

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and or common Neighborhood Gardens Apartments

2. Location

street & number 1205 North 7th Street (all of CB 558) not for publication

city, town St. Louis vicinity of

state Missouri code 29 county N/A code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: apartments

4. Owner of Property

name Neighborhood Gardens Partnership

street & number 1205 North 7th Street

city, town St. Louis vicinity of state Missouri 63106

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds, St. Louis City Hall

street & number Tucker and Market Streets

city, town St. Louis state MO 63103

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? yes no

date August 1985 federal state county local

depository for survey records Landmarks Association of St. Louis, Inc.

city, town 721 Olive, St. Louis state MO 63101

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Neighborhood Gardens, design and engineering by the St. Louis firm of Hoener, Baum & Froese, is composed of 252 apartments in three-story Modernistic buildings arranged around six interior courtyards, (see Site Plan). The contractor was H. B. Deal Construction Company. Influenced by European housing projects (see Section 8), Neighborhood Gardens was completed in 1935 and occupies a full city block immediately north of St. Louis' Central Business District. The buildings' load-bearing cinder block walls are faced with a polychromatic pattern of common brick and double-sized shale brick laid in three alternating bonds. All buildings are capped by dentilled brick cornices. Floors, flat roofs and balconies are concrete; all window openings are fitted with standard-size metal casements. Window sills (except for those in the stair bays) and the coping of courtyard garden walls are stone. All apartments feature entrances directly off stairs rather than corridors; all have 12 foot ceilings, cross ventilation and balconies. Double closets were provided for each bedroom or bed alcove; all kitchens included built-in cabinets, ice-chests, a gas stove and nearby incinerators, (see Figure #1). The only section excavated is under Unit (Building) A 3 where laundry facilities, a room to store baby carriages and the rental office are located in a raised basement.

The one-story Community Center at the corner of Biddle and North 8th Streets is featured in Photo #1 (current) and at the right in Photo #2 which was taken when the project opened. To the left of the Community Center in Photo #2 is one of the two covered passageways which flank the main entrance centered on North 8th Street. (See Site Plan.) The entrance to the Rental Office is visible in Photo #2 at the right of the main entrance and at the right in Photo #3 (current). No stairway bays to apartments were placed on this elevation; only seven are located at the streetfront on the other three elevations. (See Site Plan, Photo #4: current--1211-07 N. 7th and Photo #5: circa 1935--Biddle Street elevation. The elevation on O'Fallon is identical to that on Biddle.) The remaining sixteen stair bays are all positioned on interior courtyards.

The entrance courtyard, Court A, is flanked by Buildings B 6 and B 5. A photo of the courtyard (Photo #6) taken circa 1941 documents the profuse planting of shrubs and trees promised by the management when the project opened. At the left is the signature of designers Hoener and Froese--an ornamental projecting bay announcing the stairs to apartments. In the center, stone steps lead to the central courtyard, Court D, with a wading pool (now drained), sandboxes and garden wall. A current view (Photo #7) captures the still intact statuary and wall sheltered by now-mature trees. The tall chimney which rose above Building A has been shortened as have the other two visible in an aerial view (Photo #8) from 1941. Courts B (Photo #9) and C still offer grassy expanses for games.

The architects' imaginative use of simple, local materials is most visible in Photos #10 and #11. At the entrance to the projecting stair bays, two courses of brick project one inch from the wall plane to form piers. Above the recessed door, a course of soldiers and a course of headers are laid diagonally. The motif framing the windows is outlined by a diagonally laid header course which is repeated in ascending strips to the paired vertical element just below the dentilled cornice. Brick window sills laid in a header course are flanked by bricks laid in alternating courses which project one inch. Most third-floor balconies have been covered with corrugated awnings. The buildings, however, are remarkably unaltered after fifty years of service. Chain-link fences have been added for security at the entrances to the courtyards and above the Community Center.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1935

Builder/Architect Hoener, Baum and Froese

Statement of Significance (in one paragraph)

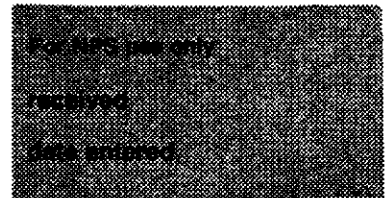
The Neighborhood Gardens Apartments located on City Block 558 (bounded by O'Fallon, North 7th, Biddle and North 8th Streets) near downtown St. Louis qualifies for listing in the National Register of Historic Places under Criteria A and C and is eligible under the following areas of significance: ARCHITECTURE: Completed in 1935 from plans drawn by the St. Louis firm of Hoener, Baum & Froese, Neighborhood Gardens is an excellent example of Modernistic domestic architecture. Although knowledgeable in the latest developments of International Style European housing projects, the designers and client chose materials associated with the fine local brick vernacular traditions. It is the imaginative handling of this brickwork combined with a thoughtful site plan and skillful layout of the apartments which give the project a durable distinction even more evident today than when it was constructed. COMMUNITY PLANNING: Neighborhood Gardens is a testimony to the dedication of a Settlement House's efforts to demonstrate that low-rent housing could be well-designed and financially sound. The Association's commitment to excellence is reflected in the Board's support for a study of exemplars in Europe as well as financial contributions to assure that the project would be built. Dedicated to the premise that physical environment influences behavior, the Association was a pioneer in the attempts to rebuild American inner cities.

Neighborhood Association was formed in 1911 by the merger of Self-Culture Hall and the North Broadway Social Settlement.¹ The first President of the new organization was Lionberger Davis who grew up at #51 Vandeventer Place and received a B.A. from Princeton and an L.L.B. from Harvard. Lionberger had been active in the boys' club sponsored by the North Broadway Social Settlement; other members of the Executive Committee had experience with programs at the Self-Culture Hall. From 1912 through 1924, Neighborhood Association provided 30 or more activities with the support of only one full-time social worker and a part-time office clerk.²

The eastern section of the district served by Neighborhood Association had been described as a slum since the mid 19th century appellations of Wild Cat Chute (bounded by Carr, Biddle, 7th and 8th) and Clabber Alley (bounded by Delmar, Biddle, 6th and 7th). (See Figure #2.) As early as 1908, a study by the Housing Committee of the Civic League which surveyed the 48 block area between 7th and 14th and Lucas and O'Fallon reported a total of 13,233 persons with 2,479 of that number living in rear wood shanties, sometimes built two or three to the lot. Indoor plumbing was virtually non-existent; five or more boarders per room were common. Conditions were described from "dirty" to "filthy." Disturbing evidence of cottage industries handling dairy products and baked goods suggested that disease could easily be transmitted from the immediate area.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Neighborhood Gardens
Apartments

Item number 8

Page 1

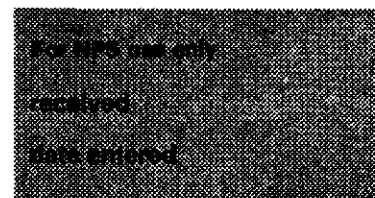
One of the first documents published by the new City Plan Commission, the second such commission established in the country, was released in 1917. The document was surprisingly candid about the city's slums. After observing that few properties pay better returns than slum residential property, the authors cited a more pervasive cause than greed: "The present public attitude toward housing reform in St. Louis is lethargic and indifferent. Only an epidemic of a dread disease would arouse a public demand for relief from intolerable conditions and this demand would probably pass with the stamping out of the disease."³ The 1920 City Plan publication, The Housing Problem in St. Louis, was a study undertaken to assist the Home and Housing Association in the selection of suitable locations for building homes. That report was concerned with the growth of the housing industry and the creation of attractive new houses to help entice business to the city. The eradication of "slums" was not addressed. Instead: "There is no question but that the increased cost of one-family house construction and maintenance, the difficulties of the servant problem etc., have produced a strong tendency toward apartment house construction in St. Louis within the past few years."⁴

The 5th President of Neighborhood Association, Mrs. Charles D. Ashcroft, was determined to build a new facility which would house all the activities of the Settlement. The site was selected: 19th and Cole Streets; by 1925, the building designed by William B. Ittner was complete. Only a few blocks south of Neighborhood Association's new building stood the western leg of St. Louis' thriving wholesale district; only a few blocks south of Clabber Alley and Wild Cat Chute was the heart of the new hotel and theater district which served the nearby retail and wholesale functions. Nonetheless, official attempts to create housing reforms through regulation had proved unsuccessful. Major reform seemed inconceivable without proof that the private sector could profit from slum clearance and the construction of new projects. In 1927, J. A. Wolf was appointed Managing Director of Neighborhood Association. Wolf was determined to provide that proof. He and the new President of the Association, Bert H. Lang, assembled a strong Board of Directors and initiated a successful campaign to close out the mortgage on the building. In 1930, Neighborhood Association created a Better Housing Committee which included Wolf and architect P. John Hoener, who had just completed a lodge for the Association's new camp at Skullbone Creek. Wolf received an Oberlaender Fellowship in 1931 and the Board granted him a leave of absence for four months to study low-cost housing in Europe.

Thanks to Dutch neutrality during WWI and a progressive Dutch Housing Law, some 10,000 units of housing were built in that country between 1910 and 1918. German and Austrian projects followed about a decade later. Many of the architects were Socialists absorbed with manifestos, Expressionism and Cubism. Most of their buildings, in spite of varied stylistic expressions, were grounded in the brick vernacular traditions of northern Europe. Weissenhofsiedlung, a 1927 exhibition of low-cost housing built in Stuttgart, was instead a showcase for the white walls and simplifications of the emerging International Style. Most of the participating architects were Germans with a substantial number of housing projects already built or under construction.⁵ Other exhibitions followed in Breslau (1929) and Vienna (1930). Both German and Austrian governments continued to subsidize large projects in inner cities and suburbs. By the time

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Neighborhood Gardens
Apartments

Item number 8

Page 2

Wolf arrived in Europe, dozens of examples were available for inspection in the cities he visited: Berlin, Vienna, Hamburg, Munich and Frankfurt.

Upon his return, the Post-Dispatch published in the Sunday, August 7, 1932 edition, a long story with photos: "Berlin and Vienna Did--Can St. Louis?" The author reminded readers that the siedlungen, or home settlements, were heavily subsidized: "Government subsidies...are not sought or expected here." Wolf was quoted extensively: "We must learn how far it will be feasible to make liberal use of glass and tile in construction, as has been done in Germany. We must see whether we can provide central heating, which the German Siedlungen do not have...but we need not follow all their oddities of exterior design, such as the horseshoe shape of the Britz siedlung in Berlin." Wolf was to be in charge of an "inquiry" for St. Louis, financed by \$2000 from "a group interested in living conditions." When that inquiry was complete, he planned to embark on a campaign to convince St. Louis businessmen to form limited dividend housing corporations.⁶ In December that year, the Post-Dispatch carried a drawing from Hoener, Baum & Froese's office of a model project. Another drawing by the firm was featured in the Post's magazine section on May 7, 1933. The accompanying story ("Model Apartments for St. Louis Blighted Areas") noted that Hoener had been a member of the recent President's Conference on Home Ownership and that Froese had made a study of modern mass housing in Germany, Austria and Holland.

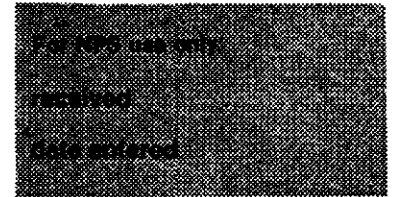
By December of 1933, a site for Neighborhood Gardens had been chosen; in May of 1934, ground was broken. Construction was to employ 250 men working 30 hours a week. Financing, however, did not come from St. Louis businessmen. Instead, ten members of the Board of Neighborhood Association put up \$10,000 each with the remainder obtained through a Public Works Administration loan of \$640,000 which would mature over a 35-year period.

P. John Hoener organized the Small House Architectural Service for Eastern Missouri and was chairman of that organization during the Depression. Born in St. Louis in 1888, Hoener attended Atelier St. Louis⁷ and Washington University. His first professional experience was as a draftsman for Barnett, Haynes & Barnett from 1904-12. Albert H. Baum, Jr. was also born in St. Louis in 1888. Baum attended Washington University's celebrated Manual Training School before receiving a B.S. in Civil Engineering from the University in 1909. After six months in Germany and Switzerland, Baum returned to St. Louis where he worked as a draftsman for the Street Department before joining the office of William B. Ittner in 1910. Baum left Ittner in 1919 to form Hoener & Baum. Ewald R. Froese was born in Danzig, Poland in 1888 but was brought to St. Louis by his parents at age three. Froese attended the School of Fine Arts at Washington University, The Beaux Arts Institute of Design in New York City and traveled and studied in Europe. Before joining Hoener & Baum in 1921, Froese worked for St. Louis architects Victor Klutho and Louis LaBeaume. (Froese spent additional time in Europe in 1926.)

The firm's most interesting building in relationship to Neighborhood Gardens is its Eden Publishing Company (Chouteau at Dolman) from 1932. Unabashedly Modernistic, the Eden building is decorated with spandrels of brick-patterned chevrons and once carried bold metal lettering and a streamlined metal ornament at the tower. The enduring strength of the design, however, rests with the understanding of brick as a multi-plane material into which ornament is integrated rather than applied. Although it seems clear that the

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Neighborhood Gardens Item number 8 Page 3
 Apartments

design for Neighborhood Gardens was a collaboration between social worker Wolf and the architects, the architectural firm brought multiple talents to that exercise. Hoener was not only involved with the supporters of this housing project but was also in touch with the issue at the State and National levels. Baum, as engineer for Ittner's precedent-setting brick school buildings, had worked with the pre-eminent master of brickwork. Froese most likely was the lead designer for the firm. Documentation submitted in support of his election as a Fellow of the American Institute of Architects states that he was in charge of design for Hoener, Baum & Froese and later (1938-41) for Baum & Froese.⁸

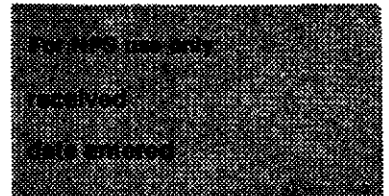
By January of 1935, the Globe-Democrat reported that 150 inquiries had already been received from prospective tenants for Neighborhood Gardens; Wolf reaffirmed that tenants would be selected with preference given to those from the neighborhood. A story carried nationwide by United Press of the formal opening on September 16, 1935 suggested that many of the tenants were in fact of the "better class families" whose income had been reduced by the Depression. Although low rent, the \$19.50 to \$33.00 per month was beyond the means of the people who had been displaced--a fact which was acknowledged but regretted by the management whose criteria used for tenant selection had been broadened to include: 1) those now living within 10 blocks of the project, 2) those who formerly lived within 10 blocks of the project, and 3) those who wished to move to save carfare to their work downtown. This policy was consistent with Wolf's primary goal: to prove to the business and real estate community that well-designed and managed low-rent housing projects could operate at a modest profit.

Meanwhile, attitudes expressed in the early 30s about Federal involvement in public housing were changing. The first public housing project in the United States built under the Public Housing Law of the Public Works Administration was completed in 1937. Architecturally the three-story Cedar Central Apartments in Cleveland, Ohio is acknowledged to have set a standard not matched by subsequent projects. In St. Louis, Wolf and Hoener continued to promote the Neighborhood Gardens concept as a model for privately-owned housing. The January 12, 1941 edition of the Post-Dispatch carried the story "Stop Property Blight and Flight to Suburbs" accompanied by a drawing by Hoener of a low-rise project. Wolf was quoted extensively. His entreaties that downtown business interests build projects (such as that illustrated) as demonstration housing for their employees fell on deaf ears.

The first St. Louis public housing projects, Carr-Square ("Colored") and Clinton-Peabody Terrace, ("White"), were completed in 1942. Although architecturally undistinguished, both were low-rise. Carr-Square was located on the near north side, 8 blocks west of Neighborhood Gardens (see Figure #2). In response to the number of blacks now living in proximity to Neighborhood Association's building at 19th and Cole, the Board voted unanimously to operate that building as a "Negro" center (to be called the Cole Street Branch of Neighborhood Association) provided that United Charities would supply the additional funds. In March of 1943, United Charities approved the first Cole Street Branch budget and Wolf assembled an all-black staff. A new home for Neighborhood House was located in Dodier Hall, fronting on St. Louis Park Place. "Neighborhood Gardens stands like an oasis in a desert of depressing slums, an example of wholesome, agreeable community life," commented the author of the first printing (1947) of Historical Sketch of Neighborhood Association.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Neighborhood Gardens Item number 8 Page 4
Apartments

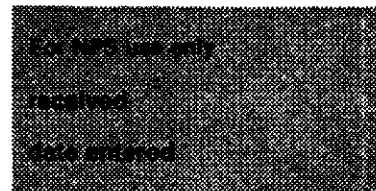
In spite of the surrounding conditions, the project continued to be financially sound, attracting tenants such as playwright William Inge, one-time drama critic for the St. Louis Star-Times, who continued to live at Apartment L, 1213 N. Seventh after his appointment to the faculty at Washington University in 1946. The outbreak of WW II combined with uncertainties about tax exemptions for public housing stopped all projects in St. Louis until 1949 when the Missouri Supreme Court ruled favorably on the tax issue. With the ruling came renewed interest in the development of public housing. By 1953, the 704 unit high-rise Cochran Garden Apartments (visible in Photo #12) were completed and construction was underway for Pruitt-Igoe (almost 3000 units) and Vaughn (657 units). (See Figure #2.)

Desegregation outlawed discrimination in public housing, but when the first of the thirty-three, eleven-story buildings that comprised Pruitt-Igoe opened in 1954, most of the tenants were black. In 1955, Neighborhood Association donated the Cole Street Branch Building to the City with the stipulation that it be operated as a community center. The Cole Street Nursery was moved to the Pruitt-Igoe Housing Project. In 1959, J. A. Wolf resigned as Executive Director of Neighborhood Association but remained on the staff as part-time advisor until his retirement in 1970. That same year (1970), the Day Care Center was moved from Pruitt-Igoe due to intolerable conditions at the project. Discussions began in 1970 about merging all St. Louis Settlement Houses. In October of 1971, Neighborhood Association merged with Wesley House, Carver House and Grace Hill House to become Consolidated Neighborhood Services, Inc. (CNSI). After unsuccessful attempts at rehabilitation and selective demolition, Pruitt-Igoe was imploded in 1975 leaving 70 acres of urban wasteland.

The first change in ownership of Neighborhood Gardens occurred in 1962, followed by transfers of title in 1964, 1968, 1970, 1973, 1974, 1977, 1980 and 1982. In the last few years, renovation of the adjacent Cochran project, restoration of the Shrine of St. Joseph (visible at the far left, Photo #5) and the construction of new housing (market-rate but subsidized) called Columbus Square just south of St. Joseph's have brightened the prospects for this beleaguered part of the city. Fifty years later, it may now be possible to learn and apply the lessons of Neighborhood Gardens. In site plan, massing and materials, it was clearly one of the exceptional examples of American designed and built low-rent housing projects. The functional spaces within the units are spare but not mean or cheap. The choice of a brick Modernistic exterior instead of the white stucco and glass of the avant International School was appropriate for a city known for its brick and bituminous coal pollution. Sixty percent of the site was devoted to open space, not space left over between boxcar buildings but designed, landscaped and defensible space. It is ironic that little attention was paid to the architectural accomplishments of Neighborhood Gardens when it opened and that Pruitt-Igoe received first national acclaim and then disdain. Meanwhile, low-rent housing continues to be a conundrum with no solution in St. Louis and many other American cities.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Neighborhood Gardens

Continuation sheet Apartments

Item number 8

Page 5

FOOTNOTES

¹Opened in 1888 by Walter L. Sheldon (leader of the Ethical Society of St. Louis), Self-Culture Hall was the first Settlement House in the city. The North Broadway Social Settlement was organized in 1896 by the Wednesday Club, an elite women's club. By 1909, Self-Culture Hall and North Broadway Social Settlement, renamed "Neighborhood House," were located in buildings only two blocks apart. Both groups had difficulty raising money; both shared common methods and goals.

²Catherine Fertig, head worker from 1912 to 1924, was made a Policewoman (the first in St. Louis) and later became a Sergeant in the force.

³Problems of Saint Louis, City Plan Commission, St. Louis, Missouri, 1917, p. 95.

⁴The Housing Problem in Saint Louis, City Plan Commission, St. Louis, Missouri, 1920, p. 23.

⁵Weissenhofsiedlung was produced by a collaboration of European architects: Mies van der Rohe, Corbusier, J. J. P. Oud, Walter Gropius, Peter Behrens, Josef Frank, Mart Stam, Richard Doecker, Ludwig Hilberseimer, Hans Poelzig, Hans Scharoun, Adolf Schneck, Bruno and Max Tout and Victor Bourgeois.

⁶Wolf noted that other American cities were facing similar or worse problems. "If, as we all believe, there should be a job for every man, it is quite imperative that the same man should be able to obtain decent, sanitary living quarters where he and his family may practice the common and necessary virtues which make for a respectable and progressing citizenry." Among the locations to be considered during Wolf's study were areas close to the Neighborhood Association building, the Washington Avenue wholesale district and east of Lafayette Square. It was understood that any housing demonstration would be for white occupancy only.

⁷The Atelier was established in 1903 by the St. Louis Architectural Club with a course of study modeled on instruction at l'École des Beaux Arts. Competition designs were sent to New York City for judging by juries of prominent architects.

⁸Baum became Building Commissioner for the City of St. Louis in 1938. President of the Engineers Club of St. Louis in the 1940s, Baum became an honorary member of the St. Louis Chapter of the AIA in 1952. He retired in 1960. Froese went on to form Froese & Maack after Baum's departure in 1941. From 1946 until 1958, the firm was Froese, Maack & Becker. Hoener, President of the St. Louis Chapter of the AIA in 1935-36, maintained a life-long interest in Neighborhood Association, serving on the Board of Directors and assisting with renovation projects. His son, Alan, continued his father's work for the Association after P. J. Hoener's death in 1975.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreege of nominated property Approximately 2.5 acres

Quadrangle name Granite City, IL/MO

Quadrangle scale 1:24000

UTM References

A

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

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

All of City Block 588, bounded by N. 7th, O'Fallon, N. 8th & Biddle Streets

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By (C) Landmarks Association of St. Louis, Inc.

name/title Carolyn H. Toft, Executive Director

organization Landmarks Association of St. Louis, Inc. date September 18, 1985

street & number 721 Olive, Room 1113 telephone (314) 421-6474

city or town St. Louis state MO 63101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Frederick A. Brunner, Ph.D., P.E., Department of Natural Resources, Director and title State Historic Preservation Officer date Dec 9, 1985

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

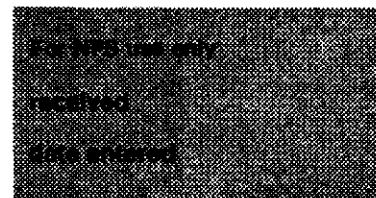
Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**



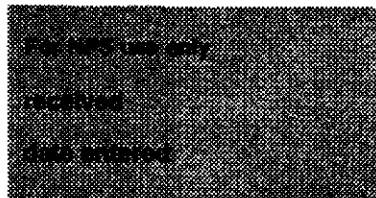
Continuation sheet Neighborhood Gardens Item number 9 Page 1
 Apartments

BIBLIOGRAPHY

- Berlin and Vienna Did--Can St. Louis?" St. Louis Post-Dispatch, August 7, 1932.
- "Breaking Ground for Neighborhood Gardens," St. Louis Star-Times, May 26, 1934.
- Burchard, John and Bush-Brown, Albert, The Architecture of America: A Social and Cultural History, Little, Brown and Company, Boston, 1966.
- Fitch, James Marson, American Building 1: The Historical Forces that Shaped It, Houghton Mifflin Company, Boston, 1966.
- Frampton, Kenneth and Futagawa, Yukio, Modern Architecture 1851-1945, Rizzoli, New York 1983.
- Historical Sketch of Neighborhood Association, 1978, St. Louis, MO.
- Hitchcock, Henry-Russell, Architecture: Nineteenth and Twentieth Centuries, Penguin Books Inc., Baltimore, MD 1971.
- Interview August 12, 1985, Alan J. Hoener, Hoener Associates, Inc.
- Krier, Rob, Urban Space, Academy Editions, London, 1979.
- "Low-Cost Housing Project Nearing Completion," St. Louis Globe-Democrat, April 28, 1935.
- "Middlewest's First Streamlined Tenement House," United Press, Sept. 16, 1935; reprinted St. Louis Star-Times, September 17, 1935.
- "Model Apartments for St. Louis Blighted Area," St. Louis Post-Dispatch, May 7, 1933.
- "Moving into Neighborhood Gardens," St. Louis Post-Dispatch, Sept. 17, 1935.
- "Neighborhood Gardens St. Louis, MO." brochure circa 1950.
- "150 Rent Inquiries on Housing Project but Partially Built," St. Louis Globe-Democrat, January 6, 1935.
- Problems of St. Louis, City Plan Commission, St. Louis, Missouri, 1917.
- Riis, Jacob A., "The Plight of St. Louis," Charities and Commons, XX (1908).
- Sharp, Dennis, Modern Architecture and Expressionism, George Braziller; New York, 1966.

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

**National Register of Historic Places
Inventory—Nomination Form**



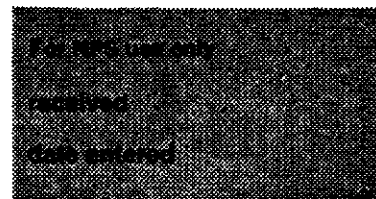
Continuation sheet Neighborhood Gardens Apartments Item number 9 Page 2

"Stop Property Blight and Flight to Suburbs," St. Louis Post-Dispatch, January 12, 1941.

The Housing Problem in Saint Louis, City Plan Commission, St. Louis, Missouri, 1920.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Neighborhood Gardens
Apartments

Item number 11

Page 1

2. James M. Denny
Chief, Survey & Registration
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102
Phone: (314) 751-4096
Date: 11/22/85



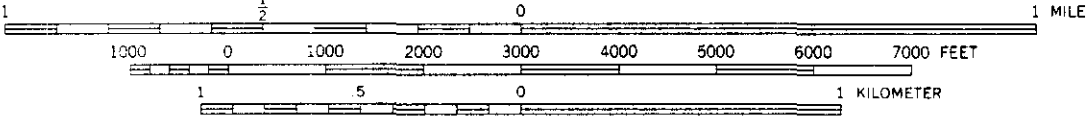
NEIGHBORHOOD GARDENS APARTMENTS
 St. Louis, MO

UTM Reference Point:
 15/744680/4280000

Granite City, IL/MO Quadrangle
 1:24,000 scale

12'30" 744 (CAHOKIA) 0.3 MI TO 155 746 10' 2961 II SWF 18 MI TO JUNG. 1-55 & 70 600'

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
 DASHED LINES REPRESENT 5-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092,
 STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801,
 AND THE DIVISION OF GEOLOGY AND LAND SURVEY
 MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

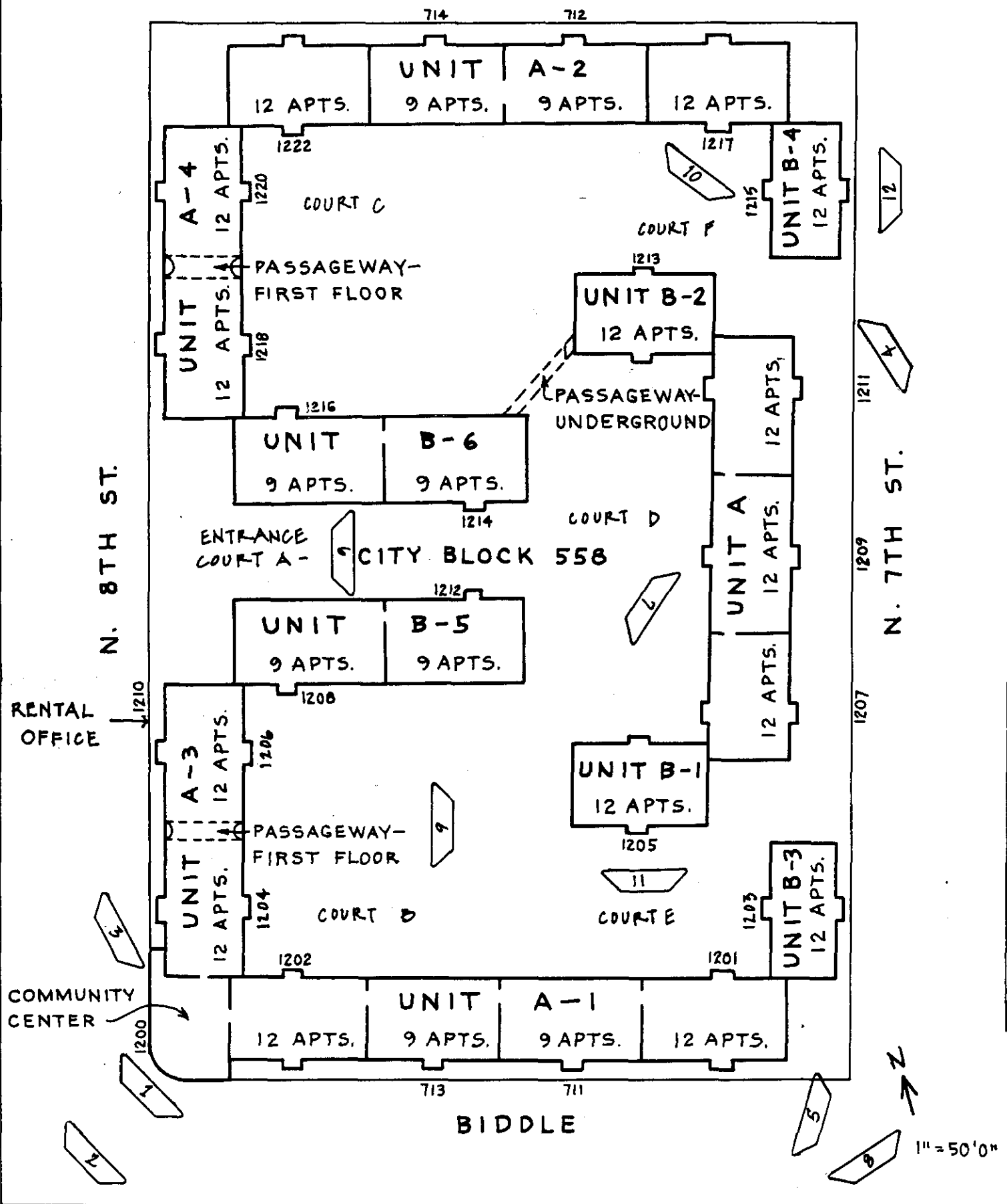


QUADRANGLE LOC.

Revisions shown in purple compiled by
 from aerial photographs taken 1979 and
 Map edited 1982. This information is
 Purple tint indicates extension of urban

O'FALLON

Site Plan

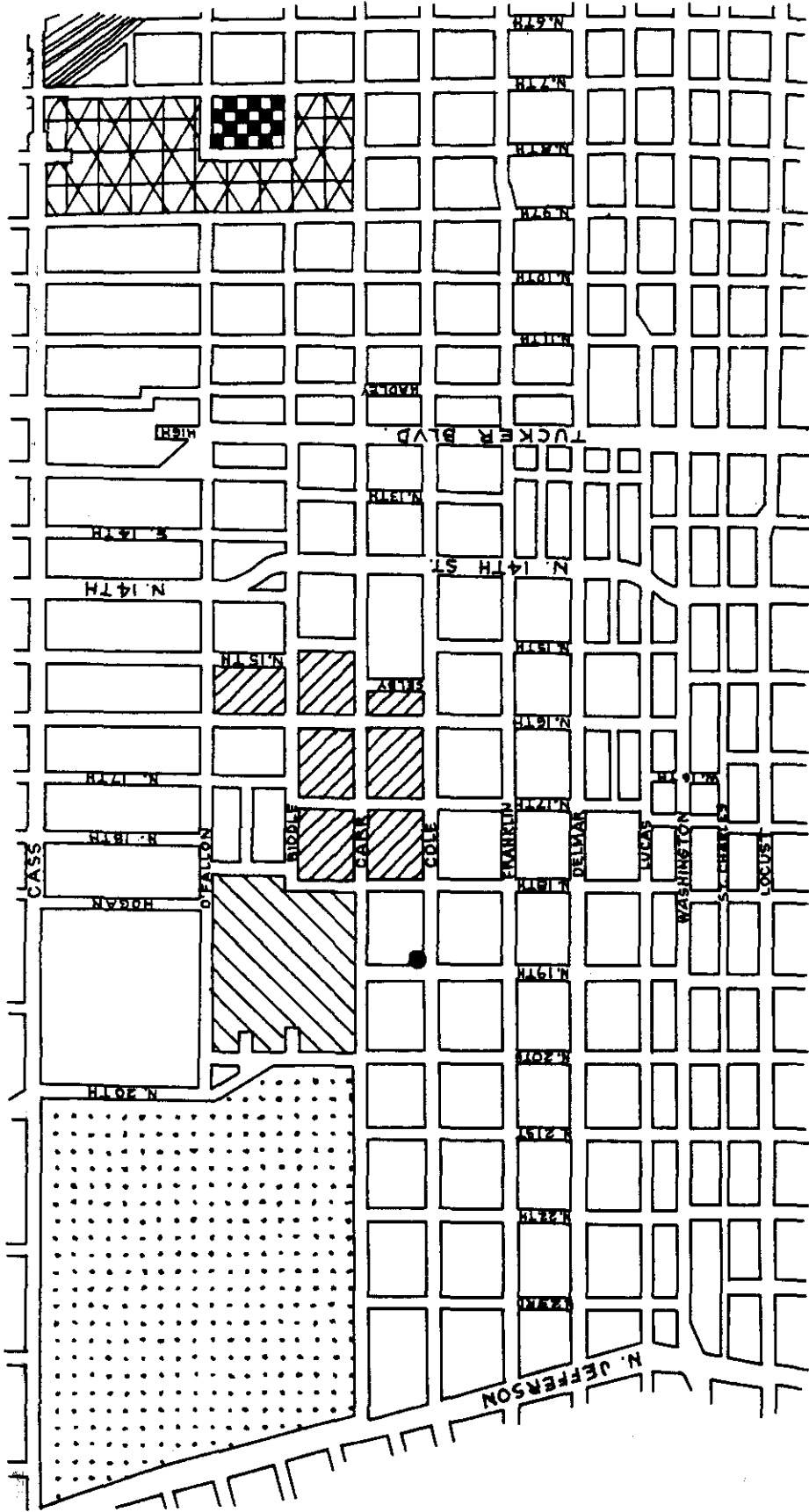








NEIGHBORHOOD GARDENS INC.
 ST. LOUIS, MISSOURI

NEIGHBORHOOD GARDENS

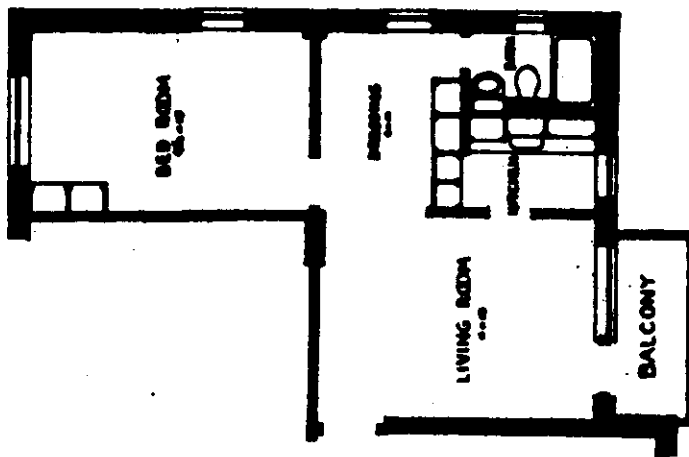
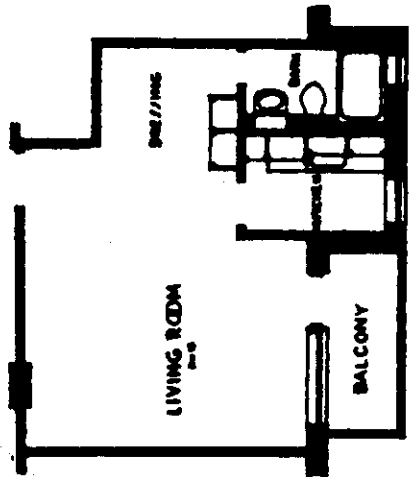
ST. LOUIS, MISSOURI

FIGURE #2

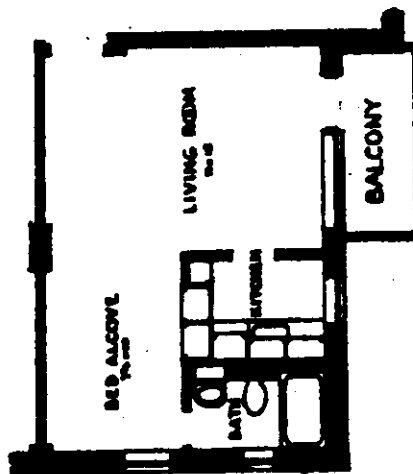
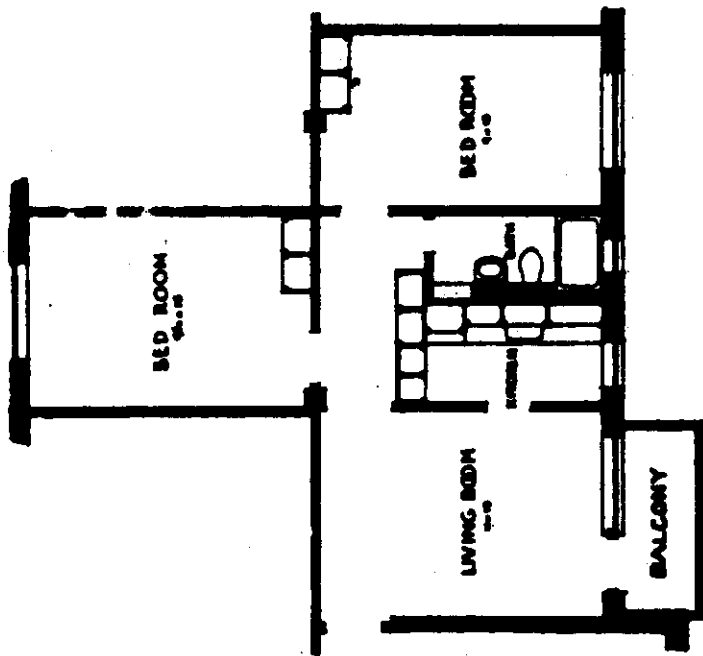


-  PRUITT-IGOE HOUSING PROJECT
-  VAUGHN HOUSING PROJECT
-  CARR-SQUARE HOUSING PROJECT
-  COCHRAN HOUSING PROJECT
-  NEIGHBORHOOD GARDENS
-  COLE STREET BRANCH: NEIGHBORHOOD ASSOCIATION





TYPICAL
EFFICIENCY UNITS
AND
APARTMENT UNITS
NEIGHBORHOOD
GARDENS
ST LOUIS MO.
(OFFICE 1210 NO 8TH ST)



NEIGHBORHOOD GARDENS

St. Louis, MO
Community Center
#1 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing Northeast



NEIGHBORHOOD GARDENS
St. Louis, MO

Community Center, North 8th &
Biddle elevations

#2 of 12

Photographer: Unknown

Date: circa 1935

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing northeast



NEIGHBORHOOD GARDENS
St. Louis, MO

Unit (Building)A-3

#3 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing northeast



NEIGHBORHOOD GARDENS
St. Louis, MO

Unit (Building) A

#4 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing west



NEIGHBORHOOD GARDENS
St. Louis, MO

Biddle Street elevation

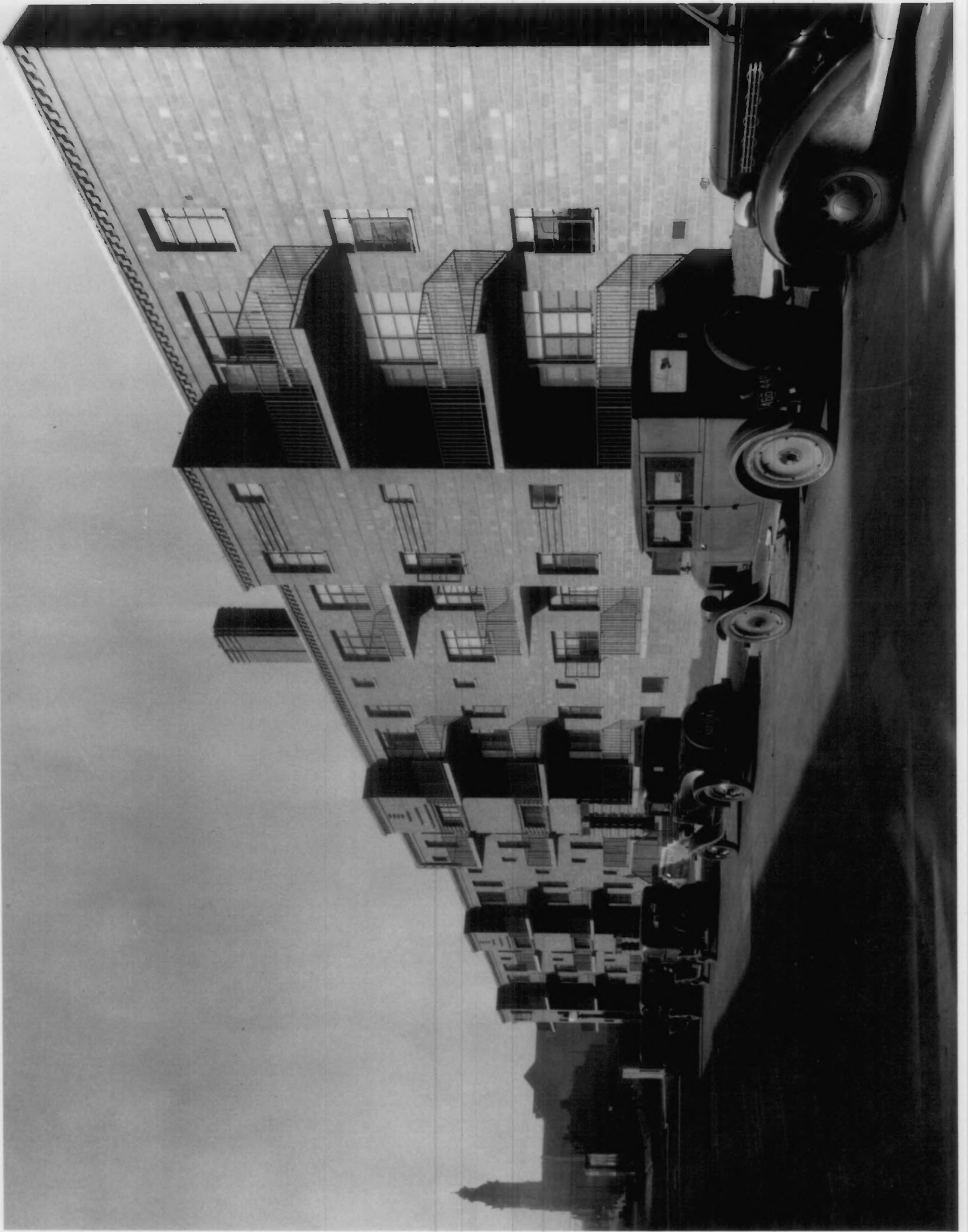
#5 of 12

Photographer: Unknown

Date: circa 1935

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing west



NEIGHBORHOOD GARDENS
St. Louis, MO

Entrance (Court A)

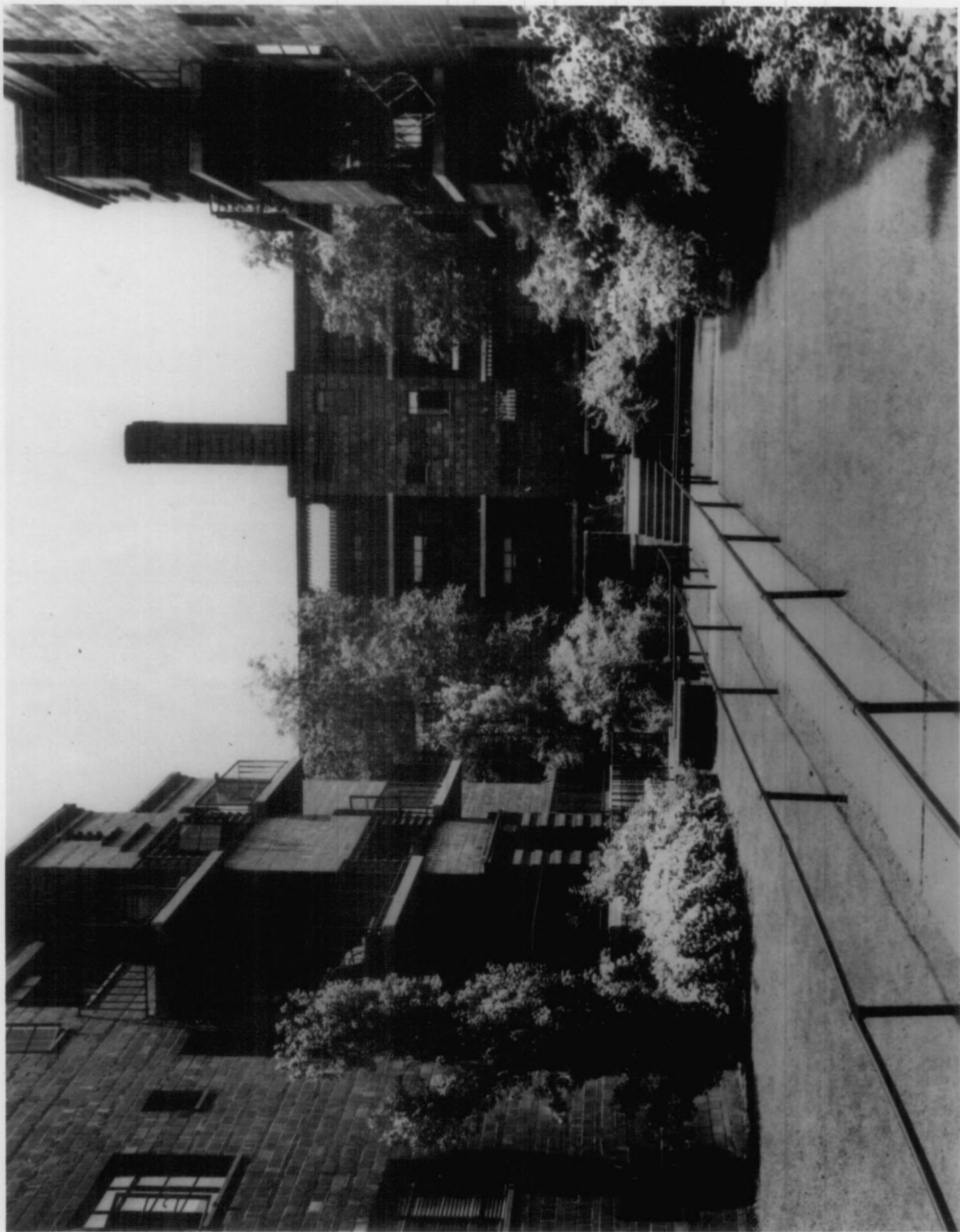
#6 of 12

Photographer: Unknown

Date: Circa 1941

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing east



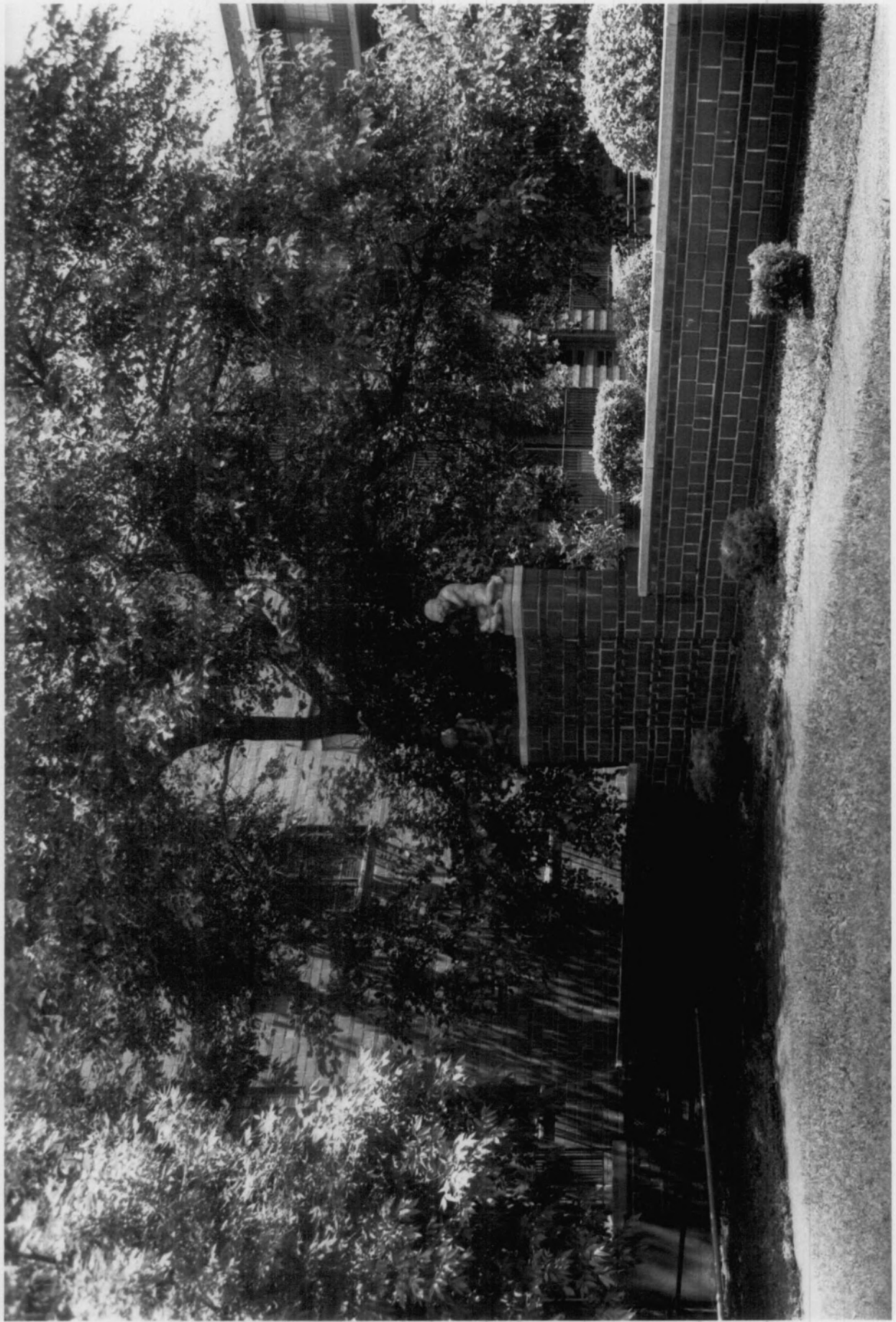
NEIGHBORHOOD GARDENS
St. Louis, MO

Detail, Court D

#7 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing south



NEIGHBORHOOD GARDENS
St. Louis, MO

Aerial

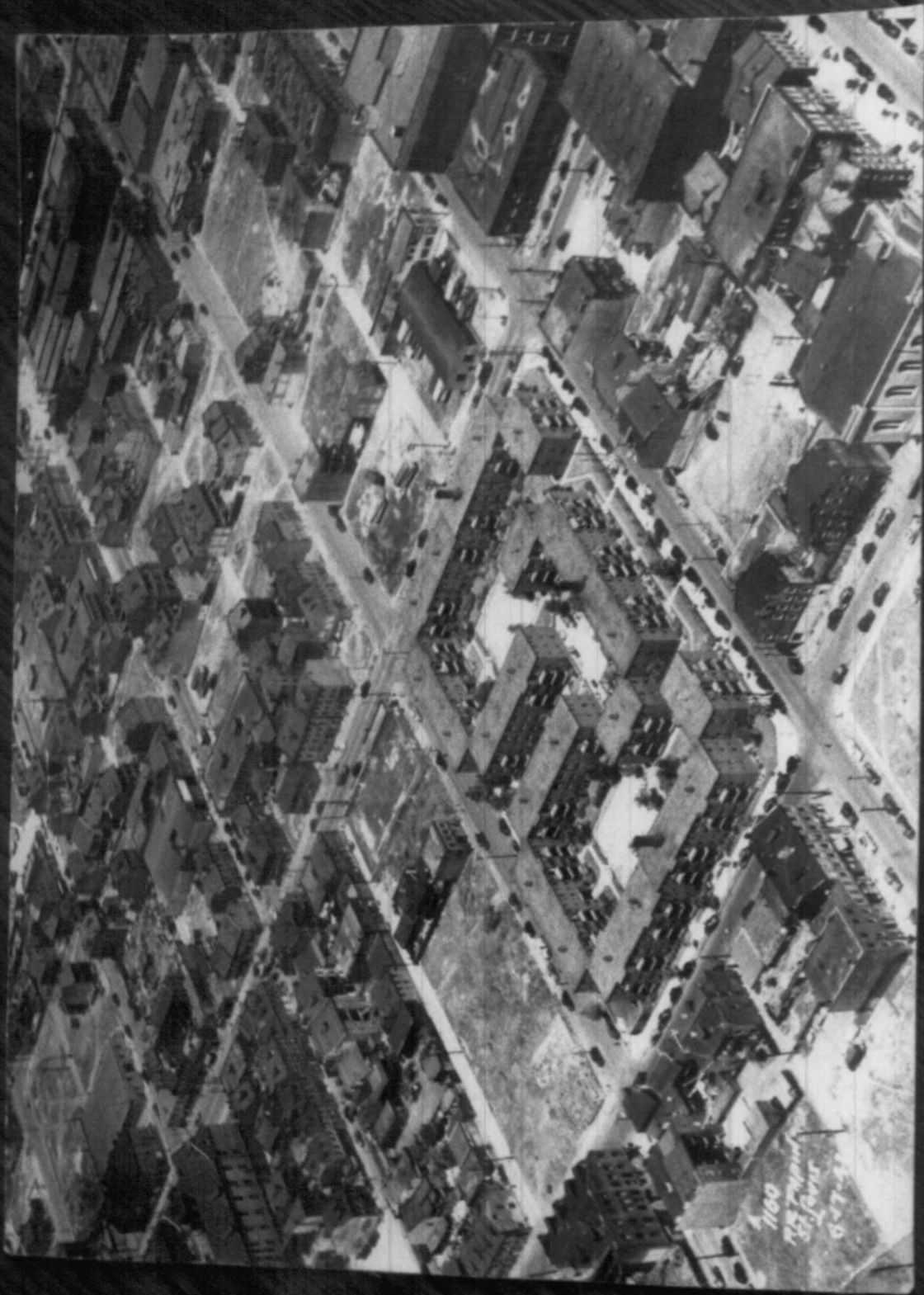
#8 of 12

Photographer: Unknown

Date: June 17, 1941

Negative: Landmarks Association
of St. Louis, Inc.

Camera looking northwest



NEIGHBORHOOD GARDENS
St. Louis, MO

Court B

#9 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera Looking west



NEIGHBORHOOD GARDENS
St. Louis, MO

Entrance, #1217

#10 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing Northeast



NEIGHBORHOOD GARDENS

St. Louis, MO

Detail, #1205

#11 of 12

Photographer: Cynthia Longwisch

Date: July 1985

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing north



NEIGHBORHOOD GARDENS
St. Louis, MO

Unit (Building) B-4

#12 of 12

Photographer: Cynthia Longwisch
Date: July 1985
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing Northwest

