

SURVEY REPORT

COLLEGE HILL NEIGHBORHOOD

ST. LOUIS (INDEPENDENT CITY)

AUGUST 2011

Submitted by:
Landmarks Association of St. Louis, Inc.
911 Washington Avenue, Suite 170
St. Louis, MO 63101
314-421-6474



LANDMARKS

ASSOCIATION *of* SAINT LOUIS

TABLE OF CONTENTS

Summary	1
Methodology	3
Geographical Description	4
Results	5
National Register Listed Properties	5
Otto Kulage House, 1904 E. College Avenue	5
Our Lady of Perpetual Help, 5217 North 21 st Street (Parish Hall), 2017 E. Linton Avenue (School & Convent), and 2011 E. Linton Avenue (Rectory)	6
Historical Overview – College Hill Neighborhood	10
Neighborhood Development and Early History, 1836 – 1890	10
College Hill as a Streetcar Suburb, 1890 - 1920	14
Automobile Era and Post-War Expansion, 1920-1950	21
National Register Eligible Properties	28
Bain-Rusken House, 2127-29 E. College Avenue	28
Naes Building, 3823-25 W. Florissant Avenue	30
Toeniskoetter House, 1435 E. DeSoto Avenue	31
Vanhartenburg House, 1436 E. College Avenue	32
Bokern House, 2042 E. Prairie Avenue	33
Bryan Hill School, 2108-28 E. Gano Avenue	35
Lowell School, 1409 E. Linton Avenue	36
St. Paul’s Evangelical Lutheran Church and Rectory, 2137-41 E. John Street	37
St. James (St. Jacobi) Evangelical Church, School and Parsonage, 1505-11 E. College Avenue	39
Mount Grace Convent, 1438-40 E. Warne Avenue	40
Recommendations	43
Bibliography	44

FIGURES & TABLES

Figure 1. Map of survey area – College Hill neighborhood.	2
Figure 2. Otto Kulage House, 1904 E. College Avenue.	6
Figure 3. Our Lady of Perpetual Help, Convent, E. Linton Avenue	7
Figure 4. Our Lady of Perpetual Help, School, E. Linton Avenue.	8
Figure 5. Our Lady of Perpetual Help, Parish Hall, N. 21st Street.	8
Figure 6. Our Lady of Perpetual Help, Rectory, E. Linton Avenue.	9
Figure 7. Map - Hyde Park and College Hill (north end).	11
Figure 8. 1511 Obear Avenue and 1110 E. Gano Avenue.	12
Figure 9. 2111-13 E. Prairie Avenue.	13
Figure 10. 2007 E. College Avenue.	14
Figure 11. Sanborn Fire Insurance Map (1909, Vol. 7, sheet 117).	15
Figure 12. Sanborn Fire Insurance Map (1909, Vol. 7, sheet 119).	16
Figure 13. 5200 block of Von Puhl Street.	17
Figure 14. College Hill Press Brick Works.	18
Figure 15. 5310 Zealand Street.	19
Figure 16. 3859 W. Florissant.	20
Figure 17. 3941-43 W. Florissant Avenue.	20
Figure 18. 5200 N. 20 th Street.	22
Figure 19. 1501 and 1505-09 DeSoto Avenue.	23
Figure 20. Mt. Grace Chapel under construction.	24
Figure 21. 2041 E. Gano Avenue.	24
Figure 22. 2150-52 E. Warne Avenue.	25
Figure 23. 1816 and 1822 E. Prairie Avenue.	26
Figure 24. 845 Cowan Street	27
Figure 25. 4707-09 N. 20 th Street.	27
Figure 26. Bain-Rusken House, 2127-29 E. College Avenue.	29
Figure 27. Naes Building, 3823-25 W. Florissant Avenue.	30
Figure 28. Toeniskoetter House, 1435 E. DeSoto Avenue.	32
Figure 29. Vanhartenburg House, 1436 E. College Avenue.	33
Figure 30. Bokern House, 2042 E. Prairie Avenue.	34
Figure 31. William Waltke House, 2002 Harris Avenue.	34
Figure 32. Bryan Hill School, 2108-28 E. Gano Avenue.	36
Figure 33. Lowell School, 1409 E. Linton Avenue.	37
Figure 34. St. Paul’s Church and Rectory, 2137-41 E. John Avenue.	38
Figure 35. St. Paul’s School, Hutchinson Avenue.	39
Figure 36. St. James Evangelical Church, parsonage, and school.	40
Figure 38. Mt. Grace convent (1920s).	41
Figure 37. Mt. Grace Chapel and Convent.	42
Table 1. Properties Recommended as Eligible for the National Regsiter.	2

Summary

This document provides the results of an architectural and historical inventory of the College Hill neighborhood in St. Louis (Independent City – Wards 2 and 3), completed in 2010-2011. The purpose of the inventory was to identify and recommend properties within the study area that appear eligible for the National Register of Historic Places (NRHP).

The College Hill survey/study area is situated in St. Louis (Independent City). The neighborhood is bounded by Von Puhl Street (east), E. Warne Avenue (northwest), Interstate 70 (northeast), Obear Street (southeast), and W. Florissant Avenue (southwest) (see Figure 1). The architectural inventory was conducted by Landmarks Association of St. Louis, Inc. in October-November 2010. Prior to and following the inventory, historical research was conducted to develop historic contexts. The contexts were used to fully evaluate the neighborhood's historical associations and to identify properties that are potentially eligible for listing in the National Register of Historic Places (NRHP).

A total of 525 properties were recorded during the course of the survey. Two properties: the Otto Kulage House (1904 E. College Avenue) and Our Lady of Perpetual Help convent/school (complex located at 5217 N. 21st Street and 2011-17 E. Linton Avenue) are listed in the NRHP. A total of ten properties are recommended as potentially eligible for the NRHP (see Table 1). A NRHP-eligible historic district is not recommended for the project area based on the high number of vacant lots and lack of contiguous contributing properties.

This document provides information regarding the survey results, including detailed information about the neighborhood's NRHP-listed and potentially eligible properties. Additionally, the report includes an overview of the neighborhood's historical associations, as well as recommendations for future activities.

Data gathered throughout the course of the project, including digital photos, an inventory database of all identified properties, and maps are on file at the City of St. Louis' Cultural Resources Office and at Landmarks Association of St. Louis, Inc.

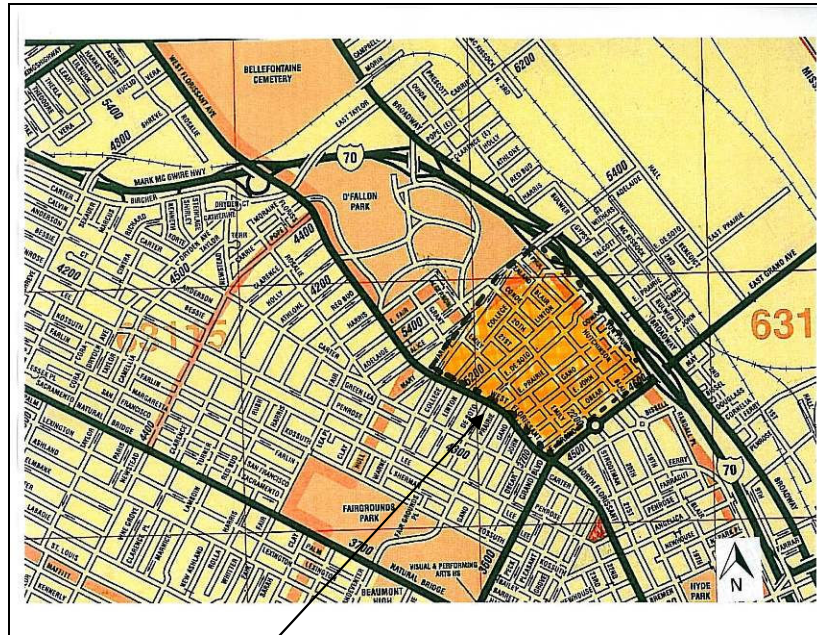


Figure 1. Map of survey area – College Hill neighborhood (Scale: 0.5 inch = 2,000 feet).

Table 1. Properties recommend as individually eligible for the National Register of Historic Places

Name of Property	Address	Eligibility Criteria
Bain-Rusken House	2127-29 E. College Avenue	Criterion C
Naes Building	3823-25 W. Florissant Avenue	Criterion C
Toeniskoetter House	1435 E. DeSoto Avenue	Criterion C
Vanhartenburg House	1436 E. College Avenue	Criterion C
Bokern House	2042 E. Prairie Avenue	Criterion C
Bryan Hill School	2108-28 E. Gano Avenue	Criterion C
Lowell School	1409 E. Linton Avenue	Criterion C /MPDF
St. Paul's Evangelical Lutheran Church & Rectory	2137-41E. John Street	Criterion C
St. James Evangelical Church, School & Parsonage	1505-11 E. College Avenue	Criterion C
Mt. Grace Convent	1438-40 E. Warne Avenue	Criterion C

Methodology

In October-November 2010, Landmarks Association completed an architectural inventory of the College Hill neighborhood (illustrated above, Figure 1). During the course of the inventory, Landmarks recorded 525 properties; ten of which are recommended as eligible for the NRHP. Additionally, the survey area includes two properties previously listed in the NRHP, the Otto Kulage House at 1904 E. College Avenue and Our Lady of Perpetual Help at 5217 N. 21st Street and 2011-17 E. Linton Avenue. The inventory did not identify a cohesive historic district within the neighborhood's boundaries. The survey was completed following the guidelines provided by National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1985) and inventory guidelines issued by the Missouri State Historic Preservation Office (MO-SHPO). An Access database provided by the City of St. Louis was utilized to record individual data on each surveyed property.

Prior to conducting the inventory, Landmarks completed preliminary research, utilizing city directories, Sanborn Fire Insurance maps, the *St. Louis Daily Record*, and building permits. The preliminary research established an understanding of the project area and assisted in the development of historic contexts. A windshield survey was conducted prior to the survey by driving along all of the streets identified in the survey area, in an effort to identify any areas in which a historic district may exist; and to single out any properties that may be eligible for the NRHP based primarily on their architectural merits.

As noted, Landmarks recorded 525 properties throughout the course of the inventory. The inventory consisted of property identification using maps provided by the City of St. Louis, entering data in an Access database (also provided by the City of St. Louis), and digital photography of every inventoried property. The Access database information may be utilized to generate individual Architectural/Historic Inventory Forms (per the Missouri State Historic Preservation Office's standards). This information will also be entered into the City's Geo Information System (GIS) website.

Following the survey, research was conducted at the following repositories: Landmarks Association of St. Louis Inc.; St. Louis County Library (Headquarters); St. Louis Public Library; Missouri Historical Society (St. Louis); and the Mercantile Library and Western Manuscripts Collection at the University of Missouri-St. Louis. Historical information garnered during the records search was utilized to comprise the historic contexts within this document and to identify/support National Register eligibility recommendations.

Geographical Description

The study area is located in urban St. Louis City, north of the downtown business corridor. The neighborhood is bounded by Von Puhl Street Avenue (east), E. Warne Avenue (northwest), Interstate 70 (northeast), Obear Street (southeast), and W. Florissant Avenue (southwest), as illustrated in Figure 1.

The character of the study area supports a grid-pattern layout of streets shaped by early streetcar lines, which crisscrossed the city by the turn of the twentieth century. Streets within the project area include the following east-to-west routes: Obear, E. John, E. Gano, E. Prairie, E. DeSoto, E. Linton, E. College and E. Warne Avenues; and Cowan Street. Routes extending north-to-south within the study area include: Florissant Avenue, Emily, 20th, 21st, Conde, Blair, Zealand, Hutchinson, and Von Puhl Streets.

The neighborhood is largely comprised of early twentieth-century residences; though many examples of late nineteenth-century buildings are also present. Commercial buildings are situated primarily along Florissant Avenue, which served as an early streetcar corridor. The College Hill neighborhood supports five schools and two churches, though some of these buildings have been converted for alternate uses in recent decades. One commercial property at 2100 E. Warne Avenue is currently in use as a church for the Church of the Lord Jesus Christ of the Apostolic Faith congregation. The neighborhood holds a number of vacant lots due to building demolition, most of which has occurred within the past two decades. The high number of non-contributing vacant lots compromises the architectural integrity of the neighborhood to the point that a historic district cannot be recommended within the survey area. Most buildings have small grass covered yards. Concrete sidewalks border all of the streets.

Results

Landmarks surveyed 525 properties within the College Hill survey area. These properties include single-family dwellings, multi-family buildings, commercial properties, four religious properties (including two churches and two convents), and five schools. One industrial property was inventoried at 840-49 E. Prairie Avenue. Ten properties were identified as individually eligible for the NRHP within the study area (see Table 1). Two National Register listed properties were identified during the survey: the Otto Kulage House at 1904 E. College Avenue (listed on the NRHP in 2002) and Our Lady of Perpetual Help at 21st Street and E. Linton Avenue (listed on the NRHP in 2009).

Due to the large number of individually inventoried/photographed buildings, detailed information regarding non-eligible buildings (including photographs) is provided on compact discs as an addendum to this document. The information is also available at the City's Cultural Resources Office and at Landmarks Association of St. Louis, Inc.

National Register Listed Properties

Otto Kulage House, 1904 E. College Avenue

The Otto Kulage House was listed in the NRHP for its architectural (Criterion C) significance in 2002. Constructed in 1876 (probably by Edward A. Mathews), the house was redesigned in the Tudor Revival style by architect Otto J. Boehmer in 1906. The property is situated on a parcel formerly associated with St. Louis University.¹ The Kulage Family played an integral part in developing the neighborhood during the late nineteenth and early twentieth century, establishing a brick factory (College Hill Pressed Brick Works, no longer extant) on E. College Avenue in the 1880s and the Kulage Real Estate and Improvement Company (c. 1890). Otto Kulage's brother, Joseph, was president of the brickworks and funded the dwelling's renovations in 1906-1907. Three Kulage siblings: Otto, Ida, and Frank, resided in the house, which was later deeded to two servants, Margaret Fortschneider and Clara Sanders. Ms. Fortschneider and Ms. Sanders retained the property until 1957.²

The Kulage House is architecturally significant as an outstanding example of the Tudor Revival style. The dwelling's alterations (which created its current appearance for which it was listed to the NRHP) were designed by a local architect, Otto J. Boehmer. Boehmer designed a large number of properties in and around the College Hill neighborhood during the late nineteenth and early twentieth century. He was born in Missouri in 1859 and, as were many of north St. Louis' residents, was of German heritage.³ Boehmer resided in north St. Louis at 3500 Palm Street (in the Lindell Park neighborhood) with his wife, Agatha, two sons and a daughter. Most examples of his work (that have been documented) are residential commissions – both single- and multi-family properties; he also designed commercial buildings.⁴ The Kulage House was an “eccentric makeover using a mix of costly materials” such as

¹ Stacy Sone, “Otto Kulage House,” *National Register of Historic Places Registration Form* (2002), Section 7:5.

² Ibid, Section 7:6-7.

³ Ibid, Section 8:8.

⁴ St. Louis Architects Collection, “O.J. Boehmer,” Landmarks Association of St. Louis, Inc.

imported brick, leaded glass, and exquisite interior detailing such geometric floor patterns (maple and walnut) and bracketed crown moldings.⁵



Figure 2. Otto Kulage House, 1904 E. College Avenue, listed on the NRHP in 2002. View is southwest.

Our Lady of Perpetual Help, 5217 North 21st Street (Parish Hall), 2017 E. Linton Avenue (School & Convent), and 2011 E. Linton Avenue (Rectory)

Our Lady of Perpetual Help was listed in the NRHP in 2009 for its architectural (Criterion C) significance. The complex is situated on a parcel (approximately two acres) bounded by E. Linton Avenue (south), N. 20th Street (east), an alley south of E. College Avenue (north) and N. 21st Street (including the school parcel situated on the west side of 21st Street). The buildings are a mixture of Tudor, Jacobethan, and Classical Revival styles. Three of the four buildings were designed by architect Henry P. Hess (Convent [1921], School [1924-26], and Parish Hall [1936]). The rectory was designed by A.F. and A.E. Stauder, Architects (1950).⁶

Henry P. Hess was born in St. Louis in 1884 and began his architectural training at age 14 when he began working for a local architect, Henry Weise. Hess later worked as a draftsman at Eames and Young, and for Isaac S. Taylor. In 1912, he began working for William Butts Ittner who by that time was St. Louis' Commissioner of School Buildings. It was under Ittner's direction that Hess became

⁵ Sone, Section 8:8.

⁶ Julie LaMouria, "Our Lady of Perpetual Help Parish Hall, School, Convent, and Rectory," *National Register of Historic Places Registration Form* (2009), Section 7:1-6.

associated with designing school buildings; and he did a large number of commissions for the St. Louis Archdiocese.⁷ Likewise, the Stauder firm designed a large number of buildings for the archdiocese. A.F. (Adolph) and A.E. (Arthur) Stauder, Architects, began as the firm of Joseph H. Stauder & Sons, established c. 1870. Joseph's son, Adolph (A.F.), continued the family's business following Joseph's retirement in 1912. A.F. Stauder's son, Arthur, likewise became an architect. It is believed that Arthur Stauder designed the rectory on E. Linton Avenue.⁸

Our Lady of Perpetual Help was established in the College Hill neighborhood in 1873, when parishioners of the Holy Name Parish petitioned the archdiocese for a parish to serve the area's German Catholic population. The archdiocese engaged the services of the Sisters of the Most Precious Blood (associated with the convent established in O'Fallon, Missouri in 1875) to teach at the school, which was originally housed in dwelling. A church (no longer extant) was erected in 1873-74 at 5000 N. 21st Street; and the original rectory at 2011 E. Linton Avenue was completed in 1876. The latter building was replaced by the current rectory (designed by Stauder) in 1950. A second church (replacing the original) was completed in 1888 to house the growing population, as was a new school, erected the following year. By that time, the Sisters of Notre Dame had replaced the Sisters of the Most Precious Blood (per the request of Rev. A.I. Schilling). Extensive growth continued, to the point that by the early twentieth-century, all of the original buildings had been replaced by the extant properties that currently comprise the NRHP-listed property.⁹



Figure 3. Our Lady of Perpetual Help, Convent, 2017 E. Linton Avenue, listed on the NRHP in 2009. View is northwest.

⁷ St. Louis Architects Collection, "Henry P. Hess," Landmarks Association of St. Louis, Inc.

⁸ St. Louis Architects Collection, "Joseph Stauder & Sons," Landmarks Association of St. Louis, Inc.

⁹ LaMouria, Section 8:8-10.



Figure 4. Our Lady of Perpetual Help, School, 2017 E. Linton Avenue, listed on the NRHP in 2009. View is east.



Figure 5. Our Lady of Perpetual Help, Parish Hall, 5217 N. 21st Street, listed on the NRHP in 2009. View is southwest.



Figure 6. Our Lady of Perpetual Help, Rectory, 2011 E. Linton Avenue, listed on the NRHP in 2009. View is north.

Historical Overview – College Hill Neighborhood

Neighborhood Development and Early History, 1836 – 1890

Much of what is presently identified as College Hill grew out of a 300-acre farmstead purchased by St. Louis University in 1836. At that time, the university was engaged in transferring the location of its seminary from Florissant to the City of St. Louis. Although the university constructed a building for such purposes on Washington Avenue by the early 1830s, residential development in and around the area prompted trustees to search for a more suitable location, which would provide ample space for growth. What soon became known as College Hill Farm (in relation to the university's ownership) was partially developed when plans were laid out in 1836. During the initial phases of construction, the project's contractor died, and plans were placed on hold. Though St. Louis University intended to continue the College Hill campus project, this was abandoned when in 1843, plans turned toward developing a central downtown campus.¹⁰ A second attempt by the university to use the College Hill property arose in 1858, when one or more buildings (number unknown) was/were constructed to support a theological school. The effort was abandoned two years later when the theology program transferred to Boston. In 1867, the university purchased what became its permanent campus, a parcel measuring "four hundred feet on Grand Avenue by three hundred and sixty feet on Lindell Avenue" for a cost of \$52,600. The acquisition was funded through the subdivision and sale of the university's College Hill property.¹¹

Prior to its associations with St. Louis University, for which College Hill was named, a portion of the neighborhood was the Town of Lowell, platted in 1849 by E.C. Hutchinson, Josephine Hall, Edward F. Pittman, Robert Hall, Wm. Garnett and "others." Lowell consisted of a 40-block area between the Mississippi River "and Bellefontaine road, from Grand Avenue to Adelaide, formerly O'Fallon Avenue."¹² The university's holdings (College Hill Farm) adjoined Lowell at the west, extending south from O'Fallon Park "between the Bellefontaine road and Penrose, formerly Belle Street, and E. Prairie, formerly Bryan, and Adelaide, formerly O'Fallon Avenue."¹³ In 1876, St. Louis expanded its boundaries, incorporating Lowell, by which time the university farmstead had been subdivided and sold for development.¹⁴ By the early 1880s, all but a single parcel bounded by Bellefontaine Road (east), E. Linton Avenue (north), Blair Street (west; formerly Henry Street) and DeSoto Avenue (south) had been subdivided into small lots. The larger undivided parcel remained under the ownership of St. Louis University and supported a single building (likely constructed for the theological school).

Throughout the 1840s, College Hill remained primarily rural in appearance, consisting of large estates owned by John Gano Bryan, Edward Hempstead, Joseph B. Wilkinson and Lewis Bissell. These large tracts were subdivided beginning in the 1850s, "usually platted for lots 125 feet deep to rear alleys and with frontages of but 25 to 30 feet."¹⁵ Streets were laid out as 60-feet wide, most named for early landowners (Gano, Bryan, John, and O'Fallon [currently E. Warne Avenue]). At least two streets were

¹⁰ Walter H. Hill, *Historical Sketch of the St. Louis University* (St. Louis: Patrick Fox, 1879), 53-55, 67.

¹¹ Ibid.

¹² Ibid, 162.

¹³ Ibid.

¹⁴ Howard L. Conard, *Encyclopedia of Missouri* (New York: The Southern History Company, 1901, Vol. IV, 128.

¹⁵ Robert E. Hannon, ed. *St. Louis: Its Neighborhoods and Neighbors, Landmarks and Milestones* (St. Louis: Regional Commerce and Growth Association, 1986), 64-65.

named for the university's associations (College and Zealand; the latter named for Fr. Joseph G. Zealand). Scattered housing existed in College Hill by the early 1880s, although the lots bordering E. Linton, DeSoto, and E. Prairie Avenues remained vacant. The southern end of the neighborhood supported a bulk of the existing housing along Obear, E. John, and E. Gano Avenues. This development occurred along early streetcar lines. Horse-drawn streetcars operated in Hyde Park (immediately south of the College Hill neighborhood) by the mid-1860s, and a cable car line operated shortly thereafter along Olive Street, Grand Avenue and Florissant Avenue – which serves as the neighborhood's western boundary.¹⁶

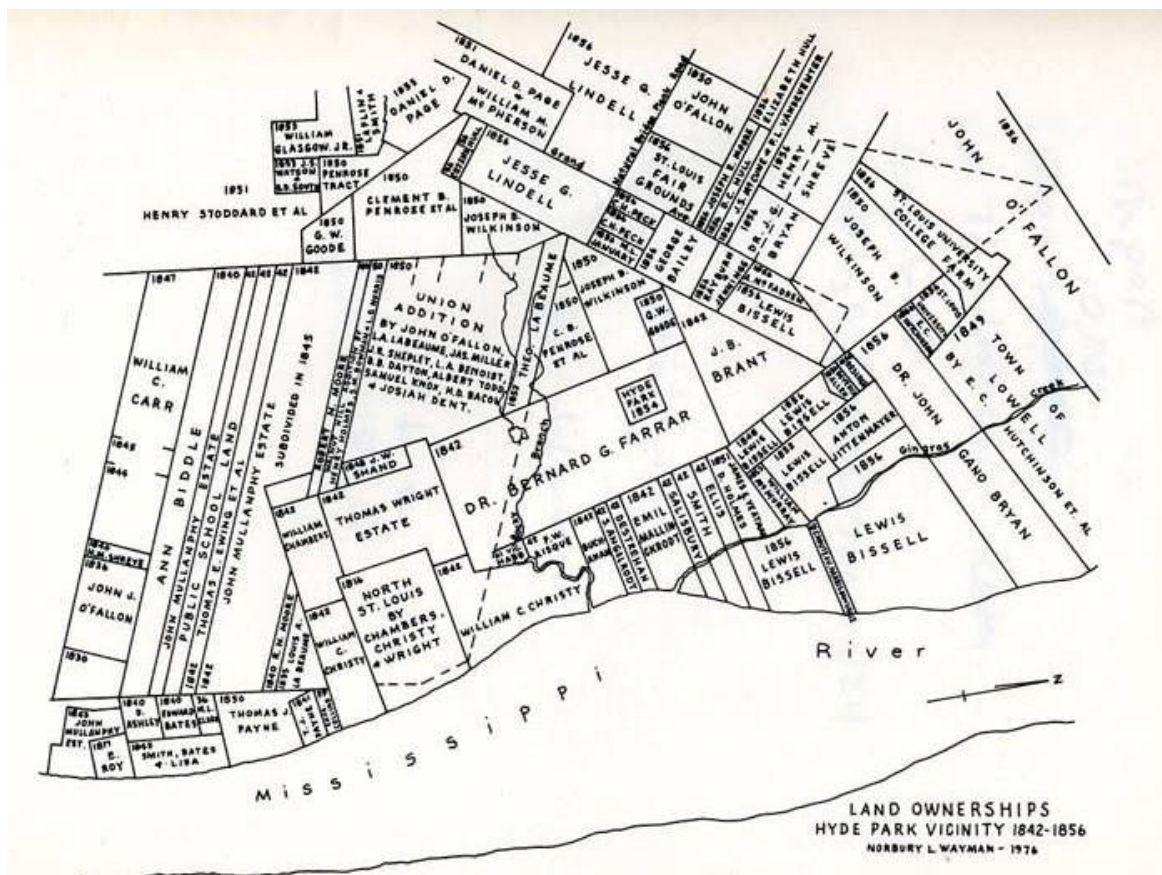


Figure 7. Map illustrates Hyde Park and College Hill (north end). Lowell, St. Louis University College Farm, and the Bryan, Wilkinson and Bissell parcels comprised much of the area that became College Hill.

Dwellings in the College Hill neighborhood today that support this early period of development near Grand and Florissant Avenues include multi-family housing at 1511 Obear Avenue (constructed in 1875) and 1110 E. Gano Avenue (constructed in 1884). These buildings are typical of the family housing constructed along streetcar rows. A large number of similar style buildings exist in College Hill, most constructed during the late-nineteenth and early twentieth century. These buildings are typically two- and four-family brick flats with embellishments that highlight period architectural details such as

¹⁶ William Hyde and Howard L. Conard, *Encyclopedia of the History of St. Louis* (New York: The Southern History Company, 1899), 2153.

mansard rooflines; ornamental brick patterns surrounding cornices, windows, and entry bays; and small porches or stoops (usually on the façade, but also frequently found on side elevations)



Figure 8. Illustrated above are 1511 Obeare Avenue (left) and 1110 E. Gano Avenue (right), early examples of the neighborhood’s southern residential properties constructed during the mid-1880s.

The neighborhood’s northern residential development focused on O’Fallon Park, at least initially. The park is situated immediately north of College Hill and was originally a part of John O’Fallon’s estate. In 1875, the City of St. Louis purchased the site for recreational use. Shortly thereafter, the area surrounding the park was developed.¹⁷ College Hill’s earliest housing near O’Fallon Park extends along E. Warne and E. College Avenues. This area includes one of the neighborhood’s earliest extant dwellings constructed c. 1870 at 2127-29 E. College Avenue, the Bain-Rusken House. The two-family brick dwelling was originally constructed as a flounder plan dwelling; with a later flounder wing constructed after 1883.¹⁸ This type of dwelling is less common than the two-story, two-family flat that became popular throughout the city by the 1890s and is described in greater detail (see section of this report entitled “National Register Eligible Properties”). Another example of duplex housing is extant at 2111-13 E. Prairie Avenue. This two-family dwelling was constructed somewhat later, c. 1884, and was one of four similarly designed buildings along the north side of E. Prairie Avenue. The remaining three dwellings (2107-09, 2115-17, and 2119-21 E. Prairie Avenue) were demolished sometime after 1959.

Multi-family properties were common along E. Warne and E. College Avenues, though larger single-family dwellings were also constructed in this area during the mid-1880s. One example is 2007 E. College Avenue, constructed in 1884. The dwelling’s primary elevation faces east, away from the street. The property’s design incorporates symmetrical placement of fenestrations, stone lintels and sills, and a

¹⁷ Norbury Wayman, *History of St. Louis Neighborhoods: Hyde Park & Bissell-College Hill* (St. Louis: St. Louis Community Development Agency, [1978]), 29.

¹⁸ Ryan J. Reed, Deed research, 2127-29 College Avenue, City Block 3399, Lot 6.

hipped roof with a heavy cornice and stepped parapet wall that rises above the roofline. The east (primary) elevation has a central gable above second-story windows that is adorned with Italianate brackets. Though the dwelling's style is unique, it does not appear eligible for the NRHP due to recent alterations that include a large rear addition and porch modifications.

By 1883, College Hill's urban landscape had been transformed to appear much as it does today. The neighborhood was fully subdivided (with exception of the final parcel held by St. Louis University along the south side of E. Linton Avenue) and housing dominated the southern, eastern, and western edges of the neighborhood. This steady pattern of development picked up pace during the 1890s, as electric streetcars began to regularly travel to O'Fallon Park, Bellefontaine and Calvary Cemeteries, and the waterworks station and park at Bissell's Point (completed in 1871).¹⁹ These suburban retreats made College Hill a desirable place to live. As noted by one resident in 1880, "citizens of St. Louis, weary of the dust and noise of the central portion of the city, have located in the most beautiful portion of North St. Louis, College Hill, in order that they might enjoy undisturbed the hours of rest after labor."²⁰ Once electric streetcar service arrived in the 1890s, more residents began to move into the area; many of whom were daily commuters to/from downtown.



Figure 9. The property at 2111-13 E. Prairie Avenue is the last remaining example of four similarly designed duplexes constructed in the 1890s.

¹⁹ Wayman, 30; J.A. Dacus and James W. Buel, *A Tour of St. Louis or the Inside Life of a Great City* (St. Louis: Western Publishing Company, 1878), 30.

²⁰ "A College Hill Protest," *St. Louis Post-Dispatch* (21 August 1880), 4.



Figure 10. 2007 E. College Avenue is an example of mid-to-late nineteenth century single-family housing near O'Fallon Park.

College Hill as a Streetcar Suburb, 1890 - 1920

College Hill's greatest era of growth was during the city's streetcar heyday in the late nineteenth and early twentieth century. Early streetcars, as noted, extended into areas adjacent to the neighborhood by the mid-to-late nineteenth century. Development occurred primarily along these early transportation routes which later served as major auto thoroughfares – such as Grand and Florissant Avenues and Bellefontaine Road. One of the major draws to the area prior to 1880 was O'Fallon Park, established just north of College Hill as a recreational site in 1875. Initially, the park attracted wealthy citizens who could afford weekend excursions via horse and buggy. Once electric streetcars began to make their appearance, the park became popular among working-class citizens and College Hill's development burgeoned. Parks and cemeteries were huge attractions at the turn of the twentieth-century, and streetcar companies capitalized on their popularity.²¹ Bellefontaine and Calvary Cemeteries were fashionable sites for recreational outings, as were Bissell's Point Park (est. 1871) and O'Fallon Park (est. 1875). The College Hill neighborhood was centrally located to these parks and cemeteries; and streetcars accessed the area along its borders. O'Fallon Park's popularity continued to rise, and the city soon added a lake (1890s), island (1904) and boathouse (1908).²²

²¹ Andrew D. Young, *The St. Louis Streetcar Story* (Glendale, CA: Interurban Press, 1988), 65.

²² Wayman, 30.

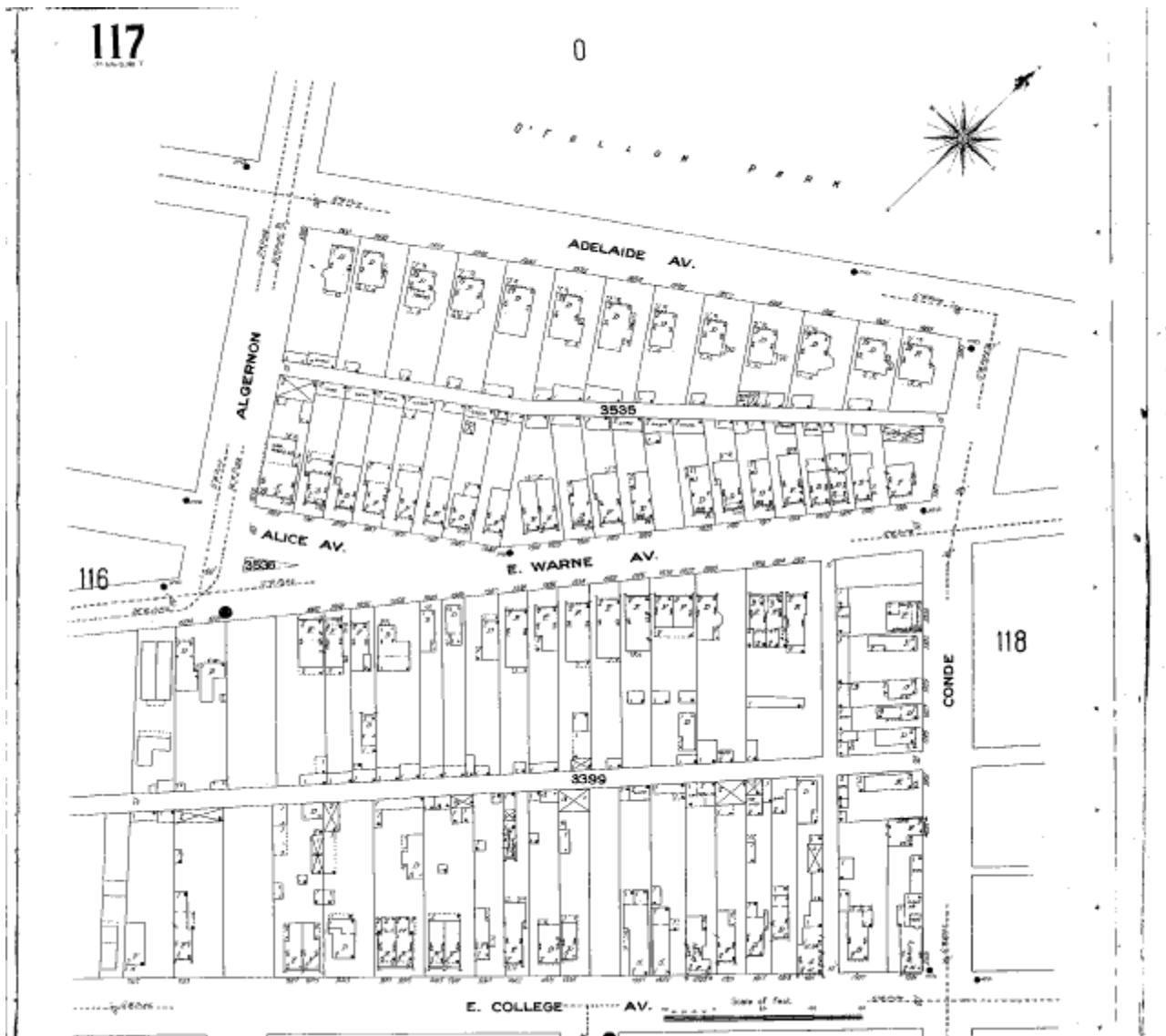


Figure 11. Sanborn Fire Insurance Map (1909, Vol. 7, sheet 117) illustrating the area in College Hill immediately south of O'Fallon Park.

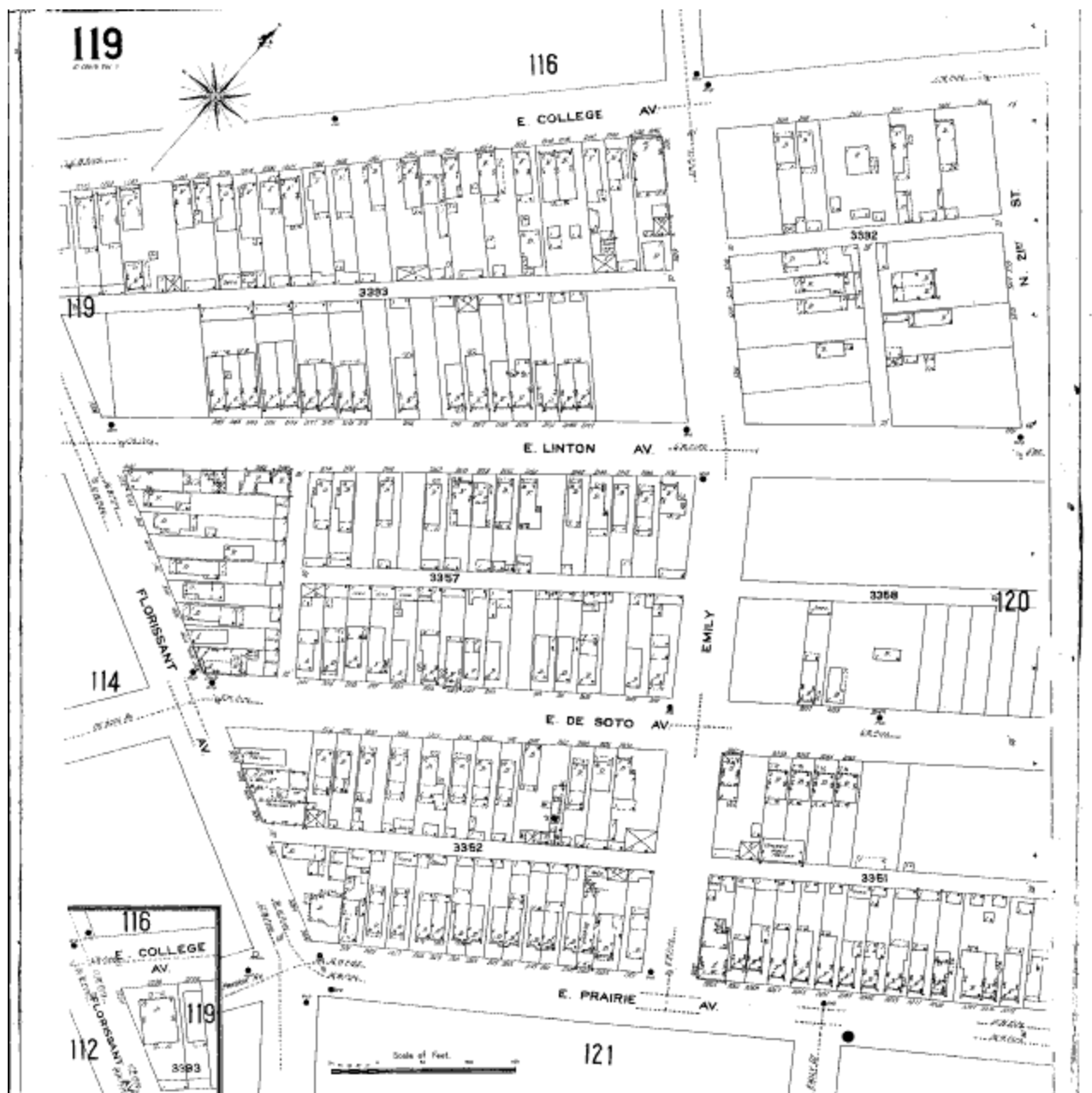


Figure 12. Sanborn Fire Insurance Map (1909, Vol. 7, sheet 119) illustrating the area in College Hill that borders Florissant Avenue. This area developed rapidly once electric streetcars began to extend along Florissant Avenue to O'Fallon Park.



Figure 13. The 5200 block of Von Puhl Street illustrates characteristic multi-family housing constructed in College Hill when streetcars were the primary means by which people commuted to/from the city's urban core.

College Hill attracted middle-class citizens who sought to find shelter “from noise, pollution and social disintegration of the city, with its tenements, shops, saloons, and factories.”²³ By 1909, as illustrated by Sanborn Fire Insurance Maps, College Hill was largely filled with two-family and four-family flats; a lesser number of single family homes; churches; schools; and (to a lesser extent) commercial buildings. College Hill’s transition to a residential neighborhood was physically shaped by small scale developers and local builders. The Kulage Family, in particular, played an integral role in transitioning College Hill’s transition from an urban retreat to that of a working-class neighborhood. The family owned a brick yard, College Hill Press Brick Works, on the block bounded by E. College (north), Zealand (west), E. Linton (south), and Von Puhl (east) Streets; addressed in city directories as 1400 E. College Avenue. The Kulages immigrated to St. Louis in the late 1860s; settling in the College Hill neighborhood by the 1870s. Joseph Kulage, his mother Margaret, and brothers Frank, Hubert, and Otto, as did their sister, Ida; all resided in College Hill. The brothers operated the brickworks, and Joseph served as company president. The family also operated a real estate and development company known as Kulage Real Estate and Improvement Company (established c. 1890).²⁴ A few dwellings in and around the northeast quadrant of College Hill were developed by the Kulages. Two examples include 5310 and 5316 Zealand Street, one-story concrete block dwellings constructed in 1905. These modest single-family dwellings may have been utilized by individuals employed at the brickworks. They are situated north of the factory site and appear to be the only two identical plan/construction dwellings that were built in the vicinity.

²³ Mark Tranel, ed., *St. Louis Plans: The Ideal and Real St. Louis* (St. Louis: Missouri Historical Society Press, 2007), 90.

²⁴ Sone, 8:5-6.

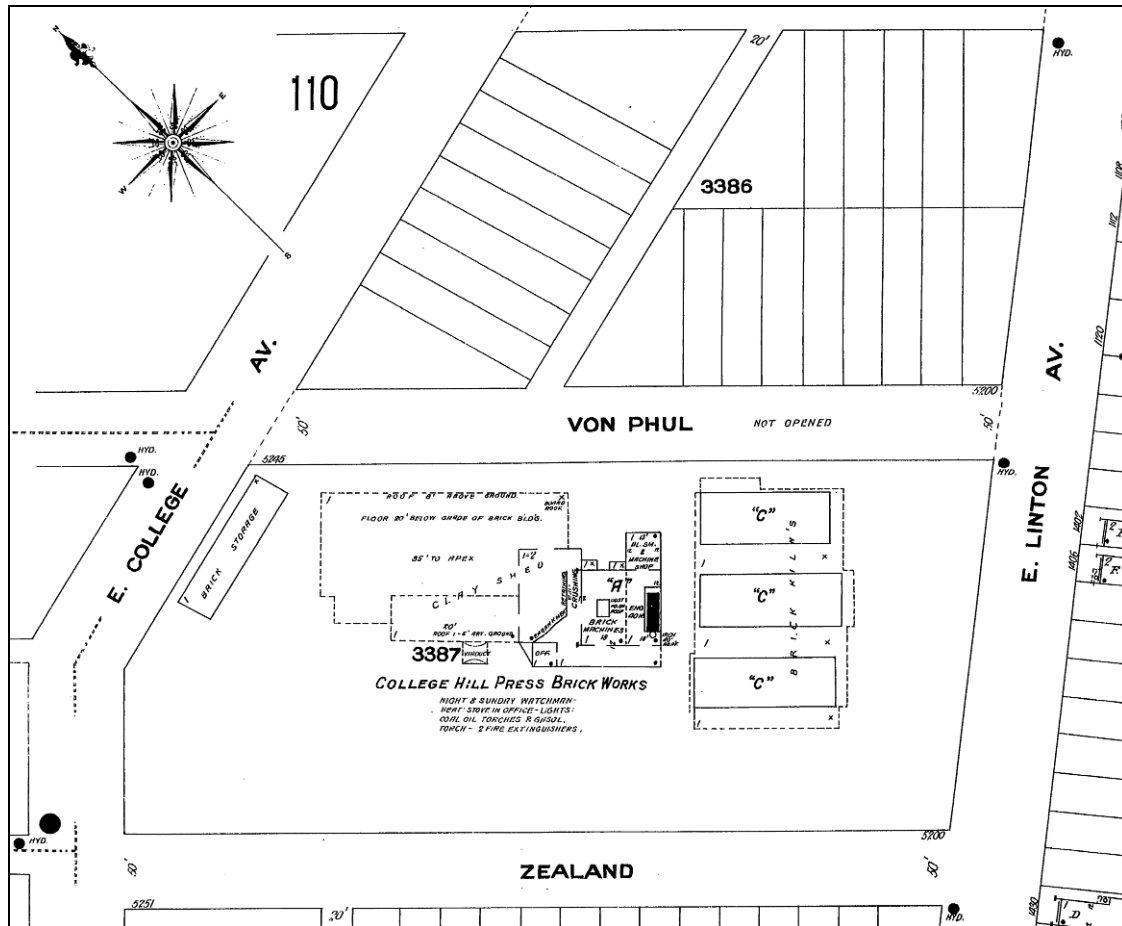


Figure 14. College Hill Press Brick Works, 1909 Sanborn Fire Insurance Map. Volume 7; Sheet 125.

The parcel supporting the Kulage Family's brickworks is currently the site of Lowell School, constructed in 1926. The earliest extant public school building in College Hill is Bryan Hill School at 2128 E. Gano, constructed in 1911. This building replaced an earlier school (also called Bryan Hill) located at 2041 E. John Avenue. The original Bryan Hill School was constructed prior to 1883 and appears to be the neighborhood's earliest public school building. College Hill also supported three early parochial schools including Our Lady of Perpetual Help on E. Linton Avenue (noted earlier, current school facility constructed in 1924) and St. James Evangelical School at 1509 E. College Avenue, constructed in 1894. Both schools are extant though no longer used by their original associated religious organizations. A third parochial school associated with the St. Paul Evangelical Lutheran Church was constructed at 861 Hutchinson Street during the early 1900s. This building is extant but is no longer in use and appears abandoned.



Figure 15. 5310 Zealand Street was constructed for the Kulage Family in 1905, possibly as employee housing for their brick factory (no longer extant) at 1400 E. College Avenue, College Hill Press Brick Works.

College Hill supported a number of commercial buildings constructed in the late 1800s and early 1900s, particularly along Florissant Avenue, which served as the neighborhood's primary artery for streetcars and later, automobiles. Florissant Avenue is an early route (known in St. Louis County as Florissant Road) that connects downtown St. Louis to the City of Florissant. Florissant, like St. Louis, grew out of a French settlement established in the mid-eighteenth century.²⁵ The stretch of Florissant Avenue/Road that borders College Hill was a well-traveled route by the 1830s, when St. Louis University gained the college farm site. The road's importance continued to increase after 1890 when streetcars began to operate along the thoroughfare. Although College Hill's commercial interests remained limited in numbers as compared to other neighborhoods, Florissant Avenue was an exception to this pattern. Few properties bordered the route in 1883; but by 1909, commercial buildings spanned nearly every block along the road, indicating the impact that streetcars had on College Hill's development. Examples of commercial buildings constructed along the route after 1890 and prior to 1920 include 3859 W. Florissant Avenue (constructed c. 1890) and 3941-43 W. Florissant Avenue (constructed 1901). These two properties are common examples of late nineteenth- and early twentieth-century combination use buildings in which stores inhabited the lower level and tenants occupied the upper floor. Buildings such as these became less important to the neighborhood's viability once streetcars were discontinued (in the 1950s) and the interstate system linked St. Louis to Florissant (in the 1960s).

²⁵ John A. Wright, Sr., *Images of America: Florissant* (Charleston, SC: Arcadia Press, 2004), 7.



Figure 16. 3859 W. Florissant was constructed in the late nineteenth century – a corner commercial building that served streetcars along Florissant and residents along E. Linton Avenue.



Figure 17. 3941-43 W. Florissant Avenue, constructed in 1901, is part of a commercial row along Florissant.

Automobile Era and Post-War Expansion, 1920-1950

College Hill's greatest era of expansion extended from about 1890 through the 1920s, during which time the neighborhood became nearly fully developed. Population statistics indicate that this trend was experienced across the city as residency increased nearly two-fold during these decades. Per census records, St. Louis City supported 457,770 citizens in 1890 and 772,897 citizens in 1920.²⁶ Lots that remained vacant in College Hill after 1910 were soon filled with early twentieth-century housing; and small scale commercial establishments such as gasoline stations and corner markets aimed at serving the local neighborhood were likewise constructed. Automobiles became common sights in St. Louis by the early 1910s. Soon, they also became affordable. Once that trend began, streetcars rapidly lost patronage – no longer dominating the manner in which people moved around the city. Increasing mobility spurred infill on the few vacant lots in College Hill that remained after World War II, but it also encouraged white flight; and the neighborhood's character began to shift dramatically once again. This time, the changes were not for the better.

During the 1920s, St. Louis' streetcar ridership began to slip, indicated by statistics showing an estimated 180,000 passengers in 1916; falling to 150,000 by 1930. Automobile ownership in St. Louis, by comparison, rose from 30,000 in 1916 to 103,000 in 1930.²⁷ Paralleling these changes are the city's increasing population losses, illustrating outward migration to the suburbs. These fluctuations are all attributed to the automobile, which transformed the way in which people lived, worked, and moved – not only in St. Louis, but nationwide. New construction in College Hill during the 1920s included development of the vacant blocks along Linton, DeSoto, Gano, and John Avenues. Buildings dating to this era are primarily Craftsman style homes – both single-family bungalows and two-story flats. The neighborhood continued to serve a primarily middle-class residential base, and little changed statistically in terms of population characteristics. Some small-scale commercial buildings were constructed on street corners such as gasoline stations, markets, and groceries. Increased mobility through individual auto ownership required parking; and downtown St. Louis offered few options. For a brief period of time, commercial rows outside of downtown – such as that along Florissant Avenue – flourished. The era of commercial corridor prosperity was short-lived, however. Modern retail establishments began constructing shopping centers in undeveloped areas where shoppers could find everything they needed – including free parking – and at their own convenience.²⁸ As a result, streetcar commercial rows began to falter, and independent businesses, such as those that dotted College Hill's residential corners, were forced to close.²⁹

²⁶ United States Federal Census. Online at: <http://www.census.gov/prod/www/abs/decennial/>

²⁷ Robert M. Fogelson, *Downtown: Its Rise and Fall, 1880 – 1950* (New Haven: Yale University Press, 2001), 192.

²⁸ Fogelson, 198-199.

²⁹ Ibid, 199.



Figure 18. Small corner businesses, such as this one at 5200 N. 20th Street, once thrived in College Hill. This building was used as a drugstore during the 1930s.

Examples of 1920s-30s era housing in College Hill include 1501 and 1505-09 DeSoto Avenue. These properties illustrate the dominance of Craftsman styles, which capitalized on twentieth-century residential construction prior to World War II. Residential architecture in the 1920s-30s reflected styles that appealed to builders and residents – building design was simple, affordable, and reflected upward mobility. In short, the characteristic suburban bungalow reflected “an image of ‘intelligent working men in America,’ with homes of their own.”³⁰ St. Louis’ residents lagged behind in national statistics for home ownership. In 1920, the city’s ownership rate was a mere 23%, as compared to the national average of 46%.³¹ The small individual houses constructed in College Hill reflect a growing number of privately held homes in the city by 1920; but the city’s high percentage of renters insured the neighborhood’s viability through the 1950s.

³⁰ Alan Gowans, *The Comfortable House* (Cambridge, MA: The MIT Press, 1986), 82.

³¹ United States Federal Census, Bureau of Housing, 1920 (City of St. Louis Statistics); Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: The MIT Press, 1981), 195.



Figure 19. 1501 and 1505-09 DeSoto Avenue, constructed in 1925 and 1930, respectively, are typical examples of early twentieth-century multi- and single-family housing in College Hill.

The neighborhood's largest construction project during the 1920s was the addition of Mt. Grace Convent, located at the intersections of E. Warne Avenue, Zealand Street, and College Avenue. The religious complex was constructed in 1927-28 on a large parcel owned by Theresa Kulage. As discussed in detail below (see section entitled "National Register Eligible Properties"), the parcel originally included a house and garage owned by Mrs. Kulage. By the mid-1950s, the convent's boundaries had been expanded, and these buildings were no longer standing.

Building construction in College Hill came to a crawl during the Great Depression, supported by the fact that during the years of 1930-1941, only 15 (extant) buildings were constructed (it is possible that a few more were built but have since been demolished). The 1940s remained extremely slow in terms of new construction, as building materials and labor were directed toward supporting American participation in World War II. Timber was especially scarce, particularly in 1942 when shortages in both labor and timber production occurred. "The enormous increase in demand not only for building materials but also for crates, planking, and lend-lease supplies coincided with a decline in production" and as a result, many sectors of the construction industry came to a halt unless intended for military purposes.³² Examples of properties constructed during 1930s-40s in College Hill include 2041 E. Gano Avenue, a one and a half-story brick dwelling constructed in 1933; and 2150-52 E. Warne Avenue, constructed in 1940. Both properties illustrate that the architectural styles and property types constructed during these lean years imitated earlier building trends that became popular during the 1910s-20s.

³²Donald Albrecht, *World War II and the American Dream* (Washington D.C.: National Building Museum, 1995), 70.



Figure 20. Mt. Grace Chapel under construction in 1927. Image available at the convent's website (access date 19 August 2011) at: <http://www.mountgraceconvent.org/history.html>



Figure 21. 2041 E. Gano Avenue, constructed in 1933 as a single-family dwelling by developer H.H. Mueller.



Figure 22. 2150-52 E. Warne Avenue, constructed in 1940 by Leo Motzel & Son.

After World War II ended in 1946, College Hill's few vacant lots filled quickly as postwar housing shortages erupted and the construction industry attempted to fill the demand for new housing. The city's potential to grow, however, was severely restricted by its 1876 boundaries that were set when the county and city divided governmental powers. Out-migration of middle- and well-to-do citizens to the suburbs left vacancies that became increasingly occupied by the poor and, in particular, African-American citizens.³³ The city lost 12.5 percent of its population from 1950 (856,796 residents) to 1960 (750,026 residents), falling below its estimated 1920 population of 772,897.³⁴ As St. Louis' inner-city population declined, the percentage of African-American home-owners began to rise steadily. In 1950, 92% of the city's home-owners were white; vs. 8% non-white; in 1960, home ownership was 83% white and 17% non-white; and in 1970, 74% white and 26% non-white.³⁵

³³ Primm, 507.

³⁴ James Neal Primm, *Lion of the Valley, St. Louis, Missouri* (Boulder, CO: Pruett Publishing Company, 1981), 504-506.

³⁵ William E. Douthit and Naomi W. Lede, "A Statistical Profile of the Negro in St. Louis," (Unpublished report issued by the Urban League of St. Louis, Inc., 1965), 10-11, 24.



Figure 23. 1816 and 1822 E. Prairie Avenue were constructed in 1954 and 1952.

Examples of postwar infill construction in College Hill include 1816 and 1822 E. Prairie Avenue, constructed in 1954 and 1952, respectively. The two dwellings were built after World War II and are typical examples of mid-twentieth-century housing. During this period of time, decorative detailing in residential architecture virtually disappeared, and though some house forms and shapes continued to imitate earlier styles such as Tudor and Colonial Revival, the more modern Ranch style movement that would soon dominate housing construction (by the early 1950s) had begun to take shape.³⁶ These houses are more indicative of the latter movement, as can be seen in the larger picture style (altered on 1816 E. Prairie) windows offsetting the entrances on the facades.

College Hill was negatively impacted by the changes in demographics as outmigration continued and property values plummeted, leaving behind vacant and neglected properties. By the late 1960s, the neighborhood's character had significantly declined. Property values continued to drop through the following two decades; while vacancy and crime steadily increased.³⁷ These impacts have unfortunately resulted in the loss of much of College Hill's historical fabric – particularly the area originally associated with the Town of Lowell. Despite such losses, the neighborhood retains vibrant examples of its former heyday, and modern residential construction is on the rise for the first time in decades.

³⁶ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), 478.

³⁷ Wayman, 38.



Figure 24. 845 Cowan Street (constructed c. 1845) is situated within the area formerly referred to as “West Lowell.”



Figure 25. New construction, such as the apartment building at 4707-09 N. 20th Street, is becoming more frequent in College Hill.

National Register Eligible Properties

Landmarks recommends ten (10) properties as individually eligible for the National Register of Historic Places (NRHP) under Criterion C (Architecture). Additionally, the study area holds two properties previously listed in the NRHP – the Otto Kulage House at 1904 E. College Avenue (listed in 2002) and Our Lady of Perpetual Help on E. Lindell Avenue / N. 21st Street (listed in 2009). This section of the report provides an overview of the National Register eligible properties in College Hill. Previously listed properties are documented in the section entitled, “National Register Listed Properties.”

A historic district was not identified in the survey area due to building demolitions that have compromised the cohesive character of the neighborhood’s original plan. More than 300 lots (approximately 36% of the neighborhood’s properties) have been demolished in recent decades. Due to the extensive loss of buildings, College Hill does not retain any uncompromised area that appears eligible as a National Register historic district. The neighborhood does, however, hold ten properties that appear individually eligible for the NRHP.

The National Register of Historic Places “is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.”³⁸ Properties may be eligible for the National Register if they meet at least one of the following four National Register Criteria.

- *Criterion A* - properties relate to (or played a role in) an historic event/series of events.
- *Criterion B* – properties associated with an individual who played an integral role in state, local, and/or national events.
- *Criterion C* – properties significant for architecture, workmanship, artistic contributions, engineering, and/or relationship in community planning and development.
- *Criterion D* – properties important for information they have the potential to yield; most often applies to archaeological resources.

Additionally, eligible properties must retain integrity, which pertains to seven physical aspects of the property including location, design, setting, materials, workmanship, feeling and association.³⁹

Bain-Rusken House, 2127-29 E. College Avenue

2127-29 E. College Avenue appears eligible for the NRHP under Criterion C: Architecture, as an uncommon vernacular property type known as a flounder house. The dwelling is locally significant as an excellent example of craftsmanship and atypical building patterns. Though flounder plan dwellings exist throughout the City of St. Louis, these properties are infrequent. Additionally, one-story plan flounder dwellings, such as that at 2127-29 E. College Avenue, are far less common than two-story examples.

³⁸ U.S. Department of Interior National Park Service, *National Register Bulletin 16: Guideline for Completing National Register of Historic Places Forms* (Washington, D.C., Self-published, 1991), 1.

³⁹ U.S. Department of Interior National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C., Self-published, 1991), 44-45.

The Bain-Rusken House is illustrated in the 1875 *Pictorial St. Louis* bird's eye view map (Dry & Compton) as a one-story flounder plan dwelling. At that time, only one side of the double-plan dwelling had been constructed.⁴⁰ The property was purchased as an unimproved lot in 1868 by James Bain from John Cogan (of East St. Louis) for \$600. The original flounder dwelling appears to have been built after 1868 (and prior to 1875, as it is illustrated on the Dry & Compton Map). In 1883, Bain sold the property to Henry Rusken for \$1,600. Rusken (or a builder hired by Rusken) is attributed as having added the second flounder wing that created the double-house currently on the lot. In 1890, Rusken sold the property for \$2,350 to Rudolph Jansen.⁴¹

Many theories have been discussed regarding flounder houses, named for their blind side walls (no longer visible in the example at 2127-29 E. College Avenue). The houses were typically constructed along the edge of a lot line, which leads to further speculation – such as whether the houses were intended as an eventual wing for a later, more elaborate dwelling; or as a single member of planned row or (as in the College Hill example) duplex housing.⁴² These questions have yet to be fully answered; but it is clear that one-story examples are uncommon in St. Louis. The property at 2127-29 E. College Avenue retains its architectural integrity and appears eligible for the NRHP under Criterion C.



Figure 26. The Bain-Rusken House is a nineteenth-century double flounder house at 2127-29 E. College Avenue.

⁴⁰ Camille N. Dry and Richard J. Compton (ed), *Pictorial St. Louis The Great Metropolis of the Mississippi Valley* St. Louis: Knight Publishing Company (originally published 1875; reprint edition, 1971), Plate 82.

⁴¹ Reed, Deed research.

⁴² Steven Holl, *Pamphlet Architecture No. 9: Rural and Urban House Types* (New York: Princeton Architectural Press, 1980), 38.

Naes Building, 3823-25 W. Florissant Avenue

The large two and a half-story brick commercial building dominating the corner of Florissant and E. DeSoto Avenues was constructed c. 1910 for Louis Naes. Naes and his brother, Frederick, manufactured cigars in the adjacent building at 3823 W. Florissant (constructed in 1909). Louis Naes also served as a bank director for Lowell Bank, located at 3948 W. Florissant Avenue (no longer extant). The 3823-25 Florissant Avenue commercial complex owned by Naes, as well as his connections to Lowell Bank, indicate that he was a prominent businessman (and resident) of the College Hill neighborhood during the early twentieth century. Louis and his brother, Anthony (a foreman) resided at 4329 DeSoto Avenue; and Frederick, with another brother, August, resided at 1437A E. Gano Avenue. Both residential properties have been demolished.

The building at 3825 W. Florissant was occupied for several years by a wall paper hanging company, operated by brothers Charles and William Rowekamp. City directories indicate that Fred C. Rowekamp, living at that time at 2522 N. 21st Street (extant, located in the St. Louis Place neighborhood), was a cigar maker. It is possible that he worked for the Naes Cigar Manufactory. The two-building complex has historically been identified as a single property, though the two disconnected wings are strikingly contrasted in their appearance and were built in different years. The Naes and Rowekamp families immigrated to St. Louis prior to 1900. The individuals associated with the building's early history (Naes and Rowekamp) were born in Missouri, but of German descent.⁴³



Figure 27. Naes Building at 3823-25 W. Florissant Avenue, constructed c. 1910 (3825) and 1909 (3823).

⁴³ St. Louis City directories, building permits, Sanborn Fire Insurance maps, and United States Federal Census.

Building permits have not been recovered for the larger, more ornate wing that comprises 3925 Florissant Avenue. The two-story cigar manufacturing wing at 3923 Florissant Avenue (identified as 5026 Florissant Avenue in building records) was constructed by Bernard A. Stock & Son for an estimated sum of \$8,000. The contracting company had an office at 1520 Biddle Street, and Bernard A. Stock resided at 2014 Mullanphy Street.

The Naes Building is an exceptional example of a corner business block commercial building in College Hill and appears eligible under NRHP Criterion C. It is a late example of an eclectic combination of Classical and Queen Anne styles. Similar examples in St. Louis normally were constructed during the mid-to-late nineteenth century. The two and a half-story building has a corner pedestrian entrance, oriel window and tower, and a mansard roof with pedimented dormer windows. The less embellished two-story brick manufacturing wing is a contributing feature of the commercial block. Often called an “arcaded block,” this type of commercial property is “one of the strongest design statements of all vernacular building types and styles . . . an anchor for commercial districts and evidence of the power of industrially produced design materials.”⁴⁴

Toeniskoetter House, 1435 E. DeSoto Avenue

1435 E. DeSoto was constructed by the Rupp Construction and Engineering Company for Joseph B. and Bertha Schuetz Toeniskoetter in 1919. Toeniskoetter was a harness maker and proprietor of a saddle shop at 5001 North Broadway. He was born in 1856 to Henry and Theresa Toeniskoetter, who immigrated to St. Louis from Germany prior to Joseph’s birth. The house was constructed after Toeniskoetter retired; and he died soon afterward, in 1922. His widow, Bertha, remained in the house until her demise in 1935.⁴⁵ Afterward, Bernard Knoll resided in the house.

Many properties in College Hill were designed for, and constructed by, German immigrants and/or their families; this was true for the Toeniskoetter House. This was also the case for builder Joseph F. Rupp, president of Rupp Construction and Engineering Company. Rupp was born in Millstadt, Illinois in 1860 to George and Caroline Lambert Rupp, who emigrated from Germany. The family contracting company, which also employed Albert G. (treasurer), Arthur J. (secretary), and George J. (vice-president) Rupp, was located in College Hill at 1901 E. Warne Avenue (no longer extant). The firm completed numerous projects in College Hill, including a number of residential properties on E. Linton and E. DeSoto Avenues.

The Toeniskoetter House appears individually eligible for the NRHP under Criterion C: Architecture, for its unique style that incorporates elements of Jacobethan Revival and Craftsman styles. It is the sole dwelling of its style in the project area, and its unique architectural details are uncommon in other areas of the city as well. The dwelling has extensive ornamental details that include brick quoining, scrollwork and dentilled molding along the porch roofline, and a front-facing decorative brickwork gable that extends beyond the roofline/walls of the façade. While it is possible that the dwelling was designed by a trained architect, the information is not provided on the building permit or in the *St. Louis Daily Record*.

⁴⁴ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870 – 1960* (New York: W.W. Norton & Company, Inc., 2009), 242.

⁴⁵ Toeniskoetter Death Certificate (online) and Obituary Notice, *St. Louis Post-Dispatch*, 25 November 1922.



Figure 28. Toeniskoetter House at 1435 E. DeSoto Avenue, constructed in 1919.

Vanhartenburg House, 1436 E. College Avenue

The two and a half-story brick residence at 1436 E. College Avenue was constructed c. 1880 for Belgian immigrant, Peter J. Vanhartenburg (alternate spellings include Van Hardenberg, Van Hoagstradt, and Van Hoogstradt). Located on the former St. Louis University College Farm site, Vanhartenburg purchased the lot from the university in 1874. Today, the property is situated at the southwest intersection of Zealand Street and College Avenue. Vanhartenburg lived in the home with his family until moving to Oregon in 1891. Afterward, the dwelling was occupied by Joseph J. Lenzerott.

The Vanhartenburg House appears individually eligible under Criterion C: Architecture, as an excellent example of a vernacular dwelling that incorporates a fusion of high style elements. The dwelling's strict adherence for ordered, symmetrical placement of doors and windows, as well as its recessed fenestrations with heavy surrounds, emphasizes early Classical Revival influences popular in the mid-nineteenth century. It exemplifies the distinctive and eclectic styles that the neighborhood once held in abundance; and is one of few examples that remain intact and relatively unaltered. The dwelling is capped with a clipped gable roof; which is extremely modern for its date of construction – more indicative of the Craftsman style, which did not gain popularity until the early 1900s. It is possible that the original owner's immigrant background may have influenced the dwelling's design, which would explain its unique composition.



Figure 29. Vanhartenburg House, 1436 E. College Avenue, constructed c. 1880.

Bokern House, 2042 E. Prairie Avenue

2042 E. Prairie Avenue was constructed for restaurateur, Anthony (Tony) Bokern, who purchased the property in 1877. Bokern operated an oyster house, Tony's, at 325 N. Third Street. His son, Edward A. Bokern (1866-1941) was a well-known local real estate broker. Anthony Bokern was born in Germany (year unknown) and moved to St. Louis at age 13. He died in 1901, at which time he was reported to be "one of the oldest residents of the city."⁴⁶ The one and a half-story brick dwelling was purchased by Bernard Bussman in 1881, who had resided in the house since its construction. Bussman remained at 2042 E. Prairie Avenue through the 1890s.⁴⁷ The Bokern House is a unique property type that appears eligible for NRHP Criterion C: Architecture. As is true for many of the neighborhood's early residences, the builder and architect are unknown. This particularly dwelling appears nearly identical to the William Waltke House located at 2002 Harris Avenue (in the O'Fallon neighborhood, a few blocks northwest of the Bokern House), as well as a two-family dwelling in the College Hill neighborhood at 1526-28 John Avenue. The two-family dwelling on John Avenue suffers loss of its architectural integrity due to partial collapse of the roof and alterations that include façade re-facing.

⁴⁶ "[Anthony Bokern], Obituary" *St. Louis Post-Dispatch* 21 October 1901, 9.

⁴⁷ City directories, property records available at City of St. Louis, Property Assessor's Office.



Figure 30. Bokern House, 2042 E. Prairie Avenue, constructed c. 1880.

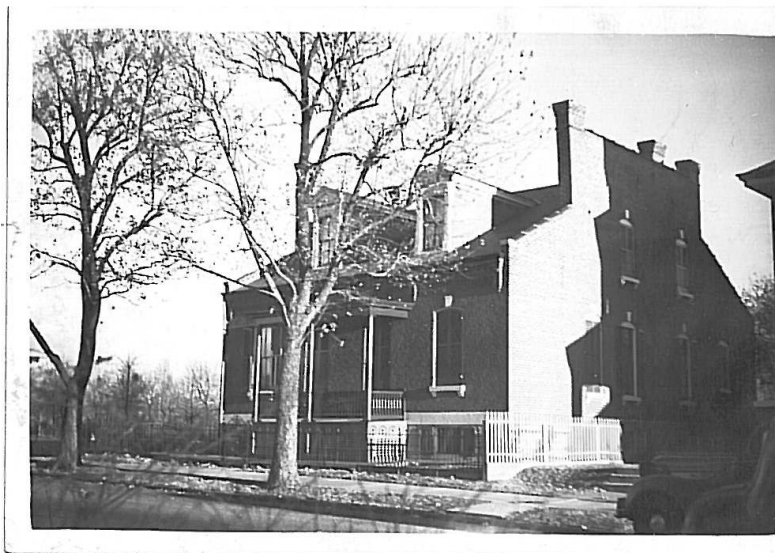


Figure 31. William Waltke House, 2002 Harris Avenue (O'Fallon neighborhood), constructed in 1885.

The Bokern House, like the Vanhartenburg House, bears stylistic characteristics of earlier architectural influences such as Georgian and Adam. These influences were popular nearly a century prior to both houses' construction; yet revival styles in the late nineteenth- and early twentieth-centuries did bear some repetitive elements of earlier architectural trends. The Bokern House has such details, including a decorative cornice with dentils, pedimented dormers, and stepped sidewall parapets extending to

incorporate paired chimneys. The dwelling is a unique addition to the College Hill neighborhood and appears individually eligible for the NRHP for its architectural significance.

Bryan Hill School, 2108-28 E. Gano Avenue

Bryan Hill School, located at 2108-28 E. Gano Avenue, was constructed in 1911 to replace an older school by the same name (constructed prior to 1883) at 2041 E. John Avenue. Bryan Hill School gained its name through a conglomeration of the neighborhood's nomenclature, College Hill, and early landowner, Dr. John Gano Bryan. College Hill's expansive growth by the early 1900s led to the City's decision to construct a new Bryan Hill School as by 1908, the older school had been deemed unsafe and a fire hazard.⁴⁸ The new school opened in 1912 and remains in use today as a public elementary school. Bryan Hill School was designed by William B. Ittner, St. Louis' first Commissioner of School Buildings, a position that he held from 1897 – 1910. Bryan Hill was designed at about the same time that Ittner retired his position as commissioner and became a consulting architect for the St. Louis Board of Education. Today, Ittner is internationally renowned for his school designs.⁴⁹

Bryan Hill School is eligible for the NRHP under the Multiple Property Documentation Form (MPDF) cover entitled "St. Louis Public Schools of William B. Ittner." The building contributes to the MPDF context of "St. Louis Public Schools, 1911-1914: William B. Ittner's Designs as Consulting Architect for the Board of Education." The building's classic open-air plan and Jacobethan architectural details indicate that it is clearly eligible for the NRHP under this inclusive context for public school buildings designed by William B. Ittner.

⁴⁸ "Fire Escape Placed on Public School," *St. Louis Post-Dispatch* (10 June 1908), 8.

⁴⁹ Carolyn Hewes Toft, "William B. Ittner, FAIA (1864-1936)," *Landmarks Association of St. Louis, Inc.*, Available online at: http://www.landmarks-stl.org/architects/bio/william_b_ittner_faia_1864_1936/



Figure 32. Bryan Hill School at 2108-28 E. Gano Avenue was constructed in 1911 and designed by William B. Ittner.

Lowell School, 1409 E. Linton Avenue

Lowell School, located at 1409 E. Linton Avenue, was constructed in 1926 and designed by architect Rockwell M. Milligan. The building was named for the Town of Lowell, which (as has been noted earlier) was a part of the College Hill neighborhood prior to its incorporation into the City's limits in 1876. The building is presently in use as a public elementary school. Lowell School appears eligible for the NRHP under Criterion C: Architecture. It is a noteworthy example of Milligan's work and retains its architectural integrity.

Lowell School is a two-story Jacobethan style school building, a stylistic influence that was incorporated in many of St. Louis' early twentieth-century public schools. In 1914, Rockwell Milligan succeeded William B. Ittner as the St. Louis Commissioner of School Buildings. He was in private practice prior to that time; having trained as an architect under the guidance of Isaac S. Taylor and George R. Mann (architect of St. Louis' City Hall). Milligan worked as a draftsman for the St. Louis Board of Education under Ittner's direction; and his schools are imitative of Ittner's designs in many respects.⁵⁰ A survey of Milligan's schools conducted by Landmarks during the late 1980s identified 26 buildings, ranging in date from 1916-1929 (the year of Milligan's death). In addition to his contributions to St. Louis schools, Milligan designed numerous hospitals during his years in private practice with Charles H. Wray.⁵¹

⁵⁰ Walter Barlow Stevens, *Centennial History of Missouri*, (St. Louis: The S.J. Clarke Publishing Company, 1921), 185-186.

⁵¹ "R.M. Milligan Architect of Schools, Dies," *St. Louis Post-Dispatch* (1 October 1929), Photocopy St. Louis Architect files, Landmarks.

Lowell School is one of Milligan's more stylistically restrained buildings, yet it is an impressive example that illustrates Milligan's exemplary work as the city's public school architect.



Figure 33. Lowell School, 1409 E. Linton Avenue, is eligible under NRHP Criterion C: Architecture.

St. Paul's Evangelical Lutheran Church and Rectory, 2137-41 E. John Street

St. Paul's Evangelical Church (2137 E. John Street) was constructed in 1924-25. The church's estimated costs were \$40,000, and the rectory's (2141 E. John Avenue) construction costs were an estimated \$8,500. Albert Meyer was the architect, and A. Winkel and Son was the contractor for both buildings. The property (including both the church and rectory) appears eligible under NRHP Criterion C: Architecture as an excellent example of a Gothic Revival church and Craftsman style rectory. These buildings retain their architectural integrity. The church meets Criterion Consideration A: Religious Properties for its architectural significance.

St. Paul's Evangelical Lutheran Church formerly owned a school (currently vacant/abandoned) at 861 Hutchinson Street. This early twentieth-century building is not considered a contributing feature of the NRHP recommended site because it is not contiguous to the church and rectory. Additionally, the school suffers loss of its architectural integrity due to alterations and deterioration.

Albert Meyer was born in 1883 in St. Louis to Henry and Augusta Buese Meyer.⁵² Though documentation of his training and subsequent commissions is relatively obscure, Meyer is known to

⁵² (Albert Meyer), Standard Certificate of Death, Missouri (4 October 1956), Available online at: <http://www.sos.mo.gov/archives/resources/deathcertificates/>

have designed a number of industrial buildings, including the Hussman Refrigerator Plant at 2801 N. Market (no longer extant) and Waltke Soap manufacturing at 169 E. Grand Avenue, which later became Proctor & Gamble (recently partially demolished). Meyer also designed Mt. Calvary Evangelical Lutheran School at 5234 Wells Avenue (constructed in 1928, extant).⁵³



Figure 34. St. Paul's Evangelical Lutheran Church and Rectory, 2137-41 E. John Avenue, appears eligible under NRHP Criterion C: Architecture.

⁵³ St. Louis Architect files, Landmarks Association of St. Louis, Inc.



Figure 35. St. Paul's Evangelical Lutheran School on Hutchinson Avenue is not a contributing feature of the NRHP-eligible site due to its location and lack of architectural integrity.

St. James (St. Jacobi) Evangelical Church, School and Parsonage, 1505-11 E. College Avenue

The St. James Evangelical Church and Parsonage at 1505-11 E. College Avenue appear eligible for NRHP Criterion C: Architecture. The church meets Criterion Consideration A: Religious Properties for its architectural significance. The Gothic Revival church (1505-07 E. College) and its original parsonage (1511 E. College Avenue) were constructed in 1887 and 1890, respectively; shortly after the congregation organized in 1886. The church was designed by architect August Beinke. The architect for the dwelling is not known; but building costs estimated \$2,400. The church constructed a much later and smaller parsonage in 1962, located at 1515 E. College Avenue. This building does not appear eligible for the NRHP as its date of construction fall outside the property's period of significance, 1896 - 1906. The site also includes a contributing school (1509 E. College Avenue) constructed in 1894 and altered in 1906. The architect for the school's renovation in 1906 was Otto J. Boehmer. The 1894 one-story school was constructed by Ernst Broeker.

St. James Evangelical Church was established by a German congregation as *Deutsche Evangelische St. Jacob Kirche*. The building's architect, August Beinke incorporated a "vigorous Late Victorian interpretation of the *Rundbogenstil* (German counterpart of Romanesque Revival) [style, which] received notice in the architectural press of the time."⁵⁴ Beinke was born in Washington, Missouri and moved to St. Louis where he worked as a carpenter. In about 1873, he began working as an architect and

⁵⁴ Mary M. Stiritz, *St. Louis: Historic Churches & Synagogues* (St. Louis: Landmarks Association of St. Louis, Inc., 1995), 53.

later partnered with architect John L. Wees. Beinke's contributions to the city's religious architecture include Union Methodist Church (1880) on Garrison Avenue and the German Zion Methodist Church (1897) at 7425 Virginia Avenue.⁵⁵ Today, St. James Evangelical Church is used as a religious community-based center, the United Church of Christ Board for Inner City Missions.



Figure 36. St. James Evangelical Church, parsonage, and school at 1505-11 E. College Avenue appear eligible under NRHP Criterion C: Architecture.

Mount Grace Convent, 1438-40 E. Warne Avenue

Located at the southwest intersection of E. Warne and Zealand Avenues is Mt. Grace Convent, established in 1927 as “Mount Grace Chapel of Perpetual Adoration” for the Holy Adoration Sisters of Philadelphia, Pennsylvania. The convent site was donated by the parcel’s previous owner, Mrs. Theresa Kulage, who lived in a dwelling on the property (demolished by the mid-1950s). Today, the complex continues to serve the Congregation of the Holy Spirit Adoration Sisters (nicknamed “Pink Sisters” in relation to their pink habits).⁵⁶ The parcel holds a 1920s-era chapel and convent (constructed as a single cruciform plan building), support buildings (early twentieth-century), and a garden. The property appears eligible for NRHP Criterion C: Architecture. The centerpiece of the site is the 1927-28 chapel, which reflects Byzantine Revival influences.

Theresa Kulage was a widow without children who gave generously to a number of charitable organizations in St. Louis, particularly those related to Catholic ministries. When she died at age 72 in 1933, she left money to “more than 30 ecclesiastical institutions, but her heart belonged to Mount

⁵⁵ Ibid.

⁵⁶ Mount Grace Chapel website. Available at: <http://www.mountgraceconvent.org/>

Grace,” which was her desire to establish in St. Louis.⁵⁷ Through her associations with Divine Word Missionaries, Mrs. Kulage learned of the sisters in Philadelphia, whom she brought to St. Louis in 1921. Her appeals to Archbishop John Glennon, initially rejected, were accepted in 1924 when Mrs. Kulage generously donated both land and money to support the convent. The initial site encompassed two acres. Mrs. Kulage agreed to “build the chapel herself,” but “required that the Sisters . . . get a loan to build the convent.”⁵⁸ Mrs. Kulage ended up paying off most of the loan herself, to free the sister’s of any debts prior to her demise.⁵⁹



Figure 37. Image from the 1920s of the Mt. Grace convent grounds includes Mrs. Kulage’s house and garage in foreground. Available at: <http://www.mountgraceconvent.org/history.html>

⁵⁷ Mount Grace Convent website (<http://www.mountgraceconvent.org/digresshtml/kulage.html>).

⁵⁸ Ibid.

⁵⁹ Ibid.



Figure 38. Mt. Grace Chapel and Convent, constructed in 1927-28, is eligible for the NRHP Criterion C: Architecture. The complex is associated with Theresa Kulage, who the donated land and funded most of the construction costs associated with the site's development.

Recommendations

The intensive survey of the College Hill neighborhood, conducted by Landmarks Association of St. Louis, Inc. in 2010, identified ten properties that appear individually eligible – as discussed above. Landmarks recommends that future preservation efforts be directed toward placing the properties on the National Register of Historic Places (NRHP) to formally establish their historical and architectural significance, and to assist in future preservation efforts.

Currently, the identified churches and schools appear to be stable and in good condition. Of note is the school designed by William B. Ittner, Bryan Hill School, on Gano Avenue. Currently, the building is in use and in good condition; however, should plans to vacate the building occur, it is recommended that the building be listed to the NRHP under the MPDF cover document, “St. Louis Public Schools of William B. Ittner.” This project would be relatively simple and inexpensive to complete. Furthermore it would establish a significant step toward preserving the city’s public school buildings; many of which are endangered due to neglect and deterioration. Luckily, neither Bryan Hill nor Lowell School appear to be in danger of such issues at the present time.

Also in good condition and in use is Mt. Grace Convent. The property may benefit from NRHP listing in many respects, but it does not appear endangered as do some of the neighborhood’s privately owned properties that are also eligible for the NRHP, such as the Bain-Rusken House at 2127-29 College Avenue; the Bokern House at 2042 E. Prairie Avenue; and the Vanhartenburg House at 1436 E. College Avenue. Properties such as these, which are currently in need of repair and restoration would benefit most from NRHP listing, as in doing so, the buildings would qualify for historic tax credits and encourage stable property ownership. Landmarks encourages neighborhood revitalization efforts that partner with historic preservation.

Further study of College Hill’s history – particularly in relation to properties that are not eligible for the National Register of Historic Places, but are no less a part of the community’s rich historical past – be continued. One manner in which to continue such efforts without incurring significant costs to the area’s residents would be to engage a historical connection through the neighborhood’s schools (Bryan Hill and Lowell Elementary). Lesson planning and an introduction to teaching students about the built environment is available through many outlets, including Landmarks’ “What Are Buildings Made Of” program (funded through the Regional Arts Commission). Individuals interested in learning more about the program and how it may be adapted to assist College Hill’s local schools are encouraged to contact Landmarks Association at 314-421-6474.

Bibliography

Albrecht, Donald. *World War II and the American Dream*. Washington D.C.: National Building Museum, 1995.

“A College Hill Protest,” *St. Louis Post-Dispatch*. 21 August 1880, p. 4.

[Bokern, Anthony], “Obituary,” *St. Louis Post-Dispatch*. 21 October 1901, p. 9.

City of St. Louis, Assessor’s Office. Property Records (various, including active building permits).

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

Conard, Howard L. *Encyclopedia of Missouri*. New York: The Southern History Company, 1901, Vol. IV.

Dacus, J.A. and James W. Buel. *A Tour of St. Louis or the Inside Life of a Great City*. St. Louis: Western Publishing Company, 1878.

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

Dry, Camille N. and Compton, Richard J. (ed). *Pictorial St. Louis The Great Metropolis of the Mississippi Valley*. St. Louis: Knight Publishing Company. Originally published 1875; reprint edition, 1971.

“Fire Escape Placed on Public School.” *St. Louis Post-Dispatch*. 10 June 1908, p. 8.

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

Gottfried, Herbert and Jennings, Jan. *American Vernacular Buildings and Interiors, 1870 – 1960*. New York: W.W. Norton & Company, Inc., 2009.

Gould’s City Directory of St. Louis. 1918-19 (including *Red-Blue Book, St. Louis*). St. Louis: Self-Published.

Gowans, Alan. *The Comfortable House*. Cambridge, MA: The MIT Press, 1986.

Hannon, Robert E., ed. *St. Louis: Its Neighborhoods and Neighbors, Landmarks and Milestones*. St. Louis: Regional Commerce and Growth Association, 1986.

Hill, Walter H. *Historical Sketch of the St. Louis University*. St. Louis: Patrick Fox, 1879.

- Hyde, William and Howard L. Conard. *Encyclopedia of the History of St. Louis*. New York: The Southern History Company, 1899.
- Holl, Steven. *Pamphlet Architecture No. 9: Rural and Urban House Types*. New York: Princeton Architectural Press, 1980.
- Hopkins, G.M. *Atlas of the City of St. Louis*. Philadelphia: Self-published, 1883.
- LaMouria, Julie. "Our Lady of Perpetual Help Parish Hall, School, Convent, and Rectory." *National Register of Historic Places Registration Form*, 2009.
- McAlester, Virginia and McAlester, Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.
- Mt. Grace Convent, website. Available at: <http://www.mountgraceconvent.org/> (Access date: 19 August 2011).
- (Meyer, Albert). Standard Certificate of Death, Missouri, 4 October 1956. Available online at: <http://www.sos.mo.gov/archives/resources/deathcertificates/>
- Primm, James Neal. *Lion of the Valley, St. Louis, Missouri*. Boulder, CO: Pruett Publishing Company, 1981.
- "R.M. Milligan Architect of Schools, Dies," *St. Louis Post-Dispatch*. 1 October 1929 (Photocopy AIA files, Landmarks).
- Reed, Ryan J. Deed research, 2127-29 E. College Avenue, City Block 3399, Lot 6.
- St. Louis Architects Collection. "Boehmer, Otto J.," "Hess, Henry P.," "Stauder, Joseph & Sons," Available at Landmarks Association of St. Louis, Inc., 911 Washington Avenue, St. Louis, MO 63101.
- Sanborn Fire Insurance Maps, St. Louis. Volume 7, 1909.
- Sone, Stacy. "Otto Kulage House." *National Register of Historic Places Registration Form*, 2002.
- Stevens, Walter Barlow. *Centennial History of Missouri*. St. Louis: The S.J. Clarke Publishing Company, 1921.
- Stiritz, Mary M. *St. Louis: Historic Churches & Synagogues*. St. Louis: Landmarks Association of St. Louis, Inc., 1995.
- Toeniskoetter (Joseph and Bertha Schuetz). Death certificate database – Missouri Digital Heritage. Available at: <http://www.sos.mo.gov/mdh/> (Access date: 29 August 2011).
- Toeniskoetter, Joseph H. Obituary Notice. *St. Louis Post-Dispatch* 25 November 1922.

- Toft, Carolyn Hewes. "William B. Ittner, FAIA (1864-1936)," *Landmarks Association of St. Louis, Inc.*
Available online at: http://www.landmarks-stl.org/architects/bio/william_b_ittner_faia_1864_1936/.
- Tranel, Mark, ed. *St. Louis Plans: The Ideal and Real St. Louis*. St. Louis: Missouri Historical Society Press, 2007.
- United States Federal Census. Online at: <http://www.census.gov/prod/www/abs/decennial/>
- United States Federal Census, Bureau of Housing. 1920, City of St. Louis.
- United States Department of the Interior National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* and *National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms*. Washington, D.C.: Self-published, 1991 (revised).
- Wayman, Norbury. *History of St. Louis Neighborhoods: Hyde Park & Bissell-College Hill*. St. Louis: St. Louis Community Development Agency, (1978).
- Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MA: The MIT Press.
- Wright, John A. Sr. *Images of America: Florissant*. Charleston, SC: Arcadia Press, 2004.
- Young, Andrew D. *The St. Louis Streetcar Story*. Glendale, CA: Interurban Press, 1988.