

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

**National Register of Historic Places
Registration Form**

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

historic name Oakview Place Apartments

other name/site number Oakview Garden Apartments

street & town 1014-1038 Oakview Place N/A not for publication

city or town St. Louis N/A vicinity

state Missouri code MO county St. Louis (Independent City) code 510 zip code 36108

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

Mark A. Miles

APRIL 25, 2008

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

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Oakview Place Apartments
Name of Property

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

5. 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	
3	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
3	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

6. Function

Historic Function
(Enter categories from instructions)

Domestic: Multiple Dwelling

Current Function
(Enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Lat 19th and Early 20th Century Revivals

Materials
(Enter categories from instructions)

foundation	Concrete
walls	Brick
	Stone
roof	Asphalt
other	

Narrative Description

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

See continuation sheet(s) for Section No. 7

Oakview Place Apartments
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(enter categories from instructions)

Community Planning and Development

Period of Significance

1925-1926

Significant Dates

1925

1926

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Guth, Hubert William; Architect

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Oakview Place Apartments
Name of Property

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

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

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

1 1/5 7/3/6/3/4/2 4/2/7/8/9/3/2
Zone Easting Northing

2 1/5 7/3/6/3/7/6 4/2/7/8/9/2/9
Zone Easting Northing

3 1/5 7/3/6/3/7/8 4/2/7/9/0/1/2
Zone Easting Northing

4 1/5 7/3/6/3/5/1 4/2/7/9/0/1/2
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See Attached.

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See Attached.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Julie Ann LaMouria

organization Lafser & Associates date December 14, 2007

street & number 1028 North Kingshighway telephone 573-339-4625

city or town Cape Girardeau state MO zip code 63701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs: Representative **black and white photographs** of the property.

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

Property Owner

name/title Pete Rothschild, Rothschild Development Ltd.

street & number 393 North Euclid telephone 314-367-7787

city or town St. Louis state MO zip code 63108

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Oakview Place Apartments
St. Louis (Independent City) County, MO

Summary:

The Oakview Place Apartments are located in the Oakland neighborhood, just south of Forest Park in St. Louis, MO. Constructed between December of 1925 and August of 1926, the three identical rectangular walk-up apartment buildings at 1014-1038 Oakview Place are three-stories tall and contain twelve units each. Designed by architect Hubert William Guth, each of the west facing, multi-colored brick structures features two separate inset wood and glass entrances that open to central stairwells, which access six units. Elaborate white terra cotta surrounds the exterior doors, accented by a keystone containing a shield. Deeply recessed single pane windows above the entrances provide natural light to the interior stairwells. The window fenestration on the façade is symmetrical; paired double-hung windows fill each level, located between the entrance and a smaller one-over-six pane wood window. Terra cotta sills and details, as well as soldier lintels, adorn the windows of the main façade, with a metal cornice located just below the terra cotta coping on the flat roof. The buildings are substantially unaltered, with marble baseboards, octagonal tile and wood railings in the stairwells and six-light wood doors granting access to each unit. Though storm windows were added in recent years, and part of the metal cornice on 1014 has been removed, the buildings are in good condition and retain integrity of location, workmanship, design, association, feeling, setting, and materials from the 1925-1926 period of significance.

Elaboration:

Site

Oakview Place Apartments are located on the western portion of City Block 4002 on a lot that measures approximately 295' X100' in St. Louis (Independent City), MO. It is enclosed on the north and south by an iron fence, a wood privacy fence on the east, and bordered by a concrete sidewalk on the west. The site includes three rectangular apartment buildings and an approximately 32,200 square foot asphalt lot on the east (Photo 1), accessed by a short alley on the north. (See Figure 1- Site Plan) The buildings face the tree-lined Oakview Place (Photo 2). The only other building on the street is a 1927 four family apartment building, located just south of the Oakview Place Apartments. The surrounding area is comprised of commercial buildings and early 20th century subdivisions are found one block south and one block east. Forest Park is located two blocks to the north.

Exterior

The footprint of each of the Oakview Place Apartments is a rectangle approximately 29' X 91'. The exterior walls are multi-colored brick, with a stone foundation and terra cotta coping on the flat roof. The buildings are identical with exceptions as noted.

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Oakview Place Apartments
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The primary west facing façade is symmetrical, with a fenestration pattern of 10 bays (Photo 3). An inset wood and frosted glass door with glass sidelights is situated in the third and eighth bays, surrounded by elaborate white terra cotta pilasters and brackets. Short brick pillars with terra cotta caps border the sidewalk at the base of the doorway. A terra cotta pediment is supported above the entrance by small brackets and accented by a keystone containing a shield (Photo 4). A deeply recessed single pane frosted glass window is located on each level above the entrances. Paired double-hung windows are found in the second, fourth, seventh, and ninth bays, with one-over-six pane wood windows filling the remainder of the bays (Photo 5). Three pane fixed wood windows are found on the basement level in each bay, paired in the second, fourth, seventh, and ninth bays. Terra cotta sills and corner details, as well as soldier lintels, adorn the windows of the main façade. Diamond shaped terra cotta accents are found below the one-over-six pane windows, and above the third-floor windows in the third and seventh bays (Photo 6). A metal cornice is located just below the terra cotta coping on the flat roof. 1014 is missing a small section of this cornice on the north end of the façade over the first and part of the second bay.

The north elevation is a plain wall with a single one-over-one sash window accented by soldier sills and rounded soldier lintels. Boarded windows are found in the raised stone basement. The south elevation is identical to the north elevation. Constructed as the first of the three buildings in December of 1925, 1014 has some differing features, including a chimney on the north eastern corner, and two bays on the north and south elevations instead of one (Photo 7).

The rear east-facing façade is divided into 8 bays. The first, fourth, fifth, and eighth bays contain one-over-one sash windows with soldier sill and rounded lintels. The second, third, sixth, and seventh bays consist of a single wood door with an aluminum storm door, and a one-over-one sash window as found in the other rear bays. The rear doors access metal porches with stairs running between each floor. The third-floor porch is covered by an aluminum roof. Single pane fixed windows are found in the rusticated stone basement level in the first, fourth, fifth, and eighth bays (Photo 8).

Interior

The main entrances lead to interior stairwells that grant access to six units, two on each floor. The foyer and landings contain octagonal tiles and marble baseboards. Plaster walls rise around wood stairs with the original wood handrails, with painted metal supports. Painted wood six-light doors with wood trims and the original door handles open to each unit (Photos 9 & 10). The apartments are composed of one bedroom, a bathroom, a rear kitchen, and a front living area (See Figure 2- Unit Plan). The buildings

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Oakview Place Apartments
St. Louis (Independent City) County, MO

maintain many of the original features. Wood floors, window and door trims, and baseboards are still intact and in excellent condition. In addition the original interior doors have been preserved (Photo 11).

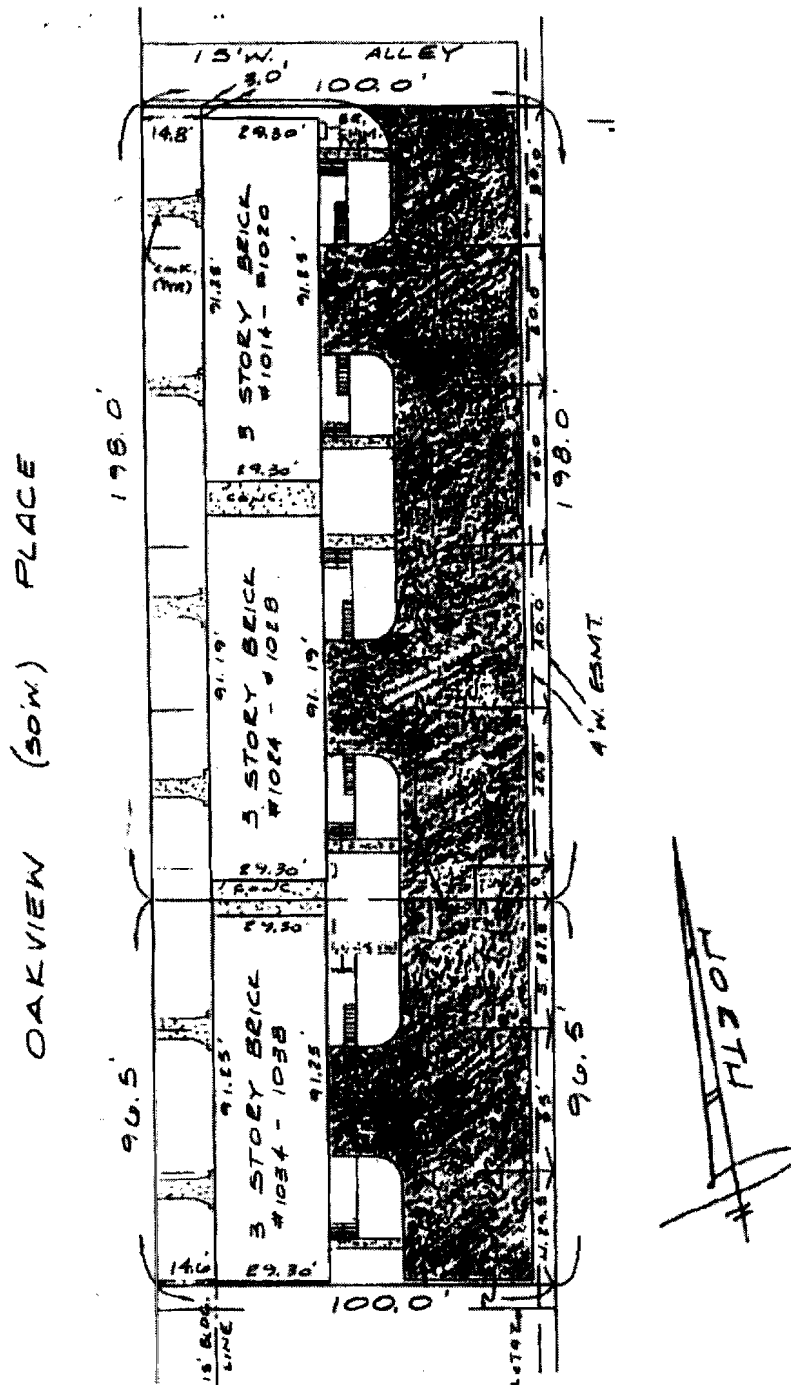
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Oakview Place Apartments
St. Louis (Independent City) County, MO

Figure 1- Site Plan
Land Survey for the Mills Group. James Engineering and Survey Company.
7810 Forsyth Boulevard Suite 300 Clayton, MO 63105.



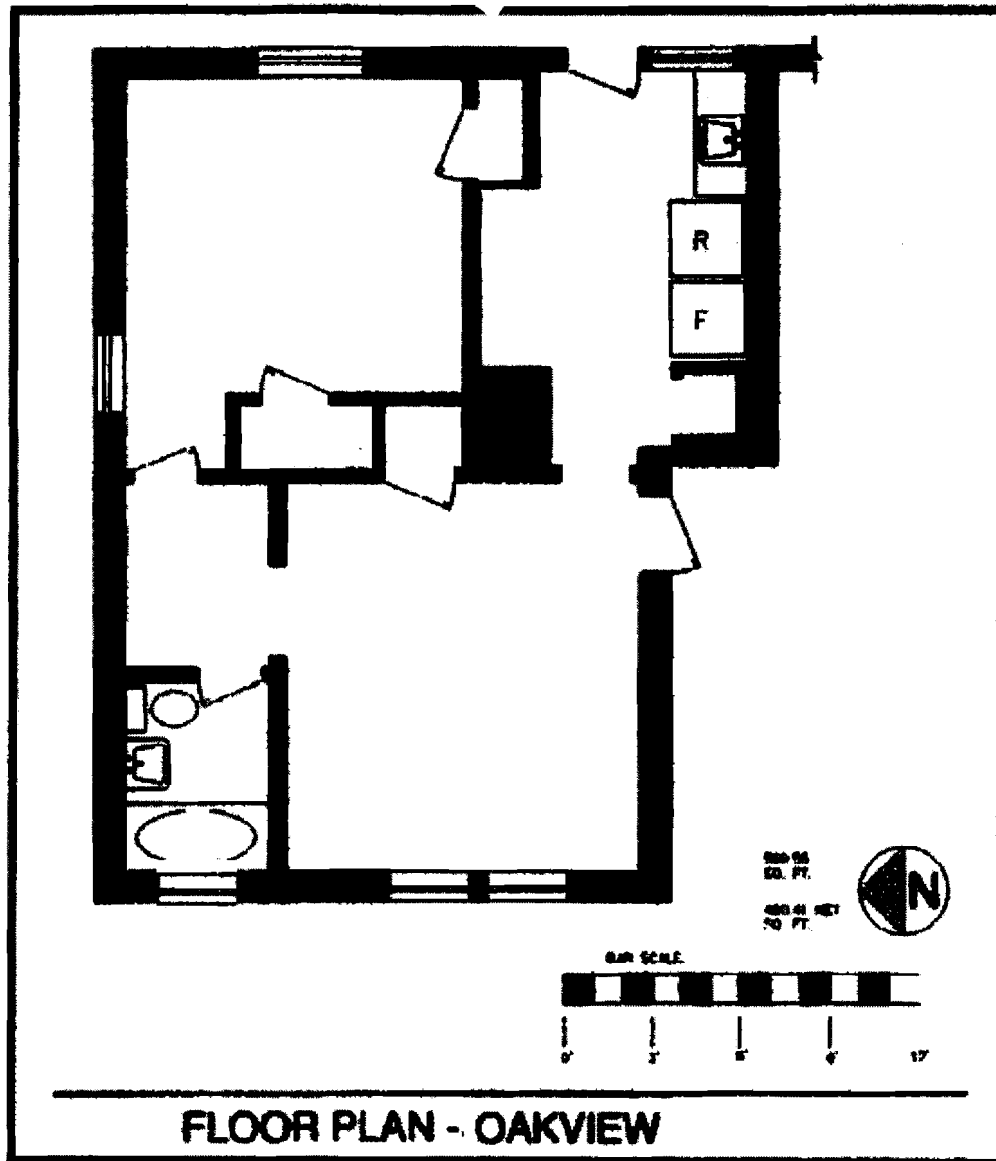
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Oakview Place Apartments
St. Louis (Independent City) County, MO

Figure 2- Unit Plan
Property Summary. On file with Lafser & Associates
1028 North Kingshighway Suite 1 Cape Girardeau, MO 63701.



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Oakview Place Apartments
St. Louis (Independent City) County, MO

Summary:

The Oakview Place Apartments, located at 1014-1038 Oakview Place in St. Louis, Missouri, are locally significant under National Register Criterion A in the area of Community Planning and Development. The Oakview Place Apartments are intact examples of the popular low-rise walk-up apartment building subtype. Contextually, this relates to the design philosophy for multi-family housing in working- and middle-class subdivisions during the first decades of the twentieth century, especially in street-car suburbs. Designed by architect Hubert William Guth and constructed between 1925 and 1926, the buildings are located just south of Forest Park in the Oakland neighborhood, and reflect the development of the western edge of the city during the 1910s and 1920s. Oakview Place became its own "subdivision", with the largest multi-family complex in the Oakland neighborhood, following design requisites set by new zoning ordinances. The 1925-1926 period of significance represents the buildings' dates of construction.

Elaboration:

History

The area south of Forest Park was originally included in Gratiot League Square, a three mile square plot of land claimed by Charles Gratiot in 1781 and affirmed by the United States in 1808. Westward expansion from the City of St. Louis caused the subdivision of most of the agricultural Gratiot League Square during the last decades of the nineteenth century. But it was not until the 1904 World's Fair that significant residential development pushed into what would become the Oakland Neighborhood.¹

In the late 1880s St. Louis was a thriving metropolis, marketing itself as a leading agricultural and mechanical center and as the second largest railroad hub in the country. As St. Louis began competing with Chicago to host the Columbia Exposition in 1890, the city prepared itself for the large affair. Anticipating that the exposition would be held in Forest Park, land owners near the park prepared for the influx of population to the neighborhood.²

John and Anna Cairns were two such individuals. Anna had founded a religious school for women called the Kirkwood Seminary. After her marriage to John, the two moved the school to a Romanesque Revival style building in a corn field just south of Forest Park. The Cairns planned to use the two story school that John had designed as a hotel during the 1892 Exhibition. Unfortunately the Exhibition was lost to Chicago, and the school opened in 1891, offering instruction to girls from all over the city and those in St.

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Oakview Place Apartments St. Louis (Independent City) County, MO

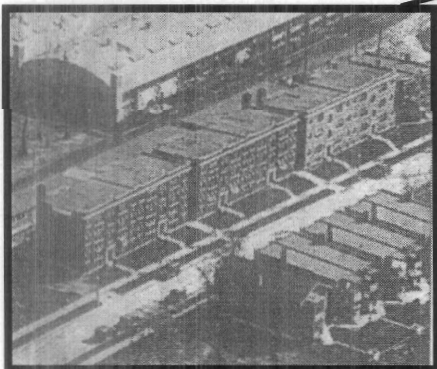
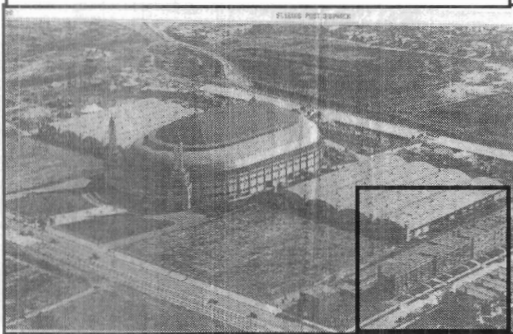
Louis County. In the late 1890s Oakland Avenue created better access to the county by extended west from the school along the park's southern edge. The streetcar line finally reached the school in 1895, offering easy access to fair visitors from Forest Park by the time the World's Fair came to the city in 1904.³

When the school closed in 1925, real-estate investor Frank B. J. Darr bought some of the land on the eastern portion of the grounds. In December he began construction on a 12 unit apartment building. By March of 1926, he had obtained building permits for two additional 12 unit buildings with small garages behind them at the eastern edge of the lots. In 1927, Darr completed construction with a four family flat on the southern portion of Oakview Place. Small two-family flats were also constructed along the eastern side of the street.⁴ Mr. Darr continued to live and work in Oakview Place's first building, starting the Darr-Brader Insurance Agency with his wife Estelle and Abraham Brader.⁵

Figure 3: Forest Park University Constructed 1891.



Figure 4: St. Louis Arena constructed 1928. The Oakview Place Apartments are located on the right side of the picture.



The remainder of the Forest Park University grounds was sold to other developers. The most eastern portion was developed into the Arena building, constructed in 1928, and the remaining western portion was subdivided at that time, becoming a commercial center. In 1930 the Deaconess Hospital opened a new building at Hampton and Oakland Avenues.⁶ The Oakview Place Apartments became the home for many of the nurses who worked only 2 blocks away.⁷ The area along Hampton Avenue underwent redevelopment in the 1950s, as did the subdivisions south of Oakview and west of Hampton Avenue. New exterior elements and additions were constructed on many of the homes. In 1999 the Arena Building was demolished and in its place a new office park has been constructed. Despite these changes, Oakview Place maintains the setting of a quiet residential street. At some point the old garages were taken down, but the apartment buildings remain in excellent condition and retain integrity of materials, design and

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Oakview Place Apartments
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workmanship.

Community Planning and Developmental Significance:

The Oakview Place Apartments are intact examples of the low-rise walk-up apartment buildings popular in working- and middle-class subdivisions in St. Louis during the first decades of the twentieth century. Disconnected from the single-family subdivisions that had been constructed a decade or two before, the Oakview Place Apartments reflect city-wide development movements in the 1920s rather than cohesive connections to the subdivisions near them. Multi-family housing constructed during the same time period in the Hi-Point and DeMun areas, as well as the south St. Louis street car subdivisions, share similar apartment types. Hubert William Guth's design for the Oakview Place Apartments elaborated on the walk-up form, a popular design choice for developments in the early twentieth century.

The subdivisions to the south and west of the Oakview Place Apartments are almost exclusively single-family in nature, constructed between one and two stories in height. Victoria Place is located one block to the south. Most of the original buildings in this 1906 subdivision were destroyed during redevelopment in the late 1940s and mid-1950s. New construction replaced many of the older buildings; however, a few remain in the eastern section of the subdivision. Some of these have undergone extensive alteration, and few retain the early twentieth century motifs they boasted at construction. More of the turn-of-the-century homes can be seen in the Oakland Terrace subdivision two blocks to the southwest of the Oakview Place Apartments. Yet few revival styles remain intact in either of these single family subdivisions, and the bungalow style is more prevalent.

The Oakview Place Apartments were disconnected from these subdivisions even at construction. Clay mining fields occupied much of the area directly to the south of the apartments, and commercial structures developed in the area west of Oakview Place after the Forest Park University was demolished. Oakview Place became its own "subdivision", with the largest multi-family complex in the Oakland neighborhood. The street consisted of the three large walk-ups and at least eight two-family flats. No other area in the neighborhood possessed such a large concentration of multi-family housing, and the only other area in the Oakland neighborhood to have a substantial number of multi-family dwellings (though they are sporadically spaced within a subdivision) was located around St. Louis University High School near Kingshighway.⁸

The Oakview Place Apartments were a residential oasis between the clay mines, Forest Park, the St. Louis Arena, and the commercial district at Hampton Avenue and Oakland Avenue. The railroad ran on the street's southern edge and the streetcar on its north,⁹

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Oakview Place Apartments
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making the apartments a key location for middle class residents. The 1930 census showed that residents were primarily small families of two to four members. The male head of the household typically supplied the only income, employed in any number of occupations including: salesman for a gun company, photographer, meat cutter, splicer for a telephone company, interior decorator, chauffeur, and salesman for an oil company. A few single women shared apartments with female family members, in which case both women worked, some as nurses, stenographers, cooks, telephone operators, secretaries, and even clerks for collection companies.¹⁰

The location of the Oakview Place Apartments was strategic not only for the developer and residents who traveled to work on the nearby streetcar and busy Clayton Road, but also as an element in the city. Beginning in the first decades of the twentieth century, the City of St. Louis took a strong interest in city planning and the structure of the city's current design. The 1916 City Planning Commission noted that haphazard growth had resulted in the establishment of industrial clusters or single manufacturing plants within residential neighborhoods, and blighted areas separated the downtown from western growth. Though it was mentioned that an early city plan could have created far different development patterns, the City Planning Commission outlined several steps that should be taken to ensure that further problems would not arise.¹¹

Among the countless initiatives suggested by the City Planning Commission, the project that most affected the area immediately south of Forest Park was the zoning plan. In the 1918 document Height, Area, and Use District and Restrictions the City Planning Commission divided St. Louis into five districts: the First Residential District, the Second Residential District, the Commercial District, the Industrial District, and the Unrestricted District. The First Residential District was designated for single family buildings only. The Second Residential District included apartment buildings, churches, schools, and semi-public and public buildings. The Commercial District focused on small stores, while larger manufacturing was designated "Industrial District." The Unrestricted District encompassed those buildings that produced a heavy amount of pollution or noise.¹²

When these zones were designed Oakview Place had not been constructed. Forest Park University owned a good portion of the land just south of Forest Park, and thus the area was designated "Second Residential." When street improvements were enacted following the City Planning Commission's recommendations, design guidelines were established for new residential streets. The city mandated residences maintain a certain setback from traffic, and that the streets be approximately 50 feet across. These requirements shaped Oakview Place when it was constructed nearly a decade later, setting the apartments nearly 15 feet from the curb.¹³

Zoning alleviated many of the problems within the city, and increased property value

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over the next five years. But the State of Missouri found that St. Louis' zoning laws violated the Missouri Constitution, and in 1923 the matter went before the Missouri Supreme Court. The case resulted in a 1925 State Enabling Act on Zoning, which allowed incorporated cities, towns, and villages to legally handle zoning in their territory.¹⁴ The creation of zoning ordinances by the city led to safer developments that could house more people than before, with hope that more extensive building operations would alleviate the serious housing shortage that followed World War I.¹⁵

The Zoning Ordinance of St. Louis, ordinance #35003, was designed to "regulate and restrict the height, number of stories, type, volume and size of buildings and structures; the size of yards, courts and other open spaces; the location, erection, alteration, and use of buildings and structures; and under the police powers of the City, developments, improvements, and demolitions would be implemented in order to promote the health, safety, morals and general welfare of the City."¹⁶ The ordinance ensured that multi-family housing would not include dark interior rooms and only one entrance or exit to a unit. As the typical apartment building was viewed as dirty, dark, dangerous, and generally unfit for middle-class habitation, the new zoning regulations encouraged a much different view of multi-family housing as an acceptable home for any class.

This 1926 document established the dimensions and criteria necessary for the construction of new apartment buildings, which directly shaped the design of the Oakview Place Apartments. The ordinance was not officially enacted until April of 1926, and construction of the first of the three buildings on Oakview Place had begun in December of 1925. For this reason, the building at 1014-1018 Oakview Place is slightly different than the other two large apartment buildings on the street, which began construction in the spring of 1926. The ordinance dictated the size of units, the requisite amount of natural light per room, and the installation of multiple exits to make multi-family homes safer in case of fire.¹⁷ These design guidelines established in the zoning ordinance referred to all buildings constructed in a Second Residential Zone, which is reflected in other buildings constructed in the city at the same time. One example is the St. Luke's Plaza Apartments (NR listed 2007.)

The Oakview Place Apartments were constructed in a popular form in the 1920s. The design evolved out of the prevalent working and middle class multi-family housing constructions at the turn-of-the-century. In the 1880s the typical multi-family dwelling was a two-family townhouse usually two or three bays, with one containing the entrance (Figure 5). Another multi-family house type prevalent at the turn-of-the-century was the two-family, four-family, or six-family flat (Figure 6). These symmetrical buildings featured a self-contained unit on each floor with its own entrance from the porch.¹⁸

In the first decade of the twentieth century the walk-up developed as a new apartment

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type in St. Louis. Evolved from the East Coast apartments found on crowded city streets, the walk-up apartment type combined several forms into its unique plan. As the two-story flat increased in popularity, so did the Boston "triple-decker," a three-story plan of one apartment on each floor. This "triple-decker" developed into a larger version called the "double triple-decker" which had a central stairwell that led to two apartments on each of its three levels (Figure 7). Most of the St. Louis apartment types share the one-level flat plan, with few apartments stretching between floors.¹⁹

"Multi-family walk-up apartments have a single, common, central entrance that may have two, four, or six units composed of stacked one-floor units with a common central interior stair."²⁰ After World War I a few larger versions of the walk-up were constructed, though they were not taller than the typical two or three story walk-up. Instead, the buildings were elongated. Some of these have a single entrance with a double-loaded hallway that grants access to the units, while others have several common entrances.²¹

The plan of the Oakview Place Apartments consists of two side-by-side walk-ups, or "double triple-deckers," contained in the same exterior walls. Following the walk-up form, the buildings are each one apartment deep with two units on each floor accessed by a central stair. The symmetrical façade has a central entrance leading into an interior stairway, above which are found one or more windows (in this case two) that illuminate the stair hall. A raised basement is also a common on this building type.²² The Oakview apartments mirror the exterior façade arrangements of double-loaded corridor apartment buildings, though the defining feature of this type (the double-loaded corridor) is missing.

The type and plan of the Oakview apartments is mirrored across the city in streetcar neighborhoods, and can even be seen in the neighborhoods just west of the St. Louis City limits. Located in the South Forest Park Hills subdivision is a building with a similar plan to Oakview. Constructed in 1918, the building at 7086 Oakland Drive shares the walk-up form of Oakview Place (Figure 8). In the Hi-Pointe- DeMun National Historic District (NR listed 5-7-05) there are several examples of this building plan. One example is 6419 Alamo Avenue. As a typical low-rise walk-up structure, the building expresses the same central corridor plan one unit on either side. The building also reflects some of the stylistic features found on the Oakview Place Apartments, including the diamond patterns and terra cotta window details (Figure 9). The walk-up building type can also be found in streetcar subdivisions in other parts of the city. In the Gravois-Jefferson Streetcar Suburb Historic District (NR listed 5-11-05) there are several examples. Some of the streets feature many of these buildings. Though a walk-up can be designed in any style, many share the stone window details and the smooth brick facades (Figure 10).

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Hubert William Guth designed the walk-up Oakview Place Apartments in accordance with city zoning laws at the beginning of the twentieth century. Guth graduated from the Washington University School of Architecture in 1918, but he had been commissioned for several projects prior to his graduation. Some examples include the homes in the University Heights and the Ames Place subdivisions located in St. Louis County, just west of Forest Park. After graduation he continued to design residential buildings, and also constructed commercial buildings. His repertoire also grew to include hotels and churches. This enabled him to fine work in several cities. In 1941, he was selected as Superintendent of Municipal Buildings, a position he served until his death in 1955.²³

Guth constructed a variety of residential buildings. In the Ames Place subdivision he used the Georgian Revival style for the house at 6636 Kingsbury. He created a bungalow design at 7391 Stratford in 1926. Three years later he designed a twelve family apartment building using the Art Deco style at 6612 Clemens in the Delmar Gardens subdivision. Like the Oakview Apartments, this building was also a variation of the walk-up form. It featured two entrances, one facing Clemens and the other facing Heman Avenue.²⁴

As one of the first projects constructed after the zoning ordinance had been ratified, the Oakview Place Apartments reflect the designs mandated by new codes and requisite in the "second residential zone" of the city. The development came at a time when western development of the City of St. Louis was booming. The construction of the Oakview Place Apartments as the largest multi-family housing project in the Oakland neighborhood represents the changing attitudes about multi-family housing through design criteria. City ordinances promoted the health, safety, morals and general welfare of the City, and encouraged habitation of the middle class in apartment buildings. These residents utilized the nearby streetcar and automobile thoroughfares for transportation to and from work. As a product of the zoning strategies in the city, the Oakview Place Apartments were within walking distance of a park, commercial center, and entertainment facility. Located at the edge of single family subdivisions, the Oakview Place Apartments filled the space between commercial activity and private homes which raised property value as was predicted by the City Planning Commission.

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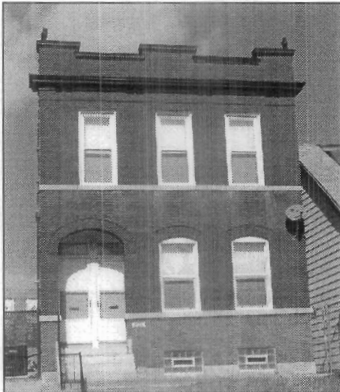


Figure 5: Two-Family
Townhouse.



Figure 6: Four-Family Flat.

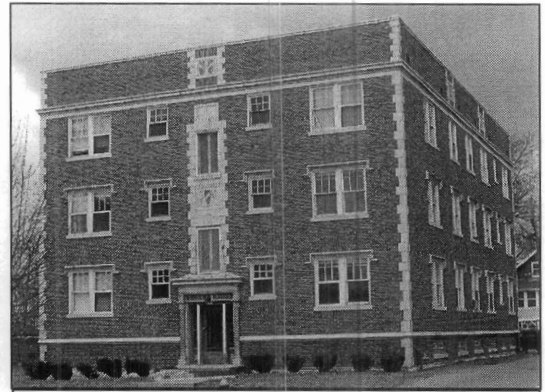


Figure 7: "Double Triple Decker"/ "Walk-Up"

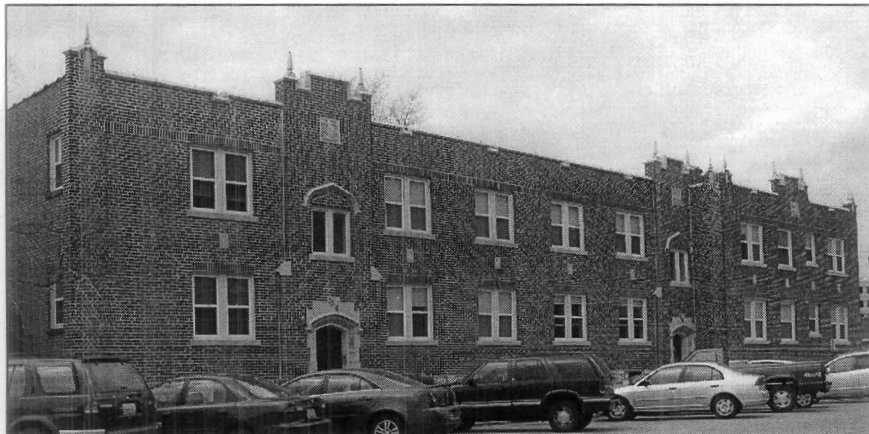


Figure 8: 7086 Oakland Drive. Constructed 1918.



Figure 9: 6419 Alamo Avenue.
Constructed 1922.

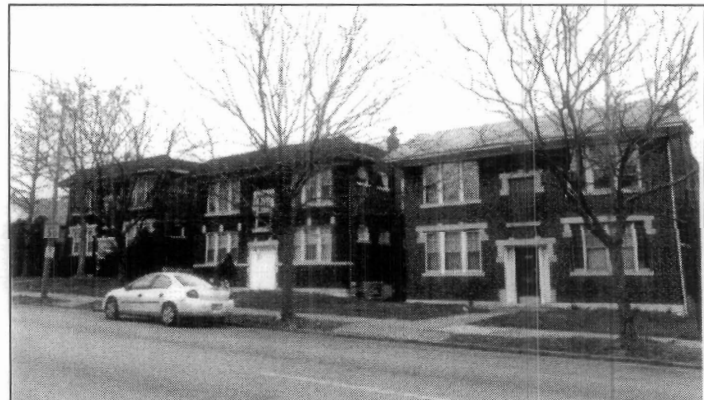


Figure 10: Walk-Up Apartments in the Gravois-Jefferson
Streetcar Suburb.

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**Oakview Place Apartments
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Verbal Boundary Description:

The Oakview Gardens Apartments are located at 1014-1038 Oakview Place on a lot comprised of the western portion of City Block 4002 as follows: Starting at a point approximately 115 feet south of the intersection of Oakview Place and Oakland Avenue, travel south 295 feet; travel east 100' to the end of the asphalt lot; travel north 295' feet; travel west 100' feet to Oakview Place, the point of origin.

Boundary Justification:

The selected boundaries are those historically associated with the Oakview Garden Apartments, including the apartment buildings and the surrounding fenced lots. The boundaries do not include the newer construction on the east, north, and west. The two-story apartment building on the south, 1044 Oakview Place, has been excluded because many of the original details, including the doors and windows, have been replaced. This building does not share the three-story walk-up form that the Oakview Garden Apartments represent, and historically it has not been associated with the Oakview Place Apartments.

Photo Log:

Photo # and Description

- 1 Northeast corner of 1014, looking southeast.
- 2 The east side of Oakview Place from the southwest corner of Oakview Place and Oakland Ave.
- 3 1014-1028 Oakview Place
- 4 1014 entrance door
- 5 Window detail
- 6 1034-1038 Oakview Place
- 7 1014-1028 Oakview Place from the southwest corner of Oakview Place and Oakland Avenue.
- 8 East elevation
- 9 Interior entranceway of 1038 Oakview Place
- 10 Stairwell door 1038 Oakview Place
- 11 Example of kitchen



STANDARD TOPOGRAPHIC SURVEY BRISTOL VIRGINIA-1993

38°37'30"

4279000m N

October 1993
St Louis
Aparatus
215
E 736342
N 4278952
215
E 736376
N 4278924
215
E 736378
N 4279012
215
E 736351
N 4279012



18







WARNING
NO PARKING
IN THIS ZONE
EXCEPT AS SHOWN
ON THIS SIGN

NO PARKING
ANYTIME
NO PARKING
ANYTIME





1914

APARTMENT FOR RENT
CALL 781-237-1311

No Parking
Between 12:00 AM & 5:00 AM
←

ONE WAY →

No Parking
←

893 PYM



1014

OAKVIEW GARDEN
APARTMENTS

1014





1030

1030



WARNING
This building is a
historic structure and
contains valuable
architectural details.
Unauthorized alterations
or removal of these
features are strictly
prohibited.
For more information,
contact the
Historic Preservation
Commission at
311-333-3333.

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EXCEPT FOR
LOADING AND
UNLOADING

ONE WAY

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