

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### Name of Property

Historic name Miltenberger, Eugene and Mary A., House

Other names/site number n/a

### Location

Street & number 3218 Osceola Street [n/a] not for publication

City or town Saint Louis [n/a] vicinity

State Missouri code MO county St. Louis (Independent City) code 510 zip code 63111

### State/Federal Agency Certification

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

Signature of certifying official/Title *Clare F. Blackwell* Deputy SHPO

Date 20 March 2002

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

### National Park Service Certification

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): \_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ittenberger, Eugene & Mary A., House  
Name of Property

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

**Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

**Name of related multiple property listing**

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

n/a

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

0

**Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**Description**

**Architectural Classification**

(Enter categories from instructions)

COLONIAL/French Colonial

LATE VICTORIAN/Italianate

**Materials**

(Enter categories from instructions)

foundation STONE/Limestone

walls BRICK

roof ASPHALT

other

**Narrative Description**

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

**Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**Major Bibliographical References**

**Bibliography**

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

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

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1854-1855 ca.

1878 ca.

**Significant Dates**

1854-1855 ca.

1878 ca.

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_



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## National Register of Historic Places Continuation Sheet

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Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

### Narrative Description

#### SUMMARY

This circa 1855 Italianate house sits on the south side of Osceola Street, midblock between Virginia and Compton Avenues in an area of south Saint Louis, now called Dutchtown. Unlike the surrounding buildings, which are mostly the common Saint Louis block houses built at the turn of the twentieth century, the entry faces east, rather than north to the street, a design which originally provided the gallery with a view of the Mississippi River, just a half-mile east and downhill. This two-story, red brick house has an ashlar limestone, raised foundation and a shallow pitched, hipped roof with wide, bracketed eaves. It is embellished with Italianate stylistic features, a popular style in the mid-nineteenth century. Notable Italianate details include the low-pitched hipped roof, wide eaves and brackets. Its design also combines French colonial era influences, which lingered in Saint Louis long after the United State had acquired the area through the Louisiana Purchase. These French Colonial stylistic features include such details as the raised basement and the two story gallery that spans the façade. The open gallery, common in mid-nineteenth century Saint Louis, remained a popular feature in most southern river cities where the hot, long summers needed the shaded porches to cool the house. The original structure's rectangular floor plan is similar to those of I-houses, which became popular throughout the Midwest in the latter part of the nineteenth century, but it is basically a practical approach for vernacular design that is simple to build since it is only one room deep with a central entry and stairwell to the second floor. By 1878 a one room, two story, brick addition had been added to the south side of the house (the back of the lot), replicating the features from the main building, the raised basement, hipped roof with wide eaves, and decorative brackets. The building retains a high degree of integrity and conveys architectural significance.

#### EXTERIOR

The façade of this galleried house incorporates the gallery under the hipped roof of the house, accentuating the appearance of the wide eaves. The chamfered porch posts have stylized capitals on the upper level and plinth blocks on both levels. This divides the façade into five bays, a division mirrored on the brick façade wall with a pair of 2 over 2 wood sashed windows to either side of the central, double doors on both levels. A simple railing surrounds both levels of the porch with a central, railed, straight set of steps providing access to the first floor, which is elevated due to the raised basement. Both levels of the porch have board ceilings and floorboards with the first floor supported by limestone piers. Each of the paired, wooden, entry doors has a shoulder-arched half-light above two recessed panels (the upper one being oval, the lower one rectangular). Above the paired entry doors is a large half-round transom. In addition, the doors are deeply recessed due to the thick masonry load-bearing walls and the sides are clad with wood (including the round arched top) detailed with recessed panels as well. The two windows on either side of the entry, as well as all others on the original house, are brick, segmental arched window openings with dressed limestone sills and two over two, double-hung wood sashed windows. On the second floor, again centered on the façade, is a 4 light, with paired recessed panel, wood door capped by a brick segmental arch and transom. These doors have rectangular half-lights with recessed panels below.

The north elevation, facing Osceola Street, is divided into two bays, with a single 2 over 2 wood sashed window in each bay on both the first and second floors, as well as having a window in the raised foundation (basement). The basement windows are wooden awning windows divided into two lights and deeply recessed into the foundation wall.

The west elevation has no penetrations, being a simple brick wall distinguished only by the bracketed eave, which forms the cornice at the top of the wall. On this side of the roof are three corbelled brick chimneys, which pierce through the low-pitched, hipped roof.

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Miltenberger, Eugene and Mary A., House  
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### Narrative Description (continued)

Sometime prior to 1878, a two story, red brick addition (with a matching raised, ashlar, limestone foundations and wide, bracketed eaves on its hipped roof) was attached to the house on the south side, a wing that is not quite as deep as the original house on the east side. The east elevation of this back wing has two bays of windows, aligned vertically, but these windows are all shorter than those of the main house and have 6-over-6 lights in the double-hung wood sashes, although they repeat the segmental arched lintels and limestone sills seen in the main house. The second floor windows are considerably smaller than the first floor windows and there are very tiny awing windows in the attic under the eaves and brick, segmental arched, awning windows in the basement (with only the brick lintel above the raised stone foundation line). Since the land slopes downhill to the south, more of the stone foundation is exposed on this wing, sufficient to allow for a ground level door (with a rectangular light divided into 6 panes above a recessed panel on the wood door) into the basement on the south end. Above and over this ground level doorway, is a raised porch with a shed roof, which is supported by three square posts, dividing its south face into two bays. The basement door as well as the floor from inside the house onto this back porch are positioned in the western portion of the south elevation and on the second level there is a small swinging, 6 light, wood window which is near the western edge of the south wall. As with the main house, there are no windows on the west elevation but there is an additional corbelled chimney piercing through the hipped roof.

### INTERIOR

The interior of the main house is divided symmetrically with one large room on each level to either side of the central staircase and two-story foyer. On the first floor are a living room to the north and a dining room to the south of the foyer. On the second floor, located on either side of the staircase, is a bedroom. The back wing addition contains the kitchen on the first floor with a small hallway connecting a bathroom and additional bedroom upstairs. There is an enclosed back staircase that connects the kitchen to the back bedroom along the south wall of the house, in addition to the basement and attic. The interior has tall ceiling heights, just over 11 feet downstairs and 10 feet upstairs.

The interior design is simple, with large rooms, plaster walls and ceilings and little decorative detail, except for the trim around windows and doors, as well as the baseboards. Even the inside of the front doors is less elaborate, with the rectangular pane of glass set behind the shoulder-arched frame and only a single recessed panel below. The most distinctive and elaborate feature is the staircase that appears to be made with fir steps and walnut railing. It is an open stringer, staircase that pivots at the landing with winders (dog-legged without the landing) and has a serpentine railing, turned balusters, and an octagon newel post. The walls below the stringer and under the stair return are made of beaded boards. The house has 3 member baseboards and a window hood detail to the back banded casework around the window and door openings of the main house. The living room, to the north of the staircase foyer, retains its fireplace, a simple molded mantel, but the other rooms retain only the chimneybreasts (one in each room since this was probably the original heating system for the house). The millwork in the addition or south wing is simpler with a chamfered head trim above the windows, simple caps above the lintels of windows and doors, plain trim, and less elaborate baseboards. The second floor retains the original wide, pine plank floorboards. Interior doors are four panels (paired with top panels longer).

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### Narrative Description (continued)

#### ALTERATIONS AND INTEGRITY ISSUES

The exterior of the house has had few alterations, with the exception of the historic addition added to the back of the house, which is an important historical feature of the house. In general, this house retains a very high degree of integrity both in its setting, facing the river rather than the street, and on its exterior and interior.

Most exterior alterations were done in attempts at maintenance and with only a minor visual impact on the integrity of the house. The foundation piers supporting the gallery and the north wall of the foundation have been coated in concrete, but the remaining ashlar stone foundation is still visible south of the porch, the actual façade of the house. At some point, some of the brackets under the eaves were replaced apparently, maintaining the same profile, but without the decorative detail, an omission only evident upon close inspection. Some sections of the railing retain the scalloped trim under the banister while others do not. The roof, which is currently composition shingles, was probably wood shingles originally, but its low pitch makes obscures the roofing from the ground. The only serious alteration is the enclosure of the back porch, but it is not visible from the street. Also a concrete parking pad with a simple carport covering has been added to the back of the property as well, but it is actually at a lower level than the rest of the yard, separated by a small retaining wall and does not seriously impact the integrity of the site.

Interior alterations have only been those associated with modern conveniences, such as electricity, plumbing and central air conditioning and heating systems, but have had minimal impact on the distinguishing interior features, including the basic room configuration, the millwork, the paired windows in each room, the high ceilings, wide plank floors upstairs, and the central staircase. The first floor has replacement flooring, oak tongue and groove (circa 1950) boards in the living room, carpeting in the dining room and tile flooring in the kitchen and bathroom. At some point in the mid-twentieth century, the doorways to either side of the front entry (into the living and dining rooms) were modified, removing the case goods and forming simple round arched openings (a popular Tudor Revival motif). The living room is the only room to retain its fireplace, but the mantel, stylistically, seems to be incongruous with the other Italianate details, possibly a later alteration, and it is not clear whether other rooms originally had simple flues for freestanding wood burning stoves or fireplaces.

It retains a high degree of integrity in the materials, workmanship and design of the house. Few French influenced house designs remain in Saint Louis and only one other raised foundation house has been identified in Benton Park, about a mile to the northwest and it is missing its porch. In addition, there are few two story galleried houses left in Saint Louis as well. Because most houses in early Saint Louis were townhouses, it is also a rare example of a freestanding, Italianate style, single family house. Thus, even with these minor alterations, this house retains most of its distinguishing features, especially those features which identify it as a rare example of mid-nineteenth century house design in what was still a semi-rural area on the periphery of the city.

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Milltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

Map of City of St. Louis, MO

Locating Property





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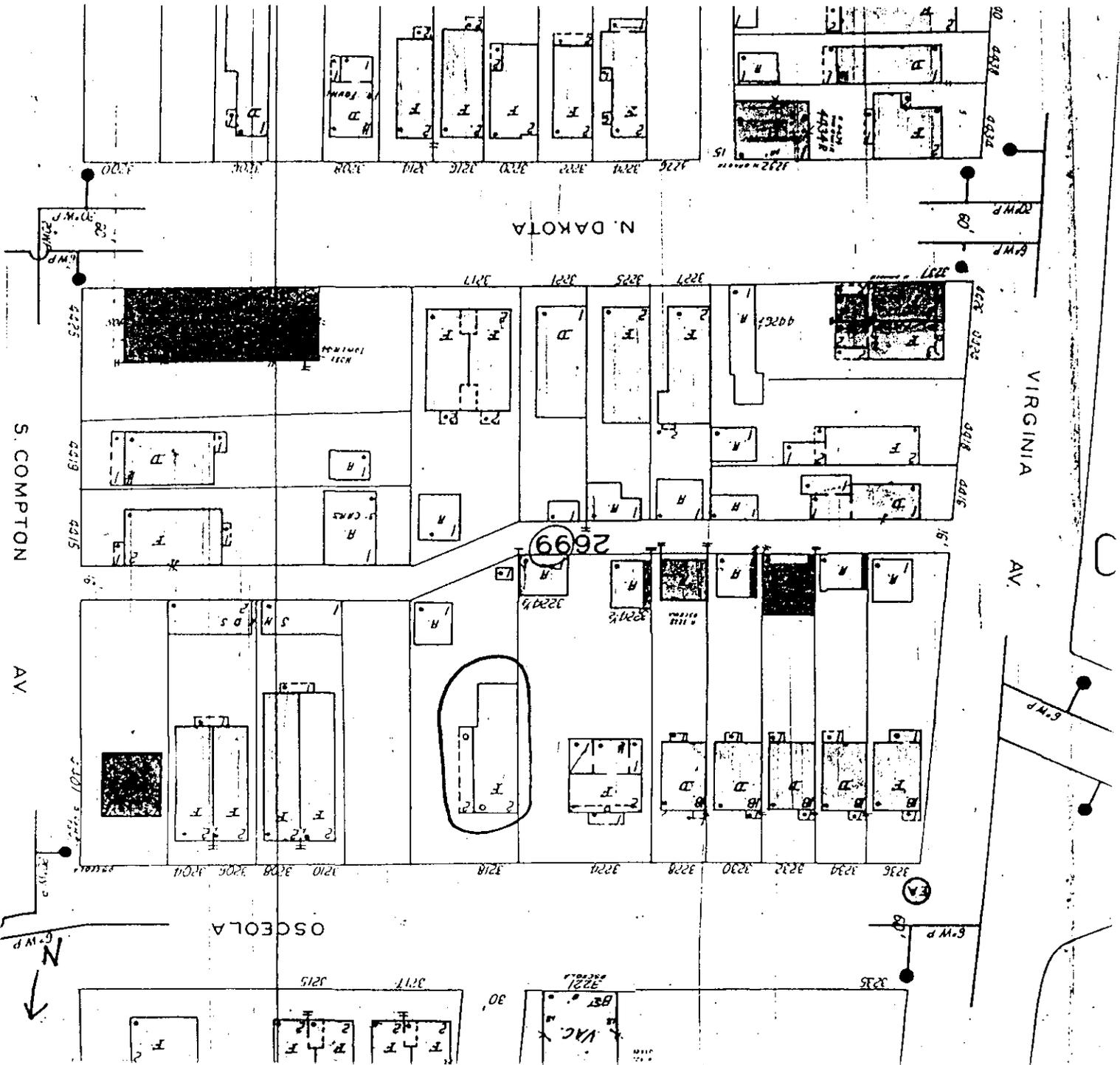
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1938 (corrected to 1957) Sanborn Fire Insurance Map

Locating Property



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Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

Pitzman's New Atlas of the City and County of St. Louis, 1878

Locating the House



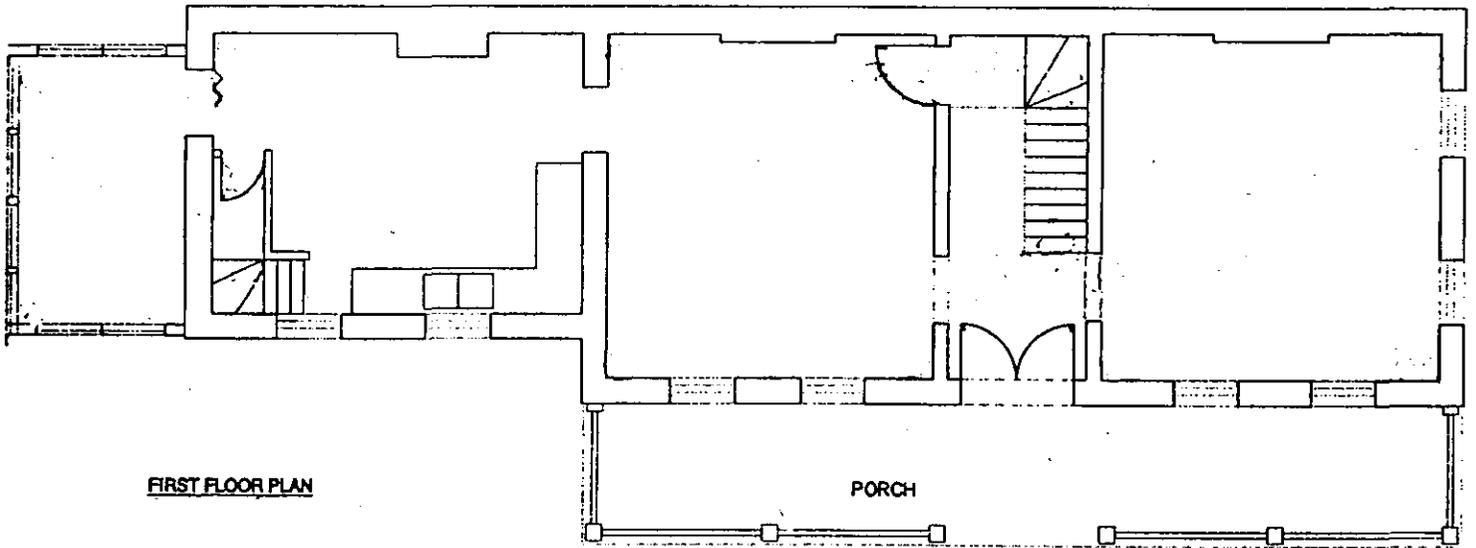
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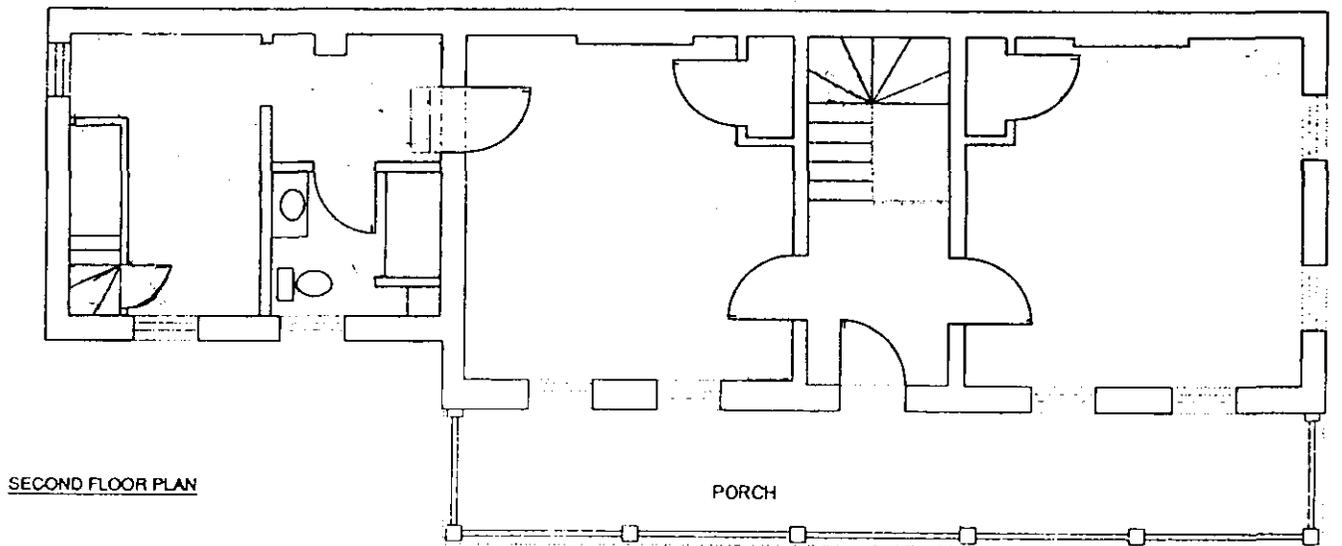
Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

## Floorplans of House



FIRST FLOOR PLAN

PORCH



SECOND FLOOR PLAN

PORCH



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Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

Photo of House ca. 1950s

From Collection of Property Owner



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Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

## Narrative Statement of Significance

### SUMMARY

The Eugene and Mary A. Miltenberger House, located at 3218 Osceola Street in south St. Louis, Missouri, is locally significant under Criterion C: Architecture for its distinctive combination of French Colonial design influences with Italianate stylistic features. Built around 1854-1855 with the back wing added before 1878,<sup>1</sup> the Miltenberger House is an excellent example of an early, vernacular, two-story, hipped roof, detached, Italianate style house that is especially rare in Saint Louis today, where most extant antebellum homes are much simpler, compact designs (Townhouses or half-flounders predominate most of the older sections of the south city).<sup>2</sup> With its two story porch or gallery, the Miltenberger House is an uncommon variant of the Italianate style, where such galleries indicate lingering French settlement influences as well as practical design solutions to the hot, humid Saint Louis summers. It is also a very rare, extant example of the raised foundation house designs popular with the early French settlers in Saint Louis, since only one other extant example has been identified in the city.<sup>3</sup>

### DEVELOPMENT OF SAINT LOUIS AND CARONDELET

Saint Louis began as a small fur trading post at the confluence of the Missouri and Mississippi Rivers that developed into a thriving river city during the first half of the nineteenth century.<sup>4</sup> Founded in 1764,<sup>5</sup> the early settlers of Saint Louis were mostly French and Creoles, followed by a transmigration of Americans moving west and Englishmen from abroad. Later Irish and German immigrants would bolster the population, constituting nearly half of the population by 1850.<sup>6</sup> One of the early Frenchman was Clement Delor de Treget, who had established a trading post approximately five miles south of Saint Louis, at the confluence of the River Des Peres and the Mississippi River.<sup>7</sup> In 1767 he founded the village of Louisbourg, often referred to as Delor's Village or Catalan's Prairie by local residents.<sup>8</sup> Saint Louisans, however, generally (derogatorily) referred to it as *Vide Poche*, a French term meaning "empty pockets."<sup>9</sup> This name is believed to have originated from the gambling ability of the local Creoles, who often sent Saint Louisans home broke.<sup>10</sup> Another explanation might be provided by the Frenchman Nicolas de Finiels' description of the local inhabitants: "They are naturally lazy, and necessity alone forces them into the fields"<sup>11</sup> These local subsistence farmers were often poor and supplemented their meager existence with games of chance, thus filling their own "empty pockets."<sup>12</sup> It was not until 1794, however, that Delor officially named it Carondelet.<sup>13</sup>

The early settlement patterns of Saint Louis, and later Carondelet, reflected the Old World agricultural style, which established village commons and common fields as a community supplement to individual family plots. The village commons, which extended several miles around the city, was a primary source of "firewood, nuts, berries, and game, and was chiefly a foraging area for the villagers' cows, pigs, and horses."<sup>14</sup> This area was diminished by the annexation of land in 1771 for the newly established village of Louisbourg (now Carondelet).<sup>15</sup> Land grants and further development greatly diminished the village commons and by the 1780s only a small section remained.

The common fields, on the other hand, provided the economic mainstays of support for the agriculturally based society. Individual villagers were assigned a long section of land, usually measuring one *arpent* (from the French, meaning "half-acre") wide (192.5 feet) and forty *arpents* deep (approximately a mile and a half). These fields were farmed jointly; and, as such, the community assisted in their maintenance.<sup>16</sup>

While Saint Louis was considered a leading mercantile center, Carondelet maintained its reputation as a lower class, workingman's area.<sup>17</sup> That image of Carondelet began to change, however, in the spring of 1849. Panic gripped the region as a cholera epidemic began its sweep thorough the city of Saint Louis.<sup>18</sup> Residents sought refuge away from the polluted, disease-stricken city, but only the wealthy could truly afford to move. Among them was Judge Wilson Primm, a prominent civic leader, who moved his family to the outskirts of Carondelet on May 17, 1849.<sup>19</sup> That same day, fire broke out along Mississippi riverfront and forced the evacuation of another Saint Louis leader, industrialist Henry T. Blow, and his family, who settled in the outskirts of Carondelet, west of Stringtown Road (now Virginia).<sup>20</sup> His Saint Louis business

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### Narrative Statement of Significance (continued)

and residence were both destroyed by the fire.<sup>21</sup> To help safeguard the city of Carondelet, an ordinance was passed preventing anyone from bringing cholera victims into the city, except "bona fide inhabitants."<sup>22</sup> By the fall of 1849, the disease had run its course, but nearly ten percent of the population of Saint Louis had succumbed in the process; Carondelet, however, survived with few fatalities.<sup>23</sup> Thus Carondelet attained "a reputation as a healthful and beautiful community."<sup>24</sup> As such, other prominent Saint Louis families, including attorneys, real estate agents and doctors, began moving into the rural community.<sup>25</sup> Eugene Miltenberger was among them, moving from his residence downtown to rural Carondelet in 1854.<sup>26</sup> The growth of Carondelet can be further seen in the 1850 Census, which showed the population to be 1,265 (including 28 slaves).<sup>27</sup> The city of Carondelet was incorporated in March of 1851.<sup>28</sup> A visual understanding of the growth of the city can also be seen in the Uihmann 1859 *Map of Carondelet Township*,<sup>29</sup> which shows the subdivided lots and owners of what remained of the *Carondelet Commons*. The city of Carondelet still retained its small town character<sup>30</sup> despite its annexation into the city of Saint Louis on April 1, 1870,<sup>31</sup> increasing the city from 17 to 21 square miles.<sup>32</sup>

### RESIDENTIAL DEVELOPMENT OF SOUTH SAINT LOUIS

Sections of the early common fields were allocated for the town of Carondelet, incorporated in August of 1832,<sup>32</sup> just as they were in Saint Louis County, the areas together encompassing what is today known as South Saint Louis. The rural areas were slowly divided and sold to the individuals who had been jointly farming them for years.<sup>33</sup> Westward expansion, due to overcrowding and pollution in Saint Louis, forced further development of the remaining rural areas in Carondelet. This expansion, however, was not a deliberate, compact, speculative development, but more reflective of the typical late nineteenth century or early twentieth century residential developments in South Saint Louis that slowly extended into previously rural areas with land being subdivided into residential lots, a few plots at a time. In this part of South Saint Louis, including the old neighborhoods in the city of Saint Louis and historic Carondelet, the residential development was characterized by a seemingly random development of the available plots as small experimental ventures. Although a large portion of the city of Carondelet had already been platted with block numbers, much of the surrounding area remained agricultural and not subdivided into residential blocks. Such was the case around the house at 3218 Osceola, in the northwestern corner of the city of Carondelet (at the intersection of what is now Meramec and Virginia), just two blocks north and a half block west of the house, which was only one of a few houses identified in that area in the 1850s.<sup>34</sup>

Unlike the nearby neighborhoods to the north, including Shaw and Compton Heights, this South city neighborhood (today called Dutchtown) developed slowly. Even though the area was within the Carondelet city limits and actually closer to the older residential neighborhoods at the core of historic Carondelet near the Mississippi River and the Benton Park neighborhoods, it was not developed all at once like some of others in South Saint Louis, including Shaw and Compton Heights. A single owner had consolidated those neighborhoods over time, which made it possible for speculative real estate developers to develop a large area at once as a single neighborhood, similar to modern suburban tract development. In contrast, a single large real estate company did not own what became most of the south City neighborhoods and the smaller property owners developed the land at a much slower pace. As a result the neighborhood was not laid out in its entirety but rather waited until there were buyers for at least some of the lots before these smaller plots were developed, often with the development only including one or two blocks at a time. Such was the practice of John C. Ivory and Eugene Miltenberger, both men were major real estate investors in Carondelet, who frequently purchased strips of the former common fields and then created smaller plats for residential development.<sup>35</sup>

When the house at 3218 Osceola was built around 1854, most of the surrounding properties were still farmland and orchards. The house faces the Mississippi River (to the east) and not Osceola Street, a further indication that it predated the development of the block into residential units. By 1856, William T. Blow had his house on the corner of Osceola and Stringtown Road (now Virginia Avenue)<sup>36</sup> but there were no others houses indicated on the block. By 1878, the north end

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## Narrative Statement of Significance (continued)

of the block had been subdivided, though few houses were yet built on the block.<sup>37</sup> Even in 1883, the density had not changed significantly.<sup>38</sup> The 1908 Sanborn Map shows the south side of the block as now fully developed, except for the lot directly east of 3218 Osceola; ironically however, it is not until the 1920s that the north side saw construction.<sup>39</sup>

While a horse-drawn omnibus provided the first public transportation linking Saint Louis and Carondelet in the 1840s, it was not until January of 1860 that the first horse-drawn streetcars operated in the area, running along what is now Broadway, Michigan, and Virginia Avenues. The service continued through the 1870s, adding and abandoning some routes in the process. Electrification of rail lines in the 1890s provided a more efficient means of transportation and in 1894 service was returned to the once abandoned Virginia Avenue route, providing a vital link from the rural area of Carondelet to the city of Saint Louis.<sup>40</sup> Such transportation links formed a vital component in the residential development patterns in Saint Louis, one of the reasons that the area around the house, just east of Virginia on Osceola, did not get fully developed until the late nineteenth and early twentieth centuries.

## HISTORY OF THE EUGENE AND MARY A. MILTENBERGER HOUSE

As one of the earliest structures in the area, the house demonstrates the patterns of settlement in Saint Louis. When it was first built, the Mississippi River, which is about one-half mile east, could have been seen from the front of the house with only tree tops blocking the view. As the city grew to fill the boundaries set by the 1876 charter, the area became a residential neighborhood in an area that had been farmlands. This change is seen in part because 3218 Osceola does not face the street. The house was built to face the Mississippi River because Osceola was barely a road at the time, nor was the area even subdivided into residential lots, and rural houses were situated for the environment and not proximity between the building and a street. Once it was platted and developed into a residential neighborhood, newer structures now obstructed the view of the river. Even more significantly, the house now faced a different direction than the structures around it. The other houses and buildings on Osceola all face either north or south, depending on the side of the street. The house at 3218 Osceola is the only one facing east, toward the river, rather than toward the street.

Despite extensive research, the original plat to the 3218 Osceola property as not yet been located. Recording errors in the St. Louis City Assessor's Office and the Index of Deeds do not allow the title to be traced prior the 1879 probate of Eugene Miltenberger's estate. As such, it has been difficult to determine the early ownership of the house and property, especially considering the vast real estate holdings owned by Eugene Miltenberger in the Saint Louis and Carondelet areas.<sup>41</sup> However, available research has narrowed the date of construction to around 1855, based primarily on the 1856 J. H. Fisher *Map of the City of Saint Louis*,<sup>42</sup> which clearly shows a building set back from the road, located on the lot that includes the property at 3218 Osceola. Because the city directories are vague about the property description, it has not been definitively ascertained who lived in the house during the early development of Stringtown Road and Carondelet. *Architectural elements also point to its construction as a transition house, encompassing late French influences such as the two-story gallery and raised basement, while embodying the early architectural details of the Italianate style, such as the heavy moldings, wide eaves and round arched lights on the front doors.*<sup>43</sup> These elements exemplify this house as an atypical freestanding rural house design. The mid-nineteenth century time frame also corresponds to Eugene Miltenberger's move from downtown Saint Louis on St. Charles Street to "rural Saint Louis County" or simply "Carondelet".<sup>44</sup> As such, it is not clear if he originally lived in this house, or one later identified on the west side of Stringtown Road. Sometime prior to the 1878 Pitzman's Map,<sup>45</sup> a two-story addition was made to the south side of the house, providing space for what is now the kitchen and an upstairs bedroom, which is clearly shown on the map. This addition is not part of the original house because the original roof trusses, that once supported the hipped roof, are still visible in the attic.

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Miltenerberger, Eugene and Mary A., House  
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## Narrative Statement of Significance (continued)

### HISTORY OF OCCUPATION

It was in the early 1850s that Eugene Miltenerberger and his family lived in downtown Saint Louis, where he began his career as an attorney and banker, with Lewis V. Bogy.<sup>46</sup> Sometime in 1854-1855 he moved to a more rural area, just south of the city. The city directories from 1854-1865 indicated his residence was "in the country or "Carondelet" or "Saint Louis County."<sup>47</sup> His location is only slightly clarified in 1866, which lists him as residing on "Stringtown Road near Carondelet."<sup>48</sup> Only in 1871 does his address include Osceola.<sup>49</sup> From these vague descriptions it cannot be conclusively determined if Eugene Miltenerberger ever lived in the house at 3218 Osceola. What is known, however, is that from 1872 until his death in 1879 he lived on the west side of Stringtown Road, near Meramec, in a house identified in 1900 as "Miltenerbergers Residence."<sup>50</sup> His widow, Mary A., stayed in the house until 1883, when she moved to 1210 St. Ange.<sup>51</sup> In addition, the probate of his estate included 3218 Osceola, showing that he had owned the house for some unspecified length of time before his death.<sup>52</sup>

Charles A. Miltenerberger, an unmarried brother of Eugene Miltenerberger,<sup>53</sup> moved to Stringtown Road in 1869, from 16 North 11th Street, having previously lived in Chester, Illinois.<sup>54</sup> It is possible that Charles moved in with his brother Eugene and lived in the same house for a time. City directories beginning in 1872 indicate his address to be on Osceola near Kansas Avenue or vice versa, but with the house facing east toward Kansas and no other houses were built on the block, either address makes sense.<sup>55</sup> In 1872, after Eugene and family moved to their new home just west of Stringtown Road, Theresa Miltenerberger, widow of John P. Miltenerberger and the mother of Charles and Eugene,<sup>56</sup> also moved into the house on Osceola. Two sisters of Charles, as well as his mother, are listed at times through the 1870s,<sup>57</sup> with their sporadic listings indicative of listing only the male head of household, Charles A. Miltenerberger.<sup>58</sup> With the sudden death of Eugene Miltenerberger in 1879,<sup>59</sup> the property became part of his probate.<sup>60</sup> Charles now resided on the east side of Kansas (today called Compton) Avenue, near Osceola from 1879-1880.<sup>61</sup> It is possible that this was an error in the city directory, since the house faces east toward Kansas Avenue, and that he remained in the house. Charles disappears from city directories in 1880, but he reemerges in 1885 as residing 4117 Oregon,<sup>62</sup> only one block north of Meramec and five blocks from his previous residence on Osceola. However, it seems most likely that the widow, Mary A. Miltenerberger, simply asked her in-laws to move out, possibly because she needed the house for rental income since she is known to have begun to selling off his assets, an indication that she probably needed funds<sup>63</sup> after the death of her husband in 1879.

Then from 1881 to 1896, the occupation of the house is unknown.<sup>64</sup> The chain of title indicates Mary A. Miltenerberger sold the property to Ferdinand Glaser, a former tobacconist, in 1895.<sup>65</sup> However he never lived at 3218 Osceola.<sup>66</sup> The following summarizes the occupation of the house from 1896 to the present:<sup>67</sup>

- 1896-1937 Babette Dieckmann, a widow, and her sons Julius F. and Robert (plumbers)
- 1938-1939 Herbert J. and Catherine Willoh (printer and teacher)
- 1940-1952 George A. and Mary C. Hyland (insurance agent and teacher), and Mae Hyland (teacher)
- 1953-1963 Carl J. and Edna L. Long (driver)
- 1964-1999 John J. and Iris L. Meschede (concrete contractor)
- 1999-2000 Vacant
- 2001 Now a rehabbed rental property

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Miltenberger, Eugene and Mary A., House  
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### Narrative Statement of Significance (continued)

The house at 3218 is named for Eugene and Mary A. Miltenberger due to their early association with the property, although it is unclear if they ever lived in this house. The Miltenberger House is also the only extant building associated with Eugene Miltenberger and reflective of the success he had already achieved by the mid-1850s as a lawyer in partnership with U. S. Senator Lewis V. Bogy,<sup>68</sup> as well as a private banker and real estate investor,<sup>69</sup> who had extensive landholdings in Carondelet and rural Saint Louis County, making him the wealthiest man in Carondelet.<sup>70</sup> His business career later included establishment of one of the early Saint Louis banks,<sup>71</sup> his successful wholesale liquor company,<sup>72</sup> one of the organizers of the St. Louis and Carondelet Railroad Company,<sup>73</sup> and presidency of the Lumbermen's Insurance Company.<sup>74</sup> "[T]hroughout a long life prominently identified with the growth and development of the city interests,"<sup>75</sup> Miltenberger was well known in Carondelet and the city of St. Louis, which helped him in his political career, including his election as the first ward alderman representing Carondelet<sup>76</sup> (the year that Carondelet was annexed to the city of Saint Louis), appointment as Park Commissioner for the new Carondelet Park (the third largest park in St. Louis);<sup>77</sup> and his leadership of the Mullanphy Emigrant Relief Fund (also known as the Mullanphy Board of Emigration).<sup>78</sup>

Since his business offices were located in downtown Saint Louis, near the riverfront, and in an area that would be rebuilt with taller, late nineteenth century, commercial buildings and ultimately cleared for riverfront development for the Jefferson National Memorial, there are no remaining commercial buildings associated with him.<sup>79</sup> His earlier homes appear to have been smaller residences or even flats near his offices, buildings that either burned in the 1849 fire<sup>80</sup> or were being replaced with commercial developments as the needs of the central business district expanded. Although Mary Miltenberger retained ownership of the 3218 Osceola house until 1895,<sup>81</sup> long after his death in 1879, by 1872 their immediate family had definitely moved into a new and much larger home<sup>82</sup> just a few blocks west on the north side of Osceola. The house at 3218 Osceola is known to have served as the residence of Theresa Miltenberger, Eugene's widowed mother, as well as his brother Charles (who had never married) and two sisters from about 1871 until 1879.<sup>83</sup>

The house at 3218 Osceola was at a minimum one of his investments and it was apparently the home he acquired for his widowed mother and single brother (who was never financially successful), and it may well have been the residence built "in the country"<sup>84</sup> because of his success and growing family. Today it is the only extant building representative of his success as a businessman and of his role as a financier, property owner, and attorney. However the house is not nominated under Criterion B due to the lack of definitive information about Miltenberger's length of ownership and whether he actually occupied the house.

### ARCHITECTURAL LEGACY<sup>85</sup>

As one of the earliest structures built in an area and by far the oldest on this block of Osceola, in what was originally the common fields of Saint Louis and Carondelet, this house at 3218 Osceola provides a tangible connection to the antebellum developments in South Saint Louis when the area was still a rural area. In contrast, at the end of the nineteenth century, this same area developed a much denser population base, as did most of the urban neighborhoods of Saint Louis, characterized by the simple townhouses and two and four family flats, closely spaced along the street fronts with only a shallow front yard between the house and the public sidewalk. Dating from the 1855 period, the house at 3218 Osceola, contrasts visually with the later residential properties which were built nearly a half century later. The immediate neighborhood consists primarily of simple townhouses and two and four family flats, most of which were built after 1900 from stock plans and have relatively few decorative elements. The only exceptions are the 1855 era Miltenberger House and its neighbor to the west, which dates slightly later, but prior to the 1878 Pitzman's Map. The only other exception was an infill, the 1950s ranch house to the east in what had essentially been the Miltenberger House's front yard for the previous century. All of the houses and buildings on the block face either north or south, depending on the side of the street; the earlier Miltenberger House is the exception, facing east toward the river since it was built at a time when facing onto a dirt road (or into the north winter winds) would not have been desirable, but looking out over the adjoining farmland to the Mississippi River would have provided a more pleasing view and shade from the hot afternoon sun. Even its atypical freestanding rural house design, further sets it apart from the later buildings around it.

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### Narrative Statement of Significance (continued)

The Eugene and Mary A. Miltenberger house is an prime example of the early, vernacular, two-story, hipped roof, detached house that is notably scant in the neighborhoods of Saint Louis today where most extant antebellum homes are much simpler, compact designs (townhouses or half-flounders predominate most of the older sections of the south city). The original two-story house had a simple rectangular floor plan, two rooms wide, one room deep with a raised basement and two story gallery under the low pitched, hipped roof with wide eaves. Architectural elements point to its construction as a transition house, one that reflects the early styles popular in the French Colonial settlements along the southern Mississippi River, including Saint Louis, Sainte Genevieve and New Orleans with such features as the two-story porch or gallery (*French galerie*) and raised basement and symmetrical design of the house. Yet, the house also embodies the early ornamental architectural details of the Italianate style, including the low pitched roof, wide and bracketed eaves, heavy interior moldings, and round, arched lights on the front doors. The French colonial design influences can be seen in the basic form and structure of the house, while the decorative elements are more indicative of the Italianate style. The French settlement influences are especially evident with its dominant two-story gallery, providing a practical design solution to the hot, humid Saint Louis summers. The gallery has been outlined with the wide eaves and Italianate bracket, making the Miltenberger House an uncommon variant of the Italianate style for Saint Louis where most Italianate features are found on later townhouses which have no front porch.

The French galleried houses utilized full-length porches as their most prominent architectural feature, especially prominent when the house was two story tall and had a double gallery, incorporated under the hipped roof structure of the house. The French term *galerie* referred to the wide covered porches which were the most prominent feature in the earliest French colonial buildings, and this design feature continued to be an important feature in house design in Saint Louis throughout the nineteenth century, providing shelter from summer heat. Porches were usually part of the house's living space, often furnished as completely as the interior rooms of the house. While there are numerous examples of the two story galleried houses in the Soulard Historic District (listed in the National Register), just south of downtown Saint Louis, it is highly uncommon to find galleried houses in all but the oldest Saint Louis neighborhoods (like Soulard and some of the portions of Carondelet near the riverfront). It is especially uncommon to find them within neighborhoods that were not built up until the opening of the twentieth century, making the house at 3218 Osceola especially rare.

Raised basement houses, another French colonial influence, appeared in a range of different types and configurations in the Mississippi River towns, including Saint Louis, all with their main story set on a high foundation, considerably above grade, requiring an exterior staircase to provide access to the main floor and living quarters. The ground story of the building was used for kitchen or storage, probably the case in the Miltenberger House, which did not have another kitchen space available within the original floorplan. The addition to the 3218 Osceola House, which was two stories tall and added to the south side of the house, off the dining room, now contained the kitchen on the main floor. The raised basement in the case of the house at 3218 Osceola is not a mere consequence of topography, since it is elevated far above the norm and when viewed from the front, retains that distinctive exterior staircase leading up to the first floor entry. The earliest of these raised basement houses in Saint Louis seem to have been influenced by French colonial buildings, although they date from a later period. The remaining St. Louis examples of this property type were constructed prior to the Civil War. Presumably one of the best known, extant examples of the raised basement houses in Saint Louis (although extensively altered and missing the gallery), 3010 Wisconsin (one of the oldest structures remaining in the Benton Park neighborhood, a National Register historic district in south Saint Louis) is about a mile northeast of the Miltenberger House, but that designation was awarded to the 3010 Wisconsin before this house on Osceola had been discovered.

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## Narrative Statement of Significance (continued)

Yet, other features reveal the Italianate stylistic influences, both inside and out. The use of a very low pitched, hipped roof rather than the steeply pitched hipped roof common to French colonial homes is a common feature associated with Italianate residential designs, but it is a less common subtype in Saint Louis than the flat roofed townhouse. The ornate double doors at the entrances and segmental arched window openings with 2 over 2 lights are also common on the Italianate houses, as are the decorative brackets at the roofline where the eaves extend well beyond the walls. The heavy moldings on the interior and the massive Italianate window hoods inside as well as the paired round arched lights in the paired front doors are all indicative of Italianate stylistic influences.

For a house that is more than a 150 years old, it retains a very high degree of integrity, highly unusual in many early Saint Louis homes, especially on the interior where the Miltenberger House still retains its original serpentine railing along the central, open stringer, staircase with an ornate octagonal newel post to hold the railing. It even has many of its original pine floors as well as interior trim.

## Endnotes

<sup>1</sup> *Map of the City of St. Louis Mo. And Vicinity, City of Carondelet*, No. 2, Saint Louis: J. H. Fisher, 1856 [Known as Fischer Map]; Julius Pitzman, *Pitzman's New Atlas of the City and County of Saint Louis, Missouri*, 1878, reprint ed., Saint Louis: Saint Louis Genealogical Society, 1997; *Gould's St. Louis (Missouri) City Directory*, Saint Louis: Polk-Gould Directory Company, 1848-1965, various pages.

<sup>2</sup> Heritage and Urban Design Division, City of St. Louis, Missouri, "St. Louis Property Types," In *A Preservation Plan for St. Louis*, Volume 1, Saint Louis: The Heritage and Urban Design Division, Preservation Section, 1995, 164-174.

<sup>3</sup> "St. Louis Property Types," 141, 153-154; Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986, 120-127.

<sup>4</sup> Jeffery Smith, "St. Louis Historic Contexts," In *A Preservation Plan for St. Louis*, Volume 1, Saint Louis: The Heritage and Urban Design Division, Preservation Section, 1995, 96.

<sup>5</sup> James Neal Primm, *Lion of the Valley: St. Louis, Missouri, 1764-1980*, 3d ed, Saint Louis: Missouri Historical Society Press, 1998, 7.

<sup>6</sup> Smith, 97.

<sup>7</sup> NiNi Harris, *A History of Carondelet*, St. Louis: Patrice Press, 1991, 3.

<sup>8</sup> Harris, 5; Norbury L. Wayman, *History of St. Louis Neighborhoods: Carondelet*, Saint Louis: Saint Louis Community Development Agency, 1978, 2.

<sup>9</sup> Primm, 16.

<sup>10</sup> Tim Fox, ed., *Where We Live: A Guide to St. Louis Communities*, Saint Louis: Missouri Historical Society Press, 1995, 27; Harris, 5.

<sup>11</sup> Harris, 7.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid., 5.

<sup>14</sup> Ibid., 16.

<sup>15</sup> Ibid.

<sup>16</sup> Harris, 3-5.

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## Endnotes (continued)

- <sup>17</sup> Fox, 27.
- <sup>18</sup> Harris, 20.
- <sup>19</sup> Ibid.
- <sup>20</sup> Wayman, 8; Harris, 20.
- <sup>21</sup> Harris, 20.
- <sup>22</sup> Ibid., 22.
- <sup>23</sup> Ibid.
- <sup>24</sup> Ibid.
- <sup>25</sup> Ibid., 23-24.
- <sup>26</sup> City Directory 1854-55, 132.
- <sup>27</sup> Harris, 24.
- <sup>28</sup> Wayman, 9.
- <sup>29</sup> Ibid., 7 [Reprint of Uhlmann 1859 *Map of Carondelet Township*].
- <sup>30</sup> Fox, 27.
- <sup>31</sup> Primm, 298-299.
- <sup>32</sup> Ibid., 11.
- <sup>33</sup> Fisher's Map; Wayman, 7 [Uhlmann's Map]; Pitzman's Map.
- <sup>34</sup> Fisher's Map.
- <sup>35</sup> Available maps and land research indicate vast holdings of property owned by both men and others like them.
- <sup>36</sup> Fisher's Map.
- <sup>37</sup> Pitzman's Map.
- <sup>38</sup> *Atlas of the City of St. Louis, Missouri: From Official Records, Private Plans, and Actual Surveys*, Philadelphia: G. M. Hopkins, 1883. [Known as Hopkin's Map]
- <sup>39</sup> "Insurance Maps of Saint Louis, Missouri." New York: Sanborn Map Company, 1938 corrected to 1957.
- <sup>40</sup> Wayman 28.
- <sup>41</sup> Fisher's Map, Hopkin's Map; Wayman, 7 [Uhlmann's Map]; Pitzman's Map; Ron Bolte, Interview conducted by Mandy Wagoner, Saint Louis, June 29, 2001; Independent Title Company, *Chain of Title*, Saint Louis: 2001.
- <sup>42</sup> Buildings are indicated with small, black squares, and few are evident near the house on Osceola.
- <sup>43</sup> McAlester, 121-124, 211-215.
- <sup>44</sup> City Directory 1852, 176; 1853, 33; 1854-1855, 132; 1857, 155.
- <sup>45</sup> The house shape is shown on the Pitzman's Map as an upside down L, with the longer section to the south.

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Endnotes (continued)

- <sup>46</sup> City Directory 1848, 36; 1850, 63; 1851, 57; 1852, 176; 1853, 33; 1854-55, 16; 1857, 29.
- <sup>47</sup> Ibid. 1854-55, 132; 1857, 155; 1859, 335; 1860, 360; 1865, 518.
- <sup>48</sup> Ibid. 1866, 605.
- <sup>49</sup> Ibid. 1871, 469.
- <sup>50</sup> "John C. Ivory's Subdivision in the Common Field of Carondelet," Plat Book 4 (page 5), January 1, 1900.
- <sup>51</sup> City Directory 1883, 769.
- <sup>52</sup> *Chain of Title*.
- <sup>53</sup> Val Emile Miltenberger. *The Miltenberger Family of Alsace*. Kirksville, Mo., 1954, 2.
- <sup>54</sup> City Directory 1859, 335; 1860, 360; 1865, 518; 1866, 605; 1867, 578; 1868, 534; 1869, 566.
- <sup>55</sup> Ibid. 1872, 529; 1873, 594; 1874, 626; 1875, 642; 1876, 620; 1877, 662; 1878, 648.
- <sup>56</sup> Miltenberger Family, 2.
- <sup>57</sup> City Directory 1872, 529; 1874, 626; 1875, 642; 1876, 620; 1877, 662; 1880, 725.
- <sup>58</sup> Ibid.
- <sup>59</sup> "Eugene Miltenberger," [Obituary] *The Daily-Times Journal*, April 2, 1879.
- <sup>60</sup> *Chain of Title*.
- <sup>61</sup> City Directory 1880, 725.
- <sup>62</sup> Ibid., 1885, 814.
- <sup>63</sup> *Chain of Title*.
- <sup>64</sup> City Directories were searched for Miltenberger and later names without success.
- <sup>65</sup> City Directory 1869.
- <sup>66</sup> City Directory 1867-1908.
- <sup>67</sup> Ibid. 1895-1964; *Chain of Title*.
- <sup>68</sup> Walter B. Stevens, *History of the Fourth City, 1763-1909*. Volume 2, Saint Louis: S. J. Clarke Publishing Company, 1909, 301.
- <sup>69</sup> City Directory, 1848-1880.
- <sup>70</sup> Stevens (Vol. 2) 688; Interview with Bolte.
- <sup>71</sup> E. D. Kargau, *Mercantile, Industrial & Professional Saint Louis*, Saint Louis: Nixon-Jones Printing Company, 1904, 177; Thomas J. Scharf, *History of Saint Louis City and County*. Volume 2, Philadelphia: Louis H. Everts & Company, 1883, 1397.
- <sup>72</sup> Obituary; City Directory, 1878-1880.
- <sup>73</sup> Carondelet History Scrapbook.

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### Endnotes (continued)

<sup>74</sup> Obituary.

<sup>75</sup> Stevens (Vol. 3), 835.

<sup>76</sup> "Official Oath," Saint Louis, Missouri. Recorder of Deeds, (Microfilm) *Index to Birth and Death Records in St. Louis City, 1800s-1900s*. Roll C11290. St. Louis Public Library.

<sup>77</sup> Wayman 10; Fox 32

<sup>78</sup> Official Oath.

<sup>79</sup> City Directory, 1848-1880.

<sup>80</sup> Harris 20.

<sup>81</sup> *Chain of Title*.

<sup>82</sup> This house is non-extant, as the area today is occupied by the Cleveland High School.

<sup>83</sup> City Directory, 1871-1880.

<sup>84</sup> Ibid.

<sup>85</sup> The following discussion is based on Smiths "St. Louis Property Types," pp. 129-174 and McAlester's *Field Guide*, pp. 120-127, 210-229.

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## Verbal Boundary Description

Lots 4 and 12 of John C. Ivory's subdivision and in Block 89 of the City Commons and in Block 2699 of the City of Saint Louis.

## Boundary Justification

The boundaries incorporate all of the property that has been historically associated with the building. The boundaries also correspond to the property's legal description.

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Miltenberger, Eugene and Mary A., House  
St. Louis (Independent City), MO

Photo Log

Photographer: Karen Bode Baxter  
September 2001

Negatives with photographer: Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

Photo #1: Exterior, east façade and north elevation, looking southwest

Photo #2: Exterior, north and west elevations, looking southeast

Photo #3: Exterior, south and east elevations, looking northwest

Photo #4: Exterior, detail of northeast 2<sup>nd</sup> floor balcony and brackets, looking southwest

Photo #5: Exterior, detail of front entry doors, looking west

Photo #7: Interior, 2<sup>nd</sup> floor, middle room, looking northeast

Photo #8: Interior, detail of railing and 2<sup>nd</sup> floor landing, looking up and east

Photo #9: Interior, 2<sup>nd</sup> floor, back room, looking north into hall

Photographer: Michael Marxer  
June 2000

Negatives with photographer: Michael Marxer, Marxer Photography, St. Louis, MO

Photo #6: Interior, detail of foyer and stairs, looking southwest



Eugene and Mary A.  
Mi Henberger House  
St. Louis, Independent City, MO  
UTM: 15/740340/4273430



























