over half of the façade), its separate bracketed gabled hood merging into the main roof. The roof material is composition shingle and the foundation, visible at the left end of the façade and at the side elevations, is limestone.

4207 Lafayette Avenue (2C/0NC)
1916
Architect: Sam Koplár
Builder: Sam Koplár

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 27

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Style: Arts & Crafts/Bungalow

The principle features of this dark red brick dwelling are a full-width brick front porch on battered piers, sheltered by a forward extension of the main roof, and a wide center gabled dormer. The dormer has a set of replacement windows (what appears to be a large fixed pane between two other modern fixed or casement windows) framed by brackets. The gable end is filled in with modern vinyl horizontal siding. At the first story, the original front door and two small art glass side windows are at the left side, and a triple set of windows is at the right. The roof material is composition shingle and the foundation is limestone.

Ancillary Building: This small frame garage retains French red clay tile on its gabled roof. It also retains hinged wood doors and exposed rafter tails.

4211 Lafayette Avenue (2C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This house is one of 18 in a row built on the same permit in 1915. Each facade is articulated with different detailing. In this case, the principle features are a full-width limestone front porch with battered piers supporting a shed roof, and a horizontal sided center projecting bay which dominates the second story. The front gable roof starts midway up the second story windows. The five replacement vinyl windows of the second story are in the bay; red brick walls (with darker headers interspersed with the stretchers at every sixth course) to either side have corbelled panels as a base for the brackets which support the tapered vergeboard. At the first story, the replacement front door and glass block sidelights are at the left side, and a triple set of 1/1 windows is at the right. The roof material is composition shingle and the foundation is limestone.

Ancillary Building: Although most of the exterior is sided, this gabled frame garage retains historic wood trim pieces and is visibly a remnant of the historic period.

4215 Lafayette Avenue (1C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 in a row built on the same permit in 1915. Each facade is articulated with different detailing. In this case, the principle features are a nearly full-width brick front porch with a hipped roof and exposed rafter ends, and a center gabled wall dormer. The facade's side gabled roof starts midway up the second story windows. The 1/1 windows of the second story are in the wall dormer; brown brick walls to either side have very small square windows just under the eaves. A lozenge-shaped vent is in the gable end, which is supported on two brackets. At the first story, the multilights front door and small side windows are at the left side, and a triple set of 1/1 windows is at the right. The roof material is composition shingle and the foundation is limestone.

4217 Lafayette Avenue (Photo 24, sixth from left) (1C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 in a row built on the same permit in 1915. The facade and porch of this building are brown brick. A full-width brick front porch has a gabled roof, its end filled with stucco and imitation half-

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 28

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

timbering. The porch is enclosed in a manner which leaves the original material intact. Above the porch, a shallow stuccoed center bay with canted sides has a slight hipped roof of its own (covered with red clay tiles) under the main eaves of the front-gabled house. The façade reads as 1 ½ stories, the roof originating midway up the second story windows. Three windows are in the bay; brown brick walls to either side have very narrow windows. All five are sheltered (and obscured) by 1950s-era metal awnings. Between the bay's roof and the eaves, the front gable end is stuccoed and has a lozenge-shaped vent. The roof material is red ceramic tile and the foundation is limestone.

4221 Lafayette Avenue (Photo 24, fifth from left) (1C/0NC)

1915

Builder: Sam Koplár

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 in a row built on the same permit in 1915. Each facade is articulated with different detailing. The principle features of this dark red brick dwelling are a full-width front porch, sheltered by a forward extension of the main roof and differentiated by a slight decrease in its width, and a wide center gabled dormer. The porch's brick piers have panels of patterned brick. The dormer has four narrow 1/1 windows framed by brackets with support the eaves and topped by a frame and stucco gable end. At the first story, the original front door and sidelights are at the left side – both the top light in the door and the sidelights has a pointed arch or triangular shape. A triple set of 1/1 windows is at the right. The roof material is composition shingle and the foundation is limestone.

4225 Lafayette Avenue (Photo 24, fourth from left) (1C/0NC)

1915

Builder: Sam Koplár

Style: Arts & Crafts/Bungalow

This dark red brick single family dwelling is one of 18 built on the same permit in 1915. Its façade reads as a story and a half, with a shallow gable roof that meet the side walls just below the tops of the second story windows. The full-width front porch has a hipped roof on brick piers at the left bay only. The front door has small art glass windows to either side. At the right bay of the first story is a triple set of windows on a stone sill. At the second story the fenestration is symmetrical and seems pushed to the outer edges of the building. Near the outer wall at either side is an arched single pane window, with a sash window just towards the inside of the building. The window sets are separated by a center raised brick diamond pattern. The three main window openings at the façade have metal awnings. Between the inner and outer window at each side is a bracket which supports the wide eaves, and running just above the brackets is a frieze board which separates the brick façade from the stuccoed gable end. The roof material is composition shingle. The foundation, not visible at the façade, is limestone.

4227 Lafayette Avenue (Photo 24, third from left) (1C/0NC)

1915

Builder: Sam Koplár

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 in a row built on the same permit in 1915. Each facade is articulated with different detailing. The principle features of this brown brick bungalow are a full-width brick front porch, sheltered by a forward extension of the main roof, and a wide center shed dormer. The vinyl sided dormer has three replacement vinyl 1/1 windows. At the first story, the front door and sidelights are at the left side, and a triple set of casement windows with transoms is at the right. The roof material is composition shingle and the foundation is limestone.

4229 Lafayette Avenue (Photo 24, second from left) (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 29

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1915

Builder: Sam Koplak
Style: Arts & Crafts/Bungalow

This dark red brick single family dwelling is one of 18 built on the same permit in 1915. Its gable roof meets the side walls just below the tops of the second story windows. The full-width front porch has a gable roof on brick piers with small tile or stone T-shaped insets near the top. Its gable end is filled with stucco and imitation half timber. At the left side of the first story, the original front door's unusual configuration (a triangular light atop three tall arrow panes) is echoed by a small pointed-arched art glass window to the left. At the right side of the first story is a triple set of windows on a stone sill. At the second story there is a centered projecting bay with its own hipped roof. The three windows at the bay are original 1/1s. To either side is a lancet arched art glass window. At either side of the bay is a bracket which supports the wide eaves, and running just above the brackets is a small area of horizontal siding in the gable end. The roof material is composition shingle. The foundation, not visible at the façade, is limestone.

4233 Lafayette Avenue (Photo 24, left) (2C/0NC)

1915

Builder: Sam Koplak
Style: Arts & Crafts/Bungalow

This bungalow is one of 18 brick buildings in a row built on the same permit in 1915. In this case, the façade and porch are a dark red rough-textured brick. The principle features are a full-width brick front porch, with a shed roof that joins the façade under the main eaves, and a wide center gabled dormer. The dormer actually projects beyond the plane of the façade, resting on the porch roof structure. It has two pairs of 1/1 windows framed in timber and stucco. At the first story, the front door and sidelights (all replacements) are at the left side. An unusual triple set of windows is at the left: each has an art glass transom over a single fixed pane or casement window. Brackets at the porch and front gable are soffitted in vinyl. The roof material is composition shingle and the foundation is limestone.

Ancillary Building: The contributing gable-roofed frame garage at the rear of the lot retains its wood double drop lap siding. It is in poor condition.

4237 Lafayette Avenue (Photo 25, fifth from left) (1C/0NC)

1915

Builder: Sam Koplak
Style: Arts & Crafts/Bungalow

The façade is a rough-textured red-brown brick. The house has a front gabled roof, elaborated with a wood vergeboard and two brackets. The full-width brick porch has a hipped roof. Above it is a projecting stucco and half-timbered bay. Three 1/1 windows are in the bay, with a small rectangular single pane to either side in the brick wall. At the first story, the original door is still used at the left bay. Small art glass windows are to either side. At the right are three 1/1 windows. The porch and main roof are both red ceramic tile. The foundation is limestone.

4241 Lafayette Avenue (Photo 25, fourth from left) (1C/0NC)

1915

Builder: Sam Koplak
Style: Arts & Crafts/Bungalow

This bungalow is one of 18 brick buildings in a row built on the same permit in 1915. Each facade is articulated with different detailing. The principle features of this bungalow are a full-width brown brick front porch, sheltered

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 30

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

under a lower-pitched forward extension of the main roof, and a wide center dormer. The stucco-covered dormer has a shed roof at the right with a projecting steep-pitched bracketed gable at the left side; the dormer's detailing, including vergeboards and exposed rafters, is Tudor Revival. The two small 1/1 windows in the gabled section share a leaded glass transom. Two larger original 1/1s are in the shed-roofed section. At the first story, the pointed arched front door light and sidelights (all original) are at the left side, and a triple set of casement windows with transoms is at the left. The roof material is composition shingle and the foundation is limestone (visible at the side elevations).

4243 Lafayette Avenue (Photo 25, third from left) (2C/0NC)

1915

Builder: Sam Kopljar

Style: Arts & Crafts/Bungalow

This dark red brick single family dwelling is one of 18 built on the same permit in 1915. Its shallow gable roof meets the side walls just below the tops of the second story windows. The almost full-width front porch has a gable roof on brick piers at the left bay only. The front door has small narrow windows to either side. At the right bay of the first story, a wide segmental arched opening holds a set of casement windows with art glass transoms divided by two wood mullions. At the second story the fenestration is symmetrical. Near the outer wall at either side is a small arched window; next to these are original 1/1 windows. Centered at the second story is a small art glass casement. Three heavy brackets support the eaves and vergeboard, and running at the second story lintel level is a frieze board which separates the brick façade from the stuccoed gable end. The roof material is composition shingle. The foundation, barely visible at the façade, is limestone.

Ancillary Building: The contributing gable-roofed frame garage at the rear of the lot retains its wood double drop lap siding.

4247 Lafayette Avenue (Photo 25, second from left) (1C/0NC)

1915

Builder: Sam Kopljar

Style: Arts & Crafts/Bungalow

This is one of the 18 buildings constructed on the same permit in 1915. The façade of this building is dark red brick. The roof is side gabled with composition shingles. The almost full-width front porch has a gabled roof on battered brick piers. The front door and sidelights are at the left, with a set of three original windows to the right (a 6/1 flanked by narrower 4/1s). At the second story is a wide stuccoed dormer with four original 6/1 windows. The stucco in the dormer and the porch gable ends have imitation half timbering, made distinctive by joining to form a center rectangle. The dormer's wood vergeboards are notched to accept bracket or purlin ends but these elements are not present. The foundation is limestone.

4249 Lafayette Avenue (Photo 25, left) (2C/0NC)

1915

Builder: Sam Kopljar

Style: Arts & Crafts/Bungalow

This is one of the 18 buildings constructed on the same permit in 1915. It has a front gable roof that meets the side walls just below the tops of the second story windows. The almost full-width front porch has a shed roof on brick piers. At the left side, the contemporary replacement front door has small rectangular windows to either side. At the right side of the first story is a triple set of windows on a stone sill. Hard to read from the street, it appears that windows are casements with transoms, obscured by 1/1 aluminum storm windows. At the second story there is a centered projecting bay with its own shed roof (supported by wood brackets at either end). The bays' windows

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 31

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

are original, a 12/1 flanked by narrower 9/1s. To either side is a small rectangular window. At either end of the facade is a bracket which supports the eaves and vergeboard. The roof material is composition shingle. The foundation is limestone.

Ancillary Building: The contributing gable-roofed frame garage at the rear of the lot retains wide wood horizontal siding.

4253 Lafayette Avenue (2C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 built on the same permit in 1915. The façade and front porch are dark red brick. The porch is nearly full-width, centered, with a gabled roof. The gable end is stucco with a center triangular panel. The original front door is at the left, flanked by original multipane sidelights. To the right is a triple set of windows, a 9/1 flanked by narrower 6/1s. The main roof is side gabled, covered its original slate. There is a large stuccoed shed dormer with a front gabled bay projecting from it. There are two original 1/1 windows in the bay and small narrower windows to either side in the shed-roofed section. The building's wood trim, including brackets at the upper gable, is intact. The foundation is limestone.

Ancillary Building: A contributing gable-roofed brick garage is at the rear of the lot.

4255 Lafayette Avenue (2C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This house is one of 18 built on the same permit in 1915. It is almost two full stories, with a dark red brick façade and front gabled roof. At the full-width brick shed-roofed porch, the replacement front door at the left side has two small side windows. Triple 9/1 windows are at the right. At the second story, a projecting stucco gable under the gable end has five windows.

Ancillary Building: The contributing gable-roofed brick garage at the rear of the lot retains a stucco gable end and other detailing.

4259 Lafayette Avenue (1C/0NC)

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 built on the same permit in 1915. The façade of this building is dark red brick, repointed with pink mortar. The roof is side gabled with composition shingles. The full-width front porch has a shed roof at the left side, where the boarded front door is. The right window is also boarded. At the second story is a wide stuccoed dormer with two pair of original 1/1 windows. The stucco in the dormer has imitation half timbering, distinctive for joining to form a center rectangle. The building is currently vacant but appears to be in good condition.

4261 Lafayette Avenue (1C/0NC)

1915

Builder: Sam Koplak

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 32 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 built on the same permit in 1915. The building has a dark red brick façade and porch. The full-width porch has a gabled roof. Both the porch and the shallow front gable of the house are filled with stucco and stickwork imitating half timbering. The front door opening and small side windows are at the left, and a window opening is at the right. All of the first story openings are boarded. A square brick panel centers the second story, with a replacement sash window to either side and a small narrow window at the two outer edges of the second story façade. The roof is composition shingle and the foundation is limestone.

4265 Lafayette Avenue

1915

Builder: Sam Koplak

Style: Arts & Crafts/Bungalow

This bungalow is one of 18 built on the same permit in 1915. The building has a brown brick façade and porch, sheltered by a shallower-pitched extension of the side gabled main roof. The roof is covered with red ceramic French tile. The original front door (left) has covered sidelights. To the right is a set of three windows which appear from the street to be casements with transoms. Above the roofline a prominent front gabled dormer is faced with brick in Flemish bond. The gable end is finished in stucco and imitation half timber, and other details such as the three wood brackets (showing signs of deterioration) and the notched vergeboard are consistent with the Tudor Revival aesthetic. Four 1/1s are at the dormer. The foundation is limestone.

4309 Lafayette Avenue (1C/0NC)

1923

Architect: OJ Popp

Builder: May B & I Co.

This brick building is a walkup apartment building with four units on two stories accessed by a center stair. The front door is centered at grade under a gabled hood. The door is a replacement, but the sidelights appear original. There is a 8/1 original window between stories above the door, indicating the stairway. At the outer bays, original 8/1 windows are paired at each story. All of the façade windows are set on limestone sills and are elaborated with darker brick forming labels and courses. The roof is flat, but a side gabled section with center cross gable adorns the front of the building only, covered with composition shingle. The foundation is rock-faced ashlar limestone, visible at the side of the building and at the east end of the façade where the front lawn slopes down to the corner lot.

4311 Lafayette Avenue (2C/0NC)

1920

Architect: OJ Popp

Builder: May Bldg & Inv Co

Style: Arts & Crafts/Bungalow

This two story house has a rough-textured dark red brick façade. The full front porch has a gable roof at the entrance (right), supported by brick piers. The front door is a replacement, but the side panel and its four-light window appear original. At the left, a pair of double hung windows have Craftsman-inspired multipane upper sashes. The second story is asymmetrical. A single small art glass window is at a gabled section at the left. This cross gable at the roofline and the porch gable end are filled with horizontal vinyl siding. At the right, a triple set of 9/1 windows shares a limestone sill. The main roof is side gabled, covered with composition shingle.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 33

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Ancillary Building: A contributing gabled frame garage is clad with wavy asbestos siding but retains some original trim and a wood rollup door.

4315 Lafayette Avenue (2C/0NC)

1920

Architect: OJ Popp

Builder: May Bldg & Inv Co

Style: Arts & Crafts/Bungalow

This two-story dwelling's façade is faced with dark red wire-striated brick. The full front porch has a shed roof. A replacement door is at the right. Shutters cover what appear to be the sidelight openings. A wide original 1/1 window is at the left. At the second story, a single 8/1 window is at the right and a pair at the left (the 8 lights are divided Craftsman-style with a high horizontal mutton to create four square lights over four long rectangles). The roof form is unusual: at first glance the house appears to be front-gabled, but in fact the gable does not cover the far left side of the façade. Viewed from the side, the front section of the house appears to be side gabled, with a cross gable that covers most of the façade. The gable end is vinyl-sided. Red matte brick contrasts in color and texture at soldier course and pendants at the porch piers.

Ancillary Building: A contributing gabled frame garage retains wood doors.

4319 Lafayette Avenue (1C/0NC)

1920 or 1921

Architect: O. J. Popp

Style: Arts & Crafts/Bungalow

This two-story brick single-family home has a full-width brick porch with a stuccoed gable end. The facade's unusual massing is similar to that at 4311 Lafayette Avenue. The front door is at the right; both front door and storm door appear original. There are two separate 8/1 wood windows at the first floor, widely spaced. At the second story, a triple set of 12/1 windows (in visibly poor condition) are at the left. At the right is a small replacement 1/1 window in a segmental arched opening. Above this window at the right bay is a shallow cross gable reaching forward from the shallow side gabled composition shingle roof.

4321 Lafayette Avenue (1C/0NC)

1921

Architect: Oliver J. Popp

Builder: LA or TA Rice

Style: Arts & Crafts/Bungalow

This two-story brick building has two front doors at opposite ends of the full-width shed-roofed front porch. The matte red brick façade has darker brick courses and panel similar to those at 4315 Lafayette Avenue. Centered at the first story is a pair of modern replacement 1/1 windows. A triple set of original 1/1s is at the second story. The roof is flat except for a front side-gabled section with a center stuccoed cross gable. Limestone foundation.

4325 Lafayette Avenue (1C/1NC)

1921

Architect: Oliver J. Popp

Builder: L. A. Rice

Style: Arts & Crafts/Bungalow

This two-story brick two-family building has two Craftsman-era front doors at the left side of a full-width front

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 34

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

porch. The porch roof is hipped, supported on rough-textured red brick piers with stucco panels. At the right side of the first story are three windows sharing an opening, a 9/1 flanked by narrower 6/1s. Above this at the second story is a projecting bay with 9/1 windows; a single window is at the left side of the second story. The building has a side-gabled front roof which extends back a full bay, behind which the roof is flat. The foundation is limestone.

Ancillary Building: A noncontributing gabled frame garage shows little or no historic material.

4327 Lafayette Avenue (1C/0NC)

1921

Architect: Oliver J. Popp

Builder: L. A. Rice

Style: Arts & Crafts/Bungalow

This two-story brick building has two replacement front doors at opposite ends of the full-width shed-roofed front porch. The rough-textured red brick used at the façade also forms Cottage-inspired brick porch piers with rounded shoulders. Between the two front doors three windows share an opening, a 9/1 flanked by narrower 6/1s. At the second story, two pair of 9/1 windows are set on brick sills in segmental arched openings, connected by a soldier brick label course. The front roof is side-gabled with a full-width front cross gable with a stuccoed end, supported on three brackets. The foundation is limestone.

4333 Lafayette Avenue (1C/0NC)

1921

Architect: Oliver J. Popp

Builder: L. A. Rice

Style: Arts & Crafts/Bungalow

This two-story brick building has two Craftsman-era front doors at opposite ends of the full-width shed-roofed front porch. Rough textured red brick is used at the façade and the stepped brick porch piers. Centered at the first story is a pair of what appear to be vinyl windows. A triple set of vinyl 1/1s is at the second story. To either side, the blind wall is embellished with a capital "I" pattern of soldier and stretcher bricks. The roof is flat except for a front side-gabled section with a center stuccoed cross gable. The foundation is limestone.

4337 Lafayette Avenue (Photo 26, 3rd from left) (1C/0NC)

1921

Architect: Oliver J. Popp

Builder: L. A. Rice

Style: Arts & Crafts/Bungalow

This two-story brick building has two front doors at opposite ends of the full-width hip-roofed front porch. Rough-textured red brick is used at the façade and the porch, where it forms two stepped brick piers. Centered at the first story is a pair of 1/1 windows. A triple set of 1/1s is at the second story in a shallow centered box bay with a metal shed roof on exposed rafter tails. The main roof is flat except for a front side-gabled section with a center open brick cross gable. The foundation is limestone.

4343 Lafayette Avenue (Photo 26, 2nd from left) (1C/0NC)

1921

Architect: Oliver J. Popp

Builder: L. A. Rice

Style: Arts & Crafts/Bungalow

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 35

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This brick building is a bungalow-styled version of the common St. Louis two-family flat. Its façade is rough-textured dark red brick. The most striking feature is a full-width front porch with thick stucco-over-brick piers at each end. The porch has a low-pitched gable roof with horizontal siding (narrow vinyl) in the gable end. Front doors are at either end of the porch. Stucco panels with brick lozenge designs are set between the doors and the center bay window (a set of three modern replacement 1/1s), which has a stucco panel at its base. At the second story, a wide center window opening is filled with what appears to be a fairly recent replacement set, and stucco panels to either side form a sort of frieze. The roof is flat, but a composition shingle side gabled section with center cross gable adorns the front of the building only. The foundation is limestone, visible at the side elevations but not the front.

4347 Lafayette Avenue (Photo 26, left) (1C/0NC)
1921

Architect: Oliver J. Popp
Builder: May B&I Co

This brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade under a gabled hood. The door is a replacement, but the sidelights appear original. There is a replacement vinyl sash window between stories above the door, indicating the stairway. At the outer bays, new vinyl 1/1 windows are paired at each story. Darker brick creates patterns with corbelled sills, labels, courses and a square panel design over the center window. The roof is flat, but a composition shingle side gabled section with center cross gable adorns the front of the building only. The foundation is rock-faced ashlar limestone, visible at the sides of building.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Section 7 Page 36

4101 McRee Avenue (2C/0NC)

1915

Builder: Bush-Burns (according to the building permit) or HC Howard (according to the St. Louis Daily Record)

This is a single-story red brick flat-roofed house with a parapet front and more elaborate detailing than most buildings of its type. The front porch at the right side of the façade has a gable roof which is articulated with imitation purlin ends, a tapered vergeboard, and imitation half-timbering in the gable end. Just below the stepped parapet wall is a similar applied gable, a vergeboard on three notched purlin-end brackets. Its stucco is missing, exposing the bricks beneath. There is a small side window high in the wall to the outer side of the front door. The porch base has been replaced with a concrete base, and the piers with metal supports. At the left side of the façade under an awning, a wide window opening accommodates a set of three windows, the center widest, with vertical panes in the upper sash. Below this, the basement window and the outer edge of the façade at the basement level have rough limestone quoining. The foundation, visible at the side elevations, is limestone.

Ancillary Building: A simple contributing brick garage has a gabled roof. The original door opening, now boarded, faces Thurman Avenue.

4102 McRee Avenue (1C/0NC)

1922

Architect: W. F. Sheehan

Builder: Mardyke Investment Co.

St. Louis's four-unit walkup apartment buildings conformed to a simple basic formula in the early 1920s, turned sideways in this case: while the rectangular footprint of the building is similar to others, the front entrance is on the wide side of the rectangle rather than the narrow side. This allows the façade five bays instead of the more typical three. The façade is red brick, with a slightly projecting center bay. The front entrance is at grade, with a projecting closed gabled hood above it. There is a window opening between stories above the entrance. Wide window openings on stone sills at the outer bays accommodate a single wide window at the first and fifth bays and a pair at the second and fourth. At the time of initial research, only the upper right unit was unboarded, retaining an original 6/1 window pair. The window has since been boarded. The roof is flat. Instead of a cornice below the parapet wall, there is a modillioned pent roof, which wraps around to the Thurman elevation (the east side of the building). At the center bay the pent roof is replaced by an open gable, supported at the eave returns by incongruous Craftsman style brackets. Although vacant, the building appears to be in good condition.

4103 McRee Avenue (1C/0NC)

1915

Builder: Bush-Burns (according to the building permit) or HC Howard (according to the St. Louis Daily Record)

The four flat-roofed single-story houses at 4101-4109 McRee Avenue were constructed from the same building permit, although each has different façade details. This red-brown brick facade has a front porch at the right side with a gable roof which is articulated with imitation purlin ends, a notched vergeboard, and imitation half-timbering in the gable end. The porch roof is supported on wood piers on concrete plinths and base. The front door is a replacement, and its sidelight has been covered. A transom light covers both the door and side panel. At the left side of the façade are two 3/1 windows in square head openings. Instead of a cornice, there are two courses of green enameled brick centered in the façade. The front parapet wall has a center step and end blocks. The foundation, visible at the side elevations, is limestone.

4107 McRee Avenue (1C/0NC)

1915

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 37

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Builder: Bush-Burns (according to the building permit) or HC Howard (according to the St. Louis Daily Record)

The four flat-roofed single-story houses at 4101-4109 McRee Avenue were constructed from the same building permit, although each has different façade details. This house has a front porch at the right side. Its hipped roof is supported by metal (replacement) piers, all resting on a base faced with imitation stone veneer. Set into the left side of the light brown brick façade are two original round-arched 1/1 windows. Above a soffitted cornice, the front parapet wall has white terra cotta coping, a center peak and end blocks. The foundation, visible at the side elevations and at the base of the façade, is limestone.

4109 McRee Avenue (1C/0NC)
1915

Builder: Bush-Burns (according to the building permit) or HC Howard (according to the St. Louis Daily Record)

The four flat-roofed single-story houses at 4101-4109 McRee Avenue were constructed from the same building permit, although each has different façade details. This dark brown brick facade has a front porch at the right side with a gabled roof which is articulated Tudor-style with vergeboards and stucco. The porch is supported on wood piers on brick half-walls. The front door is original. A small 1/1 window is set into the wall next to the door. At the left side of the façade is a 1/1 window (under a metal awning) on a limestone sill course. There is a wood cornice. The front parapet wall has clay tile coping, a center step and end blocks. The limestone foundation is visible at the side elevations; it wraps around the front corners of the house to form stone quoins (a pattern repeated at the window). Both the foundation and stone sill course are painted white.

4111 McRee Avenue (1C/0NC)
1909

Builder: JJ or Susan Smith

This single-story dwelling has a tan brick facade. A front door (a 1950s-era replacement) is at the left, and a 1/1 original window is at the right, both under metal awnings. Limestone at the foundation level and a sill course under the window are painted white. The front porch is a replacement concrete stoop. Brick corbels support a simple cornice. The front parapet wall has concrete coping, a center step and end blocks.

4112 McRee Avenue (1C/0NC)
1922

Architect: W. F. Hiran

Builder: Mardyke Investment Co.

The façade of this four-unit walkup apartment building is red brick. The front entrance is at grade, with a closed gabled hood on two squared wood columns. There is a window opening between stories above the entrance with a vinyl 6/1 window. Wide window openings at the outer bays accommodate triple sets of windows, a center sash window with narrower ones to either side. The roof is flat. Instead of a cornice below the parapet wall there is a modillioned pent roof, which wraps around to the side elevations and then stops. All of the windows are on stone sills and have soldier brick lintels. The brackets are in the Craftsman mode. The foundation is limestone.

4115 McRee Avenue (1C/0NC)
1909

Architect: John J. Smith

Builder: John J. Smith

The façade of this single story house, like the side elevations, is red brick. A front door (which appears to be original) is at the left, and the original 1/1 window is at the right. Limestone at the foundation level, a thick stone

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 38

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

lintel, and a sill course under the window is painted white. The front porch is a replacement dimensional lumber construction with a shed roof. Brick corbels support a false front roof (modern rolled material), which sloped to the cornice held between two side parapet walls.

4116 McRee Avenue (0C/1NC)

Amelia Park is a fenced city park built on two lots which includes a small playground and basketball hoops. The double lot is counted as a noncontributing site due to the recent date of the playground.

4121-23 McRee Avenue (1C/0NC)

1915

Architect: Higley Bros

Builder: Higley Bros

This typical four-family building is constructed of red brick and has a flat roof. Its façade is four bays wide and symmetrical. The four front door openings are paired at a flat-roofed brick front porch which occupies the center two bays. To either side is a wide square-headed window opening with a stone sill. Above these at the second floor are identical openings. At the center bays of the second floor are openings which appear to have been for a door and side window. All of the facade openings are boarded or sided over except for the outer two upper windows, which are empty. The bracketed metal cornice separates the façade from the parapet wall, which has a wide center step, end blocks, and metal coping. The limestone foundation is visible at the side elevations. The building is in fair condition, with some deterioration visible.

4125-27 McRee Avenue (1C/0NC)

1915

Architect: Higley Bros

Builder: Higley Bros

This typical four-family building is constructed of rough-textured red-brown brick and has a flat roof. Its façade is four bays wide and symmetrical. The four front door openings (two replacement doors and two boarded over doors, apparently a conversion from four units to two) are paired at a flat-roofed brick front porch which occupies the center two bays. Some brick is missing at the right side of the porch. To either side is a wide square-headed window opening with a stone sill. Above these at the second floor are identical openings. At the center bays of the second floor are openings which appear to have been for a door and side window. All of the facade openings are boarded. The facade terminates in a front roof, supported at the front on five wood brackets and held between side parapet walls. The building is in fair condition.

4126 McRee Avenue (Photo 22, third from right) (1C/0NC)

1922

Architect: W. F. Hirchan

Builder: Mardyke Investment Co.

The façade of this four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the center bay. The front entrance consists of an original multi-light door with a board over the glass, and sidelights. A shed hood shelters the entrance. Wide window openings at the outer bays accommodate triple sets of original 9/1 windows. The roof is flat. Instead of a cornice below the parapet wall there is a modillioned pent roof, which wraps around to the side elevations and then stops. All of the windows are on stone sills. The soldier brick lintel course at the basement and first story uses limestone blocks to create end blocks and keystones for the window. A similar course is used near the top of the second story windows. The foundation is limestone.

4129 McRee Avenue (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 39 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1915

Architect: Higley Bros
Builder: Higley Bros.

This two-family building shares many characteristics with the four-family immediately east, not surprising since it was constructed by the same company in the same year. In fact, it is very similar to the right side of the façade of 4125-27 McRee Avenue. The façade is red-brown brick. The two front door openings are paired at a flat-roofed brick front porch at the left bay; the right door is covered over or sealed in an apparent conversion from 2 units to one. At both stories of the right bay is a wide square-headed window opening with a stone sill (and replacement 6/1 windows). At the porch side of the second floor is a boarded opening which appears to have been for a balcony door and side window. All of the doors are boarded. The facade terminates in a front roof, supported at the front on three wood brackets and held between side parapet walls. The limestone foundation is visible at the side elevations.

4130 McRee Avenue (Photo 22, second from right) (1C/0NC)

1922

Architect: W. F. Hirchan
Builder: Mardyke Investment Co.

The façade of this four-unit walkup apartment building is rough-textured brown brick. The front entrance is at grade in the center bay. The front door (original. With a board over the glass lights) and sidelights are beneath a bracketed gable hood. Wide openings on sill courses at the outer bays accommodate triple sets of 6/1 windows. The soldier brick lintel course at the basement and first story uses stone blocks to create end blocks and keystones for the window. A similar course is used near the top of the second story windows. The roof is flat. Instead of a cornice below the parapet wall there is a modillioned pent roof, which wraps around to the side elevations and then stops. The foundation is limestone.

4132 McRee Avenue (Photo 22, right) (1C/1NC)

1924

Builder/architect: E. L. Wagner

This building is a two-family walkup apartment building, an uncommon type in St. Louis and unique in the proposed district. The red brick façade is divided into two bays. The front door is at grade at the right. A modern door has been inserted into the original opening. A 6/1 window is between stories above the door. At the left bay above two basement windows, triple sets of 6/1 windows are at both stories. Windows are set on a stone sill; at the basement and first story the windows have quoined limestone surrounds. The parapet wall is flat over a projecting modillioned cornice.

Ancillary Building: A concrete block garage with a very shallow wood-framed gable roof postdates the primary building and appears to have been constructed after the period of significance.

4133 McRee Avenue (1C/0NC)

1925

Builder: E. E. Baker

This brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade under a deteriorating gabled red tile hood. The door and sidelights are boarded. There is a boarded window between stories above the door, indicating the stairway. At the outer bays wide window openings are boarded. The door and window openings are defined by dark brown wire-striated brick on three sides over a stone sill (contrasting with the dark red façade). The roof is flat, but a red tile forward-sloping roof adorns

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 40

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

the front of the building only. The foundation appears to be concrete.

4136 McRee Avenue (1C/0NC)

1922

Architect: AR Contracting Co

Builder: AR Contracting Co

This building is vacant and boarded but appears to be in good condition.

The façade of this typical four-unit walkup apartment building is rough-textured brown brick. The front entrance is at grade in the slightly recessed center bay. The door and sidelight openings are beneath a bracketed gable hood. Wide window openings at the outer bays are on stone sills. There is also a boarded window opening between stories at the center bay. The roof is flat; its hipped front roof retains clay tile coping. The foundation is limestone.

4141 McRee Avenue (1C/0NC)

1952

Builder: DF Zook

This small infill house is one of three in a row built in 1952. The houses are front gabled, with minimal eaves and horizontal siding in the gable end, with a concrete block structure and variegated brick veneer. This house has a secondary projecting gable hooding the left side of the façade; under it is a three-part window at the left and a front door (replacement) almost centered in the façade. At the right is a pair of replacement sash windows. The foundation is concrete.

4144 McRee Avenue (1C/0NC)

1922

Architect: AR Contracting Co

Builder: AR Contracting Co

The façade of this typical four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the slightly recessed center bay beneath a bracketed gable hood. The front door is original; the sidelights are boarded over. Wide openings on stone sills at the outer bays accommodate triple sets of replacement 1/1 windows, topped by soldier brick lintel courses. There is also a 1/1 replacement window between stories at the center bay capped by a brick label molding. The roof is flat; its hipped front roof retains clay tile coping. The foundation is limestone.

4145 McRee Avenue (1C/0NC)

1952

Builder: D. F. Zook

This small infill house is one of three in a row built in 1952. The houses are front gabled, with minimal eaves and horizontal siding in the gable end, with a concrete block structure and variegated brick veneer. This house has a secondary gable hooding the left side of the façade; under it is an original metal three-part window at the left (four-paned casement windows to either side of a center fixed pane) and a front door almost centered in the façade. At the right is a pair of 2/2 (horizontal paned) metal sash windows. The foundation is concrete. Metal awnings are at all of the visible windows.

4149 McRee Avenue (2C/0NC)

1952

Builder: D. F. Zook

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 41

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This small infill house is one of three in a row built in 1952. The houses are front gabled, with minimal eaves and horizontal siding (in this case wavy asbestos shingle) in the gable end, with a concrete block structure and variegated brick veneer. This house has a secondary projecting gable hooding the front door, located just left of center. A three-part metal window at the left has four-paned casement windows to either side of a center fixed pane. At the right is a pair of 2/2 (horizontal paned) metal sash windows. The foundation is concrete.

Ancillary Building: A concrete block garage dates may date to the same period as the house.

4151 McRee Avenue (2C/0NC)

1926

Builder/architect: Wieldt, E. C.

This two-story two-unit building has a fairly simple dark red brick façade. There is a roofless brick porch at the left bay. The two front doors (both replacements, under original transom windows) are sheltered by a bracketed open gable hood. Above this hood at the second story is a single original 3/1 window. At each story of the right bay is a pair of 3/1 wood sash windows on brick sills. The front parapet wall has end blocks, slightly peaked with terra cotta coping. It appears that the center section of the parapet may once have had a bracketed hood or pent roof, its trace faintly visible on the façade. The foundation, visible at the side elevations, is limestone.

Ancillary Building: A gabled frame garage retains historic double drop lap siding.

4154 McRee Avenue (1C/0NC)

1922

Architect/Builder: AR Contracting Co

The façade of this typical four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the slightly recessed center bay beneath a bracketed gable hood. The front door is a replacement between original 6-paned sidelights. Wide openings on stone sills at the outer bays accommodate triple sets of replacement 1/1 windows, topped by soldier brick lintel courses. There is also a 1/1 replacement window between stories at the center bay, capped by a brick label molding. The roof is flat; its hipped front roof is covered with composition shingles. Basement windows have been bricked in. The foundation is limestone.

4155 McRee Avenue (1C/0NC)

1908

Builder: Dr. Wm. M. Sherman

The permit for this building indicates a two-story dwelling, but the red brick façade gives no indication that this was anything other than a two-family building and the 1909 Sanborn map shows it as flats. The two front doors are located at the hipped brick porch, left. Two 1/1 replacement windows in segmental arches are to the right of the porch, and three are at the second story. There is a simple corbelled brick cornice. The front parapet wall has a center step and end blocks, and retains its white terra cotta coping. The limestone foundation is visible at the side elevations.

4157 McRee Avenue (1C/0NC)

1898

Builder: W. L. Ruoff

This two-family building was constructed in 1898. The red brick façade has paired vinyl replacement windows at the both stories of the left bay, likely replacing a single wide window in each stone-silled opening. The two front doors are at a frame porch (6" wood posts on a concrete base) at the right bay. The front doors are modern

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 42 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

replacements under original transoms. Over the shed-roofed porch is a narrow sash window covered by a fiberglass awning. Corbelled and sawtooth patterned brick supports a metal cornice. The roof is flat. The limestone foundation is parged at the façade.

4158 McRee Avenue (1C/0NC)
1922

Builder/architect: Arthur R. Darr Const. Co.

The façade of this typical four-unit walkup apartment building is wire striated red brick. At a slightly recessed center bay, the front entrance is at grade beneath a bracketed shed hood. The original 18-light front door has covered sidelights. Wide openings on stone sills at the outer bays accommodate triple sets of replacement windows. Soldier brick courses form lintels. There is also a 6/1 replacement window between stories at the center bay. The roof is flat; its hipped front roof has a center open gable. The foundation is limestone (visible at the side elevations).

4159 McRee Avenue (1C/0NC)
1896

Builder: Jno. Davis

This two-family building is currently vacant and boarded, but appears to be in fair condition. The façade is light brown brick. The round-arched recessed entry at the left bay is now boarded. The two second story windows are wide round-arched 1/1s, as is the first story window (now partially boarded). These arches are distinctive because the voussoirs alternate rough-textured Roman brick with one and a half tapered gauged bricks. This is similar to the arch detailing at 4335 and 4339 McRee Avenue. At both stories the arches are outlined and connected by courses of patterned pressed bricks. The roof is a closed front gable, its gable end filled with composition shingle siding facing the street. In the gable end, three narrow 1/1 wood sash windows in a Palladian arrangement are in somewhat deteriorated condition. The roof material is composition shingle. The limestone foundation is rock-faced ashlar at the façade.

4162 McRee Avenue (1C/0NC)
1922

Builder/architect: Arthur R. Darr Const. Co.

The façade of this typical four-unit walkup apartment building is red brick. The three-bay façade is symmetrical, with a slightly recessed center bay. The front entrance is at grade beneath a bracketed gable hood. Like other buildings on the block, the front door is an 18-pane configuration; here the bottom half is boarded. The original 6-light sidelights are intact. Wide openings on stone sills at the outer bays accommodate triple sets of original 6/1 windows. Soldier brick courses form lintels. There is also a 6/1 replacement window between stories at the center bay. The roof is flat with a hipped front roof. The foundation is limestone, visible at the side elevations.

4166 McRee Avenue (1C/0NC)
1922

Builder/architect: Arthur R. Darr Const. Co.

The façade of this typical four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the slightly recessed center bay beneath a bracketed shed hood. The original front door is set between boarded original sidelights. Wide openings on stone sills at the outer bays accommodate triple sets of original 6/1 windows, with soldier lintel courses above at both stories. There is also a 6/1 replacement window capped by a brick label between stories at the center bay. The roof is flat; its hipped front roof has a center open gable. The foundation is limestone.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 43 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4170 McRee Avenue (1C/0NC)
1922
Builder/architect: Arthur R. Darr Const. Co.

The façade of this typical four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the slightly recessed center bay beneath a bracketed gable hood. The front door is original (although half of the 18 lights are boarded) but the sidelights have been replaced with wood panels. Wide openings on stone sills at the outer bays accommodate triple sets of original 6/1 windows, with soldier lintel courses above at both stories. There is also a 6/1 replacement window capped by a brick label between stories at the center bay. The roof is flat with a hipped front roof. The foundation is limestone.

4171 McRee Avenue (legal address : 4173 McRee Avenue) (1C/0NC)
1923
Architect: CW Gorges
Builder: CW Gorges

This two-story building has a simple façade, two stories and two bays wide. The façade is rough-textured variegated brick. Both front doors are at the right bay at a brick porch with battered piers and a gabled roof with eave returns. Brick around the door openings is painted to resemble quoins. Above the porch, the window opening appears to be permanently covered with shutters. At both stories of the left bay are pairs of replacement 1/1 windows on stone sills. A composition shingle front roof slopes toward the street, held between two side parapet walls. The foundation, visible at the side elevations, is limestone.

4174 McRee Avenue (1C/0NC)
1922
Builder/architect: Arthur R. Darr Const. Co.

The façade of this typical four-unit walkup apartment building is rough-textured red brick. The front entrance is at grade in the slightly recessed center bay beneath a bracketed shed hood. The front door is set between replacement sidelights. Wide openings on stone sills at the outer bays accommodate triple sets of original 6/1 windows with soldier lintel courses above at both stories. Between stories at the center bay the windows opening is filled with glass block, capped by a brick label. The roof is flat; its hipped front roof has a center open gable. The foundation is limestone.

4175 McRee Avenue (1C/0NC)
1923
Architect: CW Gorges
Builder: Reliable R&B Co

This building is a typical four-family walkup, with a variegated dark brick façade and a symmetrical three-bay composition. The front door is at grade in the center bay; the replacement door does not appear to have had sidelights. Above a limestone lintel, it appears that a bracketed, gabled hood has been removed. A 1/1 replacement window is between stories above the front door. At the outer bays, paired windows at both stories rest on stone sills. The four window sets have metal awnings and are topped with soldier brick lintel courses. The side-gabled front roof is supported on four Greek Doric- detailed brackets, with an open center gable. The front roof retains its original red clay French tile. Behind this the roof is flat. The foundation, visible at the side elevations, is limestone.

4177 McRee Avenue (legal address 4179 McRee Avenue) (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 44 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1923

Architect: CW Gorges

Builder: Reliable R&B Co

This two-family building is two stories with a dark, variegated rough-textured brick façade. The front porch runs the full width of the building, with a low brick wall and elephantine piers supporting a front gabled roof. The gable end is filled with stucco and imitation half timbering. Front doors are at opposite ends of the façade; the left is a replacement but the right may be original. Between them is a pair of original 1/1 windows. At the second story, a triple set of windows centers the composition, with blind square brick panel to either side. The front roof is hipped, covered with red ceramic French tile. Behind this the roof is flat. The foundation is limestone. Located on a corner lot, the building is constructed right up to the sidewalk along Klemm (the west elevation). Because the front yard is graded, a limestone retaining wall runs along the sidewalk. The limestone basement wall along Klemm is almost a full story.

4201 McRee Avenue (1C/0NC)

1916

Architect: Chas. Elkenburg

Builder: Chas Elkenberg

This two-story red brick building was permitted as a store and tenement. The original storefront windows facing McRee Avenue and Klemm have been filled in with paneled siding and a smaller window. The original entrance configuration is intact, as the store is entered at the corner behind a cast iron corner column. The left end of the McRee Avenue elevation features a replacement door leading to the second story, separated from the storefront by an iron pier. Facing McRee Avenue, the second story features an original 4/1 window at the left and a pair of 3/1s at the right. The parapet wall follows this bay division with a peak over the window pair; the terra cotta cornice is broken for the vertical projections that become the end blocks of this peak. Terra cotta coping matches the cornice. At the Klemm elevation, a secondary storefront at the rear of the building is boarded. The foundation is limestone, visible at the McRee Avenue elevation, and the roof is flat.

4202 McRee Avenue (1C/0NC)

1923

Builder: Phil Haffner

This two-story flat has a variegated brick façade and a limestone foundation. A gabled porch at the right bay has a red clay tile roof and retains its stuccoed gable end. The two front doors are original. The first story's left bay has a triple set of original 3/1 windows. At the second story are three 4/1 windows with brick sills. Above the second story, an applied gable projection has clay tile roofing and is supported on three brackets. The parapet wall has clay tile coping. A distinctive diamond ornament in the parapet wall's end blocks (probably stone) offers a clue that despite listing different builders, this building and the one next door were constructed together. The foundation is limestone and the roof is flat.

Ancillary Building: This contributing gable-roofed garage is mostly frame with modern siding, but the side facing Klemm is brick, clearly conveying the historic intention to put its best face forward.

4204 McRee Avenue (1C/0NC)

1923

Builder: Rich H. Meyer

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 45

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This two-story flat is very similar to the one next door at #4202. The building has a variegated brick façade and a limestone foundation. A gabled porch at the right bay has a red clay tile roof and retains its stuccoed gable end. The two front doors are boarded. The first story's left bay has a triple set of replacement vinyl windows. At the second story are three replacement vinyl windows with brick sills. Above the second story, an applied gable projection has clay tile roofing and is supported on three soffitted brackets. The parapet wall has clay tile coping. A distinctive diamond ornament in the parapet wall's end blocks (probably stone) offers a clue that despite listing different builders, this building and the one next door were constructed together. The foundation is limestone and the roof is flat. Despite being vacant, the building appears to be in good condition.

4206 McRee Avenue (Photo 20, seventh from right) (1C/0NC)

1921

Architect: P. Haffner

Builder: P. Haffner

Style: Arts & Crafts/Bungalow

Builder Phillip Haffner constructed the mirror-image two-families at 4206-4210 McRee Avenue in 1921, apparently using the same plans for two different owners. (This is the same strategy used at 4202-4204 McRee Avenue, in which the same building was constructed twice, once for Ida Haffner and once for and by R. Meyer). The façade is variegated dark rough-textured brick. These Craftsman-inspired buildings have a projecting sunroom bay which is wider than the entrance bay. The projecting bay is at the left at 4206 and the right at 4210. The two front door openings are under a bracketed hipped hood over a (roofless) brick porch. At 4210 there are two original front doors, but at 4206 the doors are boarded. At 4210 the wide opening above the front doors has a stone sill and a pair of 1/1 windows; at the sunroom bay there is a triple set of windows at the front elevation and single 1/1s at the sides. The openings are the same at 4206, but all are boarded. Both buildings have a hipped, bracketed descending front roof that wraps across the front elevation and around the bay. The roof is red clay tile at 4206 and composition shingle at 4210. Foundations are limestone.

4209 McRee Avenue (1C/0NC)

1894

This two-story red brick building is dominated by the low-pitched hipped two-story projection that defines most of the façade. The front entrance is at the right side, set back under a flared forward extension of the side gabled narrow right bay. The door is a replacement under an original transom. Three or four courses of limestone runs across the foundation. Above this is a single wide segmental arched window opening on a stone sill. The first story window is boarded, while the second story window has a single-pane upper sash only (the lower sash is missing). The hipped section has wide eaves. The building is vacant but appears to be in overall fair to good condition.

4210 McRee Avenue (Photo 20, sixth from right) (1C/INC)

1921

Architect: P. Haffner

Builder: P. Haffner

Style: Arts & Crafts/Bungalow

Builder Phillip Haffner constructed the mirror-image two-families at 4206-4210 McRee Avenue in 1921, apparently using the same plans for two different owners. (This is the same strategy used at 4202-4204 McRee Avenue, in which the same building was constructed twice, once for Ida Haffner and once for and by R. Meyer). The façade is variegated dark rough-textured brick. These Craftsman-inspired buildings have a projecting sunroom bay which is wider than the entrance bay. The projecting bay is at the left at 4206 and the right at 4210. The two front door openings are under a bracketed hipped hood over a (roofless) brick porch. At 4210 there are two original

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 46 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

front doors, but at 4206 the doors are boarded. At 4210 the wide opening above the front doors has a stone sill and a pair of 1/1 windows; at the sunroom bay there is a triple set of windows at the front elevation and single 1/1s at the sides. The openings are the same at 4206, but all are boarded. Both buildings have a hipped, bracketed descending front roof that wraps across the front elevation and around the bay. The roof is red clay tile at 4206 and composition shingle at 4210. Foundations are limestone.

Ancillary Building (noncontributing): Although in good condition, this gable-roofed garage shows no indication of historic materials on the exterior.

4211 McRee Avenue (2C/0NC)
1892

This two-story red brick building appears to have been a single family dwelling which was divided as a rooming house, evidenced by the metal fire escape on the east elevation. The building's left bay projects slightly, topped by a gable roof. The limestone foundation is painted white. The front entry is at the left side of the façade, a wide round-arched opening filled in with imitation stone veneer to accommodate a single replacement door. Two boarded round-arched windows are to the right. At the second story, the two right windows are in segmental arched openings with stone sills, as is the single window over the front door. The composition shingle roof is hipped with a wide front-facing hipped dormer.

Ancillary Building: A gabled frame garage with a small gabled side addition retains historic double drop lap siding.

4212-14 McRee Avenue (Photo 20, fifth from right) (1C/0NC)
1921

Builder: R. V. Sanguinet

This two story two-family building has a dark red brick façade. It is one of four in a row built from the same permit. The first floor is dominated by a full-width brick porch with a low-pitched gable roof on battered brick piers. Front door openings (replacement doors with boarded transoms) are at opposite ends of the façade. The wide window between them is boarded. At the second story are two original 8/1 windows. An applied gable has been removed. The front parapet wall has end blocks, all with terra cotta coping. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick. This vacant building is in fair condition but has some severe deterioration at the right side of the front porch roof.

4216 McRee Avenue (Photo 20, fourth from right)(1C/0NC)
1921

Builder: R. V. Sanguinet

This two story two-family building has a dark red brick façade. It is one of four in a row built from the same permit. The first floor is dominated by a full-width brick porch with a low-pitched gable roof on battered brick piers. Boarded front door openings are at opposite ends of the façade with an original 8/1 window between them. At the second story are two original 8/1 windows topped by an applied gable on two brackets. Both this and the porch gable end retain their stucco and imitation half-timbering. The front parapet wall has end blocks, all with terra cotta coping. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick.

4220 McRee Avenue (Photo 20, third from right) (1C/0NC)
1921

Builder: R. V. Sanguinet

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 47

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This two story two-family building has a dark red brick façade. It is one of four in a row built from the same permit. The first floor is dominated by a full-width brick porch with a low-pitched gable roof on battered brick piers. Front door openings are at opposite ends of the façade. The right door is filled in with siding and a window, indicating a conversion to single family use. The original window between them has been replaced with a vinyl substitute. At the second story are two replacement vinyl 1/1 windows topped by an applied gable on two brackets. Both this and the porch gable end retain their stucco and imitation half-timbering. The front parapet wall has end blocks, all with terra cotta coping. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick.

4222 McRee Avenue (Photo 20, second from right) (1C/0NC)
1921
Builder: R. V. Sanguinet

This two story two-family building has a dark red striated brick façade. It is one of four in a row built from the same permit. The first floor is dominated by a full-width brick porch with a low-pitched gable roof on battered brick piers. Front door openings are at opposite ends of the façade with an original 8/1 window between them. The left door is a modern replacement; the right opening has been filled in with a new window, indicating a conversion to single-family use. At the second story are two vinyl windows topped by an applied gable on two brackets. Both this and the porch gable end retain their stucco and imitation half-timbering. The front parapet wall has end blocks, all with terra cotta coping. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick.

4223 McRee Avenue (2C/0NC)
1906
Builder: Jos. M. Crotty

This well-maintained two-story two-family building has a red brick facade, separated from its brown brick base by a stone course at the level of the first story sill. A hipped brick porch is at the left bay. The two front doors are original, bearing small square windows, and their transoms are intact. The three façade windows are vinyl replacements in wide rectangular openings. Corbelled brick supports a metal cornice. The parapet wall has end blocks and white terra cotta coping. The roof is flat. The limestone foundation is visible at the side elevations.

Ancillary Building: At the rear of the lot is an unusual two-story brick garage. The building is in fair condition and has a flat roof.

4224 McRee Avenue (Photo 20, right) (1C/0NC)
1921
Architect: Max Poppler
Builder: Max Poppler

This two story two-family building is very similar to the one Max Poppler built at 4260 McRee Avenue, near the end of the block. The façade is striated dark red brick. The first floor is dominated by a full-width brick porch with a low-pitched gable roof on battered brick piers. Front door openings are at opposite ends of the façade; the right door is now filled in with siding, indicating a transition to single-family use. The left door is a replacement. Between them, the first-story window is an original wide 10/1. At the second story are three original 6/1 windows topped by an applied gable on two brackets. Both this and the porch gable end are filled in with horizontal siding. The front parapet wall has end blocks, all with terra cotta coping. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 48 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

4227 McRee Avenue (1C/1NC)
1914
Builder: E. C. Fendler

The two-family building at 4227 McRee Avenue is sited above grade; the front of the lot slopes gently and five concrete steps lead up to the foundation level. The building is two bays wide and two stories high with a flat roof. The façade is dark brown brick laid in running bond with rich green glazed brick highlights. At the left bay is a porch, its hipped roof recently removed. The porch steps are missing, as are portions of the low brick porch walls. Both front doors are boarded, as is the first story window at the right bay. The two second story windows retain charred 3/1 windows, the glass presumably gone after a fire which heavily damaged the building (date unknown). All three façade window openings are rectangular, with limestone sills. Glazed green brick suggests label moldings, laid at the third course above the window openings and dropping down on either side. The cornice and parapet are corbelled forward slightly; the end blocks project forward even further on eight courses of corbelled brick. The parapet wall also has a wide center step, and retains its original terra cotta coping. Green glazed brick again appears as a decorative element as alternating stretchers at the course beneath the cornice and in five-header X-patterns at the parapet wall. This building is vacant and in poor condition due to fire damage.

Ancillary Building: A noncontributing frame gable garage is deteriorating.

4236-8 McRee Avenue (1C/0NC)
1916
Builder: F. Hortleder

This two-story four-family building has a dark red variegated rough-textured brick façade. Four bays wide, the façade is dominated by brick balconies at the two outer bays. The front porch actually runs the full width of the façade but is only roofed at the outer bays. Front steps lead up to the center of the porch, where the former entries to two of the units are centered under a bracketed slate-covered hipped hood. These doors are carefully boarded and trimmed to resemble paneled doors. At the outer bays, the first story doors are replacements with covered sidelights; directly above them the balcony doors directly above them are original (12-light) with four-light sidelights. Two small 6-pane windows (probably casements) are between the two balconies. There is a side gabled front roof with a small centered cross gable, all carried on five wood brackets. Both the centered gable end and the side gable ends retain their stucco and imitation half timber fill. The front roof retains its original red clay French tile roofing. The foundation, visible at the side elevations, is limestone.

4239 McRee Avenue (1C/0NC)
1890
Style: Queen Anne

This Queen Anne-inspired two-story home shares many details with the 1890 houses in the neighborhood. The building is red brick. At a gabled brick porch at the left bay, a replacement door has a small side window. Over the porch a projecting bay is capped by a small gable. At the right bay, a wide round-arched window opening bears a 4/2 window; at the second story is a pair of 3/1 windows (historic replacements). A small gable above the right bay meets the main hipped roof. An overscaled brick label molding at the second story window connects this house with some of the others from the same period.

4240-42 McRee Avenue (1C/0NC)
1916
Builder: F. Hortleder

This two-story four-family building has a dark red variegated rough-textured brick façade. Four bays wide, the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 49

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

façade is dominated by a flat-roofed brick porch at the center two bays. The first story paired entries are boarded in such a way that it is clear that the building was first converted to two townhomes before the last two doors were boarded. Wide window openings on stone sills are at both stories of the outer bays, boarded at the first story. The base of the building is painted below the first story window sills. The second story windows are vinyl replacements, and the balcony doors are boarded. There is a side gabled front roof with a small centered cross gable, all carried on five wood brackets. Both the centered gable end and the side gable ends retain their stucco and imitation half timber fill. The front roof retains its original red clay French tile roofing. The foundation, visible at the side elevations, is limestone.

Although vacant, the building appears to be in good condition.

4241 McRee Avenue (1C/0NC)
1909

Architect: A. How
Builder: A. How

This two-story two-family building is two bays wide. The façade is red brick. The two front door openings are angled behind a rectangular opening at the left bay. Both doors and the wide segmental arched window opening at the right (on a limestone sill) are boarded. At the second story are two 1/1 windows with limestone sills; the glass of the left window is broken. Above a corbelled brick cornice, the parapet wall has a wide center step and end blocks. The roof behind is flat. The limestone foundation is visible at the side elevations.

4244 McRee Avenue (1C/0NC)
1915

This two-story four-family building has a dark red variegated rough-textured brick façade. Four bays wide, the façade is dominated by a flat-roofed brick porch at the center two bays. The first story openings are boarded. Two pairs of front doors at either side of the porch are boarded. At the second story porchtop balcony the original Craftsman-era multilight doors are intact, as are the two very small 4/1 windows between them. Wide window openings on stone sills are at both stories of the outer bays. These are boarded at the first story and left bay, but the upper right window retains an 8-light upper sash (four small square panes over four vertical panes). A side gabled front roof is covered with comp shingles and is missing parts of its fascia. The building is vacant and despite some deterioration noted above, appears to be in fair condition. The foundation, visible at the side elevations, is limestone.

4245 McRee Avenue (1C/1NC)
1900

Builder: F. Huseman & Son

This two-family building uses different shades of face brick at the facade to differentiate between the base (brown) and the body of the building (red). The recessed front porch is behind a rectangular opening at the left side of the façade. The two front doors are modern replacements.

The façade has five 1/1 windows, all vinyl replacements. The painted stone sills are set into patterned pressed brick courses. There is a front roof held between two side parapet walls; the roof slopes towards the street and then flares out. Behind this, the roof is flat.

Ancillary Building: a noncontributing storage shed in poor condition is frame with a flat roof. It is built against the east wall of a brick garage (on the next lot west) which has otherwise been demolished.

4251 McRee Avenue (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 50 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1891

Style: Queen Anne

This brick house appears on Whipple's base map of 1896. It is two stories, with decoration in the Queen Anne mode. The 1950s-era front door is at the left bay at a replacement front porch (on a wood base, metal supports carry a gabled roof). A small art glass side window is to the left of the front door. Above the porch, a projecting bay has an awning-covered window. The bay is covered with modern siding and shingles. The right bay is broader, with an arched window opening at the ground floor (filled in with a set of what appear to be three fixed panes) and a pair of windows at the second story. The label molding over the window pair is similar to the 1890 houses built by the People's investment Company elsewhere in the district. The façade is painted white with green trim. The main roof is hipped with a large dormer facing west; gables over both bays are scaled in proportion to the width of the bay (smaller at the left). The foundation is limestone and the roof material is composition shingle. The building's applied ornament, especially at the dormers, is unique in the district.

4255 McRee Avenue (1C/0NC)

1923

Builder: Wm. Smith

This single story red brick building rests on a poured concrete foundation. The metal front door is centered, with a replacement wood side panel. The four wide front window openings are infilled with concrete block at the lower section and large fans above. There is clay tile coping at the parapet walls of the flat roof. The building is in fair condition.

4260 McRee Avenue (1C/0NC)

1923

Builder: Max Poppler

The two-family building at 4260 McRee Avenue is sited high above the street facing north. Six concrete steps lead up the front slope to the graded lot, from which five limestone steps, centered, access the front porch. The façade is a waffle-striated red brick, as are the side elevations. The full-width porch has battered piers at either end supporting a shallow gable with a pebbled stucco and imitation half timber gable end. A red soldier brick course serves as the visual base of the porch rather than a visible stone foundation. Front doors are at opposite ends of the façade. A wide boarded window on a brick sill is between them. At the second story are three replacement vinyl 1/1 windows, evenly spaced, with brick sills. Instead of lintels, the three windows are directly topped by an applied gable. The gable end is filled with vinyl siding, but the original notched wood vergeboards are carried on two wood brackets. The gable peak breaks the parapet wall, which has white terra coping and is framed by end blocks at either side of the façade. The foundation is limestone; at the front porch the thick limestone base is topped by a course of soldier brick.

4266 McRee Avenue (0C/1NC)

1934

Architect: Standard Oil Co.

Builder: Martin P Rosenmeyer

This small filling station is noncontributing due to alterations. At the west elevation and the chimney, tantalizing sections of enameled white brick provide clues to the original appearance of the building. Removal of the stucco veneer may reveal enough original material to return the building to contributing status. Original openings are paneled over. The lot is fenced.

4300 McRee Avenue/1633-43 Tower Grove Avenue (1C/0NC)

1922

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 51 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

This commercial building is one of the anchors of the small strip along Tower Grove Avenue. Its corner section is two stories, with five additional one-story commercial bays facing Tower Grove Avenue. Both primary elevations are faced with striated brick. The east elevation is balanced by its detailing: the northern two-story section has a parapet wall which is stepped to a center peak; a pattern which is repeated at the single-story southern bay. Unlike some earlier buildings in the neighborhood, most of the storefront definition is provided by brick detailing rather than structural iron. The northern storefront has a corner entrance, but this appears as two blind-arched openings in the brick walls. The doors and the window in this bay and the next bay south have been replaced. The southern four bays have been partially infilled with brick, but the fill is very obvious and does not mimic or diminish the original detailing around the openings. The center four bays also use a blind-stucco filled arch above the storefront openings to pick up the detail from the corner doors. This detail appears again at the door at the west end of the north elevation. Original windows are also missing at the second story section (replaced with what appear to be aluminum sashes), but the building is in excellent condition and all of its terra cotta and cornice detailing is intact. The visible foundation at the two-story section is limestone.

4301 McRee Avenue (Photo 18, right) (1C/0NC)

1906

Builder: W. A. Schwegler

This two-story red brick commercial building was recently restored using Missouri and Federal historic tax credits. Two bays face south to McRee Avenue, with a much longer, irregularly divided elevation facing west to Tower Grove Avenue. The main commercial entrance is at the corner; a cast iron architrave (with lion's heads and a mortar a pestle telling the original use of the building) wraps the two elevations, with a squared column at the corner. Small storefront windows are to either side. There are also two iron pedimented architraves facing Tower Grove Avenue, each with a door to the second story units. The second story windows are wood 1/1 sashes (new, compatible windows). The original frieze/cornice has been removed and the area is parged. The roof is flat with terra cotta coping.

4307 McRee Avenue (Photo 18, second from right) 1C/1NC

c. 1895

This late 19th century red brick building is shown on Whipple's base map of 1896 and appears to have been constructed to the same plans as its neighbor at 4309 McRee Avenue. The right bay is a three-sided projection from the front elevation; it terminates with a projecting gabled roof. The main roof is gabled, and the side elevations are finished as gable parapet walls. The windows are all original wood 1/1s— at the first story, on stone sill courses and crowned by a thick rock-faced limestone lintel course. The front door is at the left bay at a cozy corner porch under the forward sweep of the roof. A small siding-covered addition at the right side of the porch roof has been added to the second story (perhaps a small bathroom). The roof material is composition shingle, and the foundation is limestone.

Ancillary Building (noncontributing): A gable roofed frame garage has asphalt siding.

4309 McRee Avenue (Photo 18, third from right) (1C/0NC)

c. 1895

This late 19th century red brick building is shown on Whipple's base map of 1896 and appears to have been constructed to the same plans as its neighbor at 4307 McRee Avenue. The right bay is a three-sided projection from the front elevation; it terminates with a projecting gabled roof. The main roof is gabled, and the side elevations are finished as gable parapet walls. The windows are all replacement vinyl 1/1s – at the first story, on stone sill courses

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District

Section 7 Page 52

St. Louis [Independent City], Missouri

and crowned by a thick rock-faced limestone lintel course. At the left bay, the porch has been filled in and the roofline slightly altered; this section is faced with imitation brick veneer. The roof material is composition shingle; the foundation is limestone.

4311 McRee Avenue (Photo 18, fourth from right) (1C/0NC)
c. 1875

This appears to be the same 2-story building that is located on this site in the 1876 Compton & Dry view of St. Louis. The simple red brick façade has a segmental arched opening at the left side behind which the ornate wood front door is recessed. There are two tall 2/2 segmental arched windows at the first story and three at the second (above the three first story openings). There is a simple wood frieze and cornice, above which the main section of the house is roofed with a shallow side gable. The foundation is rubble limestone at the side elevations and dressed limestone veneer at the façade.

4316 McRee Avenue (1C/0NC)
1921

Architect: Thurston
Builder: R or Ed Stoeckel

This red-brown brick building is a walkup apartment building with four units on two stories around a center stair. The replacement front door is centered a step above grade. There is a shed-roofed hood with low pediment over the front door, supported on brick piers and brackets. There is a set of windows between stories above the door, indicating the stairway. At the outer bays, triple sets of vinyl replacement windows are at both stories. The windows have stone sills and are topped by soldier brick courses. The roof is flat, but a composition shingle front roof is supported on four brackets. The foundation is limestone, visible at the sides of building.

4322 McRee Avenue (1C/0NC)
1922

Architect: Thurston
Builder: B. Stoeckel

This mottled matte brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade. The door is a replacement and the sidelights are covered, but the focal point is the limestone and brick surround, a rectangular frame with rounded inner corners. There is a window with 5-paned sidelights between stories above the door, indicating the stairway. At the outer bays, triple sets of replacement windows are both stories. The roof is flat, but a composition shingle front-sloping section has cross gables above the upper window sets. The foundation is limestone, visible at the sides of building.

4327 McRee Avenue (1C/0NC)
1915

This two-family building is vacant but appears to be in good condition. The building is two stories tall and two bays wide, with a flat roof. The brick front porch is at the left bay. Its roof is flat and doubles as a balcony for the second floor, where there is a wide Jefferson window. At the left bay there is a wide original 1/1 window at the second story and a comparable opening at the first. The composition shingle front roof slopes steeply to the street, supported on three brackets and featuring a small Craftsman-inspired gable dormer with three small windows. Behind this the roof is flat. The limestone foundation is visible at the side elevations.

4328 McRee Avenue (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 53 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1922

Architect: Thurston
Builder: E. Stoeckel

This rough-textured brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade. The door is a replacement and the sidelights are covered, but the focal point is the limestone and brick surround, a rectangular frame with rounded inner corners. There is a pair of replacement windows between stories above the door, indicating the stairway. At the outer bays, triple sets of replacement windows are both stories. The roof is flat, but a composition shingle front-sloping section with half-timbered center cross gable adorns the front of the building only. The foundation is limestone, visible at the sides of building.

4335 McRee Avenue (Photo 17, right) (1C/0NC)

1892

Style: Queen Anne

The two two-story dwellings at 4335 and 4339 McRee Avenue were constructed from the same plans and their original features are nearly identical. The houses are red brick on limestone foundations. The overall form is similar to a foursquare in massing, but the right bay projects slightly, topped by a shingled gable end that extends from the main hipped roof, supported on two soffitted brackets. The lower window at the right bay is a wide, round-arched one-over-one sash window. Its glass is broken and the window is boarded from behind. Above this, the wall surface subtly corbels out to support a bow sill for a projecting window pair. The two windows are 1/1s, meeting at an angle at a center wood mullion. They are capped by a bracketed hood at the cornice level, above which an almost conical section bows out from the gable end. This section is crowned by a half-moon window. At the left bay, the front door is at a non-original porch (a stoop with a fiberglass awning on metal supports). The front door appears to date from the Craftsman period and has a small side window. Above is a simple 1/1 window.

4335 and 4339 McRee Avenue share an unusual detail which is similar to a feature a block away at 4159 McRee Avenue: The round-arched windows have brick voussoirs which alternate a set of four rough-textured Roman bricks with four smooth-textured tapered gauged bricks (in lines of a full-length brick and a half-length brick).

4336 McRee Avenue (Photo 16, third from right) (1C/0NC)

1922

Architect: W. F. Sheehan
Builder: Mardyke Inv. Co.

This rough-textured red brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade. The door is a replacement and the sidelights are covered. There is a bracketed shed-roofed hood over the front door. A large (replacement) fixed-glass window between stories over the entrance indicates the stairway. At the outer bays, triple sets of vinyl replacement windows are on limestone (painted) sill courses at both stories. Lintel courses at both stories use stone blocks to suggest keystones and imposts. The roof is flat, but a composition shingle front roof is supported on four brackets at a wood frieze. A modest cross gable is centered in the roof. The foundation is limestone, visible at the sides of building.

4339 McRee Avenue (Photo 17, center) (1C/1NC)

1892

Style: Queen Anne

The two two-story dwellings at 4335 and 4339 McRee Avenue were constructed from the same plans and their original features are nearly identical. The houses are red brick on limestone foundations. The overall form is

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 54

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

similar to a foursquare in massing, but the right bay projects slightly, topped by a shingled gable end that extends from the main hipped roof, supported on two soffitted brackets. The lower window at the right bay is a wide, round-arched 1/1. Above this, the wall surface subtly corbels out to support a bow sill for a projecting window pair. The two windows are 1/1s, meeting at an angle at a center wood mullion. They are capped by a bracketed hood at the cornice level, above which an almost conical section bows out from the gable end. Above this is a square window. At the left bay, the front door is at a non-original porch (a stoop with a metal awning). The front door appears original and has a small side window. Above is a simple 1/1 window.

4335 and 4339 McRee Avenue share an unusual detail which is similar to a feature a block away at 4159 McRee Avenue. The round-arched windows have brick voussoirs which alternate a set of four rough-textured Roman bricks with four smooth-textured gauged bricks (in lines of a full-length brick and a half-length brick).

Ancillary Building (noncontributing): A flat-roofed two-bay frame and concrete block garage has asphalt siding. No historic material is visible.

4340 McRee Avenue (Photo 16, second from right) (1C/0NC)

1922

Architect: WF Sheehan

Builder: Mardyke Inv. Co.

This brick building is a walkup apartment building with four units on two stories around a center stair. The front door is centered a step above grade. The door is a replacement and the sidelights are covered. There is a modern pediment over the front door that probably indicates the location of a removed hood. A large (replacement) fixed-glass window between stories over the entrance indicates the stairway. At the outer bays, triple sets of vinyl replacement windows are on limestone sills. The roof is flat, but a composition shingle front roof is supported on four brackets at a wood frieze. The foundation is limestone, visible at the sides of the building.

4343 McRee Avenue (Photo 17, left) (1C/0NC)

1892

Style: Queen Anne

This unusual house has a nearly triangular footprint following the lines of its lot. The front elevation reflects the same Queen Anne-derived aesthetic as its two neighbors to the east. The front entrance is at a porch at the right bay. The front door is boarded (its transom is not), and there is a small side window. The second story of the bay is enclosed with composition shingles, topped by a front gable projecting from the main hipped roof. Two 1/1 windows are at the second story. At the left side of the façade is a corner tower. Its conical roof has a dormer facing out to the corner, and replacement 1/1 windows at both stories. There is also an added concrete block garage facing McRee Avenue attached at the east (right) side of the front elevation. The top half of the front is faced with pink granite blocks, a project that seems to have been abandoned halfway through (this garage is noted on a 1964 Sanborn map). This building is vacant and first story openings are boarded. Much of the façade is covered with vines. The building appears to be in fair to poor condition; a single-story section at the rear has a still-small section of wall collapse in the narrow end of the triangle.

4344 McRee Avenue (Photo 16, right) (1C/0NC)

1924

Architect: Oliver J. Popp

Builder: J. M. Sprague R&C Co

This brick building is a walkup apartment building with four units on two stories around a center stair. Its façade is a variegated wire-striated brick. The front door is centered at grade. The door is a replacement and its sidelights are covered. There is a bracketed gabled hood over the front door. A 1/1 window between stories over the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 55

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

entrance indicates the stairway. At the outer bays, triple sets of original wood 1/1 windows (a wider center window with narrower sashes to either side) are on a limestone sill course at the first story and simple limestone sills at the second. The second story windows are topped by the frieze board; the others have soldier brick lintels with stone insets. The roof is flat, but a green ceramic French tile front roof is supported on four original brackets at a wood frieze. A modest cross gable filled with stucco and imitation half timbering is centered in the roof. The foundation is limestone, visible at the sides of building.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section 7 Page 56Liggett & Myers Historic District
St. Louis [Independent City], Missouri**1605-07 Thurman (1C/0NC)**

1927

Architect: B. Shapiro

Builder: L. Kopolow

This two-story brick building has a flat roof and a symmetrical front elevation. Red machine-rolled brick clads the front elevation, including the foundation. Concrete steps rise to a porch with battered brick columns supporting a concrete balcony with iron balustrade. On the first floor, the porch leads to four door openings bearing replacement doors. On the second floor balcony there are two replacement doors on either side of a pattern of inset stone lozenges. To either side of the center porch bay are window bays arranged the same: openings at each floor with limestone lug sills, soldier brick headers and paired windows. The wooden double-hung windows retain a historic six-over-one configuration. The front parapet supports a projecting false hipped roof with center gable.

1609-11 Thurman (1C/0NC)

1927

Architect: B. Shapiro

Builder: L. Kopolow

This two-story brick tenement building has a flat roof and a symmetrical front elevation. Red machine-rolled brick clads the front elevation, including the foundation. Concrete steps rise to a porch with battered brick columns supporting a concrete balcony with iron balustrade. On the first floor, the porch leads to four door openings bearing a combination of original and replacement doors. On the second floor balcony there are two door openings on either side of a pattern of inset stone lozenges. The leftmost (south) of these openings bears a historic fifteen-pane door while the rightmost (north) bears a replacement door. To either side of the center porch bay are window bays arranged the same: openings at each floor with limestone lug sills, soldier brick headers and paired replacement windows. The front parapet supports a projecting false hipped roof with center gable.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 57

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

**1532 Tower Grove Avenue (Photo 1, left) (1C/0NC)
1895**

The handsome two-story corner building at the southeast corner of Folsom Avenue and Tower Grove Avenue has a brown brick exterior. The first story has storefronts facing Tower Grove Avenue (now filled in with plywood, board and small windows); its door is in a cutaway corner behind an unusually thick iron corner column. Above the second story the roofline is divided to suggest a broad, square corner tower with pyramidal slate roof and intact metal finial, with a lower sloped section to the south (terminated by a side parapet wall). Along the north wall facing Folsom Avenue, the fenestration is irregular. There is an infilled storefront facing Folsom Avenue toward the rear of the building. The parapet wall has been rebuilt for most of the Folsom Avenue elevation with a slightly lighter colored brick.

A permit indicates that the buildings at 1532-36 Tower Grove Avenue were "raised" in 1914 (in conjunction with the construction of the Tower Grove Avenue/Vandeventer viaduct, which lifted the street over the rail lines for the first time). Around the same time, factories on the opposite side of the street (no longer extant) were underpinning their foundations.

**1534 Tower Grove Avenue (Photo 1, second from left) (1C/0NC)
1903/c.1950
Builder: B. J. Charleville**

This brick building's original construction date of 1903 is apparent at the rear elevation, but the façade was clearly remodeled decades later. The new façade may date to 1950, when a permit for an alteration at this address was recorded.

This is a one-story flat-roofed variegated red brick commercial building with a concrete foundation. The front elevation is nearly symmetrical, with two window openings at center flanked by door openings with window openings at each side. The two leftmost (north) window openings are not as wide as the others, preventing true symmetry. Each window opening is boarded at its base, with fixed-pane transom windows above. The right door is boarded; the left is a replacement doors under a boarded transom. Above the openings is a section of buff brick banded by dark red brick.

A permit indicates that the buildings at 1532-36 Tower Grove Avenue were "raised" in 1914 (in conjunction with the construction of the Tower Grove Avenue/Vandeventer viaduct, which lifted the street over the rail lines for the first time).

**1538-44 Tower Grove Avenue (Photo 1, third from left) (0C/1NC)
1909-1923**

This building was constructed in sections beginning in 1909. Permits indicate that the northern part of the building (1538 Tower Grove Avenue) was constructed as an Odeon in 1909. In the teens the building was converted to garage use, with major additions in 1919 (at 1538 Tower Grove Avenue) and 1923 (at 1546 Tower Grove Avenue).

The façade is a single story and has an irregular footprint as it follows a bend in the road. A buff brick skirt (six to seven feet high, as the site slopes away to the south) is the bottom half of the building, with vertical metal siding above. There is a large garage door at left (north). Several wide, short windows are placed high on the elevation around two door openings. From the rear it is apparent that the northern portion is a brick building from the historic period, two stories here (instead of one and a basement as maps indicate for the façade. A reasonable theory is that the first floor of the façade was partially buried when this end of Tower Grove Avenue was elevated to meet the new viaduct. The rear of the southern portion has an unusual vaulted roof form (obscured from the front by the metal siding, which acts as a false front). Sanborn maps indicate that this is a wood truss roof. Although the building appears to have had a lengthy commercial history, its current façade (date unknown) obscures its historic associations.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 58 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1569 Tower Grove Avenue (Photo 14) (1C/0NC)
1931, 1946, 1962, 1968

Careful inspection of the façade of 1569 Tower Grove Avenue reveals an industrial building that was constructed in stages over the better part of half a century. The three sections are united by color (buff paint) and materials (striated brick); the two southern sections are very similar, while the smaller northern section is clearly modern.

The left (southern) section of the building is two stories on a concrete foundation. It appears that the building probably had an entrance at the left bay but was otherwise symmetrically arranged around the center of three bays. At the second story the center window opening has four 6/1 wood sash windows; there are three in the smaller right opening, and the left one is bricked in. All of the first story openings are also bricked in. The cornice is a course of soldier bricks under a course and a half of sawtooth-laid soldier bricks. There is a panel of basketweave brick under the center window.

The middle section was built to be compatible with the first; it continues the same materials and cornice work and is differentiated by a seam in the façade which follow a slight angle in the street. The second story windows are metal sash rather than wood. The northern section is also two stories but is clearly Modern, with narrow vertical window bays to the right of a recessed entrance. There is an additional single-story section at the northern end of the building.

1601-1617 Tower Grove Avenue (3C/0NC)
1907/c. 1930/1946

This one-story flat-roofed brick commercial complex consists of three buildings constructed over four decades. The rightmost (north) section is red brick. It was constructed as the office for the Robinson Coal Company, and is historically associated with the storage building on the landlocked lot behind it. (Now numbered as 1607 Tower Grove Avenue.) A broad window opening is to the left (south) of a door opening. The window is filled with vented pressed wood paneling, while the opening carries a Victorian-era door. At the top of the wall is a sawtooth and corbelled brick cornice.

The 1946 center section's façade is midcentury variegated brick. It features a wide continuous storefront opening with large window at left and door opening at right. A contemporary replacement door remains in the opening, but the window opening is filled in the same manner as the one farther north. The front parapet wall is finished with squared white terra cotta coping.

The leftmost (south) section is faced with a rough-textured variegated brick façade. The permit record indicates that this was the office for a filling station, but it has not been determined if the 1930 permit is for the original filling station building, a small side gabled structure buried in the back of the building, or for the front office that was added on to it. This section features a doorway centered between two windows; these openings are also filled. A recessed section of the wall runs above these openings.

1607 Tower Grove Avenue (1C/0NC)
1908

This parcel in the middle of the block has no direct street access, but uses part of an adjacent lot as a driveway and parking area. The two-story original section of the building was constructed as a stable in the Robinson Coal Company's "coal and wood yard" the year following the construction of its office on Tower Grove Avenue (see 1617 Tower Grove Avenue). According to the permit record, major expansions or alterations occurred in 1915, and 1923.

Partially visible from both Tower Grove Avenue and the alley, the original section of the building is two stories. The alley side is still red brick but the portion visible from Tower Grove Avenue are painted white. Visible windows have segmental arches, and a slight corbel course is visible below the parapet wall. The rear wing has a garage door opening facing the alley; it is a tall single story constructed of oversize engineering brick. Like the original section it has segmental arched windows. The southern wing is a single story with what appear to be

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 59 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

brick walls at the south and west, and a metal wall facing east. Most of the brick, excepting the rear of the tall original section, is painted white.

1618-22 Tower Grove Avenue (Photo 19, center) (1C/0NC)
c. 1944-48

This series of buildings, with three distinct facades but apparently functionally united since the 1940s and counted as a single resource, evolved (like much of this section of Tower Grove Avenue) from a neighborhood commercial district into a light manufacturing complex. Fuller research into deeds and directories would help establish the sequence of alterations and additions that led to the current configuration. The entire block appears to have been renumbered at least twice, further complicating research.

The northernmost of the three buildings is a two-story steel-framed, flat-roofed industrial building clad in red machine-pressed brick and resting on a concrete foundation. Permits date this section to between 1946-48. Its northern section is arranged with two window openings with rowlock sills centered on the second floor over a door opening and garage door irregularly placed on the first floor. The window openings bear glass block with small inset metal vents. The first floor door opening carries a steel door, and the garage door carries a wooden roll-up door. The parapet coping is limestone. The symmetrical southern section's facade features projecting courses set at intervals like stripes; the front elevation projects a few withes beyond the front of the northern section. A central entrance opening features a door opening at the base under glass block extending through the second floor. This opening is outlined with brick pilasters that rise to also frame a section of jack-on-jack brickwork above the opening. On either side of this opening are bays of centered window openings at each floor. The first floor openings are covered, and the second floor openings are filled with glass block (north) and glass block and vinyl replacement windows (south). The southern window apparently once wrapped to the south elevation, but that section is now filled in with brick (carefully imitating the brickwork of the original). The parapet coping is limestone. Sanborn maps and aerial views suggest that the southeastern section of this building is an otherwise undetectable reuse of the bakery that was built on the site prior to 1909.

The center building is an attached one-story flat-roofed building mostly clad in vertical-seamed metal siding. At the southern fourth, the siding has been removed to reveal a wide window (running for most of the revealed section and under the siding) on red brick wall. The wall is dark striated brick with rowlock sill details and a concrete foundation. The window is infilled with concrete block. This section is undated but the brick is consistent with other neighborhood buildings from the late teens into the late 1920s.

The southern section is another one-story flat-roofed brick building with buff glazed terra cotta coping. The red brick is laid in late Art Deco patterns but modernistic bonds, especially as the stacked header bond forms vertical courses tapering in to the door (at the left) and the garage door (at the right). A doorway with glass block transom and replacement door sits to the left (north) of a garage door opening with steel roll-up door. The present façade probably dates to a 1944 permit for "repair" to a fire damaged factory at 1618 Tower Grove Avenue.

1621 Tower Grove Avenue (1C/0NC)
1906
Builder: W. A. Schwegler

Despite this stable's nods to Victorian traditions, the permit record seems to indicate that it was built at the same time as the druggist building immediately south. This building is a one-and-a-half-story hipped-roof brick building with its narrow end facing the street. The roof is clad in asphalt composite shingles. A large opening carrying a wooden roll-up garage door faces the street. The north elevation features a hipped dormer with boarded window and a single boarded window opening on the first floor. The south elevation features a wide door opening that rises into a tall front-gabled dormer whose roof projects outward. To the left (west) of that opening are two small window openings, and to the right (east) a larger one. All windows are boarded. The concrete foundation is about three feet high. At the rear of the building is a concrete block addition.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 60

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1624-26 Tower Grove Avenue (Photo 19, right) (1C/0NC)
1895

This two-story commercial block served the neighborhood for many years as Tower Grove Hardware, but is currently vacant. The near-symmetrical brick façade presents three bays to Tower Grove Avenue. The left and right bays are storefronts; the left bay is boarded. The right bay is slightly wider than the left. Its (corner) storefront is partially infilled, with a modern door and four small square windows facing Tower Grove. The center bay has a quoined brick architrave; the door is boarded. Above a metal course, the center bay of the second story corbels out slightly and has two 1/1 replacement windows in blind-arched openings. At the outer bays, Wide openings with pressed brick labels accommodate triple sets of vinyl 1/1 windows (narrow 1/1s to either side of a wider center window). The center window at the right bay is boarded. There is a metal cornice which is split at the center; the parapet wall's center portion has been removed. The building is painted red, except for the limestone foundation and metal trim.

1633-43 Tower Grove Avenue
See 4301 McRee Avenue

1642-44 Tower Grove Avenue (1C/0NC)
1925

Architect: S.O. Schumacher
Builder: Jaffee C. Co. or Jaffer & London C. Co

This one-story flat-roofed brick garage building has a peaked parapet with terra cotta coping. Dark red machine-rolled brick clads the front elevation. Although the upper façade is covered with vines, older photos indicate that some form of brick detailing (likely a soldier course or decorative panels) run over the entrances. At the left (north) is an opening bearing a steel-sash window. To the right (south) of this opening are two garage door openings, carrying steel roll-up doors, flanking a door opening carrying a modern replacement door.

1654 Tower Grove Avenue (1C/0NC)
c. 1955

This single story building is currently used as a day care facility. The structure, visible at the side elevations, is concrete block. The front of the building is faced with a variegated red and sandy colored imitation stone veneer. At the right side of the façade is a solid metal door with a short row of glass blocks over it (looking more like an infill for a too-small door than an original element). At the right is a set of vinyl replacement windows. The building has a flat roof.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 61

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1520 Vandeventer Avenue (1C/0NC)
1934

The street is raised here, ramping up to the viaduct, which begins at the left (north) side of the building where the ground drops away sharply. The building's façade is a vermiculated polychrome brick divided into three bays which are separated by limestone-capped buttresses reflecting the Art Deco style. Wide window openings are at the left and right bays; the metal front door with a window to its right is at the center bay. The windows are all filled in with concrete block. There is a single story concrete block addition to the south.

1524 Vandeventer Avenue (0C/1NC)
c. 1960

This is a simple contemporary pole framed building with translucent exterior panels which do not appear original.

1544 Vandeventer Avenue (1C/0NC)
1957

This handsome Modern building has a concrete block rear warehousing section and a brick-veneered façade and front section. Variegated brick surrounds ribbons of windows at both stories. The metal windows are spaced by stack bond Roman brick in continuous horizontal limestone frames. The entrance is to the south, facing the parking lot in a one-story office section. There is a concrete block addition to the north.

1558 Vandeventer Avenue (Photo 15, left) (1C/0NC)
1923

Builder: Amber & Zimmerman

In 1923, the American Car Company permitted this two-story brick building as an office. It is currently used as an Elks Lodge. This large two-story building has a hipped roof with its ridge perpendicular to the street. The façade is three bays wide, symmetrically composed except for the front entrance which is at the first story of the left bay. The replacement door and sidelights are framed in a brick and terra cotta surround which uses abstract geometric patterns around the opening and under a fairly traditional cornice (with egg and dart course and dentils). The entablature is crowned by a terra cotta eagle panel. Over the eagle and at both stories of the right bay original 1/1 windows; the center bay has triple sets at both stories. There is a peaked parapet front wall between the eaves of the façade.

Some windows at the long side elevations are boarded. The modest back door has a Craftsman-era shed hood. The roof is composition shingle. The foundation is limestone at the façade, but the side and rear elevations appear to be concrete (or are parged).

1562 Vandeventer Avenue (Photo 15, second from left) (1C/0NC)
1891

Builder: Alfred Howe

This single-story red brick dwelling has a flat roof. The front door is at the right (south) elevation at a modern wood porch under a steep-pitched gable hood. At the front elevation there is a single window opening at the ground floor, a wide segmental arched opening with a pair of replacement windows under a filled-in transom area. There is a slight corbel at the frieze area; the parapet wall has simple clay tile coping. Several courses of painted limestone form the foundation.

1564 Vandeventer Avenue (Photo 15, third from left) (1C/0NC)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 62

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

1908

Architect: JM Crotty

Builder: JM Crotty

This red brick two-family building is two stories tall. The two (replacement) front doors are behind a round-arched opening at the left bay. The first story window opening is wide with a flat arch; inside is a pair of replacement 1/1 windows. This opening rests on a stone sill course, below which the base of the façade is a dark brown brick. At the second story, the right bay's fenestration is the same as at the first story, and a single 1/1 window is in the narrower flat-arched opening at the left bay. The roof is flat; its simple parapet wall has end blocks. The foundation is limestone.

1566 Vandeventer Avenue (1C/0NC)

c. 1915

This is a simple one-story red brick garage that appears to serve as storage for a yard full of sewer pipes. Three bays face the yard to the south. The right opening is covered; a brick pier separates this from the two left bays, which have sliding metal doors hung from above. The side walls have parapets with red clay coping; the roof is flat; no separate foundation is visible below the brick walls.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

St. Cecilia Historic District
St. Louis [Independent City], Missouri

Section 8 Page 63

South St. Louis Historic Working and Middle-Class Streetcar Suburbs MPS

Architect/Builder

The following individuals and companies are listed as architects on the permit record:

Allardt, MTO
AR Contracting Co
Breitschuh, Chas. A
Buckley, T
Crotty, JM
Arthur R. Darr Const. Co.
Dickie Const. Co.,
Dien, S
Elkenburg, Chas.
Exchange R. E. & Bldg Co.
Galvin, JB
Gorges, CW
Haffner, P
Herbert, Charles
Hess, E
Higley Bros.
Hoover, O. O.
Hormann, Louis
How, A
Janssen, EC
Johnson, Alfred
Knittel, Thos
Knorth, SA
Koplar, Sam
Management & Eng. Co.
(Chicago)
McMahon, William
Morris, Wm. H
Mueller, Vincent G
Newberry, M
Parker Const. Co.
Peck, A
Popp, OJ
Poppler, Max
Riddle, AJ
Riewe, A
Schumacher, SO
Shapiro, B
Sheehan, WF
Shisler Bidwell B Co.,

Smith, John J
Standard Oil Co.
Sundquist (Sundguist), GA
Tarling, Julius E
Thurston,
Traber, ORS
Trade R & B Co.
Wagner, E. L.
Wieldt, E. C.
Zook, D. F.

The following individuals and companies are listed as builders:

Ace R&B Co.
Amber & Zimmerman
Anslyn(m), Louis
AR Contracting Co.
Atheson/Atkeson, WH/WA
Aubenreith, Jos. L
Baker, EE
Barru (?) B&T Co.
Bidwell, TA (LA)
Bonded Bldg Co.
Brennan, DA
Broderick, DJ
Bush-Burns or HC Howard
Charleville, BJ
Christian Fund Church,
Cornwell, FJ
Cornwell & Son, FJ
Country Gen'l Renting Co.
Crotty, Jos M
Arthur R. Darr Const. Co.
Darr, FEA
Davis, Jno
Degenhardt, Theo
Dickie Const. Co.,
Drozda, Wm. S
Elkenberg, Chas
Exchange R. E. & Bldg Co.
Ferguson, Jas
Galvin, JB

Gibson Const Co.
Glaser, Daniel A
Gorges, Chas.
Gray, TH or FH
Haffner, P
Hammerschmidt, Ed
Herbert, Charles
Herchentache, P
Higley Bros.
Hines HM&S Co., JF
Hoffner, Phil
Hoover, O. O.
Horne, WJ
Hortleder, F
Howe, Alfred
Huseman & Son, F
Jaffee C. Co. or Jaffer &
London C. Co.
Kehr & Dip/ Dix
Kibby, William
Knittel, Thos
Koplar, Sam
Kopolow, L
Liebert, Sam
Mardyke Inv. Co.
May Bldg & Inv Co.
Mazuranc, Andrew
McKibbon, JG
Meckley, Geo.
Meyer, Rich H
Miller, JW
Moore, Thos.,
Morris, Wm. H
Mueller Bldg Const Co.
O'Leary, D
Parker Const Co.
Plegge, Geo.
Poertner & Son, C.H.
Pomeroy Const Co.
Poppler, Max
Quillin, JD
Reilly, John M
Reliable R&B Co.
Rice, L.A.
Riddle, A.J.
Roche, E.J.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 64

St. Cecilia Historic District
St. Louis [Independent City], Missouri
South St. Louis Historic Working and Middle-Class Streetcar Suburbs MPS

Rosenmeyer, Martin P
Rouggby, E
Ruoff, WL
Sanguinet, R.
Schwegler, W.
Seybold, Wm. F.
Sheehan, J.A.
Sherman, Dr. Wm. M.
Shisler Bidwell B Co.
Smith, John J/ Susan
Smith, Wm.
Sokal, Geo.
Sprague R&C Co, JM
Stiel, Fred
Stoeckel, B.
Stoeckel, E.
Stoeckel, R or Ed
Sundquist (Sundquist), GA
Swartbout, E
Trade R & B Co.
Wagner, E.L.
Wieldt, E. C.
Wisden & Son, A
Woermann Const. Co.,
Zook, D.F.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 65 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Liggett & Myers Historic District, located in south central St. Louis, Missouri (roughly bounded by Vandeventer Avenue, Park Avenue, Thurman Street, and Lafayette Avenue) is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Industry and Community Planning and Development. At the time of its completion in 1896, the Liggett & Myers plant which dominates the district was considered the largest tobacco plant in the world. Purchased by the "Tobacco Trust" in 1899, the plant continued at full strength through the turbulent early 20th century, when industry consolidation was followed by aggressive national trust-busting at the Supreme Court level. The plant turned into the plug tobacco hub of the reformulated Liggett & Myers company, and retained a national place of prominence in the industry. When New Deal policies broke the industry's anti-union stance in the 1930s, the plant was noted for its labor struggles. After World War II Liggett & Myers began to sell off buildings at the St. Louis plant, accelerating in the 1950s, and finally closing it altogether in 1972.

This nomination is for an entire neighborhood rather than just an industrial complex because of the demonstrable impact of the Liggett & Myers factory on the development of the surrounding residential area. The Dundee Place subdivision, which includes the nominated Liggett & Myers buildings, was initially marketed as 50' lots for single family middle-class development. The first new buildings in Dundee Place (1890) were single family homes in the Queen Anne mode. Proximity to major rail lines made this vision unlikely at best, and the construction of the Liggett & Myers complex, with its rail traffic, pollution, and a whistle that could be heard up to five miles away, quickly turned the vision from that of an upper middle-class single family neighborhood to one more suited for workers' housing. On one block near the factory in 1900, over 70% of the working people were employed in the tobacco and related box industries. Development in the blocks near the factory was piecemeal, with a gap in residential development during the Depression and World War II, and finally concluding in the early 1960s. At the southern end of the district, where subdivision did not occur until after the beginning of the 20th century, the development pattern was more typical of the new neighborhoods in St. Louis. The bungalow development of Sam Koplars is significant in its own right as a work of a significant builder as well as an intact row of early bungalows.

The period of significance begins in c. 1875, when the first extant structure was built, and ends in 1963, the final date of new construction on historically empty lots. The district retains integrity because it is still very recognizable as the neighborhood where tobacco workers and their families and neighbors mingled, worked and did business. Many historic resources have been lost, but far more remain to indicate the complex relationship of an industrial giant to the residential neighborhood it inspired.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 66

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Background

Due to an unusual series of circumstances, the proposed district lies almost wholly within the boundaries of an existing National Register District.

The eastern section of the Tiffany Neighborhood District was listed in the National Register of Historic Places in 1983, with expansions to the west in 1985 and 1987. The nominated district was part of that third expansion. This district nomination relies heavily on the 1987 documentation.

Under a plan approved in 2002, the better part of six blocks in the heart of the district were demolished to make way for new homes (Figure 1). As part of the Section 106 process, contractors were hired to prepare a registration form decreasing the 1987 district boundaries. This proposal retained the eastern section of the Tiffany district and removed the western blocks, including the demolished area and most of the proposed Liggett & Myers District. The documentation required substantial revision by the State Historic Preservation Office and has not been submitted.

In 2007, under the same Memorandum of Agreement, the preparer of this nomination was hired to evaluate the remaining blocks for eligibility. This nomination is a result of that study.

Until recently the evaluated area was known as McRee Town (after McRee City, the name of the northern section before it was absorbed into the City of St. Louis). In the spirit of large-scale redevelopment, the whole neighborhood has been rechristened "Botanical Heights."

Historical background

Urban development first became possible in the district in the early 1850s, when the Pacific Railroad pushed its tracks along the northern border from downtown St. Louis to Cheltenham. In the following decade, the northern blocks of the district were subdivided as part of McRee City, a small community which spanned both sides of the railroad. In Pitzman's 1868 atlas, the 25-block "City" was bounded by McRee on the south, present-day Vandeventer and the short-lived Laclede Race Course on the west, Chouteau and Manchester on the north, and the city limits on the east. (The western boundary of the City of St. Louis was at that time about a hundred feet west of Grand.) Mary McRee also owned the tract between the City Limits and Grand, as well as property to the west of the race course. In 1869 the race course itself was subdivided as part of McRee City.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 67 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

By 1876, when Compton & Dry's famous atlas was published, only the section of McRee City north of the Missouri Pacific tracks was settled with any density (Figure 2). South of the railroad, McRee City was still in agricultural use. In fact, it was virtually indistinguishable from the land south of McRee, which was owned by Henry Shaw (Figure 3).

The development of the southern part of the district and the neighborhoods south of I-44 was determined by the legacy of Henry Shaw, the millionaire who created both the Missouri Botanical Garden and Tower Grove Park. Shaw owned extensive acreage between Arsenal Street to the south and McRee Avenue in the former Prairie des Noyers common fields. In 1859 he opened his private estate to the public as the Missouri Botanical Garden.

On his death in 1889, Shaw willed most of his real estate holdings to the Trustees of the Botanical Garden.¹ In doing so, he secured acreage for future expansion and guaranteed that the Garden would have beautiful and appropriate surroundings. He also directed that the land could be rented out to provide income for the Garden. By the turn of the century, the Trustees had instead chosen to plat most of the property and sell off lots.²

Dundee Place

McRee City was absorbed in the City of St. Louis' final boundary expansion in 1876. In 1889, the same year as Henry Shaw's death, its southern blocks were re-platted as Dundee Place. The earliest development was near Tower Grove Avenue rather than Grand; advertisements for a great auction in June 1891 indicate that there were 18 houses already standing near Tower Grove Avenue.

Described in the press as a "forced sale," the auction on June 3-5, 1891, was considered a great success. Dundee Place was a very large tract of land, and the event received extensive coverage in the *Globe-Democrat*, *Republic*, and *Post-Dispatch*. At the eastern end of Dundee Place, lots near Grand Boulevard sold for up to 38 dollars per front foot. A few lots on Tower Grove went for nearly as much, but in general values were lower in the western and center sections of Dundee Place, with bargains as low as \$12 per foot. With such low prices, the *Post-Dispatch* reported, the sale had to be closed:

¹ "Henry Shaw's Will Establishing the Missouri Botanical Garden, Admitted to Probate at St. Louis, Missouri, September 2, 1889" pamphlet, St. Louis, Nixon-Jones Printing Company, 1889.

² According to Faherty, the Trustees soon found that the property tax on the lands exceeded the income they derived from it. Their decision to sell the property went to the Missouri Supreme Court in the case of *Lackland v. Walker* in 1899. William Barnaby Faherty, *A Gift to Glory In: The First Hundred Years of the Missouri Botanical Garden (1859 - 1959)* (Ocean Park, Washington: Harris & Friedrich, 1989), 32.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 68 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

...it was conceded the better judgment to stop forcing the land to sale at such ruinously low prices, and wait until building improvements in the locality would create a more active demand for the lots at very much higher figures.³

The *St. Louis Republic* had this to say:

The sale is certainly the most remarkable one that has ever taken place in St. Louis realty not alone in consequence of its magnitude, but because the greater part of the property sold during the past two days has been purchased in lots large enough for a single residence purposes only (sic), and all the purchasers have bought with the intention of erecting homes.⁴

Published lists of purchasers did not necessarily support this assertion; many individuals purchased three or more lots, and most of the 50' parcels were eventually divided to more closely resemble the narrower lots found in older sections of the city. Within the district, there was only limited construction in the years following the sale. Many of the 19th century buildings were speculative, such as the row of three impressive Queen Anne style houses at 4335-43 McRee (1892) (Photo # 6).

The proximity of the Missouri Pacific and Frisco railroads⁵ stimulated industrial growth, which led to early conflicts between the actual and proposed uses of the land. The boosterish auction coverage included this reassuring description from the *St. Louis Globe-Democrat*: "in the distance far beyond a line where it would be considered a nuisance the large carriage, lumber and car works and establishments stood in relief to the blue sky...."⁶ (The car works was, in fact, directly across Old Manchester – now Vandeventer – from Dundee Place.) Omitting mention of the industrial corridor growing to the north and west, advertisements from the same period noted that on the Shaw estate and Tyler Place to the south

it has been decreed forever that no manufacturing establishments shall be located. This effectually protects the whole section from the inroads of smoky furnaces and disagreeable and unhealthy factory fumes. . . . There is no brighter prospect in the world.⁷

Such assertions were no longer possible after 1895, when Liggett and Myers announced plans for an enormous tobacco processing facility in the northern blocks of Dundee Place. Located at the

³ *St. Louis Post-Dispatch*, June 5, 1891, 6.

⁴ *St. Louis Republic*, June 5, 1891, 12.

⁵ The St. Louis and San Francisco Railroad tracks were constructed between the evaluated area and the Missouri Pacific line in 1883.

⁶ *St. Louis Globe Democrat*, June 4, 1891, 9.

⁷ *St. Louis Republic*, May 25, 1891, 2.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 69

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

northern end of the district, the massive complex was frequently described as the largest of its type in the world.

Liggett & Myers

In 1873, George H. Myers effectively erased the name of Henry Dausman from St. Louis memory by purchasing his share of the Liggett & Dausman tobacco firm. Five years later the partnership was incorporated as the Liggett & Myers Tobacco Company. Primm summarizes their achievements in a city-wide context:

Soon after its incorporation in 1878, the Liggett & Myers Tobacco Company was the largest manufacturer of plug tobacco in the world. Only the Lorillard Company of New York and the Drummond Company of St. Louis rivaled it in size. The Brown and Catlin companies, both local firms, were also major plug and pipe tobacco manufacturers. By 1890 St. Louis was producing more than twice as much chewing tobacco as its nearest rival.⁸

By the mid-1890s Liggett & Myers had outgrown its facilities at 13th and St. Charles Street downtown. The company commissioned architect Isaac Taylor to design a new factory that would incorporate its manufacturing and warehousing functions into a single complex covering the better part of four city blocks (Figure 4).⁹ It was an enormous commission, even for a prestigious architect like Taylor.

Construction was well underway when St. Louis was struck by the one of the worst natural disasters in its history. The “Great Cyclone” that hit the city on May 27, 1896 is considered to be the most destructive tornado ever to befall one of America’s urban areas. Curzon quotes a statement from the company:

The new plant of thirteen buildings in process of construction for the Liggett & Myers Tobacco Company has suffered seriously from the cyclone. The stemmery building, one-half completed, is a total wreck. The rehandling building, or warehouse, finished, is not badly damaged. Part of the roof and the cornice of the licorice factory have been torn away, but the loss is not serious. The east end of the box factory and the office building are badly wrecked.¹⁰

⁸ James Neal Primm, *Lion of the Valley* 3rd ed., Saint Louis, Missouri: Missouri Historical Society Press, 1998. 331.

⁹ Taylor was also the architect of the firm’s 1888 building at 1000 Washington Avenue in downtown St. Louis, now known as the Merchandise Mart, and listed on the National Register as the Rice-Stix Building in 1984.

¹⁰ Julian Curzon, ed., *The Great Cyclone*, 1896 Cyclone Publishing Company, reprinted 1997, Southern Illinois University. 164.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 70 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Curzon reports that in one of the unfinished buildings (apparently the stemmery at 4126 Park), nine men were killed when the unfinished steel frame collapsed into the basement where the men sought shelter. The death toll, he says, was initially feared to be much higher since 500 men were employed in the massive construction project.

Under attack from the weather on one front, Liggett & Myers faced a more challenging long-term threat from the consolidation of the tobacco industry. In 1890 the five leading cigarette companies, led by magnate James Duke, merged to form the American Tobacco Company. In its first two years, the new "tobacco trust" moved beyond cigarettes and began to acquire plug tobacco makers. It was reported that by 1898, the company had "sustained severe losses aggregating more than four millions of dollars"¹¹ by selling tobacco below cost in order to ruin its competition. One analyst, writing in 1907, described Liggett & Myers' attempts to hold out:

The largest single plug producers, Liggett & Myers, of St. Louis, controlling no less than fifteen percent of the entire trade, refused to amalgamate with the Trust, except upon terms more favorable to itself than the trust offered. The Trust began immediately to encroach upon the markets of this firm, by selling the finished product ten per cent below the standard price, besides offering premiums to salesmen. Liggett and Myers retaliated with a similar cut in prices. This competitive war was carried on for several months, when the Trust finally bought out its competitor (April, 1899) at a figure that seems abnormally inflated. The Trust paid \$12,500,000 for the entire plant, which was equivalent to \$1366 for each \$100 share of stock for the absorbed company.¹²

The actions of the Trust had a direct effect on the employees of Liggett & Myers and in the tobacco industry throughout the city. Jacobstein reported that the "output" of the six largest plug tobacco companies in St. Louis was consolidated at the Liggett & Myers and Drummond plants.¹³ In addition to bringing more competition for jobs at the former Liggett & Myers factory, the Trust cut wages. When the Trust took over in 1898, wages at Drummond dropped by 25 percent.¹⁴

The Consolidated Tobacco Company (the Trust arm that organized to take over plug tobacco interests) published an annual report in 1901 which clearly shows Liggett & Myers as its most valuable property.¹⁵ The Star brand of tobacco was by far the best-selling and most profitable of

¹¹ U. S. vs. American Tobacco Company, United States Supreme Court 221 U. S. 106 (1911) in "Undisputed Facts."

¹² Meyer Jacobstein, "The Tobacco Industry in the United States," in *Studies in History, Economics and Public Law*. Edited by the faculty of political science of Columbia University, Volume Twenty-Sixth (sic), New York: Columbia University Press, 1907. 369. Other sources quote the purchase price as much lower.

¹³ Ibid, 386

¹⁴ Jacobstein, 387. The author does not provide a comparable figure for Liggett & Myers. L&M had unionized in 1898, perhaps seeing a competitive advantage in using the union label; the Trust did not recognize or negotiate with the union.

¹⁵ Annual Report of the Continental Tobacco Company, 1901, accessed online in PDF form the University of California, San Francisco's Legacy Tobacco Documents Library at legacy.library.ucsf.edu (10/7/2008).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Section 8 Page 71

more than 100 brands listed.¹⁶ Of the ten leaf departments listed, St. Louis' was the largest producer both by weight and value, and the company's real estate assets in St. Louis were far higher than those in any other city. The Dundee Place buildings were valued at \$1.4 million, with an additional \$300,000 in property and assets at the site.

In 1911, after a four-year legal battle, the United States Supreme Court decided that the American Tobacco Company¹⁷ was an illegal trust. "The Trust" was then separated by the lower court into "The Big Four" tobacco companies. The reformulated Liggett & Myers emerged with 12 manufacturing brands and 625 brand names.¹⁸ Its plug tobacco center in St. Louis remained the world's largest, while its increasingly important cigarette business was centered in North Carolina and the corporate offices remained in New York.¹⁹

The changing path of residential development through the Great Depression

Liggett & Myers' 1895 announcement radically changed the market for housing in Dundee Place. Two- and three-story single-family dwellings were still the norm before 1895, although a few multi-family flats were constructed during this period as well. By 1900, many of the large single-family buildings were occupied by families with boarders who worked in the tobacco factory. Far fewer single family buildings were constructed after 1900; those constructed between 1900 and the Great Depression were usually one story with only a few rooms. None used the full 50-foot lots that the subdividers had envisioned.

Another change, perhaps driven by the employment opportunities in tobacco and other industries, is visible in census records. By 1910, it is clear that the neighborhood was developing the rural demographic for which it was later known. While the 1900 population was largely from Missouri and Illinois, with German and Irish ancestry, the 1910 demographics show more emigrants from Appalachia. Describing the former McRee City during the Depression, Genevieve Stoltz wrote that "the whole neighborhood was called 'Hoosier City' because most of the boys and girls from the country and small towns seemed to end up there."²⁰

Trustees of the Missouri Botanical Garden dedicated a four-block long strip between Shaw and McRee Avenues as Shaw's Lafayette Addition in 1910. In the initial plat, lots were only laid out

¹⁶ Including brands such as "Peach Pie," "Pride of Regiment," "Prune Juice," and "Ice Cream."

¹⁷ The American Tobacco Company had merged with the Consolidated Tobacco Company by this time.

¹⁸ "Tobacco Plant's Closing to End 150-Year History," *Saint Louis Post-Dispatch*, 3/26/72.

¹⁹ Primm, 332.

²⁰ Genevieve Stroud Stoltz, *Water Under the Bridge*, St. Louis, Missouri: self-published, 2006, 55. Mrs. Stoltz' editor, Larry Giles, indicates that she informally referred to the neighborhood (both north and south of the railroad tracks) "Hoos City" and that it was believed to have developed that nickname because immigrants to St. Louis from southeast Missouri and Appalachia got off the train at the first stop past Union Station and settled there. Interview by Lynn Josse with Larry Giles, October 12, 2008, at 2412 Menard Street, St. Louis.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 72

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

in the eastern blocks (between 39th Street and Lawrence).²¹ The rest, including those in the district, were divided in 1914. Shaw's Vandeventer Avenue Addition west of Tower Grove Avenue was the final land division in the district (1916).

Unlike Dundee Place, where lots had often been sold one or two at time, Shaw's additions were developed in larger sections, with a few major developers responsible for most of the buildings. As a result, along the southern edge of the district, the buildings take on a much more uniform appearance. Most notable is the row of 18 bungalows on the 4200 block of Lafayette Avenue. They were built in 1915 by developer Sam Koplak, who later went on to develop the Congress and Senate Apartments in St. Louis as well as the Park Plaza Hotel. His remaking of the 4200 block of Lafayette (including 15 more bungalows on the south side of the street, destroyed in the construction of Interstate 44) is listed as a seminal career move in a book about the Koplak family.²² The 1987 nomination for the Tiffany Neighborhood notes that

The work of contractor Sam Koplak... prompted the *Globe-Democrat* to observe that "this neighborhood is taking on quite a bungalow city aspect since the bungalows on Lafayette have been put up." The rejection of historical detail and exploiting of surface texture for aesthetic effect also spread into other areas of the District where new construction arose.²³

By the late 1920s, the district was almost filled in with two-and four-family flats, houses, shops, and one religious building – the Blaine Avenue Tabernacle, constructed in 1927 and purchased by a local Jewish congregation in 1929.²⁴ According to Ehrlich, the Jewish population in this section of South St. Louis was small and scattered, and neither of the congregations that owned this building kept records. When Tiphereth Yisrael sold the synagogue to a Christian group in 1944, enough members remained nearby to rent space. In 1950, the congregation received an occupancy permit to hold services at 4202 Folsom (Photo #3, left).

Tower Grove, Vandeventer, and later residential construction

Early construction along the corridors of Vandeventer and Tower Grove included residential, commercial, and industrial buildings, often side by side. In 1907 the Robinson Coal Company constructed a small office along the west side of Tower Grove in front of a large lot they used as a coal and wood yard. Stores, saloons and a bakery were constructed.

²¹ In 1913 alone, sales of Shaw's lands in the Lafayette Addition netted the garden almost \$150,000. Faherty, 65.

²² Candace O'Connor, *Meet Me in the Lobby: the Story of Harold Koplak & the Chase Park Plaza*. (Saint Louis: Virginia Publishing, 2005), 15.

²³ Deborah Wafer, Tiffany neighborhood Historic District, Item 8, Amendment "b" page 6. Quoting the *St. Louis Globe Democrat*, March 21, 1916.

²⁴ Walter Ehrlich, *Zion in the Valley Volume II: The Twentieth Century*, University of Missouri Press, 1997. While Ehrlich states the building was not used as a synagogue until 1929, Landmarks Association counts the building as one of eight extant structures in the City of St. Louis originally built as a synagogue.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 73 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Tower Grove and Vandeventer cross at an angle between the Frisco and Missouri Pacific tracks. As the neighborhood grew, the needs of streetcar, horse, automobile, and rail traffic conflicted. The City solved this problem by building a viaduct between 1913 – 1915, raising both Tower Grove and Vandeventer above the tracks and building an elevated intersection. Many buildings were impacted by this project. The permit record indicates that factories along Vandeventer had foundation work done, while the extant buildings at 1532-1536 Tower Grove were “raised.” It appears that the building next door at 1538 Tower Grove was partially buried, with part of the original first floor, still at grade at the rear of the lot, now a basement at the front.

Most of the residential buildings on the two commercial streets were replaced with industrial buildings during the course of the first half of the 20th century (with two exceptions along Vandeventer). Along Tower Grove, even commercial buildings were demolished or absorbed as new light industrial uses gravitated to the area. Through the 1940s, the E. H. Baare Company consolidated a series of buildings along Tower Grove (now numbered 1618-1622, but originally 1606-1622). According to a company history, Baare was the first to design and manufacture the spiral wound fan guard. The company moved out of the district in the 1950s and now claims to be “one of the largest manufacturers of wire and sheet metal products.”²⁵

Across the street, the Pittsburgh-Erie Saw Corporation moved to the district in about 1930. Over the course of more than thirty years, the corporation built and expanded a factory and office that was one of four national branches for the company. Like E. H. Baare, Pittsburgh-Erie grew to take up the better part of a block face along Tower Grove. From a 1931 factory to the 1962 office addition, the series of additions that allowed the saw company’s growth provides a visual history of the company’s expansion in the district.

While industrial development continued during the Great Depression and World War II, residential development was interrupted before all of the lots were built on. The postwar housing boom caught up with the Liggett & Myers district in 1952, with the construction of three single-family buildings at 4141-49 McRee (Photo 21). Five more single family homes were constructed through 1957, with one more straggler in 1962. Between 1957 – 1963, five small apartment buildings were also constructed. Unlike earlier multi-family buildings in the district, these distinctly modern designs were a single story and made use of the deep lots by facing to the sides instead of to the street.

It is notable that all fourteen of the residential buildings constructed between 1952-1963 were on lots that were vacant in 1951. Vacant lots had been a feature of the district through this period, with regular carnivals showing up in the permit record on vacant lots on Folsom and Tower Grove.

²⁵ E. H. Baare Corporation company history, accessed at www.ehbaare.com/history on October 11, 2008.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 74

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

Liggett & Myers as an employer

A study of census tracts in the district demonstrates the reliance of neighborhood residents on the employment found in the tobacco factory. In the six sample blocks studied, more than half of the working population was employed in the tobacco industry or related box factory in 1900. The percentage declined every year as residents' mobility increased and more employment opportunities opened up, but a full quarter of the residents in the blocks studied still worked in the industry in 1930.

This table represents an informal study of the 4100-4200 blocks of Folsom and Blaine based on available census data.

Year	Households counted	Total Workers	Workers in tobacco and box industries	% total workers in tobacco and box industries
1900	83	207	106	51 %
1910	136	294	111	38 %
1920	166	248	87	35 %
1930	196	357	89	25 %

Nationally, in 1900, adult men accounted for just under half of the tobacco workforce. Children under 16 were more than 10%, with women accounting for the rest.²⁶ This makeup was not reflected in the study blocks, where the tobacco workforce included many more men than women. Within the district, children as young as 11 were employed in the factory, but few women.²⁷ In 1907, Jacobstein reported that Missouri's wages for women and children were the highest among the ten major tobacco producing states (and men's were highest among the six "southern" states), but overall industry wages were "incredibly low."²⁸ This can be attributed in part to the weak unions, seriously damaged when the greater part of the industry was dominated by the Trust.

By the mid-1930s, Liggett & Myers had closed plants in New York and Philadelphia, following an industry trend to reduce operations in heavily unionized northern cities. None of the "Big Four" companies that had been created in the Trust dissolution recognized the Union, although

²⁶ Jacobstein, 404.

²⁷ Twelfth Census of the United States, 1900, ED 357, sheet 4B. At 426 Folsom, six residents worked in the tobacco trade: the father, two young sons (aged 14 and 11), and three roomers. The wife and two younger children did not work outside the home.

²⁸ Jacobstein, 405.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 75 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

from time to time they had to settle strikes with the locals. Liggett & Myers agreed to negotiate with the International Tobacco Workers Union in May 1935, two months before the Wagner Act established the National Labor Relations Board and curtailed employers' options against workers organizing and striking.²⁹

In 1938 Liggett & Myers signed an agreement with the national union covering all six of its plants. Newspaper reports indicate that St. Louis probably had some kind of agreement with the local a year earlier.³⁰ In *Challenge & Change*, Kaufman writes that "The St. Louis plant of L & M exemplified the effort of the Union to gain the respect of management by providing a dependable work force." He spends nearly two full pages describing the delicate balance that the union representatives had to maintain. When 175 women workers sat down on the job in June 1937, one representative reported, "the executive committee had their backs to the wall. We had to settle this strike Tuesday with victory to the girls or face a general unauthorized strike the next day, Wednesday, throughout the plant."³¹

The tension between union leaders and the workers at the plant was high; workers were reluctant to pay dues and accept the representation of the union, while the union leaders expressed frustration that their work was undermined when workers did not abide by agreements. Kaufman reports that committee members were posted at the entrances to the factory to collect dues, and that there was enormous friction between the union and African American workers who refused to organize.³²

In 1939, the ITWU demonstrated its new strength by calling its first national strike in 39 years. Targeted against Liggett & Myers, the strike closed five of the six plants (including St. Louis) and ultimately won broad concessions in the areas of wages and union relations. Kaufman quotes a Liggett & Myers statement that "in the interest of promoting a more harmonious relationship, the Company approves of its employees becoming members of the Union; and therefore, it is further desired by the Company that those of our employees who are not now members of the Union shall become members."³³

Even so, the union had trouble recruiting African American members from the workers in the St. Louis factory. A show of power changed many minds, when the Union convinced the company to lay off unorganized African American workers when the company had planned to lay off unionized white women. At the same time, the company agreed to protect the jobs of union

²⁹ Kaufman, Stuart Bruce, *Challenge and Change: The History of the Tobacco Workers International Union*, Urbana and Chicago: University of Illinois Press, 1987. 84.

³⁰ "L&M signs Union Shop pact," *St. Louis Globe-Democrat*, 5/23/42. The article indicates that the contract with AFL TWIU local 200 covering 1500 workers was the sixth annual contract.

³¹ Kaufman, 87; see also "Tobacco strikers back to Jobs Today," *St. Louis Globe-Democrat*, 6/17/37.

³² *Ibid.*, 88.

³³ *Ibid.*, 88.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 76 Liggett & Myers Historic District
St. Louis [Independent City], Missouri

workers at the expense of more senior non-Union employees.³⁴ Their strategy must have worked, because in 1944 newspapers reported that a strike of 400 African-American employees idled 1800 others.³⁵

It may be no coincidence that shortly after World War II, reports that Liggett & Myers was selling off property in St. Louis hit the local papers. Clippings available at the Mercantile Library of St. Louis show two sales in 1947, one in 1950, and ten more in 1952.

But even in the postwar years, Liggett & Myers continued to be a dominant presence in the neighborhood. The sharp blast of the “curfew whistle” atop the factory was an identifying signal for the neighborhood from its construction until at least the 1950s.³⁶ A salvaged steamboat whistle, mounted at the complex’s construction, sounded blasts for shift changes and as an unofficial curfew warning at 9 p.m. The sound in the neighborhood must have been overpowering, since newspaper reports indicated that under favorable conditions the sound could be heard more than five miles away in Webster Groves.³⁷

Directories indicate that even residents of the new residential buildings worked for Liggett & Myers, although the workforce shrunk during the last year of the period of significance. By the time Liggett & Myers shut the plant for good in 1972, only 170 people worked there. At its peak, there had been more than 3500 workers on site.³⁸

Later history in the district

Liggett & Myers was unable to find a buyer for its last buildings; the city’s economic development agency accepted them and finally sold the last in 1974. Despite finding new owners, many of the buildings remained vacant, and neighbors complained that they were a source of blight. At least three major fires in the 1970s gutted some of the large warehouse buildings. Once again, the development of the factory led the development of the neighborhood. Undoubtedly the blight of the vacant factory was only one cause among many leading to a “period of deterioration” beginning in the 1970s.³⁹

National Register listing was one of many strategies employed to help stabilize the neighborhood. Spurred in part by the interest of St. Louis University, rehabilitation helped some of the properties at the eastern end of the Tiffany Neighborhood district. Although the 1987

³⁴ Ibid, 91.

³⁵ “400 Strikers Return to Liggett & Myers,” *St. Louis Globe-Democrat*, 8/9/1944.

³⁶ Apparently the whistle was silenced during WWII and resumed afterwards; it is not known when it stopped permanently.

³⁷ “Steamboat Whistle Atop Tobacco Factory Has Sounded Curfew in So. St. Louis for Four Decades,” *St. Louis Star-Times*, April 5, 1937, p. 12.

³⁸ “Tobacco Plant’s Closing to End 150-Year History,” *Saint Louis Post-Dispatch*, 3/26/72.

³⁹ Wafer, Deborah “Tiffany Neighborhood District” registration form, National Register of Historic Places, listed 2/26/1987.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 77

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

registration materials foretold a bright future for the Tiffany neighborhood, the pattern of disinvestment continued. In 1998, the Missouri Botanical Garden (once the owner of so much of the neighborhood) formed the Garden District Commission, which spearheaded the transformation of McRee Town into "Botanical Heights," largely through the demolition of six square blocks to the east of the Liggett & Myers District. In the final phases of the project, select infill construction will be combined with rehabilitation of the existing historic neighborhood.

Noteworthy Resources

The cultural and architectural significance of the Liggett & Myers complex cannot be understated, but these are not the only significant buildings in the district.

The earliest building in the district is the two-story house at 4311 McRee Avenue (Photo #7). While the 1987 nomination identifies its date of construction as 1885, it is very similar to the building on this site in Compton & Dry's view drawn in 1875. Although the roofline is different, the footprint (including a projecting side bay) is roughly the same, and appears to be the same as the building on Hopkins' 1883 atlas. (Differences in the roofline could be attributed to an error in drawing or possible damage in the 1896 cyclone.) Apparently the only surviving structure from the McRee City settlement in the proposed district, this building deserves further study.

The group of three houses at 4335-43 McRee Avenue (1892) are fine examples of the vernacularized Queen Anne style (Photo #17). Number 4343 is an especially interesting example of adaptation of a popular style to a difficult site, resulting in a dwelling with a triangular plan.

Sam Koplars' eighteen bungalows on the north side of the 4200 block of Lafayette (Photos #24-25) form a significant grouping, representing an important early step in the career of one of the city's most visible developers.

The two-story building at 1558 Vandeventer Avenue (Photo #15) was constructed in 1923 for the American Car Company. It is the only surviving building from the complex, the bulk of which lay on the west side of Vandeventer. Established in 1891, American Car was one of the nation's significant early streetcar manufacturers. Although it was bought out in 1902, the American Car name was used until 1931. The facade features impressive terra cotta lettering and sculpture, and is a significant reminder of this era of American manufacturing and transportation history.

Historic synagogues such as the Blaine Avenue Tabernacle building at 4200 Blaine (1927) are unusual in St. Louis. Unfortunately, little is known about the congregation that worshipped here (and subsequently at other locations in the district).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 78

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

The substation at 4100 Folsom (1929) is a significant Art Deco building representing the period when electrical service was offered by competing service providers. Laclede Power & Light was one of the last major competitors to be absorbed by Union Electric, the forerunner of Ameren Electric.

Period of Significance

One unusual feature of the district is that the original period of construction extended over a very long timeframe. As early as the 1860s or 1870s, several residences took advantage of the proximity of the Missouri Pacific Railroad's Tower Grove station and built in or near McRee Town within the district boundaries. One of these buildings, c.1875, is extant, and this is considered the beginning of the period of significance.

Development in Shaw's additions at the southern end of the district was rapid, but in the Dundee Place blocks to the north, residential development occurred very slowly during the years of 1890-1930, was interrupted during the Depression and World War II, and picking up again in the 1950s and 1960s. The most appropriate conclusion for a period of significance would be in 1972, when Liggett & Myers left the neighborhood it helped to shape, but a date of 1963 is proposed instead as the final year of construction of new buildings on historically empty lots in the neighborhood.

Integrity

Since the 1987 National Register listing, some of the central blocks in the district have seen significant loss of historic fabric. It should be recalled that vacant lots were part of the landscape through most of the period of significance, and quite a few of the lots which are currently vacant have been historically unimproved lots. (Several of these are noted in Section 7.) On every block, notable streetscapes still exist conjuring the density of a 20th century working class neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Liggett & Myers Historic District

Section 8, figures Page 79

St. Louis [Independent City], Missouri

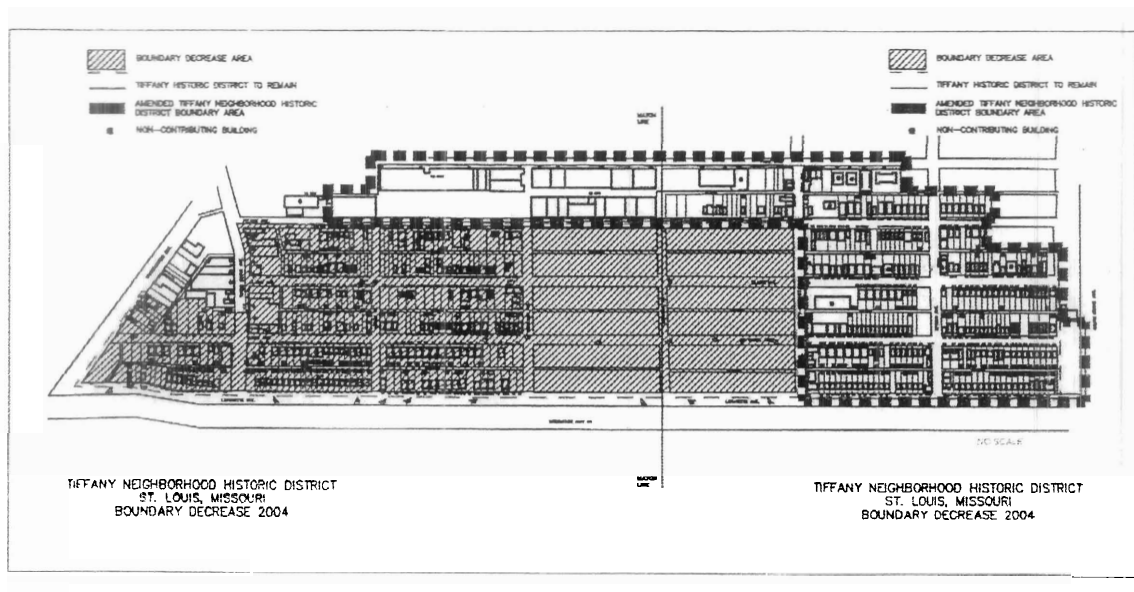


Figure 1: This map indicates the 1987 boundaries of the Tiffany Neighborhood District and the proposal for amended boundaries drawn up in 2004 to exclude the demolition area (never adopted).



Figure 2: Compton & Dry's Pictorial Atlas of St. Louis, 1876. McRee City upper left

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Liggett & Myers Historic District

Section 8, figures Page 80

St. Louis [Independent City], Missouri

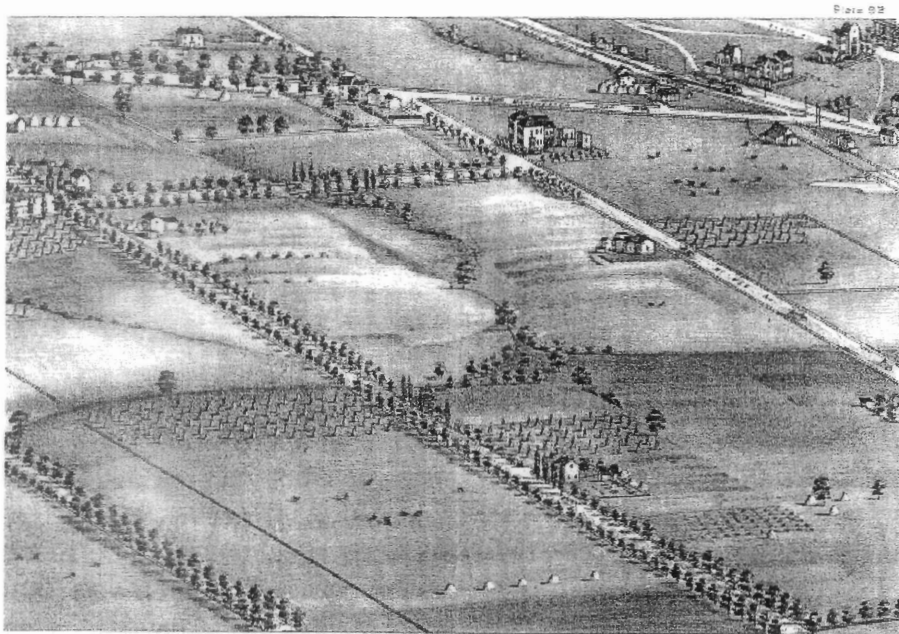


Figure 3: Compton & Dry; evaluated area at upper right, south of Missouri Pacific tracks and east of "Old Manchester" (now Vandeventer). North is right.

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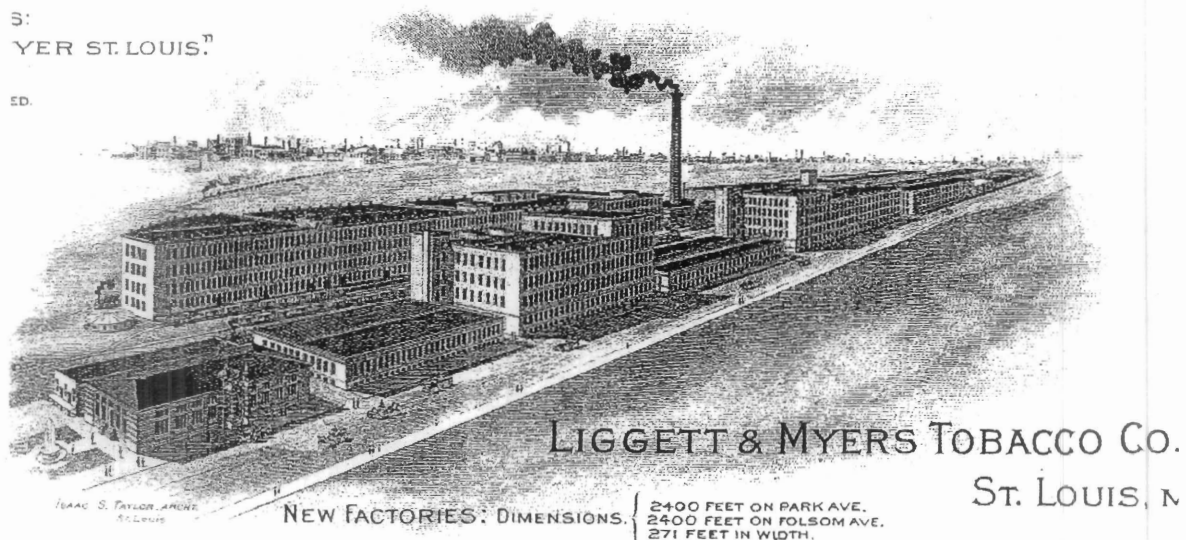


Figure 4: Liggett & Myers plant, rendering c. 1896

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 81

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 82

Liggett & Myers Historic District
St. Louis [Independent City], Missouri

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 83

UTM References (continued)

E. Zone <u>15</u>	Easting <u>739805</u>	Northing <u>4278260</u>
F. Zone <u>15</u>	Easting <u>739445</u>	Northing <u>4278305</u>
G. Zone <u>15</u>	Easting <u>739400</u>	Northing <u>4277995</u>
H. Zone <u>15</u>	Easting <u>738730</u>	Northing <u>4278055</u>
I. Zone <u>15</u>	Easting <u>738700</u>	Northing <u>4278195</u>

Verbal Boundary Description

The Liggett & Myers Historic District includes portions of the following subdivisions filed with the office of the Recorder of Deeds of the City of St. Louis: Dundee Place, Shaw's Lafayette Addition, and Shaw's Vandeventer Ave. Addition. In Dundee Place, the district includes all of blocks 4965, 4968, 4970, 4971, 4972 and parts of blocks 4960, 4969, 4973, and 4974. In Shaw's Lafayette Addition the district includes all of block 5445 and part of block 5442. That portion of City Block 5197 which is within Shaw's Vandeventer Ave. Addition is also included in the district. Please see the accompanying map for exact boundaries.

Boundary Justification

These boundaries include those extant resources associated with the Liggett & Myers complex within the original Tiffany Neighborhood District, as well as the immediately adjacent residential neighborhood. Most of the two blocks east of Thurman (south of the factory) have been cleared of historic resources and is covered with new construction. Immediately south, Interstate 44 construction demolished all of the buildings on the south side of Lafayette. Subdivision lines form the western boundary. Around the edges of the district some vacant lots have been excluded.

WEBSTER GROVES QUADRANGLE
MISSOURI-ILLINOIS
7.5-MINUTE SERIES (TOPOGRAPHIC)



Liggett E
Myers

Zone 15

A: Easting
738 830

Northing
4278 355

B: 739 065

4278 312

C: 739 085

4278 400

G: 739 400

4278 745

H: 738 730

4278 522

I: 738 700

4278 175

17°30' '36 '37 '38 890 000 FEET (MO EAST) '39 90°15'
38°37'30"

1 010 000 FEET (MO EAST)

Liggett
& Myers
Historic
District

St Louis
[Independent
City],
MO

Zone 15

D Ending
739815

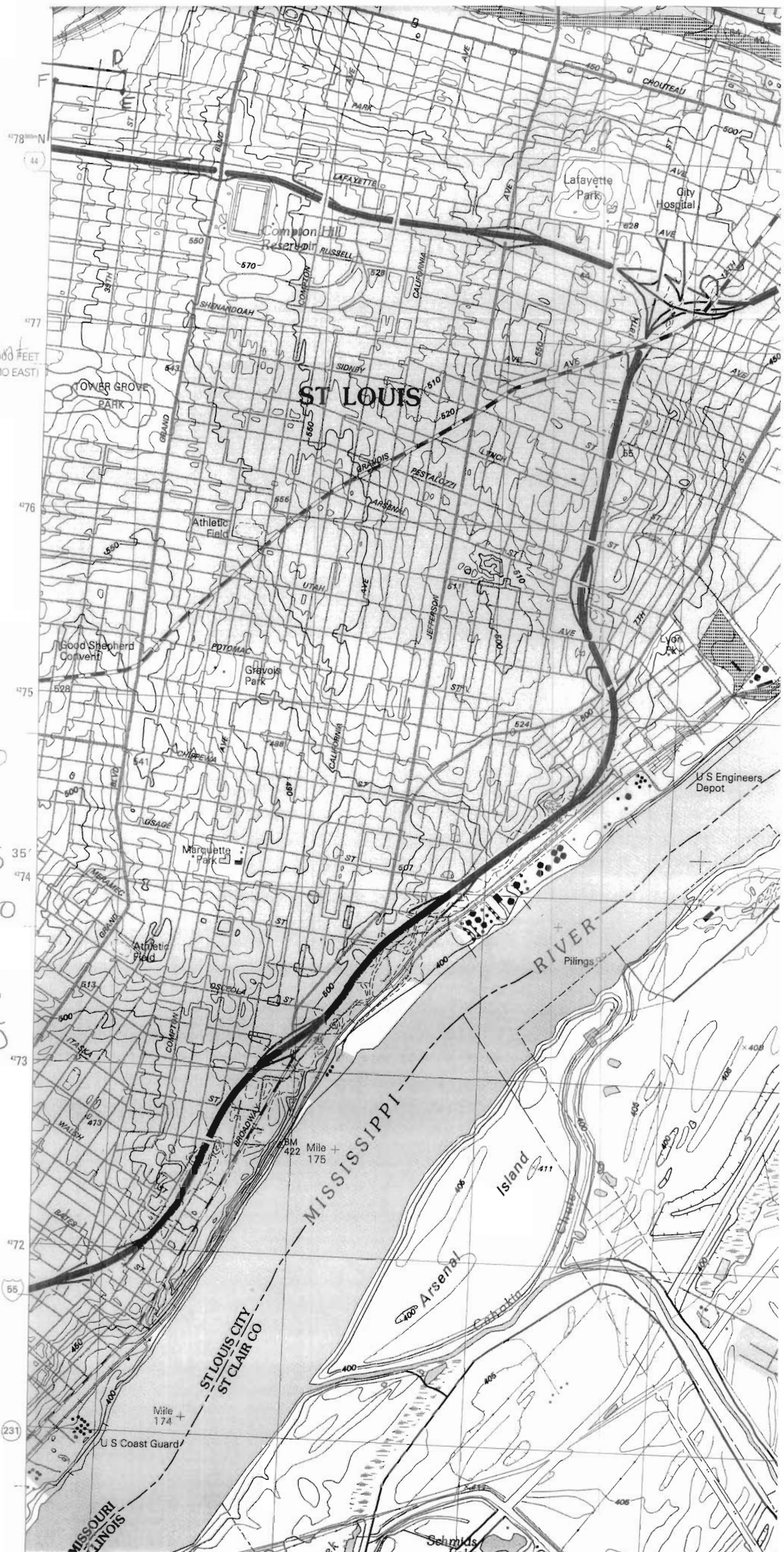
Nothing
4278 370

E:
739805

4278 260

F: 739 445

4278 305







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CORPORATION
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MILWAUKEE, WI 53233



STAR
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LEADING
BRAND

20

Handicap

Handicap























W. 10th St

1800

1800

1800



AMERICAN CAR COMPANY

REVEREND JAMES LOVE
PASTOR

1558









McRee Av

TOWER GROVE ST

TOWER GROVE
HARDWARE

P

TOWER GROVE
HARDWARE
1949

















DO NOT
ENTER