

St. Louis County Postwar Subdivisions Study is a non-traditional survey that includes a description of the history and significance of postwar subdivisions. There are no traditional survey forms or photographs. The survey is organized alphabetically as follows:

1. Table of Contents
2. List of Municipalities
3. Subdivisions (survey “forms”)
4. Chronology

Jennifer Perritt
Seasonal Digitization Archivist
Missouri State Historic Preservation Office
January 17th, 2018

Municipalities

| | | | |
|-------------------------|----|------------------|----|
| Affton | 1 | Ladue | 35 |
| Bel-Nor | 4 | Lakeshire | 37 |
| Bel-Ridge | 5 | Lemay | 38 |
| Bellefontaine Neighbors | 6 | Mackenzie | 40 |
| Berkeley | 7 | Manchester | 40 |
| Breckenridge Hills | 8 | Maplewood | 40 |
| Brentwood | 9 | Maryland Heights | 40 |
| Bridgeton | 10 | Moline Acres | 41 |
| Clayton | 11 | Norwood Court | 41 |
| Concord | 12 | Oakland | 41 |
| Cool Valley | 13 | Oakville | 41 |
| Country Club Hills | 14 | Olivette | 42 |
| Crestwood | 15 | Overland | 43 |
| Creve Coeur | 16 | Pacific | 44 |
| Dellwood | 17 | Richmond Heights | 45 |
| Des Peres | 18 | Riverview | 46 |
| Edmundson | 18 | Rock Hill | 47 |
| Ellisville | 18 | Spanish Lake | 48 |
| Fenton | 18 | St. Ann | 49 |
| Ferguson | 19 | St. George | 51 |
| Florissant | 21 | St. John | 51 |
| Frontenac | 23 | Sunset Hills | 51 |
| Glendale | 24 | Sycamore Hills | 52 |
| Grantwood | 25 | Town & Country | 52 |
| Hanley Hills | 26 | University City | 53 |
| Hazelwood | 27 | Vinita Park | 56 |
| Hillsdale | 28 | Warson Woods | 56 |
| Huntleigh | 28 | Webster Groves | 57 |
| Jennings | 29 | Wilbur Park | 61 |
| Kirkwood | 31 | Woodson Terrace | 61 |

Subdivisions

| | | | |
|-----------------------------|-----|---------------------|-----|
| Airshire Acres | 62 | Hilltop Village | 118 |
| Airshire Acres Addition | 64 | Hillvale Park | 121 |
| Banbury Court | 66 | Lake Sherwood | 123 |
| Belleview Park | 68 | Mackenzie Hills | 126 |
| Brownosaks | 71 | Mackenzie Park | 130 |
| Buder Park | 73 | Mary Ridge | 133 |
| Champlain | 76 | May Acres | 135 |
| Clayshire | 80 | Oakbrook Forest | 137 |
| Clayton Gardens | 83 | Orland Court | 141 |
| Country Club Hills Addition | 88 | Pembroke | 144 |
| Duchesne | 91 | Richmond Hills | 147 |
| Essex Hill | 93 | Ridgeview Hills | 149 |
| Exmoor | 95 | Salem Hills | 153 |
| Ferguson Acres | 97 | Scarsdale | 155 |
| Ferguson Gardens | 99 | Sheridan Hills | 158 |
| Flordell Hills | 101 | Signal Hills | 160 |
| Glasgow Village | 106 | Velda Village Hills | 162 |
| Hanley Hills | 109 | Village of St. Ann | 166 |
| Harvest Acres | 111 | Webster Gardens | 171 |
| Hathaway Hills | 113 | Webster Ridge | 174 |
| High Acres | 116 | Woodson Terrace | 177 |

| | |
|-------------------|-----|
| Chronology | 181 |
|-------------------|-----|

AFFTON SUBDIVISIONS (1940-1950)
 (20 Subdivisions; 1126 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|------------------------|-------------|-------------|--|-----------------------|--------------|
| Alpine Acres | 5/1/47 | 47 | Louis & Marie Miller | Jul. L. Mueller | |
| Arv-Ellen Court | 5/10/40 | 30 | Bertha M. & Peter M. Kwentus | Rapp & Rapp | |
| Ashwell Place | 10/30/46 | 22 | Albert G., Clifford W., Sandra M. & Elsie A. Ashwell | Pitzman's Co. | |
| Breuer Place | 4/4/49 | 18 | William & Mollie Breuer | Elbring Surveying Co. | |
| Canterbury | 3/24/41 | 64 | Ernest L. & Chloe Kime | Clayton | |
| Canterbury (amended). | 6/30/41 | 64 | Ernest L. & Chloe Kime | Clayton | |
| Crestmoor | 7/24/46 | 13 | Joseph & Theresa Batsch, Harry J. & Adelia C. Ewers Jr. | Clayton | |
| Dana Ridge | 1/11/49 | 21 | Edward H. & WilhelminaVogt, Alvin & Hida C. Erb | Kropp & Steele | |
| Garden Park | 7/25/50 | 28 | Garden Park Const. Co. George Wm. McDonald, pres. | Sterling | |
| Hampshire Park | 3/27/47 | 8 | Robert S. & Viola M. Thomas | Elbring Surveying Co. | |
| Heege View First Add. | 9/13/40 | 20 | Elmer & Grace E. Jenkins | Elbring Surveying Co. | |
| Heege View Second Add. | 9/3/48 | 63 | Elmer & Grace E. Jenkins | William C. Berry | |
| High School Lane Add. | 4/29/40 | 80 | Paul Vatterott | Elbring Surveying Co. | |
| Mackenzie Hills | 6/28/45 | 18 | Robert McCoy & Helen Sproul Berkley | Elbring Surveying Co. | |

| | | | | |
|----------------------------------|---------|-----|---|-----------------------|
| Mackenzie Hills Plat 2 | 11/9/46 | 33 | Berkley Const. Co. Robert M.Berkley, pres. Charles F. Berkley, sec. | Elbring Surveying Co. |
| Mackenzie Hills Plat 3 | 4/2/48 | 23 | Berkley Const. Co. Robert M.Berkley, pres. Charles F. Berkley, sec. | Elbring Surveying Co. |
| Mackenzie Hills Plat 4 | 1/7/49 | 11 | Berkley Const. Co. Robert M.Berkley, pres. | Rapp & Rapp |
| Mackenzie Hills Plat 5 | 8/23/49 | 26 | Berkley Const. Co. Robert M.Berkley, pres. Charles F. Berkley, sec. | Rapp & Rapp |
| Mackenzie Hills Plat 6 | 7/17/50 | 26 | Berkley Const. Co. Robert M.Berkley, pres. Charles F. Berkley, sec. | Rapp & Rapp |
| Mackenzie Park | 7/20/42 | 280 | Norman J. Risch | Kropp & Steele |
| Mackenzie Park No.2 | 7/26/49 | 72 | Risch Bldg. & Real Estate Co. Maz Risch Jr., pres | Kropp & Steele |
| Mackenzie Park No.2 Section A | 10/7/48 | 38 | Risch Bldg. & Real Estate Co. Maz Risch Jr., pres | Kropp & Steele |
| Miller's Mackenzie Suburbs | 3/1/50 | 18 | Henry Miller | E.R. Kinsey & Sons |
| New Hampshire Gardens | 3/10/47 | 16 | Robert A. & Bernice Baudendistel | Elbring Surveying Co. |
| Pardee Court | 8/12/40 | 16 | Ellabeth Niewhaus | Rapp & Rapp |
| San Anita Subdivision | 1/28/49 | 45 | Anthony F. & Virginia Grasso | Elbring Surveying Co. |
| Skyline Court | 7/11/47 | 12 | 8 separate buyers | Kropp & Steele |

| | | | | |
|-------------------|----------|----|--|-----------------------|
| Villanova | 4/23/46 | 53 | Villanova Realty Co. Walter E. Livengood, pres. Jesse E. Bishop, sec | Roland H. Buchmueller |
| Ziden Subdivision | 10/11/48 | 25 | Charles & Ruth Weber, Samuel R. & Janet Amit | Clayton |

BEL-NOR SUBDIVISIONS (1940-1950)

(1 subdivision; 145 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---|-------------|-------------|---|-----------------------|--------------|
| Belleview Park Sec 1 | 2/6/42 | 35 | Western Life Ins. Co. H.G. Beedle, pres. | Roland H. Buchmueller | |
| Belleview Park Sec 2 (part in Bel-Ridge) | 7/24/46 | 45 | Western Life Ins. Co. H.G. Beedle, pres. | Roland H. Buchmueller | |
| Belleview Park Sec 1 | 2/6/42 | 65 | Western Life Ins. Co. H.G. Beedle, pres. | Roland H. Buchmueller | |

BEL-RIDGE SUBDIVISIONS (1940-1950)

(1 subdivision; 25 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------|-------------|-------------|---|-----------------|--------------|
| Lake Arrowhead Woods | 8/29/41 | 25 | Frank P.G. & Genevieve Smith Charles M. & Marie E. Fogerty | Rapp & Rapp | |

BELLEFONTAINE NEIGHBORS SUBDIVISIONS (1940-1950)

(5 subdivisions; 959 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------------------|-------------|-------------|---|------------------------|--------------|
| Belle Crest | 6/8/46 | 51 | Muriel Realty Co. Edward L. Kuhs, pres. John S. Soest, sec. | Pitzman's Co. | |
| Belle Crest No. 2 | 4/15/49 | 36 | Muriel Realty Co. Edward L. Kuhs, pres. John S. Soest, sec. | Pitzman's Co. | |
| Glasgow Village | 8/2/50 | 128 | M.H. Carpenter, Inc. M.H. Carpenter, pres. | Kropp & Steele | |
| Glasgow Village Unit No. Two | 12/29/50 | 129 | M.H. Carpenter, Inc. M.H. Carpenter, pres. | George W. Kropp | |
| Hathaway Hills No. 2 | 8/22/49 | 143 | Milton Const. & Supply Co. Elmer E. Vorhof, pres. Milton Duenke, sec. | Pitzman's Co. | |
| Hathaway Hills No. 3 | 5/11/50 | 120 | Milton Const. & Supply Co. Elmer E. Vorhof, pres. Milton Duenke, sec. | Pitzman's Co. | |
| Hathaway Hills No. 3, Plat 2 | 9/13/50 | 189 | Milton Const. & Supply Co. Elmer E. Vorhof, pres. Milton Duenke, sec. | A. Fred Helmkamp | |
| Riverview Terrace Second Add. | 3/24/50 | 144 | Schuermann Bldg. & Realty Co. Norman R. Schuermann | Grate Surv. & Eng. Co. | |
| Surrey Lane Corners Unit No. 1 | 11/12/47 | 19 | The Libson Estate Ernest Boyd, pres. Cora G. Boyd, sec. | Kropp & Steele | |

BERKELEY SUBDIVISIONS (1940-1950)

(8 subdivisions; 1248 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------------------|-------------|-------------|--|------------------------|--------------|
| Belvair Place | 10/1/46 | 38 | Clara J. & L. Wm. Gerling | Kropp & Steele | |
| Berkeley Orchards | 6/8/49 | 129 | Berkeley Orchards Inc., George Wm. McDonald, pres. | R. Dan Boles | |
| Berkeley Orchards Add | 6/9/50 | 63 | Security Const. Co., Inc. George Wm. McDonald | R. Dan Boles | |
| Brownleigh | 11/16/46 | 221 | Clabaugh Builder, Inc., Wm. Clabaugh Robert M. & Helene S. Berkley | W.G. Van-Cleve | |
| Brownleigh Amended | 12/20/50 | | | | |
| Ferguson Fields No. 2 | 7/20/46 | 110 | Maurie R. & Oscar H. Hentshel | Joyce | |
| Ferguson Fields No. 3 | 8/9/46 | 100 | Maurie R. & Oscar H. Hentshel | Joyce | |
| Ferguson Fields No. 4 | 3/4/49 | 22 | Imperial Inv. Co. John F. McDermott, pres. | Joyce | |
| Newell Place 2 nd Add | 1/12/40 | 36 | John & Mayme E. Newell | Kropp & Steele | |
| Nordell Hills | 3/30/50 | 424 | Schuermann Bldg. & Realty Harry G. Schuermann, vp. | Grate Surv. & Eng. Co. | |
| Pilla Subdivision | 4/26/49 | 12 | Benito & Dominic Pilla | Kropp & Steele | |
| Springdale Lake Sites | 4/10/40 | 93 | Emerling & Associates, Inc., Chas. G. Emerling, pres. Emma M. Emerling, sec. | Kropp & Steele | |

BRECKENRIDGE HILLS SUBDIVISIONS (1940-1950)

(8 subdivisions; 1248 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------|-------------|-------------|---|--------------------------|--------------|
| Annloch | 12/30/49 | 5 | Albert Loch & Polly Ann Loch | R. Dan Boles | |
| Annloch Plat No. 2 | 2/27/50 | 18 | Albert Loch & Polly Ann Loch | R. Dan Boles | |
| Buder Park Add. No. 2 | 2/6/47 | 11 | Buder Park Dev. & Supply Co., Raymond J. Schrader, pres. | Meyers-Foster Civil Eng. | |
| Royalton Heights | 5/4/50 | 16 | Fred & Lucille Courtaway Thurman & Ruth Reames | Sterling | |
| Woodland Park | 1/28/31 | 16 | George A & Caroline M. Gros | Elbring | |
| Woodland Park No.2 | 1/6/48 | 8 | John E. & Lucille I. Jones | Clayton | |
| Woodland Park No. 3 | 5/5/48 | 5 | John E. & Lucille I Jones | Clayton | |
| Woodland Park No. 4 | 7/13/49 | 12 | Overland Bldg. Corp., John E. Jones, pres., Lucille I. Jones, sec.-treas. | Kropp & Steele | |

BRENTWOOD SUBDIVISIONS (1940-1950)

(5 subdivisions; 293 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--|-------------|-------------|--|-----------------------|--------------|
| Audubon Park Apts. | 3/17/50 | | Shelby Const. Co. | Kropp & Steele | |
| Chafford Woods ReSD part in Richmond Hts. | 8/22/41 | 46 | Frazier-Davis Const. Co., Adrian W. Frazier, pres. | Wm. C. Berry | |
| Green Meadows | 6/9/37 | 32 | C.M. & Leila M. Berry Leslie W. & Christina S. Berry | Wm. C. Berry | |
| Green Meadows 1 st Add | 2/8/39 | 42 | Katharine & C.M. Berry Jr. | Wm. C. Berry | |
| Green Meadows 2 nd Add | 8/22/40 | 15 | J.C. Kardell | Wm. C. Berry | |
| Green Meadows 3 rd Add | 2/9/48 | 15 | Kentland Const. & Supply Co., Marshall Berry pres., Katherine Berry sec. | Kropp & Steele | |
| Kenilworth Lane | 5/22/42 | 44 | Thomas J. & Alberta White | Elbring | |
| McKnight Park | 2/8/40 | 57 | Carl G. Stifel Realty Co. Carl G. Stifel, pres. | Wm. C. Berry | |
| Whitehall Ct. | 2/13/47 | 42 | Helen S. Att | Roland H. Buchmueller | |

BRIDGETON SUBDIVISIONS (1940-1950)

(5 subdivisions; 233 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------|-------------|-------------|-----------------------------------|-----------------|--------------|
| Airport View | 8/13/41 | 23 | Paul Vatterott | Elbring | |
| Bridgeport | 6/16/41 | 18 | Joseph H. & Margaret R. Vatterott | Elbring | |
| Bridgeton Terrace | 10/24/41 | 152 | Charles F. Vatterott, Jr. | Elbring | |
| Charles Park | 10/19/48 | 21 | Ernest Petsche | Clayton | |
| Cypress Gardens ReSD | 3/1/50 | 19 | R.G. & Mary Jeffrey | Elbring | |

CLAYTON SUBDIVISIONS (1940-1950)

(4 subdivisions; 417 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------|-------------|-------------|---|---|--|
| Clayshire | 3/19/45 | 135 | Walter A. Beck, Inc. | Elbring Surveying Co. August Elbring | Clayshire Realty & Const. Co. |
| Clayshire Ridge | 7/20/45 | 72 | Amy Hunt Jones | Elbring Surveying Co. | |
| Clayton Gardens No. 2 | 6/18/45 | 71 | Alex F. Weber | Pitzman's Co. A. Fred Helmkampf | Shaw & Francis Real Estate Barngrove Realty Co. |
| Clayton Gardens No. 3 | 10/27/45 | 58 | Alex F. Weber | Pitzman's Co. A. Fred Helmkampf | Shaw & Francis Real Estate Jacob Rubin & Sons |
| Clayton Gardens No. 4 | 5/22/46 | 45 | Alex F. Weber | Pitzman's Co. A. Fred Helmkampf | Shaw & Francis Real Estate Jacob Rubin & Sons |
| Parkside | 10/10/41 | 36 | Davis Estate by Dwight F. Davis; Studt-Wilson Dev. Co. by S.M. Studt; Ahlemeier Co. by Fred W. Ahlemeier | Elbring Surveying Co. | |

CONCORD SUBDIVISIONS (1940-1950)

(7 subdivisions; 169 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------------------|-------------|-------------|--|-------------------|--------------|
| Concord Place | 6/12/50 | 31 | Frank H. Owens | Eugene R. Rowland | |
| Concord Woods | 5/1/40 | 27 | Frank & Mattie Feger | Claude Myers | |
| Josse Subd. | 5/6/49 | 6 | Jasper P. & Frances Josse and Oscar Josse | Elbring | |
| Josse Subd. 1 st Add | 1/3/50 | 6 | Jasper P. & Frances Josse | Elbring | |
| Josse Subd. 2 nd Add | 5/11/50 | 6 | Jasper P. & Frances Josse | Elbring | |
| Josse Subd. 3 rd Add | 11/1/50 | 4 | Mary Josse, Jasper P. & Frances Josse | Elbring | |
| Josse Subd. 4 th Add | 12/5/50 | 16 | Jasper P. & Frances Josse Caroline & Oscar Josse | Elbring | |
| Mattis Acres | 1/8/40 | 30 | McKnight Inv. Co. S.C. Peterson, pres. Jos. W. Peterson sec. | Elbring | |
| May Acres | 4/11/47 | 17 | Oscar C. & Ida May | Wm. G. Van Cleve | |
| Ochs Acres | 4/28/50 | 14 | Augusta L. Ochs | Elbring | |
| Sappington Gardens Plat | 25/13/49 | 12 | Hilda Kozeny | Elbring | |

COOL VALLEY SUBDIVISIONS (1940-1950)

(1 subdivision; 38 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|------------------|-------------|-------------|------------------------|-----------------|--------------|
| Ferguson Gardens | 12/12/49 | 38 | E.F. & Bertha L. Payne | Elbring | |

COUNTRY CLUB HILLS SUBDIVISIONS (1940-1950)

(1 subdivision; 150 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------------------|-------------|-------------|---|-----------------|--------------|
| Country Club Hills Add. Plat 1 | 8/6/45 | 9 | Schuermann Bldg. & Realty Co. Norman R. Schuermann, pres. | Clayton | |
| Country Club Hills Add. Plat 2 | 11/19/45 | 55 | Schuermann Bldg. & Realty Co. Norman R. Schuermann | Clayton | |
| Country Club Hills Add. Plat 3 | 4/10/46 | 86 | Schuermann Bldg. & Realty Co. Norman R. Schuermann pres., Lee C., asst. sc. | Clayton | |

CRESTWOOD SUBDIVISIONS (1940-1950)

(4 subdivisions; 148 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--|-------------|-------------|-----------------------------|---------------------|--------------|
| Banbury Court | 3/25/49 | 15 | Burton W. & Virginia Duenke | Sterling R. Kennedy | |
| Elmont Park | 7/17/46 | 33 | Fred E. & Delores V. Gast | Vernon M. Barnes | |
| Elmont Park 1 st Addition | 7/11/47 | 61 | Fred E. & Delores V. Gast | Vernon M. Barnes | |
| Elmont Park 1 st Add amended | 8/27/48 | | | | |
| Elmont Park | 3/21/50 | 23 | Fred E. & Delores V. Gast | Rapp & Rapp | |
| Westbrook Park | 9/10/46 | 16 | Marion S. & J. Ben Miller | R.H. Buchmueller | |

CREVE COEUR SUBDIVISIONS (1940-1950)

(5 subdivisions; 63 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------|-------------|-------------|------------------------------|------------------|--------------|
| Alden Acres | 8/6/41 | 8 | Victor R. & Bessie W. Appel | Rapp & Rapp | |
| Alden Acres Addn. | 8/6/41 | 6 | Victor R. & Bessie W. Appel | Rapp & Rapp | |
| Chilton Acres | 5/23/47 | 14 | Albert F. & Helen Childress | Elbring | |
| Emerson Terrace | 1/19/42 | 20 | Fred J., Ida & Dorothy Horst | Rapp & Rapp | |
| Middlebrook Estates | 3/1/48 | 8 | Ralph F. & Mabel N. D'Oench | R.H. Buchmueller | |
| Windrush Creek | 7/1/41 | 7 | J.M. Daiber | Elbring | |

DELLWOOD SUBDIVISIONS (1940-1950)

(8 subdivisions; 392 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|---|---------------------|--------------|
| Dunmore Court | 12/19/49 | 24 | Wm. H. Schlueter Inv. Co. Wm. L. Schlueter, pres | Kropp & Steele | |
| Capitol Hill | 4/14/50 | 41 | Joseph O. & Marguerite Yates Vincent J. & Florence I. Less Alvin C. & Elise C. Lebeque Charles G. & Virginia DeLargy | Joyce | |
| Emerson Park Bl. 1 | 4/12/48 | 6 | Robert W. Graham Inc. Robert W. Graham, pres. | Sterling R. Kennedy | |
| Emerson Park Bl. 2 | 8/5/49 | 11 | Robert W. Graham Inc. Robert W. Graham, pres. | Sterling R. Kennedy | |
| Ferguson Acres | 7/1/49 | 103 | Charles H. & Ella Higgins | Joyce | |
| Green Valley Plat No. 1 | 11/25/49 | 23 | Lawrence M. Darst, Jr. | Joyce | |
| Knollcrest | 9/14/48 | 29 | Paul E. Kummer Realty Co. Paul E. Kummer, pres. Edgar H. Kummer, sec. | Rapp & Rapp | |
| Oakborough | 4/14/50 | 42 | Rome E. & Hazel Stevens | Rapp & Rapp | |
| Oakborough Plat 2 | 7/17/50 | 40 | Rome E. & Hazel Stevens | Rapp & Rapp | |
| Oakborough Plat 3 | 10/3/50 | 39 | Rome E. & Hazel Stevens | Rapp & Rapp | |
| Wedgewood | 12/13/46 | 6 | Henry W. & Selme O. Behle | Elbring | |
| Wedgewood No. 2 | 4/26/49 | 9 | Henry W. & Selme O. Behle | Elbring | |
| Wedgewood No. 3 | 2/28/50 | 19 | Behle Realty & Inv. Co. Henry W. Behle, pres. | Elbring | |

DES PERES SUBDIVISIONS (1940-1950)

(2 subdivisions; 20 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------|-------------|-------------|--|-----------------|--------------|
| Claychester | 1/24/40 | 13 | Vance I. & Florabelle Peer Shield | Edward G. Nagel | |
| Topping Hills Addn. | 10/4/50 | 7 | Lawrence A. & Helen C. Baygents Robert W. & Elizabeth P. Henley David F. & Laura A. Berg | Wm. C. Berry | |

EDMUNDSON SUBDIVISIONS (1940-1950)

(1 subdivisions; 148 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------|-------------|-------------|--------------------------|-----------------|--------------|
| Edmundson Terrace | 1/6/42 | 148 | Charles F. Vatterott Jr. | Elbring | |

ELLISVILLE SUBDIVISIONS (1940-1950)

(2 subdivisions; 44 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--|-------------|-------------|---|-----------------|--------------|
| Marsh Field | 2/16/50 | 29 | Edgar R. & Hazel A. Grossman George O. Jr. & Madonna L. Meek Lester L. & Irma C. Barner | Elbring | |
| Village Homesites of Ellisville, Plat 1 | 11/27/41 | 15 | Edward H. & Mrs. Charlotte L. Schwartz | Elbring | |

FENTON SUBDIVISIONS (1940-1950)

(1 subdivisions; 36 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--------------|-------------|-------------|----------------------|-----------------------|--------------|
| Summit Acres | 4/29/47 | 36 | Wm. & Marie Schleibe | Roland H. Buchmueller | |

FERGUSON SUBDIVISIONS (1940-1950)

(13 subdivisions; 682 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------------------------|-------------|-------------|--|------------------------------|--------------|
| Caldwell Court | 5/3/49 | 18 | Carl A. & Helen E. Caldwell | Rapp & Rapp | |
| Ferguson Estates | 8/27/40 | 78 | Clara J. & L. William Gerling | Roy Jablonsky | |
| Ferguson Estates 1 st Add. | 9/18/41 | 82 | Clara J. & L. William Gerling | Clayton Surveying & Eng. Co. | |
| Ferguson Fields | 2/25/46 | 54 | Maurie R. & Oscar H. Hentschel | Clayton Surveying & Eng. Co. | |
| Georgia Courts | 4/1/49 | 21 | John B. & Pauline Parnello | Kropp & Steele | |
| Hereforshire | 5/16/50 | 27 | Calvin H. & Virginia L. Bogart | Kropp & Steele | |
| King's Court SD | 7/8/41 | 16 | Hazel P. King | Victor L. Wolf | |
| Newell Place | 4/26/39 | 23 | John & Mayme E. Newell | Kropp & Steele | |
| Newell Place Add. | 9/16/39 | 19 | John & Mayme E. Newell | Kropp & Steele | |
| Newell Place 3 rd Add. | 6/13/47 | 61 | John & Mayme E. Newell | Kropp & Steele | |
| Parkchester | 7/13/50 | 44 | George E. & Irene M. Bogert | Kropp & Steele | |
| Pembroke | 10/18/46 | 27 | Zeno Inv. Co. Christian B. Peper, pres. John c. Boyd, sec. | Joyce | |
| Pembroke Plat No. 2 | 10/24/47 | 23 | Zeno Inv. Co. Christian B. Peper, pres. John c. Boyd, sec. | Joyce | |
| Pembroke Plat No. 3 | 8/11/49 | 15 | Zeno Inv. Co. Christian B. Peper, pres. John c. Boyd, sec. | Joyce | |

| | | | | |
|-----------------------|---------|----|--|------------------|
| Pembroke Plat No. 4 | 5/29/50 | 63 | Zeno Inv. Co. Christian B. Peper, pres. John c. Boyd, sec. | Joyce |
| Plantmore Ridge | 8/13/46 | 27 | Viola R. & Roy B. Miller | Philip Marmor |
| Royal Oaks | 8/11/49 | 20 | Jason & Alice M. Huckstep | Elbring |
| Suburbandale Ct. | 12/2/47 | 22 | Joseph J. & Olivia Montrey John B. & Pauline Parnello | Kropp & Steele |
| Twin Lake Subdivision | 9/10/46 | 42 | Al & Virginia Nick Earl R. & Charlotte M. Mesnier | E. Fusz Thatcher |

FLORISSANT SUBDIVISIONS (1940-1950)

(10 subdivisions; 946 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------------|-------------|-------------|---|--|--------------|
| Alvarez Gardens | 2/24/50 | 42 | Carl A. & Katherine J. Loven | Roland Horton & Son Frederick I. Horton | |
| Champlain Block 1 | 5/17/49 | 43 | Fischer & Frichtel Inc. Edward F. Fischer, pres. | Sterling R. Kennedy | |
| Champlain Block 2 | 10/4/49 | 54 | Fischer & Frichtel Inc. Edward F. Fischer, pres. | Sterling R. Kennedy | |
| Champlain Block 1 | 11/15/49 | 22 | Fischer & Frichtel Inc. Edward F. Fischer, pres. | Sterling R. Kennedy | |
| Champlain Block 1 | 2/7/50 | 42 | Fischer & Frichtel Inc. Edward F. Fischer, pres. | Sterling R. Kennedy | |
| Duchesne | 8/22/46 | 179 | Joseph H. Vatterott Realty & Bldg Joseph H. Vatterott, pres. | Roland H. Buchmueller | |
| Duchesne 1 st Add. | 2/28/49 | 28 | Joseph H. & Margaret Vatterott | Clayton | |
| Duchesne 2 nd Add. | 7/19/49 | 207 | Joseph H. & Margaret Vatterott | Clayton | |
| Duchesne 3 rd Add. | 12/4/50 | 22 | Joseph H. & Margaret Vatterott | Joyce | |
| Duchesne Block 8 | 2/5/48 | 18 | Joseph H. Vatterott Realty & Bldg | Roland H. Buchmueller | |
| Florvalley | 5/15/50 | 96 | Eugene C. & Marie Thumm | Kropp & Steele | |
| Locust Spring SD | 9/3/48 | 24 | Joseph & Gertrude Moellering | Roland H. Buchmueller | |
| Maryville | 2/18/48 | 52 | Herbert & Loretto Gettemeier | E.P. Kronsberg | |

| | | | | |
|---|----------|----|--|---------------------|
| McKee's 1 st Add. to Regina Gardens | 10/12/49 | 12 | Harry A. McKee Jr. & Helen McKee | R. Dan Boles |
| McKee's 2 nd Add. to Regina Gardens | 2/23/50 | 23 | Harry A. McKee Jr. & Helen McKee | R. Dan Boles |
| Orchard Acres | 10/18/50 | 19 | Eleanor C. Swanson | Roland Horton & Son |
| Regina Gardens | 5/9/49 | 11 | Harvey & Adela Herklotz | R. Dan Boles |
| Sky-Veu-Acres | 4/10/50 | 52 | R.M. Keeney, Sr., Estates R.M. Keeney, Sr., pres. Betty Ann Keeney, sec. | Kropp & Steele |

FRONTENAC SUBDIVISIONS (1940-1950)

(4 subdivisions; 45 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|------------------------|-------------|-------------|--|-----------------|--------------|
| Carole Lane | 8/23/50 | 7 | Fred J. & Mabel Bach | Kropp & Steele | |
| Chipper Road | 6/14/48 | 15 | John E. & Helen H. Guignon | Kropp & Steele | |
| Terrace Gardens | 6/17/48 | 7 | Hardesty-Brown, Inc. Sam Brown, pres. Fred J. Hardesty, sec. | Elbring | |
| Terrace Gardens Plat 2 | 11/1/50 | 16 | Hardesty-Brown, Inc. Sam Brown, pres. Fred J. Hardesty, sec. | Elbring | |

GLENDALE SUBDIVISIONS (1940-1950)

(11 subdivisions; 307 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------|-------------|-------------|---|---------------------|--------------|
| Algonquin Forest | 6/11/41 | 26 | Walter K. & Ruth S. Richardson | Elbring | |
| Algonquin Terrace | 1/5/40 | 50 | William M. & Katheryn Susanka John A. & Adele A. Senkosky | Roland Horton | |
| Appel Tract | 9/20/46 | 34 | Victor R. & Bessie W. Appel | Roland Horton & Son | |
| Berry Oaks SD | 6/11/41 | 16 | Lewis L. & Doris McKay Scott | Sterling R. Kennedy | |
| Glen Oaks | 1/20/47 | 57 | Lily M. & Theodor M. Vollmar | Roland Horton & Son | |
| Glen-Ridge Add. | 7/18/41 | 8 | Joseph H. & Hannah M. White | Elbring | |
| Hawbrook Hill Add | 8/2/41 | 19 | Clara R. & John H. Armstrong | Wm. C Berry | |
| Lexington Square | 4/12/40 | 24 | Superior Builders, Inc. F.F. Schiller, vp | Clayton | |
| Western Acres | 3/14/50 | 39 | Western Life Ins. Co. H.G. Beedle, pres. | Roland Horton & Son | |
| Willow Oak Lane | 9/19/47 | 12 | Walter Richardson Const. Walter K. Richardson | Roland Horton & Son | |
| Winnetka | 8/22/41 | 22 | St. Louis Wholesale Cut Flower Roland M. Hoerr, pres & sec | Wm. C. Berry | |

GRANTWOOD VILLAGE SUBDIVISIONS (1940-1950)

(3 subdivisions; 157 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|---|-----------------|--------------|
| Forest Haven | 8/15/41 | 132 | Helen A. Hoppe | Joyce Surv. Co. | |
| General Grant Place Add | 5/10/48 | 10 | Herbert & Dorothy L. Mahler Paul G. & Anita M. Struckmeier | Rapp & Rapp | |
| Rock Forest | 5/16/41 | 15 | Max Risch, Jr. & Louise Risch | Kropp & Steele | |

HANLEY HILLS SUBDIVISIONS (1940-1950)

(2 subdivisions; 1109 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------------------|-------------|-------------|--|-----------------|--------------|
| Hanley Gardens | 10/24/46 | 67 | Page Realty Co. H. Grant Burngrove, pres. | Pitzman's Co. | |
| Hanley Hills | 4/21/48 | 240 | Schuermann Bldg & Realty Norman R. Schuermann, pres. Lee C. Schuermann, asst. sec. | Pitzman's Co. | |
| Hanley Hills 1 st Add | 10/11/48 | 115 | Schuermann Bldg & Realty Norman R. Schuermann, pres. | Pitzman's Co. | |
| Hanley Hills 2 nd Add | 2/11/49 | 173 | Schuermann Bldg & Realty Norman R. Schuermann, pres. | Pitzman's Co. | |
| Hanley Hills 3 rd Add | 6/7/49 | 165 | Schuermann Bldg & Realty Norman R. Schuermann, pres. | Pitzman's Co. | |
| Hanley Hills 4 th Add | 1/27/50 | 109 | Schuermann Bldg & Realty Norman R. Schuermann, pres. | Pitzman's Co. | |
| Hanley Hills 5 th Add | 10/19/50 | 240 | Schuermann Bldg & Realty Norman R. Schuermann, pres. | Pitzman's Co. | |

HAZELWOOD SUBDIVISIONS (1940-1950)

(4 subdivisions; 184 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|---|---|----------------------------|
| Airshire Acres | 10/4/45 | 22 | Sam & Bess Brown. | Elbring Surveying Co. August Elbring | “Sam Brown & wf.” |
| Airshire Acres Addition | 5/16/46 | 51 | Fred J. & Phyllis Hardesty | Elbring Surveying Co. August Elbring | Fred J. Hardesty - Realtor |
| Ford Acres | 10/31/46 | 44 | Hardesty-Brown Inc. Sam Brown; pres. Fred J. Hardesty; sec. | Elbring Surveying Co. | |
| Fordshire Acres | 4/11/49 | 30 | Hardesty-Brown Inc. Sam Brown; pres. Fred J. Hardesty; sec. | Elbring Surveying Co. | |
| Fordshire Acres Amend. | 5/20/49 | 21 | Hardesty Development, Inc. Fred J. Hardesty; pres Phyllis Hardesty; sec.-treas. | Elbring Surveying Co. | |
| Hazelwood Ct. | 9/5/50 | 16 | Hardesty Development, Inc. Fred J. Hardesty; pres | Elbring Surveying Co. | |

HILLSDALE SUBDIVISIONS (1940-1950)

(1 subdivision; 11 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--------------|-------------|-------------|-------------------------------|-----------------|--------------|
| Marlow Hills | 6/11/47 | 11 | Schuermann Bldg. & Realty Co. | Clayton | |

HUNTLEIGH SUBDIVISIONS (1940-1950)

(1 subdivisions; 18 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|--|-----------------|--------------|
| Huntleigh Manor | 9/19/46 | 18 | Clayton Realty & Const. S.C. Petersen, pres. J.W. Petersen, sec. | Joyce | |

JENNINGS SUBDIVISIONS (1940-1950)

(11 subdivisions; 729 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------------------|-------------|-------------|---|-----------------------|--------------|
| Croyden Hills | 8/15/46 | 97 | H.B. Deal & Co. Inc., H.B. Deal, pres. L.C. Hornstein, sec. | Clayton | |
| Fairhaven | 6/27/40 | 140 | E.W. Prange & Co. E.W. Prange, A.J. Feldhaus sec. | Roland H. Buchmueller | |
| Fairview Hills, Courts A & B | 4/24/40 | 36 | Charles Reineke Jr. | Roland H. Buchmueller | |
| Fairview Hills, Courts C & D | 4/22/41 | 36 | Charles Reineke Jr. | Roland H. Buchmueller | |
| Green Brook Park Plat 1 | 8/29/45 | 7 | Clarence S. & Jean Reynolds Clarence W. & Pauline T. Janish | Kropp & Steele | |
| Green Brook Park Plat 2 | 5/7/46 | 24 | Charles S. & Jean Reynolds | Geo. W. Kropp | |
| Hathaway Hill (No. 1) | 2/24/49 | 95 | Milton Const. & Supply Co. Elmer E. Vorhof, pres. Milton Duenke, sec. | Pitzman's Co. | |
| Parnello Court | 2/15/50 | 29 | John B. & Paulin Parnello, Wm., Florence, Ernest, Edward & Ida Gerken | Kropp & Steele | |
| Ranchdale Plat No. 1 | 10/15/47 | 32 | Charles S. & Jean Reynolds | Kropp & Steele | |
| Ranchdale Plat No. 2 | 1/5/50 | 27 | Charles S. & Jean Reynolds | Kropp & Steele | |
| Ranchdale Plat No. 3 | 1/2/51 | 32 | Charles S. & Jean Reynolds | Kropp & Steele | |

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|---|----------|----|---------------------------|-----------------------|
| Seed's Subd. – ReSD Pt Blocks 2 & 3 | 11/15/40 | 7 | C.B. Meredith | Kropp & Steele |
| Shannon Ridge (Plat 1) | 8/12/49 | 14 | Vincent P. & Elsie Wieck | Kropp & Steele |
| Shannon Ridge (Plat 2) | 2/9/50 | 32 | Vincent P. & Elsie Wieck | Kropp & Steele |
| Sunnydale | 8/5/40 | 60 | Harold R. & Alma Pueser | Roland H. Buchmueller |
| Wiedle's 1 st Add to Forest Hills Terrace | 3/1/40 | 40 | M. Wiedle & Eugene Wiedle | Richard M. Van Cleve |
| Wiedle's 2 nd Add to Forest Hills Terrace | 10/16/41 | 21 | M. Wiedle & Eugene Wiedle | Richard M. Van Cleve |

KIRKWOOD SUBDIVISIONS (1940-1950)

(32 subdivision; 1324 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------|-------------|-------------|--|----------------------|--------------|
| Avery Court | 7/14/47 | 37 | Ray & May V. Talbott George E. & Josephine Quevreaux | Kropp & Steele | |
| Bedford Drive | 3/26/46 | 27 | Harold A. & Helen J. Schulenberg E.A. & Pearl D. Pastel | Elbring | |
| Bedford Oaks Plat 2 | 3/4/48 | 25 | Helen J. Schulenburg | Elbring | |
| Bedford Oaks Plat 3 | 9/26/49 | 28 | Helen J. & Harold A. Schulenberg | Elbring | |
| Bennet Hill Plat 1 | 9/5/46 | 17 | H.B. Deal & Co., Inc. H.B. Deal, pres. | Clayton | |
| Deepwood Park | 1/4/40 | 32 | Halbert J. & Ruby G. Ledman | Clayton | |
| Dickson Acres | 7/18/41 | 25 | Paul Vatterott | Elbring | |
| Dickson Acres Amended | 7/18/41 | 25 | Paul Vatterott | Elbring | |
| Dickson Terrace | 4/12/49 | 34 | Talbott-Quevreaux Const. Co. George Quevreaux, pres. | Kropp & Steele | |
| Essex Downs | 3/28/40 | 35 | Clara R. & John H. Armstrong | Wm. C. Berry | |
| Essex Hill | 5/2/40 | 24 | Michael & Katherine Gabriel | Rapp & Rapp | |
| Glendower | 11/16/46 | 70 | Robert S. & Vera (nee Mosley) Schoenberg | Elbring | |
| Heather Acres | 8/11/50 | 33 | The Glen Oaks Corporation Theo. M. Vollmar, pres. | Rowland Eng. & Surv. | |
| Hillside Acres | 7/31/46 | 7 | Esther R. & Ray A. Schroeder | Kropp & Steele | |

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|---------------------------|----------|-----|--|---------------------------|
| Hillside Acres Plat No. 2 | 9/23/47 | 13 | Schneider Const. Co. Erwin K. Schneider, pres. Mabel Schneider, sec. | Kropp & Steele |
| Hillside Acres Plat No. 3 | 10/16/47 | 18 | Schneider Const. Co. Erwin K. Schneider, pres. Mabel Schneider, sec. | Kropp & Steele |
| Hillvale Park No.1 | 1/14/46 | 15 | L.E. & Nelle P. Ford | Elbring |
| Hillvale Park No. 2 | 10/16/47 | 23 | Town & Country Builders, Inc. John C. Gross, pres. James R. Wilson, sec. | Elbring |
| Hillvale Park No. 3 | 8/10/50 | 12 | Talbott-Quevreaux Const. Co. George Quevreaux | Kropp & Steele |
| Homewood | 7/24/50 | 16 | Richard D. & Mary B. Chomeau | Elbring |
| Huntleigh Hills | 7/21/50 | 101 | Burton W. Duenke Bldg Co. | Sterling Eng. & Surv. Co. |
| Hycacinth Ct. | 10/31/41 | 20 | Norma A. Shultz | Wm. C. Berry |
| Ivanhoe Woods | 12/13/29 | 8 | Gerald L. & Ethel E. Seegers | Kropp & Steele |
| Kirkless Park | 6/25/42 | 22 | Boro R.E. & Const. Co., Inc. Charles R. Rook, pres. | Jul. L. Mueller |
| Kirkwood Gardens Unit 1 | 6/28/50 | 19 | Albert R. & Elizabeth Dodds | Kropp & Steele |
| Kirkwood Gardens Unit 2 | 7/28/50 | 29 | Albert R. & Elizabeth Dodds | Kropp & Steele |
| Kirkwood Gardens Unit 3 | 7/28/50 | 30 | Albert R. & Elizabeth Dodds | Kropp & Steele |
| Mal Bo Gardens | 8/30/50 | 22 | Geo. M. & Malvina Boaz | Associate Surveyors |

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|---------------------|----------|----|--|-------------------------|
| Manlyn Oaks | 11/8/40 | 20 | Joe Schaefer Inc. Joseph A. Schaefer, pres. F. Lee, sec. | Roy Jablonsky |
| Meadowridge Plat 1 | 11/29/46 | 18 | Alvin & Elsie E. Steinkamp | Kropp & Steele |
| Montauk Hills | 7/17/40 | 29 | Allen Real Estate Co. E. A. Pastel, pres. | Elbring |
| Montauk Hills Add. | 12/17/40 | 66 | Allen Real Estate Co. E.A. Pastel, pres. | Elbring |
| North Taylor Woods | 6/27/50 | 26 | Berry Developers Inc. Ira E. Berry, vp. Claire B. Nix, sec. | Wm. C. Berry, Civ. Eng. |
| Roloff SD No. 1 | 3/13/35 | 24 | Malissa Roloff, Robert F. Roloff Ross H. & Helen McKee Elmer & Thea Heinemann Emil A. Fuszner | Vernon M. Roloff |
| Roloff SD No. 2 | 7/7/39 | 16 | Roloff Development Corp. Robert F. Roloff | Elbring |
| Roloff SD No. 3 | 4/23/46 | 25 | Robert F. & Marion L. Roloff | Wm. C. Berry |
| Signal Hills Plat 1 | 2/11/47 | 27 | Signal Hills Co. D. Chomeau Jones | Wm. C. Berry |
| Signal Hills Plat 2 | 2/11/47 | 14 | Signal Hills Co. D. Chomeau Jones | Wm. C. Berry |
| Signal Hills Plat 3 | 6/28/48 | 8 | Signal Hills Co. D. Chomeau Jones | Wm. C. Berry |
| Sunset Lane | 6/12/41 | 9 | Victor R. & Bessie W. Appel | Joyce |

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|----------------------------------|---------|-----|--|-------------------------|
| Tennstone Acres | 8/2/50 | 13 | Lawton P. & Eunice E. Drury Donald B. & Hildegard and E. Loevy | Rowland Eng. & Sur. |
| Woodbine Gardens | 6/9/41 | 34 | Marion Bldg. & Realty Co. A.C. Bauer, pres. | Elbring |
| Woodlawn Country Club Grounds | 3/15/40 | 108 | Paul Vatterott & J.C. Dellworth | Elbring |
| Woodlawn Estate SD | 10/3/50 | 10 | Hilda Rich | Rowland Eng. & Sur. Co. |
| Woodlawn Terrace | 5/17/39 | 38 | Adela Schneider | Roy Jablonsky |
| Woodlawn Terrace Add. | 11/1/48 | 4 | Adela F. & William T. Schneider | Rapp & Rapp |
| Woodlawn Terrace No. 2 | 9/29/41 | 25 | Adela F. & William T. Schneider | Roy Jablonsky |
| Woodlawn Terrace No. 3 | 5/19/53 | 21 | Adela Schneider | Rapp & Rapp |
| Woodlawn Terrace No. 4 | 11/1/48 | 26 | Adela F. & William T. Schneider | Rapp & Rapp |
| Woodlawn Terrace No. 5 | 7/28/50 | 21 | Adela Schneider | Rapp & Rap |

LADUE SUBDIVISIONS (1940-1950)
 (18 subdivisions; 243 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------|-------------|-------------|---|-----------------|--------------|
| Cedar Crest | 1/24/40 | 17 | Anna K. Welkobroskey | Elbring | |
| Exmoor | 9/3/41 | 14 | Robert M. & Helene S. Berkley | Elbring | |
| Fieldcrest | 10/2/50 | 26 | Fred E. & Dolores V. Gast | Rapp & Rapp | |
| Foxboro Road | 12/6/46 | 26 | Mary Virginia Loire | Kropp & Steele | |
| Glen Creek | 1/17/48 | 10 | Oscar J. & Margaret C. Conrad John F. III & Virginia L. Conrad Oscar J. Conrad Jr. & Elizabeth, Elizabeth C. & Richard W. Robinson | Pitzman's Co. | |
| Glocca-Mora Lane SC | 1/23/48 | 4 | Donald L. & Bernice M. Freeman | Elbring | |
| Ladue Acres | 6/30/43 | 5 | Dale G. Stanza, Earl G. & Irma S., Dorothy H., Frances W. Stanza | Pitzman's Co. | |
| Ladue Forest | 8/24/49 | 10 | Burt M. & Elaine C. Wenneker | Rapp & Rapp | |
| Maryhill | 6/23/50 | 22 | W.A. Beck & Co. Walter A. Beck, pres. Walter A. Beck, Jr., sec. | Elbring | |
| Parklane | 10/3/47 | 27 | Berkley Construction Co. R.M. Berkley, pres. | Meyers & Foster | |
| Pointer Lane | 7/18/41 | 20 | Stealey Building Co. L.G. Stealey, pres. | Elbring | |
| Robin Hill | 9/6/40 | 8 | Bohn Realty Corp. Henry M. Bohn, pres. | Elbring | |

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|---------------------|---------|----|---|-----------------------|
| Sunnymead | 3/10/41 | 8 | John & Dora Schmittel | Elbring |
| Trebrook Lane | 8/4/41 | 8 | Real Estate Mortgage Co. E.G. Deane, pres. | Roland Horton |
| Warson Terrace Add. | 12/6/46 | 6 | Mary Virginia Loire | Kropp & Steele |
| Wendover | 6/6/41 | 9 | William & Mabel Clabaugh | Elbring |
| Westridge Court | 1/8/41 | 18 | Nassau Realty Co. Lionberger Davis | Roy Jablonsky |
| Whitfield Lane | 4/23/40 | 5 | Edward J. & Edmee Hopkins | Roland H. Buchmueller |

LAKESHIRE SUBDIVISIONS (1940-1950)

(1 subdivisions; 102 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|---------------------------|-----------------|--------------|
| Lakeshire | 9/23/40 | 42 | Wolff Estate Realty Corp. | Roy Jablonsky | |
| Lakeshire Add. | 8/28/47 | 53 | Hazel M. Stadler | Wm. C. Berry | |
| Lakeshire No. 2 | 9/23/40 | 7 | E.L. & Chole Kime | Roy Jablonsky | |

LEMAY SUBDIVISIONS (1940-1950)

(17 subdivisions; 720 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------------------|-------------|-------------|--|--------------------|--------------|
| Bellewood Park SD Sec. 1 | 1/26/50 | 16 | Susie L. Knoebel | E.R. Kinsey & Sons | |
| Cardinal Hills | 4/9/40 | 62 | W.H.J. Huppert | Clayton | |
| Dillon Lane | 6/21/47 | 13 | Sidney Schwartz (Wm. J. Abbot Realty Co.) | Joyce | |
| East Monticello | 2/3/49 | 34 | Ellsworth & Regina Breihan | Joyce | |
| Elizabeth Acres | 3/31/47 | 9 | Earl S. & Mildred A. Crecelius, Gene L. Berenice Vescovo | Clayton | |
| Green Park Hills | 7/15/46 | 37 | Earl S. & Mildred A. Crecelius, Gene L. Berenice Vescovo | E.R. Kinsey & Sons | |
| Hilltop Village Section 1 | 11/10/48 | 22 | Earl S. & Mildred A. Crecelius, Gene L. Berenice Vescovo | E.R. Kinsey & Sons | |
| Hilltop Village Section 2 | 8/15/49 | 29 | Earl S. & Mildred A. Crecelius, Gene L. Berenice Vescovo | E.R. Kinsey & Sons | |
| Hilltop Village Section 3 | 3/29/50 | 28 | Earl S. & Mildred A. Crecelius, Gene L. Berenice Vescovo | E.R. Kinsey & Sons | |
| Keim Homesites Add. | 4/14/42 | 46 | William J. & Ida L. Keim | Jul. L. Mueller | |
| Lemay Gardens | 1/17/41 | 29 | Adelite C. Dooley | Elbring | |
| Lemay Gardens 1 st Add | 9/8/41 | 40 | Adelite C. Dooley | Elbring | |
| Lux Place | 5/27/42 | 23 | Harold Squires | Clayton | |
| Monticello | 6/4/40 | 38 | C.C. Rowland | Joyce | |

| | | | | |
|--------------------------|---------|----|--------------------------------|-----------------------|
| Monticello Plat 2 | 6/9/47 | 42 | Ellsworth & Regina Breihan | Roland H. Buchmueller |
| Orland Court | 5/16/41 | 30 | Beatrice Risch | Kropp & Steele |
| Osage Park | 4/12/49 | 11 | Henry & Lillian C. Webster | Elbring |
| Ridgeview Hills | 6/6/41 | 43 | Ellsworth & Regina Breihan | Roland H. Buchmueller |
| Ridgeview Hills (87-106) | 8/28/46 | 20 | Ellsworth & Regina Breihan | Roland H. Buchmueller |
| Rose Garden Plat 1 | 7/17/47 | 39 | Charles F. & Rose Meyer | Elbring |
| Rose Garden Plat 2 | 9/26/49 | 21 | Charles F. & Rose Meyer | Elbring |
| San Jose Park | 4/30/48 | 25 | Margaret D. & Wm. B. Hargraves | Sterling R. Kennedy |
| Telford Park | 6/30/49 | 7 | W. Carver Forder | Elbring |
| Telford Park Plat 2 | 3/6/50 | 11 | W. Carver Forder | Elbring |
| Telford Park Plat 3 | 7/25/50 | 45 | W. Carver Forder | Elbring |

MACKENZIE SUBDIVISIONS (1940-1950)

(1 subdivision; 73 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|---|-----------------|--------------|
| Mackenzie Place | 2/2/43 | 73 | Helene Sproul Berkley & Robert McCoy Berkley | Pitzman's Co. | |

MANCHESTER SUBDIVISIONS (1940-1950)

(11 subdivision; 35 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------|-------------|-------------|----------------|---------------------|--------------|
| Glyn Cagny | 11/29/50 | 35 | Molly A. Clark | Roland Horton & Son | |

MAPLEWOOD SUBDIVISIONS (1940-1950)

(1 subdivision; 10 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------|-------------|-------------|--|-------------------|--------------|
| Gunnison Woods | 6/21/46 | 10 | City of Maplewood Frank L. Martini, Mayor | Everett C. Meyers | |

MARYLAND HEIGHTS SUBDIVISIONS (1940-1950)

(4 subdivisions; 131 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|------------------------|-------------|-------------|--|-----------------|--------------|
| High Ridge Heights | 8/13/41 | 67 | Eugene C. Fisher (John McMenemy Inv. Co. requested) | Edgar Rapp | |
| High Ridge Heights Add | 6/3/49 | 27 | Eugene C. Fisher (John McMenemy Inv. Co. requested) | Elbring | |
| Inverness | 2/27/47 | 23 | Natural Bridge Inv. Co. Thos. E. Bayer, pres. Vera Farber sec. | Joyce | |

| | | | | |
|-----------------------|--------|----|--|---------|
| Parkwood Acres Plat 2 | 9/6/49 | 14 | James M. & Ruth V. Peachee Martin R. & Dorothy Suter Hardesty Brown, Inc. Vernon E. McGill, vp F.J. Hardesty, sec. | Elbring |
|-----------------------|--------|----|--|---------|

MOLINE ACRES SUBDIVISIONS (1940-1950)
(1 subdivision; 12 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--------------------|-------------|-------------|--------------------------|-----------------|--------------|
| Twillman Homesites | 12/30/49 | 12 | Eleanora & Alma Twillman | Kropp & Steele | |

NORWOOD COURT SUBDIVISIONS (1940-1950)
(1 subdivision; 58 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------|-------------|-------------|--|-----------------|--------------|
| Norwood Court | 4/26/49 | 58 | Edward F. & Anna M. Lammert Charles W. & Jessie E. Lowry Herman C. & Katherine Burgdorf, W. Edwin. & Mamie L Thompson, etc. | Joyce | |

OAKLAND SUBDIVISIONS (1940-1950)
(1 subdivision; 13 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------|-------------|-------------|--------------|-----------------|--------------|
| Oakleaf | 12/18/42 | 13 | Ray A. Reese | Elbring | |

OAKVILLE SUBDIVISIONS (1940-1950)
(1 subdivision; 28 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|-----------------------------|-----------------|--------------|
| E.Tanzberger SD | 11/18/47 | 28 | Elmer C. & Ethel Tanzberger | Elbring | |

OLIVETTE SUBDIVISIONS (1940-1950)

(14 subdivisions; 279 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------|-------------|-------------|---|-----------------------|--------------|
| Covington Lane | 5/23/41 | 17 | Clara C. Nelson | Roland H. Buchmueller | |
| Covington Meadows | 2/17/41 | 11 | Robert M. & Helene S. Berkley | Elbring | |
| Covington Mdws North | 9/12/41 | 11 | Robert M. & Helene S. Berkley | Elbring | |
| Dell Court | 6/21/46 | 8 | Gale E. & Marie S. Henderson | Elbring | |
| Fairlight Court | 3/26/47 | 39 | Chas. E. Thomas Realty Co. Inc. Edwin R. Thomas, pres. | Elbring | |
| Glenmary SD | 7/6/48 | 10 | W. Scott Smith & Alma Smith | Elbring | |
| Harvest Acres | 3/16/50 | 48 | Homer R. Patterson | Kropp & Steele | |
| Heather Hill | 2/24/50 | 36 | Edward F. & Delores H. Fischer | Rapp & Rapp | |
| High Acres | 10/31/47 | 16 | Lilian B. & Frank R. Sheldon J. Benton & Catherine W. Wilkins Faith P. & Hugh H.C. Weed Stella F. & W.H. Bixby | Elbring | |
| Hilltop Woods | 3/7/49 | 29 | Marilyn J. Fugate | Kropp & Steele | |
| Ladue Edge | 2/23/50 | 12 | Herman B. Meyer Co. Herman B. Mayer, pres. | Elbring | |
| Ladue Hills | 9/21/40 | 18 | Victor Realty & Const. Co. Walter A. Beck, pres. | Roy Jablonsky | |
| Price Court | 3/4/42 | 12 | W.A. Beck, Inc. Walter A. Beck, pres. | Clayton | |

| | | | | |
|---------------|---------|----|--|---------------|
| Price Lane SD | 7/18/40 | 12 | Sparta Const. Co. Robert C. Jones, pres. Arthur P. Jones, sec. | Roland Horton |
|---------------|---------|----|--|---------------|

OVERLAND SUBDIVISIONS (1940-1950)

(6 subdivisions; 278 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------------------|-------------|-------------|---|-----------------------|--------------|
| Burdeau Lane | 10/2/47 | 29 | Elizabeth B. Joyce | Joyce | |
| Lake Sherwood | 3/4/48 | 29 | Schuermann Bldg & Realty Co. | Clayton | |
| Meadow Brook Downs Plat 1 | 4/1/50 | 21 | Frank E. Zykon, Inc. Frank E. Zykon | Sterling | |
| Meadow Brook Downs Plat 2 | 5/3/50 | 20 | Frank E. Zykon, Inc. Frank E. Zykon | Sterling | |
| Meadow Brook Downs Plat 3 | 5/16/50 | 58 | Frank E. Zykon, Inc. Frank E. Zykon | Sterling | |
| Meadow Brook Downs ReSD Plat 3 | 7/21/50 | | | | |
| Midland Terrace | 7/25/47 | 15 | Frank E. & Anna M. Zykon | R.M. Van Cleve | |
| Victoria Park Blocks 1,2 | 3/9/42 | 91 | Tegethoff Brothers, Inc. Wm. H. Tegethoff, pres. John Tegethoff, sec. | Roland H. Buchmueller | |
| White Cliffe Terrace | 3/25/48 | 15 | White Cliffe Terrace Inc. John J. Murphy, pres. John W. Wood, sec. | R. Dan Boles | |

PACIFIC SUBDIVISIONS (1940-1950)

(1 subdivision; 26 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------|-------------|-------------|--------------------------------|-------------------|--------------|
| Allenton Acres | 4/14/50 | 26 | H. Herman & M. Cecilia Hauhart | Everett C. Meyers | |

RICHMOND HEIGHTS SUBDIVISIONS (1940-1950)

(6 subdivisions; 272 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------------|-------------|-------------|--|-----------------------|--------------|
| McKnight Orchard | 3/9/48 | 15 | Arthur & Sarah Fischman | Joyce | |
| McKnight Woods | 3/18/48 | 22 | Albert Wiethop | Elbring | |
| Richmond Hills | 8/27/46 | 80 | Regina Strauss | Pitzman's Co. | |
| Scarsdale | 6/25/42 | 14 | Emma H. Schmetji, w. Adolph H. Elsa Rathemacker & Emma, trsts | Roland H. Buchmueller | |
| Sheridan Hills | 8/3/50 | 86 | Sheridan Construction Co. Everett Schneider, pres. | S.B. May | |
| Sheridan Hills Add. South | 11/21/50 | 34 | Sheridan Construction Co. Everett Schneider, pres. | J.B. May | |
| Surrey Hills | 3/20/50 | 21 | Selma Slavin | Frank P. Nohl | |

RIVERVIEW SUBDIVISIONS (1940-1950)

(3 subdivisions; 114 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|--------------------|-----------------|--------------|
| Coburg Ridge | 1/27/42 | 33 | Edward Ziegler | Kropp & Steele | |
| Denness Hills | 5/26/47 | 61 | Paul E. Toelle | Pitzman's Co. | |
| Hollywood Hills | 5/23/42 | 20 | Christie M. Farrar | W.M.K. Brown | |

ROCK HILL SUBDIVISIONS (1940-1950)

(7 subdivisions; 314 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|--------------------------------|-----------------------|--------------|
| Eldorado Ct. | 8/27/47 | 15 | John Edwin & Virginia A. Papin | Jul. L. Mueller | |
| Hillside Park | 11/23/40 | 59 | Gene & Marie Thumm | Kropp & Steele | |
| Inglewood | 9/23/50 | 9 | Roland H. & Ann V. Daiber | Kropp & Steele | |
| McKinley Hills | 9/6/50 | 26 | Allen E. & Melvyn Hale | R. Dan Boles | |
| Salem Hills | 7/13/40 | 114 | Herman J. & Gratia T. Baer | Kropp & Steele | |
| Warson Place | 3/18/49 | 37 | F. Rudolph & Leone A. Zoellner | Jul. L. Mueller | |
| Weston Park | 5/3/46 | 31 | Louis D. Reppell | Roland H. Buchmueller | |
| Weston Park, lots 44-66 | 12/3/40 | 23 | Louis D. Reppell | Roland H. Buchmueller | |

SPANISH LAKE SUBDIVISIONS (1940-1950)

(3 subdivisions; 59 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------|-------------|-------------|---|------------------|--------------|
| Dale Ridge | 7/28/47 | 16 | Emil H. & Katharine A. Twillmann Wm. J. Jr. & Kathleen Brinker | Elbring | |
| Greenway Acres | 10/19/46 | 24 | Hardesty Brown, Inc. Sam Brown, pres. Fred J. Hardesty, sec. | Clayton | |
| Meadow Lands | 2/9/49 | 19 | Edwin E. & Florence A. Keck Harry F. & Othelia J. Schroer Raybourne F. & Ester Bremer Bertha & Louis J. Winkler June A. & Arthur B. Gross, & more | Everett C. Meyer | |

ST. ANN SUBDIVISIONS (1940-1950)

(11 subdivisions; 1996 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--------------------------------|-------------|-------------|---|-------------------|--------------|
| Buder Park | 4/30/42 | 101 | Raymond J. & Florence Schrader | Meyers & Foster | |
| Buder Park Add 1 | 5/7/46 | 20 | Raymond J. & Florence Schrader | Meyers & Foster | |
| Buder Park Terrace | 6/23/50 | 83 | Schrader Dev. & Supply Co. Raymond J. Schrader | Everett C. Meyers | |
| Crestshire | 4/17/47 | 13 | Carl B. & Della Mae Riegel | Elbring | |
| Mary Ridge | 4/17/40 | 105 | Paul Vatterott, Mary Woolfolk Platt & Beverly B. Platt | Elbring | |
| St. Ann Country Club Add. | 5/12/49 | 192 | Charles F. Jr. & Mary P. Vatterott | Joyce | |
| St. Ann Country Club Add. 2 | 6/9/50 | 117 | Charles F. Jr. & Mary P. Vatterott | R. Dan Boles | |
| St. Ann Country Club Add. 3 | 9/27/50 | 28 | Charles F. Jr. & Mary P. Vatterott | R. Dan Boles | |
| St. Ann Hills | 7/28/48 | 96 | Charles F. Vatterott, Jr. | Joyce | |
| St. Ann Hills Plat No. 2 | 12/13/48 | 98 | Charles F. Jr. & Mary P. Vatterott | Joyce | |
| St. Ann Hills Plat No. 3 | 3/31/49 | 244 | Charles F. Jr. & Mary P. Vatterott | Joyce | |
| St. Ann Park Plat No. 1 | 5/25/50 | 88 | Charles F. Jr. & Mary P. Vatterott | Joyce | |
| St. Ann Park Plat No. 2 | 5/25/50 | 113 | Charles F. Jr. & Mary P. Vatterott | Joyce | |
| St. Gregory Lane | 2/13/43 | 12 | Vatterott-Winkler Realty & Bldg. Chas. F. Vatterott Jr., pres. | Elbring | |

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|--|---------|-----|--|--------------|
| St. Joseph Hills Plat No. 1 | 5/17/46 | 45 | Charles F. Vatterott, Sr. | Elbring |
| St. Joseph Hills Plat No. 2 | 1/2/47 | 128 | Charles F. Vatterott, Sr. | Elbring |
| St. Joseph Hills Plat No. 3 | 5/22/47 | 46 | Charles F. Vatterott, Sr. | R. Dan Boles |
| St. Joseph Hills Plat No. 3 Amended | 12/4/47 | 46 | Ball Lumer Co. Bldg. Dept. Inc. Robert W. Chamberlain, pres. And Vatterott-Kelley Realty & Bldg. Co. Joseph J. Kelley | R. Dan Boles |
| St. Therese Gardens | 5/22/47 | 31 | Charles F. Vatterott Jr. | Joyce |
| Village of St. Ann | 3/25/42 | 436 | Charles F. Vatterott Jr. | Elbring |

ST. GEORGE SUBDIVISIONS (1940-1950)

(1 subdivision; 150 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|--------------------------|-----------------|--------------|
| Saint George | 11/19/46 | 76 | Charles F. Vatterott Sr. | Joyce | |
| Saint George Add | 4/8/49 | 36 | Francis V. Vatterott | Joyce | |
| Saint George Add Plat 2 | 9/26/50 | 38 | Francis V. Vatterott | Joyce | |

ST. JOHN SUBDIVISIONS (1940-1950)

(6 subdivisions; 324 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--|-------------|-------------|---|-----------------|--------------|
| Belridge | 6/25/42 | 119 | Samuel D. & Lucille L. Caldwell | Elbring | |
| Engler Acres SD | 9/29/50 | 38 | Fischer & Frichtel, Inc. Ed F. Fischer, pres. John J. Fischer, sec. | Rapp & Rapp | |
| Francis Court No. 2 | 2/20/50 | 10 | Hugh S. & Naomi Thomas | Elbring | |
| Jonell Court | 7/15/42 | 31 | Phyliss Viviano | Clayton | |
| Mary Knoll SD | 7/747 | 32 | John J. Fischer | Elbring | |
| McNulty Homesites 3 rd Add | 5/4/40 | 94 | Theodore P. & Regina McNulty | Kropp & Steele | |

SUNSET HILLS SUBDIVISIONS (1940-1950)

(1 subdivision; 11 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-------------------------|-------------|-------------|-----------------------------|-----------------|--------------|
| Robert Waterhout's ReSD | 11/19/47 | 11 | Robert C. & Helen Waterhout | Leslie M. Shaw | |

SYCAMORE HILLS SUBDIVISIONS (1940-1950)

(1 subdivision; 18 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------|-------------|-------------|----------------|-----------------|--------------|
| Sycamore Court | 5/1/40 | 18 | Paul Vatterott | Elbring | |

TOWN & COUNTRY SUBDIVISIONS (1940-1950)

(4 subdivisions; 56 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------|-------------|-------------|--|-----------------|--------------|
| Claycrest | 8/29/50 | 7 | Fred L. & Florence A. Niere | Clayton | |
| Clayton Hills | 10/29/49 | 32 | Clyde E. & Alice Mosley | Kropp & Steele | |
| Country Aire | 11/4/49 | 7 | Joseph & Evelyn Leopold | Elbring | |
| Crystal View SD | 6/5/50 | 10 | Walter & Kazmira Wisnieski John P.W. & Agnes K. Pogorzelski | Kropp & Steele | |

UNIVERSITY CITY SUBDIVISIONS (1940-1950)

(27 subdivisions; 1728 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---|-------------|-------------|--|-------------------|--------------|
| Belmont Hills | 7/23/41 | 36 | Leo R. Buder | Elbring | |
| Belmont Hills No. 2 | 3/31/48 | 61 | Leo R. Buder | Elbring | |
| Belmont Hills No. 3 | 6/21/50 | 120 | Leo R. Buder | Elbring | |
| Blackberry Terrace | 3/18/40 | 43 | Ralph S. & Wilma Duke | Kropp & Steele | |
| Blackberry Terrace 2 nd Add | 5/5/50 | 58 | Leo R. Buder John & Beatrice K. Fellman Kenneth O. & Edna Jane Leutwiler Aileen S. & Adelbert O. Kleotzer George B. & Shirley A. Ross Mable R. Scherrer | Kropp & Steele | |
| Blue Stone Acres | 12/8/50 | 21 | Wilbur R. Rosenblum | Rowland Eng & Sur | |
| Brittany Estates | 6/27/47 | 20 | Sylvera Rich | Elbring | |
| Brittany Estates Plat 2 | 9/4/47 | 15 | Sylvera Rich | Elbring | |
| Brittany Hills | 5/13/40 | 27 | Studt-Wilson Dev. Co. Sidney M. Studt, pres. | Elbring | |
| Brittany Park | 4/11/50 | 37 | Dewey & Julia M. St. John Thomas C. & Pauline H. St. John | Elbring | |
| Brownosaks SD | 9/17/48 | 34 | Sam Brown & Sons Realty & Const. Co. Sam Brown, pres. Manuel Lasky, sec. | Elbring | |

| | | | | |
|------------------------|----------|-----|---|-----------------------|
| Delcrest | 3/4/49 | 22 | Louis J. & Lene Wenneker Ben & Anna Goldberg Hilda & Sylvera Rich Sam & Bess Brown | Elbring |
| Delprice | 6/27/46 | 132 | Price Land Co. Chas. A. Shaw, pres. | S.B. May |
| Grenville | 1/16/46 | 66 | Alex Weber | Roland H. Buchmueller |
| Hanley Woods | 8/3/40 | 53 | S. Brooks Remington | Roy Jablonsky |
| Hawthorn Hill | 8/19/41 | 38 | Harvey & Mabel LeMasters | Roland H. Buchmueller |
| Hawthorn Terrace | 3/22/40 | 50 | Burton Duenke | Elbring |
| Lawrence Park | 4/11/47 | 62 | H.B. Deal & Co., Inc. C.B. Deal Asst. sec. | Roland H. Buchmueller |
| Midland Park Plat 1 | 7/25/50 | 13 | Charles H. & Jane F. Foster | R. Dan Boles |
| Midland Park Plat 2 | 7/25/50 | 12 | Charles H. & Jane F. Foster | R. Dan Boles |
| Millar Terrace | 5/24/46 | 50 | Herman B. Mayer Co. Herman B. & Helene P. Mayer | Elbring |
| Mona Terrace | 7/16/47 | 36 | Herman B. Mayer Co. Herman B. & Helene P. Raisher sec. | Elbring |
| Mona Terrace Plat 2 | 6/10/48 | 57 | Herman B. Mayer Co. Herman B. & Helene P. Raisher sec. | Elbring |
| Oakbrook Forest | 10/18/45 | 103 | order of Ahlemeier & Klauber Felix Loebner and 4 others | Elbring |
| Oakbrook Forest Plat 2 | 5/24/46 | 65 | Felix Loebner | Carr Surveying |

| | | | | |
|-------------------------------------|----------|----|--|-----------------|
| Oakbrook Forest Plat 3 | 10/15/48 | 31 | Sims Realty Co. Harvey H. Sims, pres. Felix Loebner signed | Carr Surveying |
| Oakbrook Forest Plat 4 | 4/23/49 | 60 | Felix Loebner | Kropp & Steele |
| Pearl Heights Add ReSD | 4/26/46 | 53 | Herman B. Mayer Co. Herman B. & Helene P. Mayer | Elbring |
| Rabe Park Plat 1 | 8/9/50 | 18 | Jeanette Leach | Joyce |
| Ray-Mar Terrace | 7/8/48 | 44 | Raymond J. Florence Schrader | Meyers & Foster |
| St. Patrick Courts | 7/29/50 | 49 | Overland Bldg. Corp. John E. Jones | Elbring |
| University Addition | 10/14/43 | 35 | Walter A. & Grayce Beck | Elbring |
| University Gardens | 10/14/43 | 29 | Walter A. & Grayce Beck | Elbring |
| Walton Dale SD lots 10, 11, & 12 | 3/6/47 | 65 | Schuermann Bldg. & Realty Co. Norman R. Schuermann | Clayton |
| Walton Terrace | 5/18/48 | 82 | Milton Const. & Supply Co. Elmer E. Vorhoff, pres. Milton Duenke, sec. | Elbring |
| West Melrose Place | 9/6/46 | 31 | Continental Dev. Corp. Nathaniel A. Glick, pres. John Marcus | Joyce |

VINITA PARK SUBDIVISIONS (1940-1950)

(1 subdivision; 52 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|-----------------------------------|-------------|-------------|----------------------------|-----------------|--------------|
| Crystal Court | 1/15/46 | 17 | Cora M. & Lester H. Christ | Kropp & Steele | |
| Crystal Court 1 st Add | 7/21/47 | 35 | Cora M. & Lester H. Christ | Kropp & Steele | |

WARSON WOODS SUBDIVISIONS (1940-1950)

(1 subdivision; 86 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|------------------|-------------|-------------|-----------------------------|-----------------|--------------|
| Warson Woods Add | 8/8/41 | 86 | Joseph H. & Hannah M. White | Elbring | |

WEBSTER GROVES (1940-1950)
 (22 subdivisions; 1678 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|--------------------------|-------------|-------------|---|----------------------|--------------|
| Ames Parks SD | 10/6/42 | 10 | Lee D. & Virgie Ames | Roland Horton & Sons | |
| Brookdale Park | 7/9/49 | 35 | Burton W. & Virginia M. Duenke | Sterling | |
| Brookdale Park No. 2 | 10/4/49 | 39 | Burton W. & Virginia M. Duenke | Sterling | |
| Carlton Subdivision No.2 | 1/11/50 | 11 | May K. & Everett Schneider | Roland Horton & Son | |
| Cheshire | 5/2/46 | 29 | Mary Jane & Edgar W. Meier | Joyce | |
| Cheshire Plat 2 | 1/15/47 | 153 | Mary Jane & Edgar W. Meier | Joyce | |
| Garden Ridge | 6/29/50 | 81 | Cassilly Construction Co. Edward W. Cassilly Jr. | Elbring | |
| Grant Ridge Plat No. 1 | 2/17/47 | 20 | Gustel R. & Edith Kiewitt | Kropp & Steele | |
| Grant Ridge Plat No. 2 | 10/13/48 | 14 | Frank J. & Mildred E. McDowell | Kropp & Steele | |
| Grant Ridge Plat No. 3 | 4/26/50 | 21 | Frank J. & Mildred E. McDowell | Kropp & Steele | |
| Grant Ridge Plat No. 4 | 8/15/49 | 21 | Frank J. & Mildred E. McDowell | Kropp & Steele | |
| Nagel Court | 11/23/49 | 21 | John Edwin & Virginia Papin | Kropp & Steele | |
| Oak Manor | 4/22/48 | 12 | Roy F. & Mildred M. Graham | Elbring | |
| Sherwood Gardens | 7/21/41 | 18 | Cynthia Meyer Lewis & Franklin F. Lewis | Arnold M. Lewis | |
| Spring Brook | 11/6/46 | 32 | Madeline Quinn | Pitzman's Co. | |
| The Hermitage | 4/21/47 | 16 | Rime A. & Bernadine Dusard | Clayton | |

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|-----------------------------|----------|----|---|---------------|
| Webster Downs | 11/1/48 | 29 | Leona M. & Milton Mathews | Pitzman's Co. |
| Webster Gardens | 1/16/39 | 21 | Evan Babcock Inv. Co. C. Chase Feldman, pres. | Elbring |
| Webster Gardens Addition | 6/1/49 | 28 | Cassilly Const. Co. Ed. J. Cassilly Jr., vp | Elbring |
| Webster Gardens Plat 2 | 3/10/39 | 33 | Evan Babcock Inv. Co. C. Chase Feldman, pres | Elbring |
| Webster Gardens Plat 3 | 10/16/39 | 12 | Evan Babcock Inv. Co. C. Chase Feldman, pres | Elbring |
| Webster Gardens Plat 4 | 1/20/40 | 44 | Evan Babcock Inv. Co. C. Chase Feldman, pres Wm. A. & Rowena M. McDonough John C. & Virginia Mae Gross | Elbring |
| Webster Gardens Plat 5 | 9/5/40 | 8 | Evan Babcock Inv. Co. C. Chase Feldman, pres | Elbring |
| Webster Gardens Plat 6 | 3/20/41 | 38 | Evan Babcock Inv. Co. C. Chase Feldman, pres | Elbring |
| Webster Gardens Plat 7 | 8/6/41 | 11 | Evan Babcock Inv. Co. C. Chase Feldman, pres | Elbring |
| Webster Gardens Plat 8 | 2/13/47 | 72 | Evan Babcock Inv. Co. John E. Meyer, pres Mildred Meyer, sec. | Elbring |
| Webster Hillside | 3/24/42 | 41 | Cassilly Construction Co. Edw. J. Cassilly Jr. vp | Elbring |
| Webster Hillside Plat 2 | 10/30/42 | 17 | Cassilly Construction Co. | Elbring |

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|-------------------------|----------|----|---|-------------------------|
| | | | Edw. J. Cassilly Jr. vp | |
| Webster Hillside Plat 3 | 2/28/46 | 31 | Cassilly Construction Co. Edw. J. Cassilly Jr. vp | Elbring |
| Webster Hillside Plat 4 | 1/14/48 | 41 | Cassilly Construction Co. Edw. J. Cassilly Jr. vp | Elbring |
| Webster Hillside Plat 5 | 1/17/49 | 24 | Cassilly Construction Co. Edw. J. Cassilly Jr. vp | Elbring |
| Webster Knolls | 11/14/50 | 10 | Paul W. & Adele F. Cook Wm. J. & Barbara January | Richard W. Halteman Sr. |
| Webster Manor | 9/30/40 | 47 | Continental Realty Co. Roy Brasher, pres. Roy B. Chipps, sec. | Joyce |
| Webster Manor Plat 2 | 8/28/47 | 40 | Emma E. Elgin | Joyce |
| Webster Oaks | 1/19/50 | 77 | Burton W. Duenke Bldg. Co. Burton W. Duenke, pres. | Sterling |
| Webster Ridge Plat 1 | 3/13/46 | 38 | Viola, Carl A. & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 2 | 4/25/47 | 8 | Viola, Carl A. & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 3 | 1/29/48 | 16 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 4 | 3/17/48 | 16 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 5 | 6/21/48 | 10 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |

| | | | | |
|----------------------|---------|----|--|----------------|
| Webster Ridge Plat 6 | 3/19/49 | 4 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 7 | 9/23/49 | 27 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |
| Webster Ridge Plat 8 | 9/7/50 | 19 | Viola, Carl A., Lorraine & Carl F. Hummelsheim | Kropp & Steele |
| Wildwood Park | 6/2/41 | 83 | Archwill Realty Co. | Elbring |
| Willshire Terrace | 6/5/39 | 28 | John W. Ann J. Toler D. H. & Mable Oestereich | Rapp & Rapp |
| Willshire Terrace | 7/9/41 | 21 | O.H. Mable Oestereich | Rapp & Rapp |
| Yorkshire | 8/6/45 | 31 | Madeline Quinn | Pitzman's Co. |
| Yorkshire Hills | 3/21/50 | 76 | Ernst Pauling | Pitzman's Co. |
| Yorkshire No. 2 | 3/27/46 | 41 | Madeline Quinn | Pitzman's co. |
| Yorkshire No. 3 | 4/30/48 | 47 | Madeline Quinn | Pitzman's co. |
| Yorkshire No. 4 | 2/16/49 | 36 | Madeline Quinn | Pitzman's co. |
| Yorkshire No. 5 | 8/12/49 | 20 | Madeline Quinn | Pitzman's co. |

WILBUR PARK SUBDIVISIONS (1940-1950)

(1 subdivision; 59 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|----------------------|-------------|-------------|--|-----------------|--------------|
| Tulane Park Addition | 3/4/40 | 59 | Tulane Park Realty & Dev. Co. Harry M. Fine, pres. Ernest Delugach, sec. | Roland Horton | |

WOODSON TERRACE SUBDIVISIONS (1940-1950)

(4 subdivisions; 478 lots)

| <u>Name</u> | <u>Date</u> | <u>Lots</u> | <u>Owner</u> | <u>Surveyor</u> | <u>Agent</u> |
|---------------------------------|-------------|-------------|--|-----------------|--------------|
| Forest Heights Place Block 1 | 3/31/49 | 58 | Frann Const. Co. Inc. Frank E. Zykan | Sterling | |
| Forest Heights Place Block 2 | 7/15/49 | 64 | Frann Const. Co. Inc. Frank E. Zykan | Sterling | |
| Lambert Terrace | 4/21/42 | 124 | John A. Hughes | Clayton | |
| Woodson Terrace | 4/22/42 | 135 | John A. Hughes | Clayton | |
| Eleanor Park ReSD No.2 | 12/8/41 | 97 | Leahy-Johnson-Smith Inc. David P. Leahy | Elbring | |

AIRSHIRE ACRES ADDITION

Location:

Bounded by Utz
Including Airshire
Hazelwood, Missouri 63042

Owner: Fred J. and Phyllis Hardesty
Surveyor: Elbring Surveying Company
August Elbring
Real Estate Agency: Fred J. Hardesty - Realtor
Plat Date: May 16, 1946

Legal Description:

United States Survey Nos. 138/139/140 *Block:* 1 *Lots:* 1-51
Township 47 North
Range 6 East
St. Ferdinand Commonfields
St. Louis County, Missouri

Description:

The planning of the addition to Airshire Acres is a rectilinear loop. Airshire Place runs perpendicular off of the main Utz Lane for 500 feet, turns and runs parallel to Utz for 1100 feet, turns again towards Utz for 500 feet and meets with it perpendicularly. The type of planning allows for all the houses, excluding those along Utz Lane, to be accessible by a single main drive with two outlets to the main arterial street. In this way, one could enter the subdivision at either access, stop directly in front of his or her house, run in and out, and then exit the subdivision by proceeding around the remaining drive with never having to turn around – the pit stop planning. As a result, an individual's driveway is never more than 1050 feet travel distance from the main access road. On the island plot bounded by Airshire Place on three sides and Utz on the fourth, 22 lots exist, 11 of which face and have direct access to Utz Lane while the other 11 face the middle portion of Airshire Place. The remaining 29 lots form a half ring on the outside of Airshire Place, 6 of which face and have direct access to Utz Lane. There are no sidewalks but there are an abundance of full trees and large backyards. The homes fronting Utz have large setbacks as Utz is a main thoroughfare.

The houses in this subdivision feature a majority of ranches while on the outside of Airshire's two curves are three cape cods. Design wise, the homes are of varying distinguishable styles. The ranches are five bays wide by two bays deep. They vary in cladding from brick to siding to stone and usually feature two picture windows. Underneath the hipped and side gabled roofs, the windows are tucked up under the eaves. All homes have attached garages which face the street.

History and Significance:

This is one of a handful of subdivisions where the homes were designed by numerous architects instead of a single developer. The planning is simple but the lots are pastoral. There is a large amount of land at the front and rear of homes, showing the emphasis of the horizontality of ranch homes claiming large amounts of land. Little alteration has been done to the homes and the subdivision seems well maintained.

Notable Individuals:

Sam & Bess Brown and Fred J. & Phyllis Hardesty were deeply involved in the development of postwar area now known as Hazelwood. They collaborated for the development of the latter four of the six subdivisions in the Hazelwood area between 1940-1950 and were individually responsible for the first two, Airshire (Brown) and Airshire Addition (Hardesty). Records show that in the summer of 1946, the two combined to form the real estate firm of Hardesty-Brown Inc. with Sam Brown as President and Fred J. Hardesty as secretary. For the next three years, the firm worked on several projects until Hardesty separated and formed Hardesty Development, Inc. with Fred J. as president and his wife Phyllis as secretary/treasurer.

First Sales:

Fred Hardesty sold the lots in Airshire Acres Addition. Here are the early examples of those sales:

| | | | |
|------------|---------------|----------------------------|--------------------------|
| 6/1/1946 | Lot 3 | Richard J. Fluck Jr. & wf. | Deed Book 2155 p. 528 |
| 6/14/1946 | Lot 49 | Ralph S. Swingler & wf. | Deed Book 2176 p. 158(?) |
| 6/17/1946 | Lot 39 | John F. Brennan & wf. | Deed Book 2237 p. 124(?) |
| 6/29/1946 | Lot 15 | Carl E. Reinhardt & wf. | Deed Book 2145 p. 573 |
| 8/15/1946 | Lot 42 | Roy W. Hake & wf. | Deed Book 2160 p. 472(?) |
| 10/28/1946 | Lt 28, pt 28A | Clyde Jinks & wf. | Deed Book 2254 p. 273 |
| 1/9/1947 | Lots 36 & 37 | W. A. Maupin & wf. | Deed Book 2188 p. 458 |
| 5/21/1947 | Lot 31 | Claude G. Weibell & wf. | Deed Book 2260 p. 469 |
| 9/12/1947 | Lot 17 pt 16 | Ival W. Dornan & wf. | Deed Book 2318 p. 310 |
| 12/4/1947 | Lot 24 | Alvin P. Clay | Deed Book 2407 p. 183 |

AIRSHIRE ACRES

Location:

Bounded by Utz and U.S. Highway 66 (Lindbergh)
Including Fee Fee
Hazelwood, Missouri 63042

Owner: Sam & Bess Brown
Surveyor: Elbring Surveying Company
August Elbring
Real Estate Agency: Owner
Plat Date: October 4, 1945

Legal Description:

United States Survey Nos. 134/135/136/137 *Block:* 1 *Lots:* 1-22
Township 47 North
Range 6 East
St. Ferdinand Commonfields
St. Louis County, Missouri

Description:

Airshire Acres is a strip of land running southeast-northwest composed of 22 lots each extending perpendicular off of Utz Lane to the northeast. Dividing the plat is Fee Fee Road between the oversized lots 12 and 13. Every lot except for 1, 12, and 13 are sized in the same proportion. These 19 lots are unlike most postwar subdivisions in their narrowness and linearity. With frontage of roughly 157 feet, each lot extends back anywhere from 850 to 860 feet. This is close to a 1 to 6 ratio of width to length. Most postwar subdivision lots are 1 to 1.5 or at most 1 to 2 with frontages well under 100 feet. This subdivision is quite an exception to the norm. Each lot covers just over 3 acres in area with lot 1 covering 6.8 acres, lot 12 covering 6 acres, and lot 13 covering just under 5 acres. Lot 1 runs along U.S. Highway 66 and lots 12 and 13 border the bisecting Fee Fee Road.

History and Significance:

Lot 1 runs parallel to Lindbergh Boulevard, a major north-south thoroughfare. Sam & Bess Brown redivided this lot through Elbring into 8 parts, creating a more commercial street front division to react to the main boulevard it faced. Within two months of the original plat, lots 12 and 13 were purchased by Earl D. and Lea Hill on October 9, 1945 and November 27, 1945 respectively. On October 17, 1946, Hill and wife platted lot 13 into 7 parts, using Elbring as the surveyor and Fred J. Hardesty as a Notary Public. The City of Florissant was the recorder for the plat since the Village of Hazelwood wouldn't exist until 1949. On May 15, 1947, Hill once again subdivided an Airshire Acre lot, this time number 12 into 7 parts using Elbring Surveying Company. He dedicated the land to Florissant for public utility, sewer and drainage. After the subdivision, Hill sold each individual lot to create two smaller subdivisions within two

single lots accessible by Fee Fee. From 1951 to 1960, lots 5-8, 10, 11, 14-17, 20, and 21 were bought by 7 separate contractors and redivided into 7 individual subdivisions leaving lots 2-4 and 22 as the only four in the original form as Sam and Bess Brown laid out.

The subdivisions significance is small because of the resubdivisions of lots and inconsistency in organization of these resubdivisions.

Notable Individuals:

Sam & Bess Brown and Fred J. & Phyllis Hardesty were deeply involved in the development of postwar area now known as Hazelwood. They collaborated for the development of the latter four of the six subdivisions in the Hazelwood area between 1940-1950 and were individually responsible for the first two, Airshire (Brown) and Airshire Addition (Hardesty). Records show that in the summer of 1946, the two combined to form the real estate firm of Hardesty-Brown Inc. with Sam Brown as President and Fred J. Hardesty as secretary. For the next three years, the firm worked on several projects until Hardesty separated and formed Hardesty Development, Inc. with Fred J. as president and his wife Phyllis as secretary/treasurer.

First Sales:

The following are some of the early sales of Airshire Acres. "Sam Brown and wife" sold them.

| | | | |
|------------|------------|-----------------------------|-----------------------|
| 10/9/1945 | Lot 12 | Earl D. Hill & wf. | Deed Book 2104 p. 256 |
| 10/18/1945 | Lot 4 | William V. Cerny(?) & wf. | Deed Book 2121 p. 259 |
| 10/18/1945 | Lot 11 | James A. Forester & wf. | Deed Book 2121 p. 260 |
| 10/25/1945 | Lot 5 | Adolph E. Roesel & wf. | Deed Book 2123 p. 203 |
| 11/7/1945 | Lot 9 | Henry P. Glenzer & wf. | Deed Book 2095 p. 549 |
| 11/27/1945 | Lot 13 | Earl D. Hill & wf. | Deed Book 2093 p. 614 |
| 11/28/1945 | Lot 3 | Carl W. Helton & wf. | Deed Book 2134 p. 111 |
| 12/4/1945 | part Lot 1 | J. Clifford Johnson et. al. | Deed Book 2094 p. 630 |
| 12/4/1945 | Lot 7 | Edgar Harrelson & wf. | Deed Book 2103 p. 590 |

Redivisions:

The following are the redivisions of the Airshire Acre lots which were originally subdivided by Elbring in direction of Sam and Bess Brown.

| | | | |
|----------|-------------|----------------------------|------------------------------|
| 5/18/46 | Lot 1 | Sam Brown & wf. (Elbring) | Airshire Acres (8 parts) |
| 5/15/47 | Lot 12 | Earl D. Hill (Elbring) | Airshire Acres (7) |
| 10/17/46 | Lot 13 | Earl D. Hill (Elbring) | Airshire Acres (7) |
| 8/13/51 | Lots 10-11 | Hugh S. Thomas (Elbring) | Norshire Subdivision (12) |
| 10/9/51 | Lots 5-6 | Fred J. Hardesty (Rowland) | Hazelwood Gardens (12) |
| 10/29/54 | Lots 20,21 | Charles F. Figura (Kropp) | Chasda Acres (12) |
| 4/7/55 | Lots 7-8 | Earl R. Ludius (Steele) | Bon-Aire Meadows (12) |
| 3/8/61 | Lots 16-17 | William C. Raney (Kropp) | Hazelview Court (11) |
| 9/17/64 | SW of 14,15 | Edmund F. Bax (Boles) | Airshire Acres Sub.of SW (4) |
| 7/14/88 | Lot 9 | Daniel R. Williams (James) | Kersten Place (2) |

BANBURY COURT

Location:

Bounded by Big Bend
Including Banbury
Crestwood, Missouri 63126

Owner: Burton W. & Virginia M. Duenke
Surveyor: The Sterling Co. – Surveyors & Engineers
Sterling R. Kennedy

Real Estate Agency:
Plat Date: March 25, 1949

Legal Description:

United States Survey No. 1936 *Block:* 1 *Lots:* 1-15
Township 44 North
Range 6 East
City of Crestwood
St. Louis County, Missouri

Description:

Banbury Court is based off the popular postwar concept of the cul-de-sac. Main access is from Big Bend Boulevard to the North onto the north-south running Banbury Court. It consists of 15 lots with frontages ranging from 28' to 64' and extending back 73' to 200'. The irregularity results from an out lot at the northwestern corner of the plat reducing lot 1 greatly in size and the odd proportioned cul-de-sac end lots of 6, 7, 8, and 9 with their triangular acute angles. The remaining lots are generally rectangular with proportions slightly longer in depth compared to other typical postwar subdivisions.

The houses are half cape cods with a side gabled roof and shiplap wood siding. They are three bays wide and two bays deep with a central doorway, flanked by a picture window on one side and either a single or two single double-hung windows on the other. A simple, yet distinctive, feature of these residences are end supports for the front façade roof overhangs. Full story ornate brackets bookend both the home and a thin concrete patio which lines the base of the façade. The picture windows are also distinctive with three separate designs. Some are extruded from the house façade with fixed mullions while others incorporate shelf like mullions which allow decoration visible from the street. Still another is traditional with a central fixed single pane flanked by narrow double hungs. Garages are located at the rear of the homes as outbuildings. There is unique coloring among the homes. While the main body is white, highlights of the shutters, brackets and ornaments use beiges, light yellows, greens and blues.

Siting of each lot is basically level with the street and incorporates the use of trees and highly forested back yards. There exist no sidewalks and parking is along the long driveways or on the street. Front walks lead from the driveway to the front door.

History and Significance:

Banbury Court is an average example of postwar housing and the need for simplicity, efficiency, and low costs. Some modifications have been made to windows and siding but overall, nothing too extreme has occurred. Some of the ornate roof brackets have been removed.

Notable Individuals:

Duenke; Sterling Kennedy

First Sales:

Here are the early examples of sales:

| | | | |
|-----------|---------------|----------------------------|-----------------------|
| 4/8/1949 | D.T. | Grace Freiberg | Deed Book 2522 p. 514 |
| 8/9/1949 | D.T. lots 3,4 | Grace Freiberg | Deed Book 2561 p. 186 |
| 8/9/1949 | D.T. lots 3,4 | Grace Freiberg | Deed Book 2561 p. 189 |
| 8/1/1949 | Lot 1 | Abert R. Fancher(?) & wf. | Deed Book 2542 p. 138 |
| 8/1/1949 | Lot 2 | Donald G. Finke & wf. | Deed Book 2564 p. 195 |
| 8/1/1949 | Lot 12 | Harry Burdick & wf. | Deed Book 2561 p. 424 |
| 8/1/1949 | Lot 14 | Howard R. Taylor & wf. | Deed Book 2561 p. 425 |
| 8/1/1949 | Lot 13 | Leo J. Borgmann(?) & wf. | Deed Book 2568 p. 137 |
| 8/5/1949 | Lot 15 | Charles B. Denniston & wf. | Deed Book 2555 p. 73 |
| 8/10/1949 | Lot 19 | James R. Elder & wf. | Deed Book 2562 p. 233 |
| 8/19/1949 | Lot 11 | Alfred Court Sr. | Deed Book 2526 p. 603 |
| 8/29/1949 | Lot 10 | William M. Wablig & wf. | Deed Book 2559 p. 607 |
| 8/29/1949 | Lot 5 pt. 6 | Anthony D. Loddeke & wf. | Deed Book 2556 p. 500 |
| 8/29/1949 | Lot 7 | John Culling & wf. | Deed Book 2534 p. 456 |

BELLEVIEW PARK (SEC. 1, 2, 3)

Location:

Bounded by Carson, Chorman

Including Horatio, Chadwick, Brocton, Florentine, Darwin, Woodview, Gainsboro
St. Louis, Missouri 63121

Owner: Western Life Insurance; H.G. Beedle, pres.

Surveyor: Roland H. Buchmueller

Real Estate Agency:

Plat Date: February 6, 1942; July 24, 1946; August 26, 1948

Legal Description:

| | | |
|----------------------------------|------------------------|-------------------|
| Part of Share 5 of Normandy Park | Sec. 1 Block: 1 | <i>Lots:</i> 1-8 |
| Township 46 North | 2 | 1-14 |
| Range 6 East | 3 | 1-8 |
| Village of Bel-Nor | 5 | 1-5 |
| St. Louis County, Missouri | Sec. 2 Block: 3 | <i>Lots:</i> 9-16 |
| | 4 | 1-25 |
| | 5 | 6-17 |
| | Sec. 3 Block: 1 | <i>Lots</i> 9-73 |

Description:

The planning of Belleview Park is unique to St. Louis postwar subdivisions. It consists of a main drive (Horatio) with four fingers running off it perpendicular (Gainsboro, Woodview, Darwin, and Chadwick). Horatio is a one-way, linear loop road which surrounds two linear parks in its median. The result is a picturesque, moderately wooded boulevard feel. Gainsboro and Darwin are courts which end in cul-de-sacs at the top of the hill. In the cul-de-sacs are circular green spaces. Woodview is a one-way linear loop which also creates a linear park in its median. These courts create a sense of privacy unlike other subdivisions which have through roads. The same can be said for Horatio. Though it is the main street to access at least half of the lots of Belleview Park, it also remains private with allowing only one direction of traffic to be visible from any individual home. In addition, the setback, the terrain, and the curvature of the street set the house apart from the street. Chadwick is the final finger on the west and serves as the only access to the other side of the subdivision. Off of Chadwick is Brocton Court and Florentine Drive.

The lots have frontages ranging from 50' to 90' and depths ranging from 105' to 170'. The setback is 30' and rear easements are 5'. There are no sidewalks and the trees were planted simultaneously with the subdivision. The rears of lots are heavily wooded which also increase the intimacy and privacy of individual lots.

There exist at least six different models of homes in Belleview Park. As one walks around the neighborhood, trends can be found to show when and in what order each area was developed. Models are 3 x 2 cape cods, 5 x 2 ranches and everything in between. Most have central doors. Some have single windows, double windows, corner windows, picture windows, and any or all of the above combinations. Hipped roofs are

mixed with gable roofs and gable bays. Some have breezeways between the garage and the home. Most homes have attached garages while others have carports or outbuildings in the rear. Others even have basement garages. All, however, but the ranch homes are clad in siding and a majority have awnings over the door. The ranch homes feature brick facades. The models are well mixed and make it difficult to find trends in organization or design. Some of the designs are even built oriented perpendicular to the street, allowing for more variation.

History and Significance:

Architecturally, Belleview Park is above average. It consists of several models which feature broken facades, meaning bays are set back or forward and create depths for features like porches. Some models also feature complex roof connections as a result of gabled bays and recessed bays. The most important feature of Belleview however is its planning. Only one other subdivision uses a one-way road to surround a central park recreation area for the neighborhood. The use of courts limits the amount of through traffic to a majority of the subdivision and creates a much more private atmosphere. The homes are left pretty much in tact with few alterations. Some of the garages have been filled in to create another room. Overall, the integrity remains.

Notable Individuals:

Buchmueller

First Sales:

The first sales of Belleview Park Section One were as follows:

| | | | |
|---------|-------------|---------------------------|---------------------|
| 4/9/42 | Lots... | Security Construction Co. | Deed Bk 1882 p. 55 |
| 9/18/42 | Lot 1 Blk 2 | John Tjemmes & wf. | Deed Bk 1880 p. 523 |
| 6/16/44 | Lot 2 Blk 2 | James K. Corcoran & wf. | Deed Bk 2027 p. 149 |
| 2/26/45 | Lots... | Security Construction Co. | Deed Bk 2032 p. 331 |

Security Construction Co. sold off many of the lots of Belleview Park Section One in 1945:

| | | | |
|----------|--------------|----------------------------|---------------------|
| 2/26/45 | Lot 3 Blk 2 | Wilbert D. Leavea & wf. | Deed Bk 2036 p. 556 |
| 3/5/45 | Lot 1 Blk 5 | Henry A. Nelms & wf. | Deed Bk 2043 p. 342 |
| 10/9/45 | Lot 1 Blk 3 | Harvey L. Williamson & wf. | Deed Bk 2098 p. 537 |
| 10/15/45 | Lot 14 Blk 2 | Goldie E. Clymer | Deed Bk 2100 p. 557 |
| 11/1/45 | Lot 11 Blk 2 | Roy Cox & wf. | Deed Bk 2104 p. 27 |
| 12/10/45 | Lot 4 Blk 3 | Atlas Building Co. | Deed Bk 2153 p. 27 |
| 12/29/45 | Lot 9 Blk 2 | Edward A. Meder | Deed Bk 2104 p. 438 |

Belleview Park Section Two was platted on July 24, 1946. It was also owned by Western Life Insurance Co. The lots were apparently first sold to builders:

| | | | |
|---------|---------------|-----------------------|---------------------|
| 7/30/46 | Lots... | Acme Construction Co. | Deed Bk 2255 p. 104 |
| 7/30/46 | Lts 6&7 Blk 5 | Acme Construction Co. | Deed Bk 2186 p. 348 |

| | | | |
|---------|-------------|-----------------------|---------------------|
| 11/8/46 | Lot 8 Blk 5 | Acme Construction Co. | Deed Bk 2214 p. 429 |
| 2/6/47 | Lots... | Atlas Building Co. | Deed Bk 2258 p. 231 |

Belleview Park Section Three was platted on August 26, 1948. Western Life Insurance Co. sold primarily to builders, although a few sales were directly to the individual homeowner.

| | | | |
|---------|--------------|--------------------|---------------------|
| 9/14/48 | Lots... | Atlas Building Co. | Deed Bk 2461 p. 531 |
| 2/28/49 | Lots 52 & 53 | Atlas Building Co. | Deed Bk 2545 p. 68 |
| 4/23/49 | Lot 34 Blk 1 | Atlas Building Co. | Deed Bk 2545 p. 43 |
| 11/8/49 | Lt 49&51Blk1 | Austin Ernst & wf. | Deed Bk 2604 p. 149 |

BROWNOAKS

Location:

Bounded by Midland and Ahern
Including: Parkedge West and Parkedge East
University City, Missouri 63130

Owner: Sam Brown & Sons Realty & Construction Company
Sam Brown, President
Surveyor: Elbring Surveying Company
August Elbring
Real Estate Agency: Sam Brown & Sons Realty & Construction Company
Plat Date: September 17, 1948

Legal Description:

Part of Block 1 of Central Heights *Block: 1* *Lots: 1-34*
Township 45 North
Range 6 East
City of University City
St. Louis County, Missouri

Description:

Brown Oaks is comprised of 34 lots spread over a triangular plot of land with its point oriented north, bounded by Midland Boulevard on the northeast, Ahern Boulevard on the south and a railway right of way on the west and northwest. Access to the subdivision is onto Parkedge Lane East and Parkedge Lane West, a single road which is parallel to the northwest and northeast edges of the plot, creating a triangular ring road. This triangular ring road is located on the rim of a ridge. Going out from the center of the subdivision, the land slopes down considerably outside of Parkedge Lane. Brown Oaks has two entrances off of Ahern, while all lots, except those fronting Ahern, are oriented towards Parkedge East and West. A 30' building line sets each Brown Oaks house away from the road and Parkedge is 50' wide. There are 10' easements at the rear of lots located along Midland and the right of way while 5' easements exist at the rear of all other lots. There are no sidewalks and parking is along the street.

There are three designs of homes in Brown Oaks, one including a variation. The first is a more modern 3 bay x 2 bay ranch home. It has a side gabled, low-lying roof with a central door flanked by two picture windows. The center bay and the bay to the left are set back from the other bay and feature a shed-roofed porch. The porch features angular wing walls which are modern and reminiscent of the Champlain subdivision. The second model is 5 bays x 2 bays with an attached garage in the first bay, the front door in the next bay, a picture window in the center bay, a doublewide, double-hung window in the fourth, and another picture window in the last. Between the garage and the front door is an ornamental brick wing wall and above the last picture window is a triangular pediment. The last design is 5 bays x 2 bays. The first and second bays contain doublewide, double hung windows while the central bay has the front door. The

last bay is set back from the façade and features an enclosed porch. The fourth bay is where the variation occurs. In the more common variation, there is a simple picture window located in the center of the bay. In the other design, the center of the bay features a wide brick chimney flanked by single hung windows. The brick chimney acts as the prominent feature of the home. All residences are clad in brick and use awnings above most windows and doors. Garages are either attached, in a rear outbuilding, or in the basement.

History and Significance:

The planning is interesting as the main road is positioned along the rim of a hill, allowing views out over terrain from the rear of homes outside of Parkedge. The houses are fairly typical of postwar St. Louis but have some modern or contemporary details. Brown Oaks is kept in good condition with no visible alteration made to the homes.

Notable Individuals:

Sam Brown; Elbring

First Sales:

Brown Oaks Warranty Deeds

| | | | |
|------------|--------|-------------------------|-----------------------|
| 12/29/1948 | Lot 25 | Melvin Bierman & wf. | Deed Book 2510 p. 92 |
| 12/30/1948 | Lot 26 | Dave Lewis & wf. | Deed Book 2489 p. 398 |
| 1/21/1949 | Lot 23 | Isadore Katz & wf. | Deed Book 2490 p. 213 |
| 3/2/1949 | Lot 24 | C.S. Cummins & wf. | Deed Book 2441 p. 520 |
| 3/3/1949 | Lot 33 | Harry L. Morganstern | Deed Book 2524 p. 182 |
| 3/23/1949 | Lot 28 | Anne D. Brennan et. al. | Deed Book 2527 p. 96 |
| 5/11/1949 | Lot 27 | Samuel Koelker & wf. | Deed Book 2547 p. 89 |

BUDER PARK

Location:

Bounded by Baltimore and Breckenridge
Including: La Vista, Ronald, Pearl Harbor, and O'Hare
St. Ann, Missouri 63074

Owner: Raymond J. & Florence Schrader
Surveyor: Meyers and Foster – Civil Engineers
Everet C. Meyers
Real Estate Agency: Buder Park Development and Supply Company
Raymond J. Schrader, Pres.
Plat Date: April 30, 1942

Legal Description:

| | | |
|---------------------------------|-----------------|-------------------|
| Part of Lot 4 | <i>Block:</i> 1 | <i>Lots:</i> 1-32 |
| Subdivision of the Benson Tract | 2 | 1-52 |
| Township 46 North | 3 | 1-17 |
| Range 6 East | | |
| City of St. Ann | | |
| St. Louis County, Missouri | | |

Description:

Buder Park's layout is in reaction to the valley/creek bisecting diagonally through the subdivision. The resulting ridges create the paths on which the roads would bring people into and out of the subdivision, specifically La Vista and Ronald. Buder Park is divided into two independent areas along this diagonal creek with no direct access between the two. The only communal area is "outlot no. 1" where a small neighborhood park and playground is located. Two cul-de-sacs exist, one on the west side of La Vista that reaches into a triangular piece of land and the other at the curve of Ronald and Pearl Harbor. The lots generally have 55' to 59' frontages and depths ranging from 110' to 170'.

The residences are typical defense housing both in design and standards. The Buder Park Development and Supply Company featured four designs, Type A, B, C, and D. All designs are four room designs including two bedrooms, a kitchen and a living room. Type D, however, includes a dining room in addition to the other four rooms. Type A was sold for \$4225 while B, C, and D were sold for \$4450 with a \$100 deposit and 30 monthly payments of \$41.17. When the payments including escrow deposits amount to FHA requirements, the monthly payments are reduced to \$26.90. The houses could also be rented for \$47.50. All houses included attached garages except for Type D which required an additional fee. The houses are simple and small, but include all the amenities of a middle to upper class house, at the price and feel for lower income families. The houses are also built as such that additional rooms could be added to accommodate a growing family. Most houses have the living room and a bedroom at the front of the house and the kitchen and second bedroom at the rear of the house. All

models feature double-hung windows with non-working shutters and a side gabled roof. Attached garages are two feet lower in elevation and have no direct access to the house. Interior staircases lead to a full masonry basement while the exterior of the house is clad in horizontal wood siding. All houses exhibit some form of awnings over the door.

History and Significance:

Buder Park was platted on April 30, 1942 and owned by the Buder Park Development & Supply Company. Initially lots sold slowly, but many lots were sold in 1944. The first mention of the subdivision was in the St. Louis Post Dispatch on August 16, 1942. An article announces that the first of 50 defense houses by Schrader Construction Co. would be completed within two weeks. Plans were to construct 100 houses in a 26-acre development. Raymond Schrader, president of the construction company, was quoted as saying "So far as I know, construction of this type is the first attempt by a local builder to prove that prefabrication is not the way to solve the housing shortage in most communities." Schrader called his method a chain system of operation, which allowed maximum efficiency and speed with a minimum amount of expense. The houses are said to be built under FHA Title VI and of four and five room design, with a minimum lot size of 55 by 125 feet.

By far the most noteworthy of the Buder Park publicity was the full-page ad placed by the Buder Park Development and Supply Co. on September 27, 1942 in the Post Dispatch. Particularly interesting are the photographs of the four different house types in the subdivision, along with a floor plan, a description, and price. A photo of builder Raymond J. Schrader is included, as well as a quote in which he speaks of the modern amenities of the houses and the ideal location of the subdivision. Also included in the ad is a photo of Buder Park Public School, as well as a list of participating contractors.

One week later, a small article in the Post on October 4, 1942 announces that Buder Park, a subdivision of 100 houses, has been formally opened. The article says that houses in this 26-acre area are built on site in an "unusual method of mass production designed to shorten construction time." The frames are said to have been assembled away from the site, then taken to the site by tractor-drawn trailers, where the houses needed little more than nailing to be constructed. Houses are described as being inspected and approved by the FHA and built according to specifications required for this type of defense housing.

Another ad appeared on October 25, 1942 reading "16 Taken Opening Day!" There is a description of the Type A Home; saying it can be rented for \$45 per month, followed by a brief description of the leasing options. On November 15, 1942 a similar ad read "Renters- Earn an Equity in the Home You Rent!" The advertisement says Buder Park is F.H.A. approved with rent as low as \$45 a month or \$30 with a \$100 advance payment for the lease option plan.

On December 6, 1942 an advertisement in the Post Dispatch outlines the four different payment plans available to renters. Number One, which does not apply a portion of the rent towards ownership, is a flat rate of \$45 a month. Number Two is rent at \$43.46, with \$21.16 per month towards ownership, and a lease of 30 months. Plan Number Three is rent at \$38.12, with \$16.15 rent credit towards ownership, and a 36-month lease. The fourth and final plan option has rent set at \$34.35 per month, with

\$12.68 rent credit towards ownership, and a 42 month lease. Advertisements such as these are especially helpful in determining the financial means of the residents in the subdivision.

If my research is correct, it was nearly four years before Buder Park significantly appeared in the Post Dispatch again. On Sunday, October 20, 1946, an article appeared which highlighted some of the building techniques used in Buder Park. The article discusses the pre-fabricated houses as well as the elimination of the box sill, which was an important construction development at the time.

Notable Individuals:

Raymond Schrader

First Sales:

While there are a few mentions of Buder Park in the Recorder of Deeds index in 1942 and 1943, there are apparently no warranty deeds until 1944. Some of them are as follows:

| | | | |
|---------|--------------|---------------------------|-------------------|
| 2/8/44 | Lot 3 Blk 3 | Bill Chambers & wf. | Dd Bk 1985 p. 421 |
| 2/8/44 | Lot 10 Blk 2 | Forest L. Nicholson & wf. | Dd Bk 1973 p. 33 |
| 6/7/44 | Lot 2 Blk 1 | Clarence E. Tubb & wf. | Dd Bk 1998 p. 521 |
| 7/22/44 | Lot 24 Blk 2 | George Mattenet & wf. | Dd Bk 2048 p. 17 |
| 8/9/44 | Lot 8 Blk 1 | Sam Cracchiola & wf. | Dd Bk 2023 p. 295 |
| 8/9/44 | Lot 21 Blk 1 | George Steers | Dd Bk 2035 p. 244 |
| 8/24/44 | Lot 13 Blk 1 | Myron C. Settle | Dd Bk 1976 p. 577 |

CHAMPLAIN (4 blocks)

Location:

Including: St. Jean, Marquette, St. Laurence, St. Margaret, St. Celeste,
Champlain
Florissant, Missouri 63031

Owner: Fischer & Frichtel, Inc., Edward F. Fischer, pres.
Surveyor: The Sterling Engineering & Surveying Company
Sterling R. Kennedy

Real Estate Agency:

Plat Date: May 17, 1949; October 4, 1949;
November 15, 1949; February 7, 1950

Legal Description:

| | | | |
|---------------------------------|--------------|-----------------|-------------------|
| Lot 41 of St. Ferdinand Commons | No. 1 | <i>Block:</i> 1 | <i>Lots:</i> 1-43 |
| Township 47 North | No. 2 | <i>Block:</i> 2 | <i>Lots:</i> 1-45 |
| Range 6 East | No. 3 | <i>Block:</i> 3 | <i>Lots:</i> 1-22 |
| City of Florissant | No. 4 | <i>Block:</i> 4 | <i>Lots:</i> 1-42 |
| St. Louis County, Missouri | | | |

Description:

Champlain's planning is at its most abstract a rectangular grid of one column and four rows. Defining the column is St. Jean on the west and Marquette on the east. St. Celeste, Margaret, St. Laurence, and Marquette run east west and all but St. Laurence connect the two. St. Laurence is the exception as it starts east from St. Jean, curves to the north after 8 lots and connects perpendicularly with Marquette. Champlain is bounded by St. Ferdinand Park on the west and north and by Champlain Florval Park (platted by Sterling in Block 3 for the public) on the east. In general, lots have 60' frontages, are 130' in depth, and contain 30' building lines. It is composed of four "blocks" platted separately but each within a year of the first. 10' easements are located in the back of every lot and streets are 50' wide without sidewalks.

Four examples of postwar semicircular corners and cul-de-sacs are found in Champlain. Semicircles can be found at the junction of St. Jean and Marquette, the curve of St. Laurence, along St. Celeste, and the cul-de-sac of Champlain Court found off of St. Celeste. These "phenomena" are directly linked to the functional concept of fitting as many lots as possible onto an area of land while maintaining larger lots distinguished from their urban counterparts. In Champlain, the corners of St. Jean & St. Laurence are textbook designs. These circular "growths" provide much more frontage than an ordinary curve. At St. Laurence, for example, a continuous curve would provide a 60-foot frontage for only two, maybe three, lots. But with this additional semi circle, five lots fit the same land area. The frontages are only 30-50', well under the typical 60' found throughout Champlain, but compensated by a larger setback (50'). This results in a higher number of lots to land ratio and inward corner lots which achieve continuity and avoid awkwardness.

Along St. Celeste, a different condition exists but the same fundamental concept occurs. This area of land is “block 4”, the last part of Champlain platted. This area, even though it’s located closest to the main thoroughfare of Manchester, was probably subdivided last because of the several conditions needing consideration. First of all, the historic building of the Schackelford House occupies the southwesternmost part of the subdivision. St. Celeste Drive is located south of the house and the resulting east-west road for the subdivision created a block between 360’– 430’ wide. The resulting lots, if consistent with the other Champlain lots, would be a waste of land. Champlain Court, a cul-de-sac, and a semi circular addition provide resolution by cutting into this wide block and creating circular frontages. The lots face the center of the semicircles and contain triangular angles in the back part of the lots. Frontages are about 25’ with setbacks placed at 50’. Where only 15 typical (yet oversized) rectangular lots would normally fit, Sterling fits 25. While the planning is complex, the result is efficient and occupiable.

Unlike some postwar subdivisions such as Airshire Acres addition where the corner lots of blocks are rectangular and oriented with the lots adjacent, Champlain creates triangular lots which orient themselves to the road around curves and turns. This creates views from the road which never reveal the sides of residences but always front façades. This is a direct result of the subdivision technique and numbering system that Sterling uses in its plats. Typically, *blocks* are identified as areas surrounded completely by streets, and lot numbers are sequenced within these blocks. In Champlain, “block one” is defined as the first plat of the subdivision, a concept usually termed by “part” or “section.” The lots on “block one” are then labeled sequentially from 1 to 43 regardless of their placement on different *blocks*. One could potentially take a pencil and connect the centers of each lot sequentially on each “block” and never leave the paper, creating a sinusoidal curve pattern. In most St. Louis postwar subdivisions containing two or more parts or sections platted at different times, a single plat distinguishes several blocks even if the complete block isn’t defined on the plat. This continuous numbering of lots roots itself into the continuous curving of lots to face the street at every corner and curve.

Siting of the individual houses pays close attention to the relation of the residence to the street. Champlain is positioned on a small rolling hills type of terrain. Marquette is a good example of the solution to neighboring houses on a slightly inclined grade. Marquette rises close to 50’ from east to west but each individual lot along Marquette is completely flat with a slope of 0. Fischer & Frichtel, via Sterling, terraced the subdivision along these hills so each lot was flush with the road. Terracing was used for several reasons. Chances are, these houses were built with slab foundations meaning the house sits directly on a flat slab of concrete just below the surface. A slight grade would expose the east part of the slab and even underneath it or tuck part of the house into the hill in the west. This would lead to a complexity in design solutions and a higher cost of construction. The easiest solution would be to have a consistent design and construction technique that could be easily repeated. This resulted in manipulating the terrain to cater to the ease of construction. The result is quite successful.

The houses themselves are intensely modern and streamline for the postwar period. The typical gabled or hipped roofs of the ranch and cape cod styles are replaced by a flat, slightly slanted roof. The exposed rafters extend two feet beyond the walls and are slightly tapered. The fascia however is still 8 inches thick, creating a heavy yet sleek roof. Windows facing the street have substantial muttons angling out towards the street

and express the vertical. Some residences have attached garages when lot size permits while others have detached garages located behind the house. Driveways were originally gravel as still found on Champlain Court but most have been paved since construction. Despite these fascinating modern design elements, the most interesting element may be the colors used in this subdivision although only a few original combinations survive. 17 Marquette uses slate blue siding with yellow highlights; 21 Marquette uses gold with brown highlights; and 24 St. Margaret uses pumpkin with brown highlights. Subtler whites and light blues have replaced the colors of many of the houses. Only a handful of houses have been altered further. Some have replaced the streamlined flat roofs with gabled roofs while others have even added a second floor or two-story addition.

History and Significance:

Champlain is an extraordinary example of postwar housing. It follows every preconception of postwar mass manufacturing of housing. Every single residence design is one of two, maybe three, optional floor plans with variety resulting from variances of color, composition, and orientation. The modern, streamlined designs are unique in St. Louis and nationally.

Significant are the parks on three sides, along with the historic building.

Notable Individuals:

Fischer & Frichtel, Sterling

First Sales:

Champlain (Block 1) Warranty Deeds

| | | | |
|-----------|--------|-------------------------------|-----------------------|
| 8/29/1949 | Lot 4 | Rudolph Boyer & wf. | Deed Book 2507 p. 534 |
| 8/30/1949 | Lot 2 | Charles E. Reed & wf. | Deed Book 2497 p. 625 |
| 9/9/1949 | Lot 5 | Joseph Bussin & wf. | Deed Book 2555 p. 144 |
| 9/9/1949 | Lot 6 | Vernon L. Ivester & wf. | Deed Book 2562 p. 436 |
| 9/12/1949 | Lot 41 | Vincent Palazzolo & wf. | Deed Book 2596 p. 140 |
| 9/12/1949 | Lot 8 | Neal L. Imath? & wf. | Deed Book 2530 p. 625 |
| 9/13/1949 | Lot 7 | Hiram W. Eugelage & wf. | Deed Book 2562 p. 446 |
| 9/13/1949 | Lot 40 | Charles A. Brown | Deed Book 2529 p. 515 |
| 9/13/1949 | Lot 42 | Ishuael Kempf & wf. | Deed Book 2556 p. 585 |
| 9/13/1949 | Lot 3 | Glen R. Childs & wf. | Deed Book 2562 p. 450 |
| 9/13/1949 | Lot 1 | William G. Loveridge Jr. & wf | Deed Book 2534 p. 577 |
| 9/14/1949 | Lot 9 | Eugene Ebbsmeyer & wf. | Deed Book 2574 p. 201 |
| 9/20/1949 | Lot 10 | Joseph J. Heithaus & wf | Deed Book 2568 p. 442 |
| 9/20/1949 | Lot 37 | James A. Green Jr. & wf. | Deed Book 2600 p. 154 |
| 9/20/1949 | Lot 39 | Kenneth H. Arnsmeyer & wf. | Deed Book 2570 p. 423 |

Champlain (Block 2) Warranty Deeds

| | | | |
|------------|-------|------------------------|-----------------------|
| 12/21/1949 | Lot 1 | William G. Marsh & wf. | Deed Book 2553 p. 598 |
|------------|-------|------------------------|-----------------------|

| | | | |
|------------|--------|-------------------------|-----------------------|
| 12/21/1949 | Lot 18 | James C. Berry & wf. | Deed Book 2673 p. 263 |
| 12/21/1949 | Lot 3 | Cletus J. Siebert & wf. | Deed Book 2623 p. 264 |
| 1/6/1950 | Lot 15 | Henry H. Wood & wf. | Deed Book 2627 p. 386 |
| 1/6/1950 | Lot 2 | Arthur A. Glick & wf. | Deed Book 2627 p. 388 |

Champlain (Block 3) Warranty Deeds

| | | | |
|------------|--------|----------------------------|-----------------------|
| 7/17/1950 | Lot 4 | Raymond A. McArdle & wf. | Deed Book 2730 p. 391 |
| 8/18/1950 | Lot 5 | W. Charles Lewis & wf. | Deed Book 2674 p. 506 |
| 10/2/1950 | Lot 10 | Ralph R. Reguier? & wf. | Deed Book 2739 p. 283 |
| 10/2/1950 | Lot 9 | Thomas D. Ellis & wf. | Deed Book 2739 p. 284 |
| 10/2/1950 | Lot 6 | John I. Velasco & wf. | Deed Book 2731 p. 187 |
| 10/2/1950 | Lot 11 | Mack Elwood & wf. | Deed Book 2739 p. 285 |
| 10/6/1950 | Lot 20 | Rudolph L. Stadnick & wf | Deed Book 2735 p. 387 |
| 10/6/1950 | Lot 19 | Harry C. Eurrie? & wf. | Deed Book 2733 p. 530 |
| 10/13/1950 | Lot 14 | Florence Reetz | Deed Book 2727 p. 281 |
| 10/13/1950 | Lot 17 | Glen Ewens & wf. | Deed Book 2795 p. 22 |
| 10/13/1950 | Lot 15 | John H. Reutner & wf. | Deed Book 2797 p. 11 |
| 10/13/1950 | Lot 18 | Charles E. Brown Jr. & wf. | Deed Book 2793 p. 18 |

Champlain (Block 4) Warranty Deeds

| | | | |
|-----------|--------|-------------------------------|-----------------------|
| 7/3/1950 | Lot 8 | Jack W. Bunch & wf. | Deed Book 2692 p. 349 |
| 7/3/1950 | Lot 4 | Steve Gabcic & wf. | Deed Book 2629 p. 529 |
| 7/3/1950 | Lot 2 | Stewart K. Johnson & wf. | Deed Book 2754 p. 99 |
| 7/3/1950 | Lot 7 | R.L. Rosebrough Jr. & wf. | Deed Book 2686 p. 583 |
| 7/7/1950 | Lot 1 | Matthew J. McFatridge & wf. | Deed Book 2760 p. 14 |
| 7/7/1950 | Lot 11 | John J. Spiesz Jr. & wf | Deed Book 2752 p. 135 |
| 7/7/1950 | Lot 3 | Gordan E. Sullivan & wf. | Deed Book 2750 p. 129 |
| 7/7/1950 | Lot 10 | Walter E. Smith & wf. | Deed Book 2673 p. 379 |
| 7/7/1950 | Lot 12 | John W. Scott & wf. | Deed Book 2751 p. 119 |
| 7/7/1950 | Lot 6 | Richard G. Hagerty & wf. | Deed Book 2737 p. 176 |
| 7/17/1950 | Lot 14 | Richard C. Krueger & wf. | Deed Book 2547 p. 622 |
| 7/17/1950 | Lot 16 | Richard W. Kleinschmidt & wf. | Dd Bk 2687 p. 145 |
| 7/17/1950 | Lot 17 | Lawrence R. Butler | Deed Book 2754 p. 176 |

CLAYSHIRE

Location:

Bounded by Clayton, Brentwood, and Gay
Including: Haddington, Langton, Colmar Halifax, Francis,
Roxburgh, Sudbury, Whitburn, and Clayshire
Clayton, Missouri 63105

Owner: Walter A. Beck
Surveyor: Elbring Surveying Company
August Elbring
Real Estate Agency: Clayshire Realty & Construction Company
Plat Date: March 19, 1945

Legal Description:

| | | |
|-------------------------------|-----------------|-------------------|
| United States Survey No. 1919 | <i>Block:</i> 1 | <i>Lots:</i> 1-12 |
| Township 45 North | 2 | 1-28 |
| Range 6 East | 3 | 1-12 |
| City of Clayton | 4 | 1-19 |
| St. Louis County, Missouri | 5 | 1-15 |
| | 6 | 1-22 |
| | 7 | 1-10 |
| | 8 | 1-17 |

Description:

Clayshire subdivision can be summed up as an area with four definitive areas: commercial buildings, multiple unit dwellings, ranch-style single-family residences, and colonial revival single-family residences. The subdivision is located on a relatively flat plot of land defined by two drainage creeks, one bisecting east-west and the other segregating the southwestern corner (Haddington Court). Entry to the main subdivision today is off Clayton Road onto Clayshire Drive. Lots along Clayton Road (Block 2, Lots 1-6 and Block 3, Lots 10-12) have access directly to the well-traveled Clayton Road and are zoned for commercial use. All other lots are internalized within the subdivision. The subdivision begins at the T-intersection of the 250-foot long Clayshire Drive and Whitburn Drive.

The southern half (defined by the drainage creek to the north) of the subdivision consists of Whitburn, Sudbury, Rosburgh and one-third of Francis and excluding Haddington Court. This area is occupied by four-family apartment buildings on 75 lots. These buildings are symmetrical, two-story apartments with a central front door, foyer and hallway. Their facades are brick and most have asphalt-shingled gabled roofs. Each condominium occupies close to three original lots as subdivided in the March 19, 1945 plat. The first floor of the apartment is raised close to three feet in grade to create more room for basement parking which is accessible through a side one-car garage door and a drive decreasing in grade.

North of the drainage creek is the single-family residential area consisting of Halifax Langton, Colmar, and two-thirds of Francis. These one-story ranch-style

residences are asymmetrical and faced with brick. Most have asphalt-shingle gabled roofs with extruded gabled bays while others have hip roofs. On the gabled-roof ranches, wood shiplap siding covers the triangular area above the first story brick, and decorative shutters flank the horizontal case windows. Most have at least a stoop preceding the front door while others have either gabled or hipped porches. The majority of ranch houses have attached one-car garages facing the street while very few others have carports located in the back of the lot.

The last area of Clayshire is extremely unique. In the southwest corner of the plat and inaccessible from the main subdivision, Haddington Court feels like a neighborhood unto its own. It is completely surrounded by trees, has long irregularly shaped lots, and is accessible only by Clayton Road. Aside from its postwar cul-de-sac, these dozen houses seem like a prewar subdivision in many ways. The residences themselves are two-story colonial revival, much like their prewar counterparts. They are symmetrical consisting of three front bays and two side bays, and there is no emphasis on the horizontal like other postwar subdivisions. Garages are either located in the basement via a one-car side garage door or in a separate building behind the house. Black shutters, white casement windows, and white Georgian front doors accent the brick facade. All 12 houses are completely identical with the exception of the porticos, which vary only between a triangular or flat pediment and the location of the garage.

History and Significance:

Owner Walter A. Beck established Clayshire Subdivision on May 19, 1945. The owner and legal holder of the notes secured by the Deed of Trust was O.R. Hammer. The surveyor was August Elbring of the Elbring Surveying Company. The realtor of the subdivision was Clayshire Realty & Construction Company, "an organization formed by Walter A. Beck, Jack Portnoy and others." This 60 acre tract of land was purchased from the Davis Estate in 1944. The subdivision was organized around 110 lots of individual residences, 75 lots for multiple-unit dwellings, 12 lots for commercial or neighborhood stores. The southeastern 5 acre corner was zoned for public use for future required development such as a school, church or playground. Frontages will range from 65-100 feet and lot depth will average 150 feet. Walter A. Beck based the ranch-style area around 10 basic plans, which were all reviewed and approved by a board of trustees "to maintain a standard of construction."

It appears that advertisements for the subdivision did not appear in the Post until November 4, 1945. On this day on page 9C an ad for the subdivision reads: "Clayshire has Location, Beauty, Low Price, Ready for Building Now." It says the subdivision is ready for "modern ranch-type homes on large lots." It does not say who ran the ad, although it can be assumed Walter A. Beck ran it. According to the ad, the subdivision can sell you a lot, furnish plans, build your house, and provide financing. This same ad was repeated one week later on November 11, 1945.

Similar ads followed regularly in the Post Dispatch. On page 9D, on December 2, 1945, an ad appeared which read: "Marvelous sales record in Clayshire. Why? Location, Beauty, Restrictions, Low Price, Clayshire is ready now. Build your home on that beautiful hillside immediately." A brief paragraph, similar to the one found on Nov. 4 and 11, follows this heading. The ad is repeated word for word on December 9 and 16, although the ad itself is given more space.

A different, although still similar advertisement, first ran in the Post on page 6D on December 30, 1945. This ad begins with: "START THE YEAR OFF RIGHT – You can save at least \$500 on your lot if you buy before the great building boom now being prepared gets under way..." This ad was repeated every Sunday at least through January 27, 1946.

Clayshire is a highly significant subdivision. It features four approaches to postwar life in a single neighborhood. Commercial fronts the street while multi-unit buildings provide a buffer for the single-family residences. Two story homes, extremely rare for postwar housing, are set into the privacy of Haddington Court. Clayshire is very much left in tact and has high integrity.

Notable Individuals:

Walter Beck was also the owner of Moorlands and Lake Forest, working also as a contractor for both.

First Sales:

Clayshire Subdivision was laid out in one large plat. Here are some of the first sales in the subdivision. All sales were in the name of Walter A. Beck.

| | | | |
|------------|-------------------|-------------------------------|---------------------|
| 5/24/1945 | Lot 4 pt 3 Blk 2 | Edward H. Higgenbotham | Deed Bk 2052 p. 449 |
| 6/16/1945 | Lot 5 & 6 Blk 2 | Clayshire Realty & Const. Co. | Deed Bk 2067 p.435 |
| 6/21/1945 | Lot 12 & 13 Blk 2 | Clayshire Realty & Const. Co. | Deed Bk 2096 p. 152 |
| 7/21/1945 | Lots... | Clayshire Realty & Const. Co. | Deed Bk 2089 p. 439 |
| 7/24/1945 | Lot 1 Blk 4 | Clayshire Realty & Const. Co. | Deed Bk 2095 p. 206 |
| 9/17/1945 | Lot 4 Blk 4 | Clayshire Realty & Const. Co. | Deed Bk 26?32 p. 8? |
| 9/17/1945 | Lots 2 & 3 | Clayshire Realty & Const. Co. | Deed Bk 2080 p. 385 |
| 10/27/1945 | Lots 7 & 8 Blk 2 | Izelle Rimmermann | Deed Bk 2100 p. 638 |
| 11/19/1945 | part Lot 3 Blk 2 | John F. Fuhrer & wf. | Deed Bk 2147 p. 114 |
| 11/28/1945 | Lot 15 Blk 2 | Clayshire Realty & Const. Co. | Deed Bk 2147 p. 114 |
| 12/20/1945 | Lot 20 Blk 2 | Harvey Pasco & wf. | Deed Bk 2090 p. 595 |

CLAYTON GARDENS NO. 2, 3, 4

Location:

Bounded by Lafon, Forsyth, Maryland, Gay
Including Kingsbury, Topton, Lancaster, University, and Crandon
Clayton, Missouri 63105

Owner: Alex F. Weber

Surveyor: Pitzman's Co. of Surveyors and Engineers
A. Fred Helmkampf

Real Estate Agency: Shaw & Francis Inc., Realtors

Plat Date: June 18, 1945; October 27, 1945; May 22, 1946

Legal Description:

| | | | |
|-------------------------------|--------------|------------------|-------------------|
| United States Survey No. 1919 | No. 2 | <i>Block:</i> 10 | <i>Lots:</i> 1-5 |
| Township 45 North | | 16 | 1-12; 14-20; 'B' |
| Range 6 East | | 17 | 1-14; 16-28; 'A' |
| City of Clayton | | 18 | 1-18 |
| St. Louis County, Missouri | No. 3 | <i>Block:</i> 10 | <i>Lots:</i> 6-18 |
| | | 11 | 1-14 |
| | | 12 | 1-5 |
| | | 14 | 1-7; 'C' |
| | | 15 | 1-10 |
| | | 16 | 21-28 |
| | No. 4 | <i>Block:</i> 12 | <i>Lots:</i> 6-23 |
| | | 13 | 1-12 |
| | | 14 | 8-14; 'D' |
| | | 15 | 11-18 |

Description:

Clayton Gardens 2, 3, and 4 was subdivided into 173 lots with 30' setbacks, walks 10' wide, and a triangular park area connecting the irregular curve of Kingsbury Blvd and Topton Way. The planning of Clayton Gardens 2, 3, and 4 is based on two curving motions on a sloping grade, creating an irregular "grid." To the east is the original Clayton Gardens composed of a rigid rectangular grid of two-story colonial revival houses. Its only exception to this rigidity is the bordering boulevard of Forsyth to the west which starts north from Maryland and gradually curves west. Gardens 2, 3, and 4 literally become curving extensions of the original gardens through its planning. When the east-west streets of Pershing, Kingsbury, and Stratford of the original Gardens terminate at Forsyth, the continuing streets of Brighton, Topton and an interrupted Lancaster in Gardens 2, 3, and 4 start perpendicular to the curving Forsyth and curve to the south to meet Maryland. Forsyth eventually intersects Lafon to become the Northern border of the subdivision. Kingsbury runs parallel to Forsyth from Topton to Gay, a small attempt to have one boulevard from downtown to continue through the Gardens addition. This network of curving streets provides for blocks which are in essence comparable to a rectangular grid block both in size and organization. Interesting lot

dimensions occur at block corners such as triangles and pentagons because of these two intersecting curves.

Residences are consistent with most postwar housing ranch types. Set on larger lots compared to even those of Clayton Gardens, the houses are one-story and emphasize the horizontal rather than the vertical. They are asymmetrical and have little detailing unlike their prewar counterparts. Their main fenestration is horizontal casement windows facing the street and large picture windows out back. Exterior cladding consists mostly of bricks, a signifying element of all historical St. Louis region architecture. Some display horizontal strip wood siding which most recently has been replaced with aluminum siding to prevent decay and rotting. The roofs of this subdivision are low-pitched and gabled with a few having extruded gabled bays in the front. Instead of the typical postwar one-car garage or carport attached to one end of the house, every Clayton Gardens Addition house has a side drive leading to the back lot where a carport or garage is located. Unlike most subdivisions that people usually associate with postwar such as Levittown, Clayton Gardens 2, 3, and 4 are not based off a plan that is modified in two or three ways to provide for variance within the subdivision. These houses are very individual in terms of each other. Wherever one proceeds through the curving streets, a front façade is never repeated and relation to the street is individual to each lot.

History and Significance:

The land Clayton Gardens 2, 3, and 4 occupy presently was once part of the large Davis Estate. Originally the 700-acre Davis farm on the edge of Clayton, this land was the property of J.C. Davis of the dry goods company Samuel C. Davis and Sons. Davis was a large stockholder in the Forest Park and Clayton streetcar line and was very optimistic in the future of Clayton. In 1895, Samuel C. Davis, J.C.'s son, bought the house which Ralph Clayton had lived in (later lived in by Edward Whittaker, president of Boatman's Bank and whose daughter Emma married Samuel). When it burned it was a model home for the Davis Realty Company and the land was later subdivided for sale. At the time of World War II, the three sons of J.C., Sam, John and Dwight owned the Davis Estate jointly. Dwight was most well known for being Governor-General of Philippines under President Coolidge and Secretary of War under President Hoover. This is the same Davis Estate from which Mayor Charles A. Shaw had acquired land from for the Clayton city park, Shaw Park. The Davis Estate, with Samuel C. Davis presiding as president, owned the original Clayton Gardens and developed the prewar subdivision through the real estate company Shaw & Francis, not so coincidentally the same Shaw as was Clayton's mayor from 1933-1940.

The 48 acres of the three Clayton Gardens additions were purchased by Alex F. Weber from the Davis Estate. All three were also later subdivided by Pitzman's Co. of Surveyors & Engineers into the final planning that can be seen today.

The 19 acres of Clayton Gardens #2 was purchased from the Davis Estate by a syndicate headed by Jacob Rubin & Sons for subdivision in May of 1945. Title was taken in the name of Alex F. Weber. The Barngrove Realty Co. and Shaw & Francis Inc. were agents handling the sale and Shaw & Francis would then be responsible for the resale of the property after subdivision. The subdivision was advertised as developing ranch style houses on lots with 65 –100 foot frontages. Clayton Gardens 2 was platted on June 18, 1945 and subdivided by Pitzman's Co. of Surveyors & Engineers, represented

by A. Fred Helmkamp. Gardens #2 consisted of Forsyth Blvd, Brighton Way, Topton Way, Kingsbury Blvd. and 7 lots on Lancaster Drive including Lots 'A' and 'B' facing Maryland. An October 10, 1946 Post Dispatch article states that Jacob Rubin & Sons is the developer and builder in Clayton Gardens 2 and are working with "many modern designs .. in development of subdivision."

Presumably Alex F. Weber purchased Garden 3 through the syndicate Jacob Rubin & Sons who were under option of the remaining acreage. The addition was platted on Oct. 27, 1945 again by Pitzman's co. of Surveyors and Engineers, represented by Helmkamp. Gardens 3 consisted of 7 blocks of lots along Lancaster, Kingsbury, Crandon, Lafon and Gay including a lot 'C' along Maryland. In early November, Tweldotte Corporation purchased about "5000 front feet" from Alex F. Weber for building "ranch-type" homes. John Gross who was currently building residential duplexes in the Gardens area was listed as the builder on these lots. This transaction was handled by Jacob Rubin & Sons.

Clayton Gardens 4 was acquired by Jacob Rubin & Sons under option while title holding was in the name of Alex F. Weber. This land was also purchased from the Davis estate through the agency of Shaw & Francis, Inc. in the early fall of 1945. Plat was not filed however until May 22, 1946. Pitzman's Company of Surveyors and Engineers once again subdivided the land through A. Fred Helmkamp. The third addition consisted of 4 blocks of lots located along Crandon, University, and Gay, including a lot 'D' along Maryland.

It should be noted that several original sales of lots were to developers and Shaw & Francis was not necessarily responsible for the building of these lots, but the real estate aspect of the original sale of the lot such as in the case of the Tweldotte Corporation.

Notable Individuals:

Charles A. Shaw was born in Oakland, California in 1897, the son of emigrants from Italy and Switzerland, Shaw was orphaned at seven after his parents had passed. He was later adopted by a schoolteacher and attended school in the Berkley area, eventually attending the University of California. Shaw co-founded Shaw & Francis, Inc. in 1922 after complete a stint in the United States Army and Officers Training Camp in World War I. Slight evidence points to Estel W. Francis as the other founder who lived at 7506 Wydown, next door to the Shaws at 7500 Wydown. He then proceeded to serve for 7 years as mayor of Clayton, developing his most notable project, Shaw Park. During World War II, he was personally responsible for organizing Missouri as a single air raid warning organization and was raised to the rank of Colonel. After he declined candacy for another term as Clayton's mayor in 1940, Shaw declared candicy for the Republican primary for United States Senator. He did not succeed however. On October 20, 1947, Charles A. Shaw died at the age of 50 from a heart attack induced by a cerebral hemorrhage. He was the Board chairman of First National Bank of Clayton and former president. He was the State director of Air Warning Service and President of the Board of Trustees of Faith Hospital. In addition he served as director of the Better Business Bureau of St. Louis and of the St. Louis Real Estate Board and St. Louis County Real Estate Board. Involved in a large portion of development for the city of Clayton, Shaw & Francis was responsible for several noteworthy subdivisions in St. Louis County: Lake

Forest in Richmond Heights, Claverach Park, Moorlands Addition, Blue Ridge Terrace, Wydown Court, Davis Place, and Delprice & Delcrest in University City.

A notable architect in the development of Clayton Gardens No. 3 was John Calvin Gross. Gross developed his first subdivision in 1933 during the midst of the depression. He introduced the ranch house as the single most popular architectural medium in residential construction. He was associated “with numerous developments, including war housing and war plants in World War II, and his reputation has been national in scope since his erection of the “Blandings’ Dream House.” Gross was born in St. Louis on November 13, 1906. His father, Edward Gross in 1946 was associated with the Laclede Bond and Mortgage Company, the same company responsible for coordinating the Deeds of Trust for all three Clayton Garden additions. John Gross was responsible for building the prewar subdivisions of Webster Acres, Webster Woods, and Webster Gardens. In Webster Gardens in 1939, Gross introduced the ranch house. In World War II, he developed mainly war and defense housing and small plants. Following V-J Day, he constructed Hillvale Park in Kirkwood with James P. Wilson and apartment buildings in Clayton’s Parkside area. Clayton Gardens, his largest project, came next. Gross designed the houses in 1948, creating a subdivision worth over five million dollars. He then proceeded with Oak Manor in Webster Groves, Long Meadows, and Huntleigh Woods in Frontenac. For all of his success, he was named to build the “Life” magazine house in St. Louis in 1938. In 1948, he built the “Blanding’s Dream House,” which attracted more than one hundred thousand visitors.

First Sales:

Some of the first sales are as follows; the Davis Estate sold all:

| | | | |
|---------|--------------|------------------------|------------------|
| 7/21/37 | Lot 1 Blk 3 | Rose Lombardo | Dd Bk 1488 p.17 |
| 9/1/37 | Blk A | Vincent C. Sigillito | Dd Bk 1467 p.471 |
| 9/27/37 | Lot 23 Blk 6 | Edwin W. Buchanan & wf | Dd Bk 1486 p.191 |

Other sales of the lots contained an affidavit as well as a warranty deed:

| | | | |
|----------|--------------------|-----------------------------|-------------------|
| 10/29/37 | pt lot 12 Blk 3 | Ben Tzinberg & wf. | Dd Bk 1470 p. 586 |
| 11/23/37 | Lots 21 & 22 Blk 5 | Aurea C. Daly | Dd Bk 1500 p. 97 |
| 2/14/38 | Lot 28 Blk 6 | Paul R. Heaney & wf. | Dd Bk 1499 p. 89 |
| 7/13/38 | Lot 6 Blk 6 | Fred F. Schiller Const. Co. | Dd Bk 1495 p. 602 |
| 7/25/38 | Lot 9 Blk 7 | Aurea C. Daly | Dd Bk 1537 p. 276 |
| 1/9/39 | Lot 15 Blk 5 | Alonzo P. Hunicke & wf. | Dd Bk 1570 p. 127 |
| 6/26/39 | Lots 31 & 32 Blk 7 | Oscar W. Earickson & wf. | Dd Bk 1580 p. 414 |
| 12/26/39 | Lot 12 Blk 5 | Walter Cole | Dd Bk 1624 p. 392 |
| 7/27/40 | Lot 17 Blk 6 | Henry E.R. Meyer & wf. | Dd Bk 1698 p. 121 |
| 12/18/40 | Lot 10 Blk 5 | Joseph Leopold | Dd Bk 1689 p. 496 |
| 4/28/41 | Lot 2 Blk 7 | Marie C. Pine | Dd Bk 1736 p. 554 |

Many of these sales were to developers and can be traced to the selling to the actual homeowner. Aurea & John Daly apparently developed a several lots in Clayton Gardens. After buying lots from Davis Estate, they made the following sales:

| | | | |
|---------|--------------|-----------------------|-------------------|
| 8/24/38 | Lot 20 Blk 5 | Claude E. Combs & wf. | Dd Bk 1563 p. 5 |
| 4/1/39 | Lot 21 Blk 5 | John W. Sears & wf. | Dd Bk 1608 p. 119 |
| 8/9/39 | Lot 9 Blk 7 | Howard B. Keath & wf. | Dd Bk 1621 p. 271 |
| 6/27/41 | Lot 7 Blk 4 | Davis Estate | Dd Bk 1751 p. 456 |

COUNTRY CLUB HILLS ADDITION

Location:

Bounded by Eunice and McLaran
Including: Curry, Reamer, Sunbury, Esterbrook, Sharon,
Ralston, Embury, Greenport, and Pleasant
Country Club Hills, Missouri 63121

Owner: Schuermann Building and Realty Co.
Norman R. Schuermann, President

Surveyor: Clayton Surveying & Engineering Co.
E.P. Kronsberg

Real Estate Agency:

Plat Date: August 6, 1945; November 19, 1945; April 10, 1946

Legal Description:

| | | |
|---|------------------------|-----------------------|
| Blocks 7, 8, 13-21 Country Club Homesites | Plat 1 Block: | <i>Lots:</i> 1-5; "A" |
| Township 46 North | Plat 2 Block: 1 | <i>Lots:</i> 1-15 |
| Range 7 East | 2 | 1-28 |
| City of Country Club Hills | 3 | 1-12 |
| St. Louis County, Missouri | Plat 3 Block: 2 | <i>Lots:</i> 29-45 |
| | 3 | 13-38 |
| | 4 | 1-36 |
| | 5 | 1-7 |

Description:

Country Club Hills Addition can be summed up into two main roads and six cul-de-sacs. Sharon, Sunbury, and Esterbrook provide main thoroughfare to the subdivision and Reamer, Pleaseway, Greenport, Ralston, Embury and Sharon reach out into the rest of the land, creating slightly more private lots. A park exists in the northeastern area of the subdivision along a sewer easement. It is highly used and well maintained. It occupies close to 1/5 of the land in Country Club Hills. The lots range in frontage from 35' to 60' with depths ranging from 80' to 120'. The setback is a modest 25' and rear easements are 5'. There are no sidewalks, parking is along the street, and the trees are similar in age to the subdivision.

The homes are varied within four set designs, all of which share similar characteristics. They are all cape cods with a majority of them 3 x 2 bays. Residences are clad with original siding and some with stone highlights. The front door is central to the home and double hung windows occupy all facades. The roofs are medium slope hip with some possessing front gable bays. All have attached garages and steps leading up to the front door. Some possess front porches. Architecturally, they are bare and simple.

History and Significance:

Country Club Hills Addition is not a historically significant subdivision. Its planning is interesting because of the heavy use of cul-de-sacs but the homes are plain.

The subdivision as a whole is not well maintained (save for the park) and gaudy additions like second stories and side rooms destroy much if any integrity. Country Club Hills was involved with FHA funds however.

The park is the primary contributing factor to this subdivision's significance.

Notable Individuals:

Schuermann – built Velda Village and Velda Village Hills.

Advertisements and First Sales:

Country Club Hills Addition is actually the resubdivision of Country Club Homesites. The subdivision of Country Club Homesites was platted on June 24, 1929. The first plat of Country Club Hills Addition was platted on August 6, 1945. There were three separate plats and all were owned by Schuermann Building & Realty Co., with Norman R. Schuermann as the president, and Lee C. Schuermann as assistant secretary.

There was quite a bit of advertising for "Country Club Hills" in the early 1940's. Since there is no subdivision actually named "Country Club Hills" we can assume this is for Country Club Hills Addition. But advertising for Country Club Hills appeared as early as 1942, and Country Club Hills Addition was not platted until 1945. Clearly more research is needed to sort these facts out.

An advertisement which appeared on March 9, 1947, on page 19D in the St. Louis Post Dispatch, is probably for our subdivision. The advertisement states: "Attention, Veterans! New Homes \$8150 and up in Country Club Hills. Tile kitchen and bath, gas forced air heat, automatic gas water heater, attached garage, concrete driveway, lot sodded, concrete streets, sewers, and street lights. Available on G. I. Loans." The ad was ran by Schuermann Building and Realty Co.

This same ad was repeated on March 16, 1947.

Here are some of the sales in Country Club Hills Addition:

Country Club Hills Addition Plat 1 (8/6/1945):

| | | | |
|-----------|-------|----------------------------|-----------------------|
| 5/25/1946 | Lot 1 | John H. Widdop & wf. | Deed Book 2202 p. 168 |
| 5/29/1946 | Lot 6 | Walter C. Sprinmeier & wf. | Deed Book 2170 p. 578 |
| 5/31/1946 | Lot 7 | Carl B. Schilligo & wf. | Deed Book 2210 p. 234 |

Country Club Hills Addition Plat 2 (11/19/1945):

| | | | |
|-----------|--------------|--------------------------|--------------------------|
| 6/20/1946 | Lot 3 Blk 2 | Norman A. Krause & wf. | Deed Book 2141(?) p. 316 |
| 6/20/1946 | Lot 2 Blk 2 | Allen W. Blodgett & wf. | Deed Book 2177 p. 537 |
| 7/18/1946 | Lot 11 Blk 1 | Truman F. Lamar & wf. | Deed Book 2251 p. 100 |
| 8/13/1946 | Lot 14 Blk 1 | Clarence W. Burton & wf. | Deed Book 2161 p. 414 |

Country Club Hills Addition Plat 3 (4/10/1946):

| | | | |
|----------|--------------|-------------------|-----------------------|
| 1/7/1947 | Lot 22 Blk 3 | Albert E. Sheehan | Deed Book 2215 p. 591 |
| 1/7/1947 | Lot 18 Blk 3 | Leonard G. Werner | Deed Book 2209 p. 595 |

| | | | |
|----------|-----------------|-------------------------|-----------------------|
| 1/8/1947 | Lot 15 Blk 3 | Thomas J. Murphy & wf. | Deed Book 2262 p. 181 |
| 1/8/1947 | pt lot 37 Blk 2 | Vaughn K. Medcalf & wf. | Deed Book 2249 p. 409 |
| 1/8/1947 | Lot 14 Blk 3 | Marvin G. Johnson & wf. | Deed Book 2212 p. 514 |

DUCHESNE

Location:

Bounded by Florissant and Highway 66

Including: Duchesne, West Duchesne, N. Dusesne, E. Dusesne,
S. Duchesne, St. Margaret, St. Martha, St. Thomas, St. James
St. Genevieve, and Plaza Duchesne

Florissant, Missouri 63031

Owner: Joseph H. Vatterott

Surveyor: Roland H. Buchmueller

Real Estate Agency: Joseph H. Vatterott Realty and Building Company

Plat Date: August 22, 1946

Legal Description:

| | | |
|---|-----------------|-------------------|
| 116, 117, 104, 105 of St. Ferdinand Commons | <i>Block:</i> 1 | <i>Lots:</i> 1-10 |
| Township 47 North | 2 | 1-73 |
| Range 6 East | 3 | 1-20 |
| City of Florissant | 4 | 1-23 |
| St. Louis County, Missouri | 5 | 1-22 |
| | 6 | 1-17 |
| | 7 | 1-14 |

Description:

The planning of Duchesne consists of an entrance from Florissant and an entrance from Highway 66 to a large ring road within the subdivision. Five courts terminating into cul-de-sacs exist, three of which are within the ring and two of which are outside. The ring road resembles a 1:2 rectangle with chamfered corners. As one proceeds around the ring road, the drive of Duchesne changes corresponding to its compass? direction (i.e. West, North, East, South). The three courts of St. Margaret, St. Martha, and St. Thomas (in order from north to south) originate from West Duchesne and proceed east before terminating at the base of a small ridge running north to south. The other two courts, St. James and St. Genevieve, originate from East Duchesne and proceed east, terminating after about eight lots. The ten lots of block one are located along Florissant Road, seperated from the majority of the subdivision by an easement and concrete water way. The 73 lots of block 2 circumnavigate the north, east and south sides of the ring road between Duchesne Drive and Plaza Duchesne in addition to St. James and St. Genevieve courts. Blocks 3, 4, 5, and 6 are contained within the ring road. Block 4 lines St. Margaret Court starting at the south and west, proceeding east to the cul-de-sac, circling around it, and then returning along the north of the court. Block 3 simply lines the outside of block 4 just as block 4 lines St. Margaret. Block 6 and Block 5 accordingly share the same relationship around St. Thomas as Block 4 and Blocks 3 share with St. Margaret. Block 7 finishes the subdivsion as it lines the outside of the ring road along West Duchesne. Five foot easements exist at the anterior of each lot in addition to setbacks of generally 30' with exception to the cul-de-sacs of St. James, St. Genevie, St Margaret, and St. Thomas. Building lines in these cul-de-sacs are modified to

compensate for the awkwardness of these end lots. Circular apendages exist at the northeast and southeast corners of the Duchesne ring road to provide for larger frontages and consequently a greater number of lots at these sharper curves. Within these semicircles are greenspaces, along with a triangular “park” at St Margaret and circular “parks” within the five cul-de-sacs. These greenspaces create organization within these large open spaces and create a “place” for these otherwise unusable areas.

History and Significance:

Notable Individuals:

First Sales:

Here are some of the examples of the early sales in the subdivision:

| | | | |
|------------|--------------|------------------------------|--------------------------|
| 12/14/1946 | Lot 4 Blk 1 | Kenneth G. Schmitzler & wf. | Deed Book 2212 p. 274(?) |
| 12/14/1946 | Lot 3 Blk 1 | Nathan E. Koch & wf. | Deed Book 2253 p. 442(?) |
| 1/6/1947 | Lot 8 Blk 1 | Albert E. Schwartz & wf. | Deed Book 2173 p. 597 |
| 1/9/1947 | Lot 10 Blk 1 | Glennon R. Vatterott | Deed Book 2280 p. 231 |
| 2/13/1947 | Lot 5 Blk 1 | George Panagos & wf. | Deed Book 2282 p. 201 |
| 3/31/1947 | Lot 15 Blk 2 | Erwin H. Brandt Jr. & wf. | Deed Book 2243 p. 525 |
| 3/31/1947 | Lot 14 Blk 2 | Joseph D. Fleming & wf. | Deed Book 2243 p. 526 |
| 3/31/1947 | Lot 11 Blk 2 | Charles Burke & wf. | Deed Book 2274 p. 71 |
| 4/3/1947 | Lot 7 Blk 2 | Allen E. Northcutt Sr. & wf. | Deed Book 2280 p. 577 |
| 4/15/1947 | Lot 13 Blk 2 | Mason G. Bell & wf. | Deed Book 2276 p. 427 |
| 4/25/1947 | Lot 4 Blk 2 | Carl G. Atteberg & wf. | Deed Book 2278 p. 469 |
| 4/30/1947 | Lot 7 Blk 3 | James W. Prass & wf. | Deed Book 2307 p. 165 |
| 5/21/1947 | Lot 3 Blk 3 | Dave E. Butler(?) & wf. | Deed Book 2260 p. 472 |
| 5/27/1947 | Lot 8 Blk 3 | Stephen A. D. Birdsong & wf. | Deed Book 2310 p. 35 |
| 5/27/1947 | Lot 9 Blk 3 | Robert J. Huneke & wf. | Deed Book 2298 p. 89 |
| 5/27/1947 | Lot 10 Blk 3 | Edward J. Mohr & wf. | Deed Book 2245 p. 625 |
| 5/29/1947 | Lot 4 Blk 3 | Gilbert F. Huesgen & wf. | Deed Book 2289 p. 384 |

ESSEX HILL

Location:

Bounded by Essex and Homer
Including Schubert and Elm Tree
Kirkwood, Missouri 63122

Owner: Michael & Katherine Gabriel
Surveyor: Rapp and Rapp, Surveyors
Homer M. Rapp

Real Estate Agency:
Plat Date: May 2, 1940

Legal Description:

Section 2 *Block:* *Lots:* 1-24
Township 44 North
Range 5 East
City of Kirkwood
St. Louis County, Missouri

Description:

Essex Hill is made up of 8 acres of land in a rectangle along the east-west running Essex Avenue, across the street from Kirkwood High School to the north. Entry from Essex is onto Schubert, a drive only 200' long. Schubert then ends in a "T" intersection with Elm Tree Lane, a street running parallel to Essex. Lots between Essex and Elm Tree are squares of 100' by 100'. There are six square lots in the northeast block of Essex Hill in addition to lot 1, a square block 215' by 215'. To the west of Schubert are six relatively square lots. To the south of Elm Tree Lane are 11 lots with frontages between 74' and 100' and depths between 110' and 135'. On each lot there are 30' setbacks and 5' easements in the rear except lot one on which no restrictions are imposed. Streets are 50' wide with rounded corners and no sidewalks exist.

Houses come in three different styles. All houses are composed of mostly brick with some gables and garages clad with clapboard siding. The first is a standard one-story ranch house. Excluding the attached two-car garage, the main house is 2 bays by 2 bays. Adjacent to the garage is a picture window giving view to the family living area next to which is the front door and a double hung window, giving clues to the entry and bedroom areas within. The roof on these models is hipped. The second model is a one-story ranch house much like the first but on a wider scale. Between the garage and the picture window is now a transition area where a dining nook and laundry facilities exist. Within the same large bay as the picture window is the front door. At the end opposite is the bedroom bay with a wide double-hung window. The roof of this model features a main side gable roof with two front facing gables above the garage and above the picture window/entry bay. The last model is the most stunning. Unlike the one-story ranches common to the post-war era, the most popular model in Essex Hill is a colonial revival two-story. The main dwelling is a 3 bay by 2 bay two-story mass featuring a simple square door surround with a pair of sidelights and either columns or pilasters. Flanking

the central door are two wide double hung windows. Centered in each bay on the second floor are three narrow double-hung windows. Each window has black, non-working shutters. Adjacent to the main house is a one story dining nook and laundry area, next to which is a two- car garage with a front gable. The main house's roof is side gable and asphalt shingled.

History and Significance:

Essex Hill's significance is two-fold, one dealing with an aesthetic distinction and the other dealing with a guideline of trustees responsibility and community restrictions. Unlike all but one other subdivision in this survey, Essex Hill features a large portion of two story residences, something very uncommon during the post war period and its popularity of ranch and cape cod style houses. One-story houses in subdivisions tried to emphasize the difference of living in a large, spacious lot with the peace and quiet of a rural setting against the close proximity and vertical qualities of buildings within an urban environment. For these reasons, one-story ranch houses were the choice of many developers and owners alike to reemphasize the open feel of their new communities. Two-stories were not a common practice.

Michael and Katherine Gabriel are responsible for establishing a formal set of trustees guidelines (Bk. 1717, Pg. 19) and occupancy guidelines to maintain "a first class residential district." Upon a vote of homeowners within Essex Hill where each owner held one vote for each foot of frontage of lot, three trustees were elected for three-year terms in which they held responsibility for approving requests for fences, walls, signage, or building additions. Some restrictions laid out in the April 30, 1940 document are only one house per lot with dwellings being for one-family dwellings only. Each dwelling was to cost not less than \$5500. Residences were to have a pitched or hip roof and garages were to be connected to the house (no outbuildings). The most prevailing restriction however was saved until the end. Unless serving as a residential servant or working for a public utilities company, no one other than of the Caucasian race was to live in Essex Hill. This documents of restrictions was to last 25 years with addendums scheduled for ten-year periods afterward.

Notable Individuals:

Rapp or Gabriel

First Sales:

The following is an example of just some of the sales in Essex Hill:

| | | | |
|------------|--------|----------------------------|-----------------------|
| 7/27/1940 | Lot 3 | Adolph Fleck & wf. | Deed Book 1746 p. 44 |
| 11/16/1940 | Lot 2 | Sheldon E. Risley & wf. | Deed Book 1705 p. 561 |
| 1/22/1941 | Lot 23 | Walter C. Schwentker & wf. | Deed Book 1725 p. 183 |
| 4/30/1941 | Lot 8 | Robert F. Costello | Deed Book 1764 p. 99 |
| 5/21/1941 | Lot 9 | M. P. Roskopf | Deed Book 1759 p. 318 |
| 9/4/1941 | Lot 19 | Joseph F. Wood | Deed Book 1787 p. 407 |
| 9/4/1941 | Lot 10 | Nelson C. Kapfer | Deed Book 1789 p. 390 |

EXMOOR

Location:

Bounded by Clayton
Including Exmoor
Ladue, Missouri 63124

Owner: Robert M. & Helena Sproul Berkley
Surveyor: Elbring Surveying Company
William Elbring

Real Estate Agency:
Plat Date: September 3, 1941

Legal Description:

Lot 8 of Summit Tract
Section 17
Township 45 North
Range 6 East
City of Ladue
St. Louis County, Missouri

Block: *Lots:* 1-12, 14

Description:

Exmoor is composed of just 13 lots arranged around a single street off of Clayton Road and terminates at a circular “park” within a cul-de-sac. The drive descends gradually as it proceeds south before quickly rising in elevation to the cul-de-sac. Lots are of irregular shapes but are in general 130’ by 225’ with 70’-90’ setbacks and 10’ rear easements. While the drive is a narrow 30’, the cul-de-sac has a radius of 50’ and an interior park radius of 20’.

One enters Exmoor through a set of decorative brick and cast iron gates with decorative lamps and an “Exmoor” carving in stone. The houses are 1 and 2-story brick ranches with a heavy colonial revival influence detailed with white clapboard siding and black shutters. Most are 4 or 5 bays across and 2 wide bays deep. Large 9/9 or 12/1 double-hung windows emphasize the 1st floor while 6/6 or 8/8 double-hung windows detail the 2nd story. Door surrounds are rectangular and typically with sidelights, omitting the optional fanlight. Several residences feature front balconies, house-width porches and decorative columns. Roofs are typically side gabled and most attached two-car garages face the rear of the lot. Approach to the lot is developed by the placement of decorative lanterns by the door and a front light post of the same style and scale. While the streets are only 30’ wide and don’t allow for convenient street parking, some residences maintain circle drives for guests. There exist only three 1-story ranch houses, all of which have high-sloping roofs with a variety of dormers for second-floor occupancy. No design on Exmoor maintains picture windows, only double-hungs.

History and Significance:

The Berkleys established a set of restrictions upon the residents and future residents in Exmoor in deed book 1827, page 224 in St. Louis County. Exmoor was to be

“used for high class residential purposes” and this was to be established by creating an outline of electing trustees, their responsibilities, and the means to accomplish these responsibilities. Trustees, accountable for the maintenance of Exmoor Drive, entrance gates, subdivision fences, lighting, sewers, etc., will consist of three residents of Exmoor and serve for terms of three years.

Some restrictions placed on the subdivision’s aesthetic value include the building of single-family units only, the construction of only one residence per lot, and the omission of residents other than the Caucasian race. Residences were to be no less than 22,500 cubic feet in volume and could be one, one-and-a-half, or two-story homes. The trustees were also responsible for the approval of all construction designs, including homes, outbuildings, fences, etc. This restriction would be maintained until January 1, 1970 before revision and then consequently kept for 10-year periods thereafter.

Notable Individuals:

Berkeley; Elbring

First Sales:

The following is an example of some of the sales in Exmoor. All sales before 1948 are in the name of Robert J. Ryan. All sales thereafter are in the name of Berkley Construction Company:

| | | | |
|------------|-----------|---------------------------|-----------------------|
| 9/25/1941 | Lot 2 | Herbert A. Strain | Deed Book 1817 p. 276 |
| 10/23/1942 | Lot 10 | Robert J. Ryan & wf. | Deed Book 1882 p. 461 |
| 11/1/1945 | Lot 6 & 7 | Alfred M. Langenbach | Deed Book 2091 p. 262 |
| 1/14/1948 | Lot 4 | Russell M. White & wf. | Deed Book 2390 p. 458 |
| 1/28/1948 | Lot 12 | Fred P. Rapp & wf. | Deed Book 2393 p. 372 |
| 10/24/1948 | Lot 6 | Lawrence M. Curtiss & wf. | Deed Book 2610 p. 354 |

FERGUSON ACRES

Location:

Bounded by Stein and Florissant
Including: Thatcher and Kroeger
Dellwood, Missouri 63135

Owner: Charles H. Higgins
Ella Higgins

Surveyor: Joyce Surveying Company
Robert J. Joyce

Real Estate Agency:

Plat Date: July 1, 1949

Legal Description:

Southern parts of lots K and M
Jane Chambers Subdivision
Township 46 North
Range 6 East
City of Dellwood
St. Louis County, Missouri

Block: 1 *Lots:* 1-103

Description:

Ferguson Acres is contained within a rectangular plot of land. Through the center of the subdivision cuts Thatcher Avenue, which lies along a pronounced ridge with slopes descending on both sides. As Kroeger, south of and parallel to Thatcher, proceeds west, it slopes downward gradually to a termination point. Midway along each road, a creek bisects the road, creating a rolling hills feel within the subdivision. All lots except 83-103 front these two streets. The remaining lots front Stein and seem disconnected from the subdivision. Lots have frontages typically 100'-120' wide with depths of 170'-200'. Setbacks are 40' and rear easements are 5'. All the lots are wooded in the rear on the downhill slope at the bottom of the ridges. The trees visible from the street appear to be original to the time before the subdivision plat. There are no sidewalks and a majority of parking is along the street.

The styles of the residences are ranches and "truncated" ranches. The organization is 5 wide bays by 2 bays deep or 4 narrow bays by 2 bays deep respectively. These two styles are intermixed considerably. With a large number of variations in brick color and slight design changes (hipped roofs vs. gable roofs, etc.), the typical cookie cutter postwar subdivision look is avoided. On the truncated version, a semi-ornamental wing wall or column on the garage seeks to create an identity. On the gable roofs, vinyl siding and stone are featured as highlights. Both styles feature one picture window and a combination of double-hung windows. Each home has a protruding bay opposite the garage. In addition, all homes have attached single car garages, and some also feature carports.

History and Significance:

Ferguson Acres has a borderline significance as a St. Louis postwar subdivision. The use of only two designs for ease of construction and efficiency of costs are two valuable criteria for distinction. However, the lack of architectural emphasis does not set it apart from countless other county subdivisions. Ferguson Acres is well kept and little alteration has been made to it.

Notable Individuals:

Charles and Ella Higgins; Joyce Surveying.

First Sales:

Charles and Ella Higgins sold the lots in Ferguson Acres to W.L. Kroeger & Son Ins. Co. in a warranty deed dated October 13, 1949 (Deed Book 2626 p. 29). Here are some of the examples of the early sales in the subdivision. All deeds are in the name of W.L. Kroeger & Son Ins. Co.

| | | | |
|-----------|--------|--------------------------|---------------------|
| 4/6/1950 | Lot 5 | Alphon C. Danesin | Deed Bk 2684 p. 7 |
| 4/6/1950 | Lot 10 | Herman A. Holzworth | Deed Bk 2673 p. 94 |
| 4/11/1950 | Lot 6 | Roland R. Guick & wf. | Deed Bk 2673 p. 117 |
| 4/11/1950 | Lot 8 | Floyd M. McFarland & wf. | Deed Bk 2637 p. 260 |
| 4/11/1950 | Lot 7 | Melvin R. Foelach & wf. | Deed Bk 2638 p. 21 |
| 4/11/1950 | Lot 9 | George A. Lehmann & wf. | Deed Bk 2680 p. 45 |
| 4/28/1950 | Lot 34 | Alfred H. Alberda & wf. | Deed Bk 2685 p. 184 |
| 5/24/1950 | Lot 77 | Manuel J. Bermejo & wf. | Deed Bk 2637 p. 501 |
| 6/5/1950 | Lot 78 | Vincent B. Mathews & wf. | Deed Bk 2674 p. 278 |
| 6/5/1950 | Lot 76 | Charles H. Murphy & wf. | Deed Bk 2737 p. 59 |
| 6/29/1950 | Lot 16 | Bernard YH. Kuyoth & wf. | Deed Bk 2664 p. 523 |
| 7/5/1950 | Lot 79 | Clayton D. Barrett & wf. | Deed Bk 2629 p. 536 |
| 7/12/1950 | Lot 11 | Thomas F. Gambon & wf. | Deed Bk 2752 p. 155 |
| 7/18/1950 | Lot 37 | Jess R. Russell & wf. | Deed Bk 2754 p. 180 |
| 7/18/1950 | Lot 36 | Edwin H. Hott & wf. | Deed Bk 2650 p. 544 |
| 8/18/1950 | Lot 21 | William F. Kerner & wf. | Deed Bk 2687 p. 350 |

FERGUSON FIELDS NO. 2

Location:

Bounded by Wabash Railway right of way
Including: January, Gardner, and Packard
Berkeley, Missouri 63134

Owner: Maurie R. & Oscar H. Hentschel
Surveyor: Joyce Surveying Company
Robert J. Joyce

Real Estate Agency:

Plat Date: July 20, 1946

Legal Description:

Section 3
Township 46 North
Range 6 East
City of Berkeley
St. Louis County, Missouri

Block: *Lots:*

Description:

History and Significance:

Notable Individuals:

First Sales:

Here are some of the examples of the early sales in the subdivision. All sales were in the name of Oscar H. & Maurie R. Hentschel.

| | | | |
|------------|---------------|-------------------------|-----------------------|
| 9/13/1946 | Lot 26 Blk 4 | Claude J. Hoover & wf. | Deed Book 2262 p. 146 |
| 9/25/1946 | Lot 20 Blk 4 | William J. Magel & wf. | Deed Book 2259 p. 77 |
| 10/11/1946 | Lot 24 Blk 4 | Roy E. Wilkinson & wf. | Deed Book 2174 p. 568 |
| 10/11/1946 | Lot 16 Blk 4 | Clifford J. Stock & wf. | Deed Book 2208 p. 286 |
| 11/13/1946 | Lot 15 Blk 3 | William R. Logel & wf. | Deed Book 2249 p. 275 |
| 2/18/1947 | lots ... | Edgar McDermott & wf. | Deed Book 2287 p. 17 |
| 5/3/1947 | lots & others | Imperial Investment Co. | Deed Book 2278 p. 512 |
| 5/10/1947 | lots & others | Imperial Investment Co. | Deed Book 2299 p. 205 |
| 7/22/1947 | Lot 29 Blk 4 | Lawrence M. Darst Jr. | Deed Book 2288 p. 303 |
| 7/22/1947 | Lots ... | Edgar McDermott | Deed Book 2279 p. 446 |
| 10/4/1947 | Lot 18 Blk 4 | William J. Bagley & wf. | Deed Book 2311 p. 191 |
| 10/28/1947 | Lot 10 Blk 3 | Edgar McDermott | Deed Book 2317 p. 281 |

12/26/1947 Lot 11 Blk 3 Edgar McDermott Deed Book 2374 p. 276

The following sales are in the name of Imperial Investment Co.:

| | | | |
|-----------|--------------|-------------------------|-----------------------|
| 6/10/1947 | Lot 18 Blk 3 | Edgar McDermott | Deed Book 2323 p. 29 |
| 7/22/1947 | Lot 5 Blk 3 | Edgar McDermott | Deed Book 2260 p. 616 |
| 8/4/1947 | Lot 20 Blk 3 | Henry J. Beinther & wf. | Deed Book 2318 p. 169 |
| 9/24/1947 | Lots... | Edgar McDermott | Deed Book 2393 p. 142 |
| 10/4/1947 | Lot 4 Blk 2 | Edgar McDermott | Deed Book 2291 p. 550 |
| 10/4/1947 | Lot 22 Blk 4 | Edgar McDermott | Deed Book 2291 p. 550 |

FERGUSON GARDENS

Location:

Bounded by Florissant and Wabash Railway
Including: Signal Hill
Cool Valley, Missouri 63121

Owner: E.F. & Bertha L. Payne
Surveyor: Elbring Surveying Company
August Elbring

Real Estate Agency:
Plat Date: December 12, 1949

Legal Description:

Part of Lot 16 in George M. Moore's Subdivision *Block:* *Lots:* 1-37; "A"
Township 46 North
Range 6 East
City of Cool Valley
St. Louis County, Missouri

Description:

Ferguson Gardens consists of a single ring road which circles the crown of a hill overlooking the Florissant/I-70 interchange. The lots outside of the road have severe drop offs at the rears and the lots inside of the road are fairly flat. Frontages are typically 80' wide with depths of 125'. The building line is 30' and 10' easements are located at the rears. The drive is 50' wide.

The homes consist of two models of small ranches. They are not ornate and some simply feature cupolas over the garage. The homes are constructed of a combination of brick and siding with some stone highlights. The low-hipped roofs emphasize the horizontal while picture windows let views out to the street. They have attached one-car garages in addition to full basements.

History and Significance:

At one point, Ferguson Gardens was believed to have been threatened with the expansion of the interchange, but development is occurring without disturbance.

Notable Individuals:

Elbring

First Sales:

Here are some of the examples of the early sales in the subdivision:

| | | | |
|-----------|-----------|-----------------------------|-----------------------|
| 1/17/1950 | Lot 10 | Clinton E. Sosler Jr. & wf. | Deed Book 2624 p. 508 |
| 3/8/1950 | Lot 3 & 4 | James Slavins & wf. | Deed Book 2644 p. 425 |
| 6/22/1950 | Lot 33 | Edward S. Wallace & wf. | Deed Book 2692 p. 302 |

| | | | |
|-----------|--------|------------------------|-----------------------|
| 7/3/1950 | Lot 14 | V.Q. Joeskis & wf. | Deed Book 2662 p. 520 |
| 7/20/1950 | Lot 12 | Jack N.L. Wilson & wf. | Deed Book 2760 p. 64 |
| 8/23/1950 | Lot 11 | C.C. Staffelbach & wf. | Deed Book 2770 p. 70 |
| 9/28/1950 | Lot 28 | William J. Grady & wf. | Deed Book 2748 p. 331 |

FLORDELL HILLS

Location:

Bounded by Florissant, College, and Jennings Station
Including: Greendale, Roslyn, Seymore, Beldon, Gaylord, Lamont,
Paisley, Ramsay, Manette, Brandon, and Glenboro
Flordell Hills, Missouri 63136

Owner: Schuermann Building & Realty Co.
Norman R. Schuermann, President
Surveyor: Clayton Surveying and Engineering Co.
E.P. Kronsberg
Real Estate Agency: Schuermann Building & Realty Co.
Plat Date: June 21, 1939; August 28, 1939

Legal Description:

| | | |
|-----------------------------------|-------------------------|-------------------------|
| Part of lot 13 of Jennings Estate | Plat. 1 Block: 1 | <i>Lots:</i> 1-5; 24-28 |
| U.S. Survey 1913 | 2 | 1-15 |
| Township 46 North | 3 | 1-22 |
| Range 7 East | 4 | 1-30 |
| City of Flordell Hills | 5 | 1-24 |
| St. Louis County, Missouri | 6 | 1-13 |
| | 7 | 1-28 |
| | Plat 2 Block: 1 | 6-23; "A" |
| | 4 | 31-57 |
| | 8 | 1-31 |
| | 9 | 1-46 |
| | 10 | 1-42 |
| | 11 | 1-14 |
| | 12 | 1A-7 |
| | 13 | |

Description:

Flordell Hills, in a planning sense, is one of the more detailed and intuitive subdivisions. The square tract of land is more or less a steep hill located at the corner of Greendale and Beldon and descending to its lowest point at Jennings Station and Florissant. The land is nowhere flat and could cause problems as an organized, occupiable space. Clayton Surveying embraced this terrain, emphasizing its grade along Beldon and Greendale causing steep inclines, and minimizing its effect as Seymore, Lamont, Paisley, and Manette act as contour lines and run at the same grade around the hill. The siting of the residences is equally different along these two design solutions. On Greendale and Beldon, the homes are set on terraces stepping down along the grade. On the other streets, homes on the southwest of the street are set up on a continuous terrace while homes on the northeast are set below street level with walkout basements.

A rare, but effective, design feature is a single, 6' walkway which leads from the business lots at the northeast corner of the subdivision up to the top of the hill. This

provides easy access to businesses by bisecting the large blocks and allowing people to bypass going around blocks or cutting through yards. At these crosswalks, stop signs halt traffic to allow the pedestrian safe passage. There are no sidewalks along streets. Lots are separated by fenced backyards and tree lines both on the sides and in the rear. Sets of concrete masonry unit (cmu) pillars define the entries to the Flordell Hills. In addition, a park exists in the southeastern area of the plot. In general, the lots are 50' wide and 100' deep. The building lines are a shallow 20' and 5' easements exist in the rear. Drives are 50' wide and only one cul-de-sac exists in block 4. Parking is along the street.

The homes are three designs of cape cods. They are all clad with siding and some with stone highlights. All contain basement garages. The first design is a 4 x 2 bay cape cod. It has a hipped roof with a two-bay wide front facing gable. This bay has a single hung window to the outside and the front entrance to the inside. Over the door is a triangular pediment with a semi-circular omission centered on the bottom. The third bay contains a single hung window and in the fourth a head level square casement window. The second design is a 3 x 2 bay cape cod with a central door flanked by a set of double hung windows on each side. Over the doorway is a triangular pediment. The roof is side gabled with a front gable 1 ½ bays wide, located over the central bay and half of a side bay. The last model is a 3 x 2 bay cape with a hipped roof and a front gable in a side bay. In the side bay is a set of double hung windows. The front door is in the center bay and a single hung window occupies the final bay. All homes have a set of steps leading up to the front door, whether they're sited below or above street level. All the homes have subdued colors.

History and Significance:

This is one of the more significant subdivisions in this survey. Its planning on a subdivision level as well as a lot level are highly thought out and effective. Although the lots are narrow and the setbacks small, the use of trees as well as terraces create a sense of privacy for individual homes. The use of only three designs and low cost building materials created an efficient subdivision both cost wise and time wise. The subdivision is pristine to say the least. It has the most examples of the original siding and colors of any non-brick subdivision in this study. Few additions exist and none are visible from the street.

Notable Individuals:

Schuermann, Clayton Surveying. Also worked on Velda Village Hills, another highly significant postwar subdivision.

Advertisements and First Sales:

Flordell Hills was platted on June 21, 1939 by the owner Schuermann Building & Realty Company. Sales of the lots began July 31, 1939 and were sold rapidly into 1940. On August 28, 1939 Flordell Hills Plat #2 was established. Schuermann Building and Realty Company also owned this section. Sales of Plat #2 began in December 1939, and like the original plat, sold very rapidly.

Although the subdivision name is not actually mentioned, the first ad for Flordell Hills ran on June 4, 1939, two weeks before the date of plat and prior to any houses actually being built. On page 5C of the St. Louis Post Dispatch an advertisement reads

“The Announcement you’ve been waiting for, 100% Modern Bungalows at approximately \$3,000.” The ad, placed by Schuermann Building & Realty Co., states that 4 and 5-room bungalows are available at the subdivision’s location at Florissant Avenue and Jennings Road.

One week later, on June 4, 1939, page 1C contains a small article announcing that 60 acres of the Jennings Road Tract, at the southwest corner of Florissant and Jennings Roads, had been purchased from the Sisters of St. Ann by the Schuermann Building and Realty Company. A subdivision called Flordell Hills is said to be planned, which includes 300 or more houses, “principally of the Bungalow Type.” Construction was set to begin June 15. On June 26, 1939, on page 4C, it is announced that construction is under way in Flordell Hills.

A large advertisement that appeared in the St. Louis Post Dispatch on July 9, 1939 announced the grand opening of the first display home. The houses are described as “100% Modern”, and a list of 21 of the features are included. The houses are priced at \$3042 and up, with monthly payments starting at \$20.94.

The following week, on July 16, 1939, an ad was published that said 47 homes were sold in the first week. If we look at the index at the St. Louis County recorder of deeds, this number seems to be an exaggeration. Nevertheless, the homes were sold at a rapid rate. The July 16 ad shows a photo of a house, different than the photo on July 9.

An article which appeared on August 27, 1939 in the real estate section, announced that a 162-acre tract on the south side of Florissant road had been bought by Arthur Goldman, real estate operator, and Saul Dubinsky, vice-president of the Dubinsky Realty Company, from Washington Realty Co. This land is assumed to be part of Flordell Hills.

On August 28, 1939, the Daily Record reported the construction of sixty-nine new houses in Flordell Hills by the owner, Schuermann Building & Realty Co. The address of the Realty Company is given as 6104 Easton. The houses are described as one-story bungalows, each 25 x 37 feet. The houses are located at 15409 through 15469, on Beldon, Roslyn, Semour, and Lamont Drives, and Gaylord and Jennings Road.

On September 24, 1939, Schuermann Building & Realty Co. ran a joint ad in the Post for Flordell Hills and Velda Village Hills. The advertisement says that only nine more homes can be built with the present stock of materials. Cost of new materials is said to cause an uncontrollable increase in prices. Prices of the homes are listed at the same price as they were on July 31. A home in Flordell Hills was about \$1300 less than in Velda Village Hills. An identical ad was run on October 15, 1939. Neither of these ads contains photos.

A new ad was run on November 5, 1939 calling Flordell Hills “The Sensation of 1939!” According to the ad 164 homes had been sold and 178 were under construction since July 1, 1939. The ad reiterates the fact that the homes are under the F.H.A. Insured Mortgage System.

On November 16, 1939 the St. Louis Daily Record reported the construction of 20 one story frame houses on Paisley Drive of Flordell Hills No. 2. The houses were owned by Schuermann Building and Realty Company, each measuring 25 x 32 feet, and were to be located at the following addresses at Paisley Drive: 7101-00-04, 7032-28-24-20-16-12-08-04-7-11-15-19-23-27-31-35-39.

More construction in Flordell Hills No. 2 was described in the Daily Record on February 27, 1940. Schuermann Building and Realty Co., owner and builder, of 6104 Easton, planned 77 one-story frame bungalows to be constructed. The houses, each of five rooms and measuring 24 x 32 feet, are located on Ramsey, Manette, and Paisley Drives. They were reportedly to be constructed for the total of \$128,200.

The next building permit in the subdivision was not reported in the Daily Record until December 11, 1940. This permit is for commercial, rather than residential property. The owner of the lot was Schuermann Realty and Building Company. The permit is for the construction of six stores, on West Florissant, on Lot 6, Block 12 of Flordell Hills Plat No. 2. It would reportedly cost \$15,000 to construct.

The lots in Plat 1 sold rapidly throughout 1939, and by 1940 only four lots were sold, allowing us to assume that these were the last lots available. Here are just some of the sales:

| | | | |
|----------|--------------|------------------------------|-------------------|
| 7/31/39 | Lot 2 Blk 1 | Alfred J. Walters & wf. | Dd Bk 1612 p. 152 |
| 8/15/39 | Lot 28 Blk 1 | Arthur A. Bell & wf. | Dd Bk 1642 p. 200 |
| 8/23/39 | Lot 3 Blk 3 | Edward J. Flanagan et al | Dd Bk 1583 p. 479 |
| 9/1/39 | Lot 13 Blk 3 | William C. Lanfersieck & wf. | Dd Bk 1616 p. 171 |
| 9/12/39 | Lot 6 Blk 3 | Stephan Barth & wf. | Dd Bk 1608 p. 475 |
| 9/23/39 | Lot 13 Blk 2 | Oliver N. Heiner & wf. | Dd Bk 1622 p. 414 |
| 10/13/39 | Lot 9 Blk 4 | Irwin J. Crowder & wf. | Dd Bk 1626 p. 244 |
| 10/20/39 | Lot 1 Blk 4 | Jane Keller et al | Dd Bk 1642 p. 464 |
| 11/2/39 | Lot 4 Blk 6 | Paul Byington & wf. | Dd Bk 1657 p. 207 |
| 11/6/39 | Lot 10 Blk 4 | Raymond F. Drury & wf. | Dd Bk 1652 p. 184 |
| 11/21/39 | Lot 30 Blk 4 | Cecil J. Goddard & wf. | Dd Bk 1639 p. 350 |
| 12/7/39 | Lot 1 Blk 7 | Lawrence H. Ham & wf. | Dd Bk 1640 p. 291 |
| 1/8/40 | Lot 26 Blk 4 | Walter R. Moeller & wf. | Dd Bk 1663 p. 128 |
| 3/12/40 | Lot 24 Blk 1 | John F. Hutson & wf. | Dd Bk 1615 p. 437 |

Like Plat 1, Flordell Hills Plat #2 is quite large, and the lots sold at a rapid pace. Here is a small example of some of the lot sales.

| | | | |
|----------|--------------|-------------------------------|-------------------|
| 12/4/39 | Lot 1 Blk 8 | Harold F. Ory & wf. | Dd Bk 1644 p. 328 |
| 12/12/39 | Lot 46 Blk 9 | August S. Loewe & wf. Et. al. | Dd Bk 1640 p. 301 |
| 12/18/39 | Lot 44 Blk 4 | William J. McEwen & wf. | Dd Bk 1640 p. 323 |
| 1/2/40 | Lot 31 Blk 8 | Oliver F. Balthaser & wf. | Dd Bk 1618 p. 574 |
| 2/1/40 | Lot 32 Blk 4 | Harold W. Greer & wf. | Dd Bk 1640 p. 433 |
| 3/4/40 | Lot 27 Blk 8 | Walter J. Ortyl & wf. | Dd Bk 1653 p. 314 |
| 4/2/40 | Lot 6 Blk 9 | Athol D. Winn & wf. | Dd Bk 1630 p. 616 |
| 4/27/40 | Lot 9 Blk 9 | John C. Bird & wf. | Dd Bk 1719 p. 6 |
| 5/8/40 | Lot 21 Blk 8 | Andrew S. Kalna & wf. | Dd Bk 1611 p. 608 |
| 5/16/40 | Lot 17 Blk 8 | Arthur H. Richman & wf. | Dd Bk 1695 p. 190 |
| 5/29/40 | Lot 37 Blk 9 | Edward H. Bauer & wf. | Dd Bk 1679 p. 40 |
| 7/1/40 | Lot 25 Blk 9 | Earl L. Hockman & wf. | Dd Bk 1707 p. 157 |
| 7/31/40 | Lot 21 Blk 9 | Raymond E. Martin & wf. | Dd Bk 1746 p. 25 |

| | | |
|----------|--|-------------------|
| 8/24/40 | Lot 28 Blk 10 George J. Nieters & wf. | Dd Bk 1686 p. 204 |
| 9/24/40 | Lot 12 Blk 11 Emil A Frenz & wf. | Dd Bk 1721 p. 440 |
| 10/14/40 | Lot 23 Blk 10 August C. Ellebrecht & wf. | Dd Bk 1729 p. 412 |

GLASGOW VILLAGE

Location:

Bounded by Spring Garden

Including: Dudley, Cameron, Trongate, Ross, Estridge,
Crawford, Northgate, Galloway, Caithness,
and Renfrew

St. Louis, Missouri 63137 (nr. Bellefontaine, Jennings)

Owner:

M.H. Carpenter, Inc.
M.H. Carpenter, Pres.

Surveyor:

Kropp & Steele Surveying Co. (plat 1)
George W. Kropp
George W. Kropp & Associates, Inc. (plat 2)
Robert G. Kropp

Real Estate Agency:

Plat Date: August 2, 1950; December 29, 1950;

Legal Description:

| | | |
|------------------------------|-----------------------|------------------|
| U.S. Survey 162 | No. 1 Block: 1 | <i>Lots:</i> 1-9 |
| Township 46 North | 2 | 1-52; "A" |
| Range 7 East | 3 | 1-34 |
| Part of the "Glasgow Estate" | 4 | 1-17 |
| St. Louis County, Missouri | 5 | 1-16 |
| | 6 | 1 |
| | No. 2 Block: 6 | 2-25; park |
| | 7 | 1-57 |
| | 8 | 1-18; park |
| | 9 | 1-29; "A" |
| | 10 | 1-3 |
| | 11 | 1 |

Description:

The residences are all two bays deep and three or four bays wide depending on the width of the lot allowing an attached garage. The three bay version features a single window in the left bay, an entry door and single window to the right in the middle bay, and a single window in the right bay. The attached garage, the optional fourth bay, is always on the left of the house. There exist only two ways in which one can differentiate between homes. The first is the type of windows used. While every house has windows in the same location, any combination of single double hung windows, double-width double hung windows, or small elongated head-height fixed pane windows create a slightly different look. The second is the materiality of the front façade. With any combination of aluminum siding, brick and/or stone, each house creates a surprisingly different character from another. Some cover an entire bay with stone and leave the other bays aluminum siding. Others cover the area below the window line with stone. Still

others use entirely aluminum siding. All homes feature a side gabled asphalt roof. The roof overhang butts up directly against the top of the windows and creates a condensed feel.

The homes are set on slight hills above the roadway to enhance water movement towards the streets and its gutters during rain. There exist no sidewalks and much parking is along the street. The trees are all full-grown and lend a high amount of shade to the street and the front yards of the residences.

History and Significance:

The land was originally acquired by Dr. William Carr Lane in 1838. Dr. Lane was born in Pennsylvania and schooled in medicine in Philadelphia, later moving to St. Louis where he was a practicing physician. After St. Louis' incorporation in 1822, Dr. Lane was elected the first Mayor of St. Louis. Of his three children, Sarah married William Glasgow, Jr. and maintained the land of present day Glasgow Village as a farm called "Bienveinue," meaning "welcome" in French. Glasgow had a grape vineyard on the slopes facing the river and founded the American Wine Company, later becoming Cooks Champagne, and then sold to Schneley which moved the facilities to Fresno, California. Eventually, the family gave most of the grounds to the city, while selling the "Beinveinue" farm.

In establishing the intent for a suburb planning project, the Glasgows contacted Mr. Miles H. Carpenter of California. He came to St. Louis, met the Glasgow family, and began the development of Glasgow Village in 1949. Mr. Carpenter did the layout of the village and selected Scottish street names in the fulfillment of the Glasgow family wishes. The village consists of 500 acres in Glasgow Village and 100 acres in Glasgow Hills.

The street names are taken from places and Clans in Glasgow, Scotland. The word clan simply means children, or the descendants of the actual or mythical ancestor from the community claims descent. Ross, Crawford, Estridge and Dudley are all related to the Clan Cameron, a clan which later assumed the name of Glasgow. Clan Cameron is described as "Fiercer than Fierceness itself." Renfrew is the second largest county located in the central part of Scotland, directly South of Dumbarton County. Caithness is a county located in the extreme Northeast part of Scotland. Galloway is the Southwestern lowlands and contains some of the most impressive scenery in all of Scotland. Trongate is the commercial center of Glasgow.

This subdivision is a great example of the postwar housing solution for the north county area. The homes are nearly identical and constructed in a mass produced way, with simple design, simple construction techniques, and low costs. While architecturally, they lack the elegance of a Duschene, Glasgow is a quintessential subdivision in every way. Very little alterations have been made to the subdivision as a whole and maintain original historical character.

Notable Individuals:

M.H. Carpenter; Kropp; Dr. Lane.

First Sales:

Glasgow Village Subdivision was laid out in two plats. Here are some of the first sales in the subdivision. All sales were in the name of M.H. Carpenter.

| | | | |
|-----------|--------------|------------------------------|---------------------|
| 8/2/1950 | | St. Louis Co. Water Co. Est. | Deed Bk 2683 p. 594 |
| 8/22/1951 | Lot 26 Blk 2 | Charles J. Hawk & wf. | Deed Bk 2891 p. 54 |
| 8/22/1951 | Lot 3 Blk 2 | Steven S. Brown & wf. | Deed Bk 2875 p. 66 |
| 8/22/1951 | Lot 9 Blk 2 | Raymond F. Abert(?) | Deed Bk 2857 p. 322 |
| 8/22/1951 | Lot 36 Blk 2 | Walter R. Baltz & wf. | Deed Bk 2884 p. 30 |
| 8/22/1951 | Lot 13 Blk 4 | Raymond W. Diering & wf. | Deed Bk 2779 p. 638 |
| 8/22/1951 | Lot 29 Blk 2 | Edward J. Duggan & wf. | Deed Bk 2894 p. 10 |
| 8/22/1951 | Lot 18 Blk 2 | John W. Grubb & wf. | Deed Bk 2779 p. 639 |
| | | | |
| 1/28/1952 | Lot 10 Blk 7 | John J. Signaigo Jr. & wf. | Deed Bk 2884 p.525 |
| 2/11/1952 | Lot 12 Blk 8 | Bedford C. Stockengie? & wf. | Deed Bk 2895 p. 607 |
| 2/14/1952 | Lot 17 Blk 7 | Arthur I. Brown & wf. | Deed Bk 2905 p. 407 |
| 2/14/1952 | Lot 19 Blk 9 | George W. Wilcoxon, Jr. | Deed Bk 2908 p. 486 |
| 2/15/1952 | Lot 5 Blk 8 | Eugene W. Buehrig & wf. | Deed Bk 2870 p. 428 |
| 2/19/1952 | Lot 2 Blk 8 | Cyrus W. Ridenhorner & wf. | Deed Bk 2897 p. 117 |
| 2/19/1952 | Lot 3 Blk 8 | August E. Vogt & wf. | Deed Bk 2890 p. 478 |
| 2/20/1952 | Lot 6 Blk 7 | Robert F. Gaffron & wf. | Deed Bk 2907 p. 226 |
| 2/20/1952 | Lot 16 Blk 7 | Francis H. Bentley & wf. | Deed Bk 2879 p. 401 |

Glasgow Village has acres and acres of common ground. So much of it in fact that they are now having trouble maintaining the areas because they aren't collecting enough of the subdivision assessments from residents. The common ground was land that could be developed because of topography. And from what the residents tell me, (I don't know if this is really true) the debris from the Pruitt-Igoe tear down was put in the common ground to fill in some of the large valleys in the common ground. It would be interesting to do a dig!

-Solana

Solana Rice

Comprehensive Planning

St. Louis County Planning Department

(314) 615.2529

SCRice@stlouisco.com

March 29, 2007

HANLEY HILLS

Location:

Bounded by Hanley and Creve Coeur Line
Including: Garfield, Stillwater, Underhill, Vinita, Bloom,
Bluemont, Driftway, Alert, and Titus
Hanley Hills, Missouri 63133

Owner: Schuermann Building and Realty Co.
Norman R. Schuermann, President
Surveyor: Pitzman's Co. of Surveyors and Engineers
A. Fred Helmkamp
Real Estate Agency:
Plat Date: April 21, 1948

Legal Description:

| | | |
|----------------------------|-----------------|------------------------|
| Sections 27 and 34 | <i>Block:</i> 1 | <i>Lots:</i> 1-20; "B" |
| Township 46 North | 2 | 1-27 |
| Range 6 East | 3 | 1-23; "A" |
| City of Hanley Hills | 4 | 1-32 |
| St. Louis County, Missouri | 5 | 1-20 |
| | 6 | 1-40 |
| | 7 | 1-26 |
| | 8 | 1-15 |
| | 9 | 1-18 |
| | 10 | 1-19 |

Description:

Hanley Hills is fairly simple in its planning. Primarily it consists of a road which runs 125' inside the perimeter of the square plot of land. Within this perimeter road are four curvilinear roads which provide access to the central parts of the subdivision. Except for the 21 lots on Hanley, all residences are internal to Hanley Hills. The lots are typically 50' wide and 120' deep with 30' setbacks and 5' rear easements. There are no sidewalks and the trees are the same age as the subdivision. Hanley Hills is platted on a gently sloping hill descending from the northwest corner.

Homes in Hanley Hills consist of only two basic designs, both of which are 3 bays wide and 2 bays deep. Both have central front doors and recessed attached garages. In the first model, the bay between the door and the garage has a window which turns the corner to the side of the home. In the opposite bay is a doublewide single hung window. The second model has a double hung window replacing the corner window and a picture window in the last bay. Above all windows and doors are awnings. Variations between homes are identified by hipped or gabled roofs, each of which is equally used. The most defining feature however may be the materiality of the home. While brick is a prominent feature of the subdivision, Hanley Hills is only one of two examples in this survey which uses slabstone as cladding. Regardless of the design, Schuermann included the large

faced stone skins, which are mostly found in the south and used pre-war. The large stones can range in color in addition to the mortar. Garages are clad with aluminum siding. While there are small side yards, the backyards are private and lined with trees to separate lots. Some homes even feature front porches with extended eaves.

History and Significance:

Hanley Hills is a significant postwar subdivision for St. Louis. Not only does it embrace the efficiency and simplicity of mass-produced housing, but also an architectural treatment which is intriguing in both design and materiality. The use of slabstone sets it apart from most other subdivisions. In addition, Hanley Hills is fairly untouched. Some garage siding has been replaced and most of the roofs have been reshingled. Other than these insignificant changes, nothing has damaged the integrity of what was originally built.

The first subdivision of Village of Hanley Hills, Hanley Hills was originally known as the "Brick Section." The first Board Meeting of the Village was held in August 1948 at 1967 Driftway. Bill Foelsch and his wife, Ruth, both worked for Schuermann Realty Co. Bill was a realty agent and sold homes in Hanley Hills. He was selected by Schuermann to represent the agency at these board meetings and help organize the village. Bill and Ruth lived in a home located in the Brick Section through 1996.

Notable Individuals:

Schuermann – built Velda Village and Velda Village Hills; Pitzman.

Advertisements and First Sales:

Here are some of the sales in Hanley Hills. All sales are in the name of Schuermann Building.

| | | | |
|-----------|--------------|--------------------------|-----------------------|
| 6/11/1948 | Lot 6 Blk 5 | Charles R. Keller & wf. | Deed Book 2479 p. 20 |
| 6/11/1948 | Lot 23 Blk 2 | Edward J. Orwal & wf. | Deed Book 2426 p. 341 |
| 6/17/1948 | Lot 9 Blk 5 | Henwell W. Thomure | Deed Book 2478 p. 29 |
| 6/21/1948 | Lot 27 Blk 2 | Theodore R. Cooley & wf. | Deed Book 2454 p. 65 |
| 6/25/1948 | Lot 5 Blk 5 | Otis H. Rice & wf. | Deed Book 2408 p. 494 |
| 7/14/1948 | Lot 24 Blk 2 | Lawrence E. Howard & wf. | Deed Book 2461 p. 240 |
| 8/2/1948 | Lot 40 Blk 6 | Robert E. Busch & wf. | Deed Book 2442 p. 184 |

HARVEST ACRES

Location:

Bounded by Engel
Including: Cherry Tree and Harvest
Olivette, Missouri 63132

Owner: Homer R. Patterson
Surveyor: Kropp & Steele Surveying Company
Harry L. Steele

Real Estate Agency:
Plat Date: March 16, 1950

Legal Description:

Part of lots 1 & 2 of Henry Kern Estate *Block:* *Lots:* 1-48
Northeast ¼ of Section 6
Township 45 North
Range 6 East
City of Olivette
St. Louis County, Missouri

Description:

Harvest Acres consists of 48 nearly identical lots flanking two streets. Cherry Tree Lane and Harvest Lane, both north-south running streets, run perpendicular to Engel Lane. Cherry Tree and Harvest have 12 lots flanking each side of the lane at regular intervals of 60' widths. The lots are between 130' and 150' deep and maintain 30' building lines. At the rear of each lot is a 5' easement and the streets are 50' wide. The subdivision is bordered on the south by a water right of way 100' wide owned by the city of St. Louis.

The topography of both Cherry Tree and Harvest lane slope gradually down toward the right of way from Engel. The lots themselves, however, are terraced, creating a stepping down pattern with the slope of the road. There are a moderate amount of trees with no sidewalks. Parking is along the street and Cherry Tree and Harvest open up onto the right of way, which features a walking path and linear park setting.

The homes are full Cape Cods with attached garages. Each house is four bays wide with each bay occupied by first the garage, then a picture window, the front door, and an additional picture window. Variations between homes occur only with projecting or setback bays. The roofs are moderately sloped hipped and the siding is wood shiplap. These Cape Cods also vary in their depth, ranging from two to four bays deep, resulting in simple facades but complex plans. The back yards are large and have substantial privacy.

History and Significance:

Harvest Acres in general is well kept to its original condition. However, Cherry Tree Lane is considerably better maintained than Harvest Lane. Some garages have been

replaced with an additional window to create more square footage but all additions are located in the rear of the homes, not visible from the street.

Notable Individuals:

Rosa and Edward G. Kern; Harry L. Steele of Kropp & Steele Surveying Co.; Homer R. Patterson

First Sales:

Harvest Acres subdivision was laid out in one large plat. Here are some of the first sales in the subdivision. All sales were in the name of Homer R. Patterson.

| | | | |
|------------|---------------|----------------------------|---------------------|
| 8/25/1950 | Lot 13 | Max E. Spicer & wf. | Deed Bk 2671 p. 230 |
| 10/2/1950 | Lot 11 | Erwin A. Lauck & wf. | Deed Bk 2725 p. 305 |
| 10/24/1950 | Lot 6 | Harold A. Sievert & wf. | Deed Bk 2731 p. 266 |
| 11/20/1950 | Lot 24 | Joseph E. Batteydier & wf. | Deed Bk 2728 p. 561 |
| 11/20/1950 | Lot 1 | A.H. Arpelding & wf. | Deed Bk 2608 p. 640 |
| 11/24/1950 | Lot 12 | Leo B. Roberts & wf. | Deed Bk 2760 p. 478 |
| 12/20/1950 | Lot 38 pt. 39 | William Griffan & wf. | Deed Bk 2745 p. 370 |
| 1/8/1951 | Lot 7 | Allan B. Eckrick & wf. | Deed Bk 2760 p. 515 |
| 1/26/1951 | Lot 37 | Erda L. Roberts & wf. | Deed Bk 2767 p. 406 |
| 2/15/1951 | Lot 14 | Philip L. Weber & wf. | Deed Bk 2777 p. 256 |
| 3/23/1951 | Lot 9 | Harold A. Hecht & wf. | Deed Bk 2781 p. 511 |
| 4/16/1951 | Lot 2 | Ernst Argost & wf. | Deed Bk 2862 p. 2 |
| 4/23/1951 | Lot 16 | Henry A. Bolmis & wf. | Deed Bk 2794 p. 485 |
| 5/28/1951 | Lot 8 | Claude M. Dean & wf. | Deed Bk 2789 p. 592 |

HATHAWAY HILLS

Location:

Bounded by Halls Ferry, Jennings Station
Including: Jennings Station, Duenke, Bluegrass, Ardmore,
Newark, Astoria, Wentworth, Aetna, Acosta,
Yorktown, Harden, Waldorf, Dunford, Edgewater,
Yukon, Dell, Hathaway, Dickerson, Bagley, and
Auburn
Bellefontaine Neighbors, Missouri 63137
Jennings, Missouri 63136

Owner: Milton Construction & Supply Company
Elmer E. Vorhof, President

Surveyor: Pitzman's Co of Surveyors & Engineers
A. Fred Helmkampf

Real Estate Agency:

Plat Date: February 24, 1949; August 22, 1949;
May 11, 1950; September 13, 1950

Legal Description:

| | | |
|---------------------------------|----------------------|----------------------|
| U.S. Survey No. 1913 | Plat 1 Block: | <i>Lots:</i> 1-95 |
| Township 46 North | Plat 2 Block: | <i>Lots:</i> 1-143 |
| Range 7 East | Plat 3 Block: | <i>Lots:</i> 1-120 |
| City of Bellefontaine Neighbors | Plat 4 Block: | <i>Lots:</i> 121-230 |
| City of Jennings | | |
| St. Louis County, Missouri | | |

Description:

Hathaway Hills was laid out in three distinctive sections through four subdivision plats. The first section, consisting of 95 lots, is separated from the other 373 lots by Missouri State Highway No. 99. It is located in Jennings. Section one includes one main drive which parallels the southern and western boundaries with three other drives providing access to the other parts of the plat. Lots typically have 60' wide frontages and depths ranging from 100' to 125'. Setbacks are kept at 30' with 5' easements at the rear of all lots. Drives are 50' wide. Access is made via Hathaway, Auburn, and Edgewater. The next section is plat two, located across Highway 99 from plat 1 in Bellefontaine Neighbors and south of Jennings Station Road. It is triangular in shape and maintains widths of one or two lots as buffers from neighboring roads and subdivisions. The remaining streets provide access to those plots left over. There is one single cul-de-sac. Lots are 60' wide with depths ranging from 100' to 125'. Setbacks are 30' with 5' rear easements. The drives are 50'. Access to this section is via Duenke, Astoria, and Waldorf. The final section is laid out in plats three and four. It is located north of Jennings Station and east of Highway 99. A single road lines the edge of the western, northern and eastern parts of the subdivision while ancillary roads create semi-

rectangular blocks two lots wide and seven to ten lots long. Lots are again 60' wide and have depths of 100'. Setbacks are 30' with rear lot easements of 5'. The drives are 50' wide. Access to this section is made via Duenke, Astoria, Wentworth, and Waldorf.

The residences are four bays wide and two bays deep. Each is identical in organization but mirrored depending on which side of the street it exists. In the first bay is the garage, followed by a picture window, the third bay includes the entrance, and the final bay features a single, double, or set of single double-hung windows. The final bay is front gabled while the roof as a whole is side gabled. Brick is used as the material of choice for the entirety of the home. Occasionally, stone is featured in the front-gabled bay or along the bottom three feet of the front façade. Clapboard siding is featured on the upper triangles of the gables and sometimes the last bay. The main ornamental feature that sets this apart from other architectural subdivisions is a wing wall on the outer wall of the garage, projecting out towards the street. Each is constructed of brick, stone or cast iron and each has a very distinctive, non-repetitive design. Driveways lead to the single car garages while the majority of parking is along the street. There exist no sidewalks and the trees are matured. The homes are elevated slightly above street level to encourage drainage to the street.

History and Significance:

Hathaway Hills is mostly untouched. Containing 478 houses of almost identical design, it is a historically accurate postwar subdivision model most closely relating to the infamous Levittown. While it lacks the architectural vigor and attention of Duchesne, it shows the booming housing market and plight from the city into North St. Louis County. Hathaway Hills is composed of low cost housing, simple construction techniques, and simple planning which takes advantage of the most efficient land use possible in these awkward shaped plots. Very little alterations have been performed on the houses other than new aluminum siding where applicable and new asphalt roof shingling.

Notable Individuals:

Pitzman's Surveying; Milton Construction & Supply

First Sales:

Hathaway Hills subdivision was laid out in four separate plats. Here are some of the first sales in the subdivision. All sales were in the name of Milton Construction & Supply Company with Elmer E. Vorhof, president, and Milton Duenke, secretary.

Hathaway Hills Plat #1

| | | | |
|-----------|--------|--------------------------|---------------------|
| 7/19/1949 | Lot 5 | Faro Galati & wf. | Deed Bk 2491 p. 545 |
| 7/22/1949 | Lot 6 | Fred DeHass Jr. & wf. | Deed Bk 2572 p. 23 |
| 7/25/1949 | Lot 7 | Walter B. Willman & wf. | Deed Bk 2529 p. 201 |
| 7/26/1949 | Lot 60 | John B. Berger & wf. | Deed Bk 2558 p. 174 |
| 7/28/1949 | Lot 65 | Charles C. Fessler & wf. | Deed Bk 2518 p. 631 |
| 7/28/1949 | Lot 61 | John C. Kay Jr. & wf. | Deed Bk 2564 p. 166 |
| 7/28/1949 | Lot 64 | J. Elmer Mahler & wf. | Deed Bk 2546 p. 333 |
| 7/28/1949 | Lot 63 | Joseph A. Moran & wf. | Deed Bk 2562 p. 107 |
| 8/1/1949 | Lot 62 | Frank Tumbarello & wf. | Deed Bk 2534 p. 193 |

8/8/1949 Lot 59 Walter J. Swoboda & wf. Deed Bk 2533 p. 127

Plat Hathaway Hills #2

1/19/1950 Lot 7 Harry E. West & wf. Deed Bk 2635 p. 315
1/19/1950 Lot 6 Oliver A. Baumann Jr. & wf. Deed Bk 2615 p. 267
1/19/1950 Lot 4 Ronald J. Ketts Deed Bk 2612 p. 527
1/20/1950 Lot 9 Stanley J. Stamburski Jr. & wf. Deed Bk 2623 p. 436
1/25/1950 Lot 5 Walter C. Dollinger & wf. Deed Bk 2608 p. 211
1/30/1950 Lot 8 H. Otto Weidemann & wf. Deed Bk 2614 p. 119
2/3/1950 Lot 15 Warren G. Wobble & wf. Deed Bk 2557 p. 321

Hathaway Hills Plat #3

7/13/1950 Lots ... D.Y. Building Co. Deed Bk 2752 p. 160
7/13/1950 Lots ... J.B. Building Co. Deed Bk 2668 p. 64
7/13/1950 Lots ... A.R. Building Co. Deed Bk 2617 p. 436
11/24/1950 Lots 2 & 3 Hathaway Realty Co. Deed Bk 2903 p. 623

Hathaway Hills Plat #4

11/9/1950 Lots ... A.Y. Building Co. Deed Bk 2725 p. 456
11/9/1950 Lots ... B.B. Building Co. Deed Bk 2769 p. 136
11/9/1950 Lots ... D.G. Building Co. Deed Bk 2738 p. 592
A.Y. Building Co. to ...
4/30/1951 Lot 285 Joseph C. Meyer & wf. Deed Bk 2795 p. 330
5/2/1951 Lot 282 Clarence O. Raede & wf. Deed Bk 2816 p. 64
5/4/1951 Lot 276 Bert W. Fortune & wf. Deed Bk 2802 p. 386
5/8/1951 Lot 275 Elmer F. Viesselman & wf. Deed Bk 2790 p. 319
D.G. Building Co. to ...
8/21/1951 Lot 193 J. Emmet McGimis et. al. Deed Bk 2779 p. 622
8/22/1951 Lot 191 Henry G. Johnson & wf. Deed Bk 2895 p. 101
8/23/1951 Lot 188 Fred W. Kleeburg Deed Bk 2841 p. 352
8/23/1951 Lot 190 Jack S. Wuestting & wf. Deed Bk 2851 p. 418
8/23/1951 Lot 186 Edward C. Burdzy & wf. Deed Bk 2878 p. 273
8/24/1951 Lot 187 Robert J. Swederske & wf. Deed Bk 2819 p. 635

HIGH ACRES

Location:

Bounded by Old Bonhomme, Dielmann,
Covington, and Freiermuth
Including: High Acres
Olivette, Missouri 63132

Owners: Faith P. & Hugh H.C. Weed
Stella F. & W.H. Bixby
William B. & Frank R. Sheldon
J. Benton & Catherine W. Wilkins
Surveyor: Elbring Surveying Company
August Elbring

Real Estate Agency:

Plat Date: October 31, 1947

Legal Description:

Southeast $\frac{1}{4}$ of Section 6
Township 45 North
Range 6 East
City of Olivette
St. Louis County, Missouri

Block: *Lots:* 1-16

Description:

High Acres is comprised of 16 lots in a rectangular plot of land located at the major thoroughfares of Old Bonhomme Road to the north and Dielmann Road to the east. Access into the subdivision is made off of Dielmann onto High Acres Drive, a private east-west road located $\frac{2}{3}$ down the block ending in a cul-de-sac on the west. Lots 5 through 15 are oriented towards High Acres Drive while lots 1 through 4 and lot 16 are oriented towards Old Bonhomme Road to the north. The lots are much larger than the majority of surveys in this study ranging in size from 1.3 acres to 2 acres. The houses are setback at 75' off the road along High Acres and 50' around the cul-de-sac while the building line along Old Bonhomme is set at 100' to 125'. Easements of 5' can be found at the rear of lots 1 through 9 and lot 16 and High Acres Drive is 50' wide.

High Acres Drive acts as a valley to the subdivision. The ground slopes up significantly, yet gradually, from the road to the base of the houses, allowing the residences to sit upon small ridges. The large setbacks create a pastoral setting while a moderate number of large, well-grown trees occupy these front yards. There exist no sidewalks in High Acres. As one moves from Dielmann along High Acres, the land slopes up gradually until a ridge at the curve of lot 7 and 12, when the land slopes semi steeply to the rear of lots 9, 10, and 11. The rears of the residences are moderately to heavily wooded.

The remainder of the lots along Old Bonhomme Road are hidden to that main thoroughfare. The 100' building line sets the homes far off the road in addition to behind

a heavily wooded strip of land. The homes are slightly larger than along High Acres and subsequently disconnected by their orientation.

History and Significance:

High Acres is highly significant as a postwar subdivision as it is only one of a handful of surveys in which each house was designed by a different architect. There is an eclectic mix of typical ranch homes, two-story colonials, and contemporary.

Trustees.

Notable Individuals:

August Elbring

First Sales:

High Acres subdivision was laid out in one plat. Here are some of the first sales in the subdivision which were in the name of:

Faith P. & Hugh H.C. Weed to ...

| | | | |
|------------|-------|-----------------------------|-------------------|
| 12/5/1947 | Lot 1 | John K. Broderick Jr. & wf. | Dd Bk 2383 p. 440 |
| 10/26/1948 | Lot 3 | Clifford Lecoutour & wf. | Dd Bk 2499 p. 320 |

Faith P. Weed et. al. to ...

| | | | |
|-----------|--------------|--------------------|-------------------|
| 5/26/1952 | Pt. of lot 6 | Clifford Lecoutour | Dd Bk 2906 p. 391 |
|-----------|--------------|--------------------|-------------------|

Hugh H.C. Weed et al to ...

| | | | |
|-----------|--------|---------------------------|-------------------|
| 1/15/1953 | Lot 12 | Herbert W. Ziercher & wf. | Dd Bk 2728 p. 561 |
|-----------|--------|---------------------------|-------------------|

HILLTOP VILLAGE

Location:

Bounded by Ripa and Telegraph
Including: Chapel, Linda, Kaske, Tweed, and Kevin
Lemay (Unincorporated St. Louis County), Missouri 63125

Owner: Gene Vescovo
Surveyor: E.R. Kinsey and Sons
E.R. Kinsey

Real Estate Agency:
Plat Date: November 10, 1948, August 15, 1949,
March 19, 1950, May 16, 1951

Legal Description:

| | | |
|---|------------------------|---------------------|
| Part of Southwest corner of Survey 904 | Sec. 1 Block: A | <i>Lots:</i> 1-13 |
| Part of 183 & 123 of Carondelet Commons | B | 1, 18-23 |
| south of River des Peres | C | 2, 3, 37, 38 |
| Township 44 North | Sec. 2 Block: B | <i>Lots:</i> 2-12 |
| Range 7 East | C | 4-20 |
| St. Louis County, Missouri | Sec. 3 Block: B | <i>Lots:</i> 12A-18 |
| | C | 21-35, 39-45 |
| | Sec. 4 | <i>Lots:</i> 1-6 |

Description:

Hilltop Village was platted in four separate sections over three years, but for the sake of this study, only sections one through three are relevant. In general, the tract of land slopes down considerably from Telegraph road to the lots on the east side of Kevin Drive. The streets are organized accordingly. Chapel and Linda, streets running east-west provide access from Telegraph Road into the subdivision. One then proceeds to find a ring road shaped as a 2:1 rectangle with the 2x side being positioned across the slope and the 1x side moving up and down the slope. The 2x sides are Kevin on the east and Kaske on the west while the 1x sides are the continuation of Chapel on the north and Tweed on the south. This allows the majority of the houses, located along Kaske and Kevin, to sit on the land in a consistent way, ruling out the need for excessive grading. The lots in general have 50' frontages with depths between 100' and 150'. Setbacks are 50', rears of each lot have 5' easements, and the roads are 50' wide. There exists only one "park" in the southwest junction of Tweed and Kaske where a partial cul-de-sac penetrates into the corner to provide larger frontages for these triangular lots. There are no sidewalks and cars are parked almost bumper to bumper. There is little to no emphasis on landscaping and the trees are planted in a here-and-there sort of pattern. The houses are spaced only 8' to 10' apart on the sides.

As for the houses, Hilltop Village is as definitive a postwar subdivision as Levittown. There are two variations of a single floor plan and these variations are miniscule at best. They are best described as three bays by one bay cape cods, one story high with side gable roofs. The main entrance is located on one of the side bays with a

set of windows in each of the other two bays. The first variation is whether the central bay features a picture window or a simple double-hung. The second variation is whether the front gable is located over the entrance or spanned across the two windows. Over every exterior door and window, with disregard to its location on the house, exists a style of awning. One might say that the only aesthetic definers between houses are the awnings. No two appear alike. The main body of every house is composed entirely of brick while the triangular area of the side gables and front gable bay feature white clapboard siding. All roofs use asphalt shingles. Each house has a modest front stoop with fairly ornate rod iron railings.

There is much manipulation of land as incorporating houses into a greatly sloping hill requires. Every house sits between four to six feet above street level. On the descending side of the street, plateaus are built up close to three feet atop which residences are raised an additional foot. On the ascending side of the street, the ground is already well above street level but land is terraced to create more flat front and rear yards. Every house has a one-car garage located in the concrete basement and is accessible either via a sloping front driveway or via a side driveway to the rear of the house depending on the slope of the land.

History and Significance:

Completely untouched (besides subtle roofing improvements and siding replacements). Integrity is excellent.

Notable Individuals:

Gene Vsecovo and E.R. Kinsey

First Sales:

Hilltop Village Subdivision was laid out in four separate plats. Here are some of the first sales in the subdivision from each section. All sales were in the name of Gene L. Vescovo & wf.

Hilltop Village Section #1

| | | | |
|------------|--------------|-----------------------------|---------------------|
| 7/14/1949 | Lot 10 Blk A | Edward K. Hiessberger & wf. | Deed Bk 2559 p. 235 |
| 7/15/1949 | Lot 12 Blk A | Charles E. Lardver & wf. | Deed Bk 2597 p. 5 |
| 7/15/1949 | Lot 11 Blk A | Charles E. Eudermuhle & wf. | Deed Bk 2516 p. 626 |
| 7/19/1949 | Lot 9 Blk A | Alois Stipschitz & wf. | Deed Bk 2543 p. 510 |
| 8/9/1949 | Lot 7 Blk A | George M. Auger & wf. | Deed Bk 2567 p. 52 |
| 8/10/1949 | Lot 8 Blk A | Wallace F. Leeker & wf. | Deed Bk 2507 p. 442 |
| 8/18/1949 | Lot 6 Blk A | Lawrence S. Moore & wf. | Deed Bk 2563 p. 53 |
| 10/13/1949 | Lot 4 Blk A | Lewis J. Blair & wf. | Deed Bk 2574 p. 324 |

Hilltop Village Section #2

| | | | |
|-----------|--------------|---------------------------|---------------------|
| 2/14/1950 | Lot 4 Blk C | William P. Zambito & wf. | Deed Bk 2616 p. 137 |
| 4/14/1950 | Lot 10 Blk C | Martin G. Cullen & wf. | Deed Bk 2675 p. 132 |
| 4/14/1950 | Lot 6 Blk C | Ervin C. Joekish? & wf. | Deed Bk 2672 p. 55 |
| 4/14/1950 | Lot 7 Blk C | Charles J. Walbroel & wf. | Deed Bk 2646 p. 87 |
| 4/14/1950 | Lot 4 Blk C | Harold E. Heineman & wf. | Deed Bk 2631 p. 451 |

| | | | |
|-----------|--------------|--------------------------|---------------------|
| 4/14/1950 | Lot 7 Blk C | Joseph M. Wischat? & wf. | Deed Bk 2673 p. 138 |
| 4/14/1950 | Lot 9 Blk C | Milton L. Rainey & wf. | Deed Bk 2675 p. 132 |
| 4/14/1950 | Lot 11 Blk C | Arthur H. Brown & wf. | Deed Bk 2688 p. 11 |

Hilltop Village Section #3

| | | | |
|-----------|------------------|------------------------------|---------------------|
| 4/12/1951 | Lot 44 Blk E | Frank W. Hronicek? Jr. & wf. | Deed Bk 2808 p. 315 |
| 4/12/1951 | Lot 42 Blk E | William F. Raelle Jr. & wf. | Deed Bk 2811 p. 213 |
| 4/12/1951 | Lot 41 Blk E | Roland J. Bacher & wf. | Deed Bk 2793 p. 627 |
| 4/12/1951 | Lot 40 Blk E | Lawrence W. Meyers & wf. | Deed Bk 2768 p. 201 |
| 4/20/1951 | Lot 43 Blk E | George Sella & wf. | Deed Bk 1850 p. 109 |
| 8/9/1951 | Pt. Lot 39 Blk E | Helen Kaske | |

Hilltop Village Section #4

| | | | |
|-----------|-------|--------------------------|---------------------|
| 6/18/1953 | Lot 5 | Joseph F. Slovacek & wf. | Deed Bk 2939 p. 478 |
| 7/15/1953 | Lot 3 | Fred L. Cosgrove & wf. | Deed Bk 2931 p. 486 |
| 7/15/1953 | Lot 2 | Frank J. Kennedy & wf. | Deed Bk 3146 p. 130 |
| 7/20/1953 | Lot 1 | William J. Isam & wf. | Deed Bk 3147 p. 265 |
| 9/9/1953 | Lot 4 | Jack A. Weber & wf. | Deed Bk 2931 p. 639 |
| /1953 | Lot 6 | Daniel S. Stelmach & wf. | Deed Bk 1943 p. 252 |

HILLVALE PARK No. 1, 2

Location:

Bounded by Dickson
Including Warrenton and Lewiston
Kirkwood, Missouri 63122

Owner: L.E. & Nelle P. Ford (No. 1)
Town & Country Builders, Inc. (No. 2)
John C. Gross, pres.

Surveyor: Elbring Surveying Company
August Elbring

Real Estate Agency:

Plat Date: January 14, 1946; October 16, 1947

Legal Description:

| | | |
|----------------------------|-----------------------|-------------------|
| NW ¼ of Section 31 | No. 1 Block: 1 | <i>Lots:</i> 1-8 |
| Township 45 North | 2 | 1-7 |
| Range 6 East | No. 2 Block: 1 | <i>Lots:</i> 9-19 |
| City of Kirkwood | 2 | 7-12 |
| St. Louis County, Missouri | 3 | 1-6 |

Description:

Hillvale Park is composed of 72 lots occupying three blocks. Block 1 is located along the southern portion, Block 2 is enclosed by Warrenton and Lewiston, and Block 3 borders the northern edge of the plat. The only entry to the subdivision is off of Dickson, bounding Hillvale Park to the west. After entry off of Dickson, one is faced with an immediate decision for most of Hillvale is located around a 2:1 oval street with a short side of the oval tangent to Dickson. Warrenton makes up the southern side of the oval and ends at a "T" intersection with Lewiston at the southeastern corner of the oval. Lewiston occupies the northern side of the oval, proceeds south eventually, and ends in a cul-de-sac 150' after the intersection with Warrenton. Lots have anywhere from 65' to 80' frontages and depths of on average 120'. Each lot has a building line located 30' back with 5' easements at the rear of each lot. Drives are 50' wide and there are no sidewalks.

The one-story ranch houses of Hillvale are all of the same style and proportion, featuring just two different facades. All the houses exhibit stucco exterior walls, quite an exception to the brick and clapboard siding featured in many other post-war subdivisions. The bottom two feet of the house however is lined with a common bond brick pattern. This choice of materials creates a very unique feel to the subdivision as a whole. The houses are all built on the same floor plan. Houses are three bays by two bays and include an attached garage. Adjacent to the garage is the front door, next to which is the family and living areas, followed by the bedroom areas. The front door has two variations, one front facing and the other side facing toward a recessed garage under a broad overhang. The overhang is typically supported by a decorative rod iron truss. Residents could choose from two different facades to provide one other variation. While

each house has a rear facing picture window, only one model has a front facing picture window looking into the living areas. The only other feature of this model is a corner window opposite the front door. The other model design has three double-hung windows spaced equally across the front façade. The roof types are independent of the model chosen. Some have hipped and some have side gabled.

The landscaping around the houses is average while several large trees occupy both the small front yard and the large back yard. The streets are relatively shaded.

History and Significance:

Hillvale Park is quite significant architecturally as it is the only subdivision in this study to feature stucco facades. In addition, the models are simple and easy to construct, a common postwar tendency. This reduces building costs and increases speed of construction.

Notable Individuals:

John C. Gross, Elbring

First Sales:

These are samples of a few of the first sales of each plat. All sales were in the name of Town & Country Builders.

Hillvale Park No. 1 (1/14/1946):

| | | | |
|------------|-------------|--------------------------|-----------------------|
| 1/14/1947 | Lot 6 Blk 1 | Mildred J. Scherer | Deed Book 2247 p. 573 |
| 6/20/1947 | Lot 4 Blk 2 | Ronald F. Sohn & wf. | Deed Book 2277 p. 363 |
| 7/28/1947 | Lot 2 Blk 2 | William K. Bohn & wf. | Deed Book 2274 p. 545 |
| 7/31/1947 | Lot 3 Blk 2 | Richard Alexander & wf. | Deed Book 2313 p. 387 |
| 11/28/1947 | Lot 1 Blk 1 | Oliver M. Ward & wf. | Deed Book 2334 p. 130 |
| 12/31/1947 | Lot 7 Blk 2 | William Hinson Jr. & wf. | Deed Book 2380 p. 488 |
| 2/24/1948 | Lot 8 Blk 1 | Roland A. Orf & wf. | Deed Book 2435 p. 3 |
| 7/28/1949 | Lot 1 Blk 2 | Harvey L. Maloney & wf. | Deed Book 2450 p. 353 |

Hillvale Park No. 2 (10/16/1947):

| | | | |
|-----------|--------------|-------------------------|-----------------------|
| 1/22/1948 | Lot 15 Blk 1 | John J. Vollmer & wf. | Deed Book 2426 p. 90 |
| 3/29/1948 | Lot 19 Blk 1 | Melville Ahlmeyer & wf. | Deed Book 2418 p. 438 |
| 4/19/1948 | Lot 10 Blk 1 | Bernard R. Byrne & wf. | Deed Book 2415 p. 233 |
| 5/19/1948 | Lot 13 Blk 1 | John W. Noell & wf. | Deed Book 2446 p. 99 |
| 6/7/1948 | Lot 12 Blk 1 | John S. McCarthy & wf. | Deed Book 2481 p. 8 |
| 6/17/1948 | Lot 11 Blk 1 | Adair Bolar? & wf. | Deed Book 2431 p. 340 |
| 9/1/1948 | Lot 4 Blk 3 | Wilfred D. Fales & wf. | Deed Book 2459 p. 198 |

LAKE SHERWOOD

Location:

Bounded by Lackland
Including West Sherwood and East Sherwood
Overland, Missouri 63114

Owner: John M. Bogdanor; Schuermann et al
Surveyor: Clayton Surveying & Engineering Co.
E.P Kronsberg
Real Estate Agency: Schuermann Building & Realty Co.
Plat Date: March 4, 1948

Legal Description:

United States Survey No. 1920 *Block:* *Lots:* 1-29
Township 46 North
Range 6 East
City of Overland
St. Louis County, Missouri

Description:

Lake Sherwood is made up of 29 lots in three various sizes. The two roads in Lake Sherwood, East Sherwood and West Sherwood, run north south with the former meandering, rolling, and having the same length as the latter which is contrasted as straight yet descending. Both were capped off with cul-de-sacs at the time of the plat. Along East Sherwood, lots 1-10 are spacious and green, with houses positioned close to 100' feet off the road, leaving another 100' space at the rear of the lot. Frontages here are roughly 200' with depths from 240' to 410'. Separated both physically and stylistically, lots on West Sherwood have distinct characteristics. Running the full length of the road to the west are 15 lots of considerably smaller size with 125' frontages and 160' depths, one quarter the size of lots on East Sherwood. At the end of West Sherwood is lot 29, a rectangular lot with 285' frontage and 190' depth. The most exceptional locations line the east side of West Sherwood where the presence of the 1908 homestead of the estate still exists. This residence exists on lot 12 (12 West Sherwood) and is located in the middle northwest of the lot. Lots 11, 12, and 13 have varying trapezoidal dimensions but as a whole are two to three times the size of those on East Sherwood.

All houses except the 1908 house on lot 12, the Bernoudy house on lot 13, and lot 11 are of the same style and built by the same developer. Schuermann advertised only two different floor plans, each with a distinct front façade. As a result, Lake Sherwood could be a case study for the relationship of a house to the land and how a design is experienced in accordance with the size and character of land on which it is placed. While these one-story ranches seem to characterize and sit comfortably on the smaller lots west of West Sherwood, these same houses have a very different meaning along East Sherwood. They sit higher and farther in the lots and have little relation to surrounding residences. These large lots contribute to the meandering nature of the road and convey a

feeling of small estates, rather than suburban lots. Finally, the last condition exists in lots 11 and 12 in which these houses are completely sheltered from the street by brick fences and a large number of trees and shrubbery. It is even hard to tell the residence's orientation to the street, let alone its design. These houses are the most private of the subdivision.

Entering Lake Sherwood on both East Sherwood and West Sherwood, one is greeted with stone and wrought iron gates with decorative nameplates and lanterns. There exist no sidewalks but there is heavy foliage shading the majority of the road and the lots. The houses are one-story ranch houses composed of brick and stone with little siding located just on gables. The layouts are most easily described as four wide bays by two side bays. Each bay along the façade is the size of a standard two-car garage. The house begins with the two-car garage and adjacent to that is a bay with complete glazing probably used for the kitchen and dining area. In the third bay is a large picture window looking into the living rooms and in the last bay is the front door and a single double-hung window. The bedrooms are located in the rear portions of the last bay. While the majority of this design is consistent with the second design, the variation model features a protruding bay at the picture window location. The chimney and fireplace designates the exact midpoint of the residence within the living areas.

History and Significance:

Lackland Road is the watershed of the county with all land north of it draining towards the Missouri via the Cold Water Creek and all land south of Lackland draining to the Mississippi via the River Des Peres. The Lake Sherwood subdivision, south of Lackland, is built on what was formerly the Loch Lin estate at the turn of the 20th century. At one time it included Lake Sherwood and the land south and east of the present subdivision. The house that stands at 12 West Sherwood was the main living quarters at the estate from 1908 to 1947 and was built by Clarence Henry Howard, the former president of Commonwealth Steel Company. Previous to this it was a homestead for the Laughlin family, composed of the "Daniel Boone" cabin, a two-story log home, and numerous outbuildings and fences. At the turn of the century, one could find an abundance of oak trees and pine trees, along with several cows and deer. The lake was once host of regional and national amateur diving competitions and grew (unwanted) popularity.

The residence at 22 West Sherwood (lot 13), although not built until 1964, may be the most significant aspect of this subdivision. This house was designed by one of St. Louis' most revered and successful architects, William Bernoudy. The first St. Louisian to study under Frank Lloyd Wright at Taliesin, Bernoudy's architectural gems in the St. Louis region are some of the most sought after residences in the region. This house was designed for Walter Graul in 1963.

This subdivision defies most considerations of postwar subdivisions being uniform rows and rows of houses. Although every other house is the same design, one is hard pressed to feel a sense of monotony and architectural boredom proceeding through Lake Sherwood. The ability to fit a subdivision in proximity of a historic turn of the century residence and leave its integrity in tact is quite extraordinary in a time of mass production and massive subdivision of land. Of the other postwar subdivisions that were built around existing homesteads or residences like Champlain, they have much to envy

in the care taken by the creators of Lake Sherwood and their consideration in the problem of encroaching upon a once rural residence.

Notable Individuals:

Schuermann, Bernoudy, Howard

First Sales:

| | | | |
|------------|--------|----------------------------|-----------------------|
| 4/14/1948 | Lot 29 | Lee C. Schuermann & wf. | Deed Book 2327 p. 500 |
| 4/29/1948 | Lot 9 | Tex McClintock & wf. | Deed Book 2396 p. 594 |
| 12/30/1948 | Lot 6 | Robert L. Delkeskamp & wf. | Deed Book 2523 p. 37 |
| 2/1/1949 | Lot 16 | Fred M. Karches | Deed Book 2501 p. 528 |
| 2/16/1949 | Lot 17 | James P. Galli | Deed Book 2508 p. 489 |
| 4/26/1949 | Lot 15 | Folto Eisenring & wf. | Deed Book 2532 p. 134 |
| 5/16/1949 | Lot 25 | Victor Cameron & wf. | Deed Book 2541 p. 56 |

MACKENZIE HILLS

Location:

Bounded by Mackenzie
Including Deerpath, Circleview, Greenholly,
Cranston, Stonegate, and Foxcroft
Affton (Unincorporated St. Louis County), Missouri 63123

Owner: Berkley Construction
Robert McCoy & Helena Sproul Berkley
Surveyor: Elbring Surveying Company
August Elbring

Real Estate Agency:

Plat Date: June 28, 1945; November 9, 1946; April 2, 1948;
January 7, 1949; August 23, 1949; July 17, 1950

Legal Description:

| | | |
|-------------------------------|------------------------|--------------------|
| United States Survey No. 1953 | Plat 1 Block: 1 | <i>Lots:</i> 1-17 |
| Township 44 North | 2 | 1 |
| Range 6 East | Plat 2 Block: 1 | <i>Lots:</i> 18-33 |
| St. Louis County, Missouri | 2 | 2-8 |
| | 3 | 1-9, 20 |
| | 'A' | |
| | Plat 3 Block: 2 | <i>Lots:</i> 9-14 |
| | 3 | 10-19 |
| | 4 | 1-4 |
| | 6 | 1-3 |
| | Plat 4 Block: 6 | <i>Lots:</i> 41-45 |
| | 8 | 35-40 |
| | Plat 5 Block: 6 | <i>Lots:</i> 29-40 |
| | 8 | 21-34 |
| | Plat 6 Block: 4 | 5, 6 |
| | 5 | 1-3, 15-22 |
| | 6 | 4-16 |

Description:

Entrance to Mackenzie Hills is off Mackenzie Road. On the north side, one enters onto Deerpath Drive and on the south side, one enters onto Foxcroft Drive. Book ended by these two streets are 17 lots which front Mackenzie Road. The east-west drives of Deerpath and Foxcroft slowly curve and merge together towards the eastern edge of the subdivision, creating a triangular wedge form. The north-south drives of Cranston and Stonegate act like rungs of a ladder, connecting Deerpath and Foxcroft as they merge. The extensions of Cranston and Stonegate north of Deerpath are Circleview Drive and Greenholly Drive, which begin north but gently curve to the east and back south, reconnecting with Deerpath. At the northeast corner of Mackenzie and Deerpath, a large lot is established for commercial use. At the northwest corner of Deerpath and

Circleview, Elbring established the “Mackenzie Hills Park” in a riparian creek environment. Stone gate terminates into a cul-de-sac to the south with a circular green space centered in the pavement. This cul-de-sac allows access into one of the irregular plots of land within Mackenzie Hills. In general, lots have frontages ranging from 45’ to 100’ and depths ranging from 100’ and 125’. There exist 5’ easements at the rears of lots and a 30’ setback.

At the entry to Mackenzie Hills, a concrete cast and stone marker identifies the subdivision. There are no sidewalks, and the trees are reaching full maturity. The houses are all either Cape Cod or small Ranch style. The Cape Cods are typically four bays wide and two bays deep. The first two bays in addition to the fourth usually contain single, double-hung windows while the third bay contains the front door. Around the third bay is typically a gabled porch with iron scrollwork posts. Some even feature shed dormers at the rear of the house, creating living quarters in the attic. The roof is asphalt shingle and side-gabled. Garages appear as later additions or in the basements along the northern edge of Circleview. The small ranch homes are typically five bays wide and two bays deep. Like the Cape Cod, the first two bays feature single, double-hung windows while the third bay is the entrance. the fourth bay features the stereotypical picture window while the fifth serves as a single car garage. The two ends of the house feature front gable bays while the roof in general is hipped. Several variations of this style exist however. In the older portions of the subdivision, mainly along Mackenzie, Foxcroft, Cranston, and Stonegate, the residences have a significant qualitative value in opposition to the residences along Circleview and Greenholly. The older houses are almost entirely of brick and highly landscaped. The level of craft is significantly higher than the newer section. Along Circleview and Greenholly, more houses with simple wood siding and inornate columns exist than those detailed with brick and landscaping.

In regards to the siting of the homes, each is set upon small hills above the height of the road. Driveways are recessed in to the ground lead to basement garages, rear garages, side garages or the more common carport. The front walks lead directly to the street and most parking is curbside.

History and Significance:

The architecture is typical of a postwar subdivision featuring two models with slight variations to avoid a repetitive look. The creation of a subdivision park is a highly regarded, and rare feature. Mackenzie Hills is very original save the replacement siding and shingling, in addition to some garage attachments.

Notable Individuals:

Berkley; Elbring

First Sales:

The sales of the lots in Mackenzie Hills are best understood in the order in which the plats were created. All sales were in the name of Helena Sproul & Robert McCoy Berkley.

Mackenzie Hills Plat 1 (6/28/1945):

| | | | |
|-----------|--------------|-------------------------|-----------------------|
| 4/29/1946 | Lot 11 Blk 1 | John S. Murphy & wf. | Deed Book 2184 p. 99 |
| 5/4/1946 | Lot 8 Blk 1 | George P. Reeve & wf. | Deed Book 2183 p. 216 |
| 5/8/1946 | Lot 10 Blk 1 | Peter Januski & wf. | Deed Book 2218 p. 110 |
| 5/8/1946 | Lot 5 Blk 1 | Leslie W. Wheeler & wf. | Deed Book 2141 p. 454 |
| 12/9/1946 | Lot 15 Blk 1 | Norbert G. Happ & wf. | Deed Book 2249 p. 285 |

Mackenzie Hills Plat 2 (11/9/1946):

| | | | |
|-----------|--------------|----------------------------|-----------------------|
| 1/30/1947 | Lot 31 Blk 1 | Eugene C. Fey | Deed Book 2282 p. 131 |
| 3/18/1947 | Lot 32 Blk 1 | Bentley L. Jacob Jr. & wf. | Deed Book 2260 p. 244 |
| 6/10/1947 | Lot 30 Blk 1 | Carl W. McBride & wf. | Deed Book 2323 p. 45 |
| 7/26/1947 | Lot 28 Blk 1 | George B. Morgan & wf. | Deed Book 2259 p. 455 |
| 8/7/1947 | Lot 29 Blk 1 | Beuford C. Smith & wf. | Deed Book 2313 p. 439 |
| 8/15/1947 | Lot 27 Blk 1 | Burdette Blackwood & wf. | Deed Book 2332 p. 349 |
| 1/2/1948 | Lot 7 Blk 3 | Melvin C. Sheets & wf. | Deed Book 2400 p. 93 |
| 2/6/1948 | Lot 2 Blk 3 | Clarence A. Simms & wf. | Deed Book 2388 p. 362 |
| 2/11/1948 | Lot 8 Blk 3 | Clifford D. Tindick & wf. | Deed Book 2334 p. 419 |

Mackenzie Hills Plat 3 (4/2/1948):

| | | | |
|------------|--------------|--------------------------|-----------------------|
| 7/21/1948 | Lot 19 Blk 3 | Roy J. Benson & wf. | Deed Book 2461 p. 274 |
| 8/23/1948 | Lot 17 Blk 3 | Donald A. Banes & wf. | Deed Book 2442 p. 284 |
| 8/31/1948 | Lot 18 Blk 3 | Paul A. Myers | Deed Book 2450 p. 476 |
| 9/15/1948 | Lot 11 Blk 2 | Robert D. Ryan | Deed Book 2476 p. 186 |
| 9/24/1948 | Lot 15 Blk 3 | Harry W. Kopp Jr. & wf. | Deed Book 2499 p. 82 |
| 11/3/1948 | Lot 14 Blk 3 | John J. Haynes & wf. | Deed Book 2442 p. 684 |
| 12/14/1948 | Lot 2 Blk 6 | Melvin G. Frerichs & wf. | Deed Book 2483 p. 344 |

Mackenzie Hills Plat 4 (1/7/1949):

| | | | |
|-----------|--------------|--------------------------|-----------------------|
| 7/8/1949 | Lot 40 Blk 8 | Herbert A.C. Smith & wf. | Deed Book 2523 p. 452 |
| 7/30/1949 | Lot 36 Blk 8 | Robert A. Tonn & wf. | Deed Book 2536 p. 600 |
| 8/4/1949 | Lot 37 Blk 8 | Robert M. Conner & wf. | Deed Book 2538 p. 521 |
| 8/8/1949 | Lot 35 Blk 8 | Gerald W. Pitezal & wf. | Deed Book 2556 p. 352 |
| 8/9/1949 | Lot 38 Blk 8 | Hugh B. Davis & wf. | Deed Book 2556 p. 363 |
| 9/8/1949 | Lot 39 Blk 8 | James A. Gilmartin & wf. | Deed Book 2552 p. 93 |

Mackenzie Hills Plat 5 (8/23/1949):

| | | | |
|------------|--------------|----------------------------|-----------------------|
| 11/7/1949 | Lot 33 Blk 8 | Theodore E. Reiley & wf. | Deed Book 2607 p. 75 |
| 11/23/1949 | Lot 30 Blk 8 | Eugene F. Thrope & wf. | Deed Book 2609 p. 197 |
| 11/25/1949 | Lot 31 Blk 8 | Robert Hayward Jr. & wf. | Deed Book 2611 p. 457 |
| 11/25/1949 | Lot 34 Blk 8 | Joseph W. Glenn & wf. | Deed Book 2624 p. 261 |
| 12/2/1949 | Lot 29 Blk 8 | Peter A. Grandcolas? & wf. | Deed Book 2627 p. 276 |
| 12/7/1949 | Lot 28 Blk 8 | Emery E. Hoisington & wf. | Deed Book 2607 p. 277 |

Mackenzie Hills Plat 6 (7/17/1950):

| | | | | |
|------------|--------|-------|--------------------------|-----------------------|
| 11/13/1950 | Lot 6 | Blk 6 | Arthur C. Renner & wf. | Deed Book 2791 p. 14 |
| 11/13/1950 | Lot 8 | Blk 6 | Wendell L. Wester & wf. | Deed Book 2608 p. 614 |
| 11/28/1950 | Lot 12 | Blk 6 | John B. Kistner & wf. | Deed Book 2771 p. 173 |
| 11/19/1950 | Lot 13 | Blk 6 | Robert E. Bamford & wf. | Deed Book 2741 p. 615 |
| 12/11/1950 | Lot 5 | Blk 6 | Walter W. Traber & wf. | Deed Book 2753 p. 125 |
| 12/20/1950 | Lot 4 | Blk 6 | George W. Brickell & wf. | Deed Book 2758 p. 563 |

MACKENZIE PARK

Location:

Bounded by Mackenzie

Including: Talbot, Evandale, Atwood, Cantwell, Lydell,
Cloverhurst, Aldo, and Upland

Affton (unincorporated St. Louis County), Missouri 63123

Owner: Norman J. Risch

Surveyor: Kropp & Steele Surveying Company
Harry L. Steele

Real Estate Agency: Risch Building and Real Estate Co.

Plat Date: July 20, 1942

Legal Description:

| | | |
|-------------------------------------|-----------------|-------------------|
| Southwest One-Quarter of Section 14 | <i>Block:</i> 1 | <i>Lots:</i> 1-26 |
| Township 44 North | 2 | 1-44 |
| Range 6 East | 3 | 1-28 |
| St. Louis County, Missouri | 4 | 1-14 |
| | 5 | 1-19 |
| | 6 | 1-43 |
| | 7 | 1-34 |
| | 8 | 1-46 |
| | 9 | 1-26 |

Description:

Mackenzie Park consists of 9 blocks and 280 lots with an overall shape of a square. Lots are numbered sequentially within each block. Drives are 50' wide, frontages are typically 50', and setbacks are between 20' and 40' depending on the lots relation to the road and the slope of the land. There are no sidewalks and 5' easements are located in the rear off every lot. The north, west, and south edge of the square are enclosed by blocks 9, 5 (w/ park), and 1 respectively. On the east edge are the four main entrances to the subdivision off of Mackenzie Road: Evandale, Lydell, Cloverhurst, and Upland. Secondary access to Mackenzie Park exists at the northeast corner at Talbot and the southeast corner at Cloverhurst. Drives within the subdivision seem to meander throughout and have no basis for organization, but one can contend that a subtle organization could exist. Evandale Drive bisects the square diagonally from the northwest to the southeast to create two triangles. Proceeding from the northwest entrance, Evandale descends passing house after house, reaching its lowest point at a small park with an open storm sewer before turning sharply to the north into Cantwell Drive. Talbot and Cantwell are the legs while Evandale is the hypotenuse of the northeastern triangle. Atwood is left to penetrate, organize, and make the inner mass accessible. Upland defines the southern leg of the southeast triangle and Lydell and Cloverhurst are left to organize the mass within. In Mackenzie Hills, there exists only one circular drive penetration, and it occurs in block 2 along lots 14-19. This indentation

creates a larger frontage so a greater number of lots can exist on the land. The frontages on these five lots are smaller than average but have larger setbacks of roughly 45’.

The styles of the residences reaffirm the earlier declaration of organization into two triangles. All houses located along and northeast of Evandale Drive contain the same floor plan with a first floor area of roughly 1100 square feet. The plan is four bays by two bays facing the street longwise. On one end of the residence, an attached garage occupies a bay immediately adjacent to an entry bay. The entry bay is varied from house to house. Some have a central paneled door flanked by two double-hung windows while others locate the paneled door to either side of the bay and a picture window occupies the remaining façade. The entry bay offers direct access to the backyard or at least to a porch overlooking the backyard via a paned door and picture window. Adjacent to the entry bay is the living area bay. To the front of the house is the family room containing either a picture window or two detached double hung windows. In the rear half is presumably the kitchen/dining area with a double hung window and hopper window. The house then terminates at the bedroom/bathroom bay. To the front of the house is the master bedroom with either a single or double-width window facing the street and a single window on the sidewall. A smaller bedroom and the full bathroom occupy the back of the bay with single window on both sides of the bedroom and a hopper window in the bathroom facing the back yard. Each house has a concrete foundation and basement along with a standard hipped roof. Variations exist to cover up the monotony of the single floor plan. In the plan itself, different bays are either set back or protruded from the standard rectangle. The two major models are differentiated by either a protruding living area bay or a protruding bedroom bay, each with a front gable roof, but never both. Whether the entry bay is set back or protruded is independent of the rest of the house and most likely dependent on the relationship with the street or the slope of the lot. With lots dealing with sloping front yards, most have porches or stoops and the variations therein have the most influence on differentiation between houses. Finally, the last variation is cladding. Most houses have replaced the original siding with modern aluminum siding but some still have the one of several types offered in the late 1940’s. Three still exist including board and batten, large rectangular side shingles, and wide horizontal shiplap.

Southwest of Evandale is an eclectic set of ranch and cape cod style houses. All with 864 square feet, there are several floor plans and variations of floor plans throughout Lydell, Cloverhurst, and Upland . The only common feature is along Upland where there exist no attached garages.

History and Significance:

Emergency Defense Housing Project. Part of the Clement Estate.

Notable Individuals:

Norman J. Risch; Kropp & Steele

First Sales:

| <u>Date</u> | <u>Address</u> | <u>Lot-Block</u> | <u>Buyer</u> | <u>Deed Book</u> |
|-------------|------------------|------------------|----------------------------|------------------|
| 6/17/43 | 9522 Lydell | 4-3 | John G. Jamboretz | 1941-302 |
| 10/1/43 | 9529 Cloverhurst | 23-3 | Walter W. Ruedlinger & wf. | 1962-326 |

| | | | | |
|-----------|------------------|------|--------------------------|----------|
| 1/31/44 | 9538 Lydell | 9-3 | William A. Kuna & wf. | 1983-307 |
| 3/14/44 | 9450 Mackenzie | 17-3 | William A. Gleiber | 1947-450 |
| 4/10/1944 | 9414 Mackenzie | 23-2 | Meredith S. Neese & wf. | 1978-617 |
| 5/5/44 | 9546 Lydell | 11-3 | Charles A. Schmidt & wf. | 2005-134 |
| 11/28/44 | 9521 Cloverhurst | 25-3 | William H. Meyer | 2009 253 |

MARY RIDGE

Location:

Bounded by St. Charles Rock, Wright, Marion, and Benson
Including: Chaucer, Southridge, Westridge, Northridge,
Eastridge, and Crestridge
St. Ann, Missouri 63074

Owner: Paul Vatterott, Mary Woolfolk Platt, and Beverly B. Platt
Surveyor: Elbring Surveying Company
William Elbring

Real Estate Agency:

Plat Date: April 17, 1940

Legal Description:

Sections 17, 18, 19, 20
Township 46 North
Range 6 East
City of St. Ann
St. Louis County, Missouri

Block: 1 *Lots:* 1-101; "A"
2 Church Sites
Park
Playground

Description:

Located just on the opposite side of Wright across from the Village of St. Ann subdivision, Mary Ridge features much the same style and scale of houses as St. Ann. There is a central rectangular road with curved corners on the outside of which are 73 lots and the inside of which there are 32 lots plus a small central park and playground. The subdivision has one main entrance off St. Charles Rock Road onto Westridge and four smaller entries on all four sides of the ring road. The ring road is labeled by its polar direction (east, west, north, south) followed by "ridge". The lots are extremely consistent in size save the corner lots. The dimensions are 80' frontages and 240' depths with 50' building lines and 20' rear easements.

The houses themselves are one of two floor plans but with several variations in both rooflines, cladding materials, and detailing. Overall, the houses are 3 x 2 bays and have an off center main door. To one side of the door is a single-hung window and to the other side is a large picture window, two single-hung windows, or a single hung window and a double window. The houses are clad in a combination of brick and siding and all feature hipped roofs. The stone foundations are full walk-in basements and most have a single-car garage access as well. Backyards are very spacious and provide large-private recreational areas.

History and Significance:

Significant in Mary Ridge is the central park. Originally platted with a road dissecting the inner rectangle, two church sites, a park, and a playground lining it originally occupied the present park and playground. The existence of it now, omitting the road, is in perfect scale with the subdivision. Anything smaller would just not suffice

and probably not even get used as a gathering area. But to establish a self-sufficient feel to a subdivision (the lot for two churches, a park, and a playground) was quite an overlooked idea in the 1940's when housing was many times the only focus. Most developers saw proximity as the binding element in a neighborhood while Vatterott encouraged community through church and central gathering.

"LARGE FAMILIES ONLY!" An advertisement published in the St. Louis Post-Dispatch established a residency restriction to only those families with four or more children. All houses were 3-bedroom bungalows on ½ acre lots on sale for \$2750 featuring a living room, large kitchen, complete bath and garage in basement. A home could be bought with \$275 down and \$22.36 per month. A restriction such as this was very uncommon in this survey of postwar subdivisions, especially for those before the end of the war. While this subdivision was platted in 1940, large families were not prolific until the middle to late forties and the early fifties when the war was over and G.I.'s were returning home.

Notable Individuals:

Vatterott; Elbring

First Sales:

All sales were in the name of Paul Vatterott. The following is a set of examples of transactions in Mary Ridge in the form of warranty deeds:

| | | | |
|-----------|--------|--------------------------|-------------------|
| 7/25/1940 | Lot 88 | R. Greer Gentry & wf. | Dd Bk 1694 p. 465 |
| 7/25/1940 | Lot 52 | Arthur L. Campbell & wf. | Dd Bk 1682 p. 105 |
| 7/25/1940 | Lot 51 | Frank C. Candler & wf. | Dd Bk 1721 p. 355 |
| 8/1/1940 | Lot 89 | Ervin L. Butler & wf. | Dd Bk 1638 p. 608 |
| 8/1/1940 | Lot 86 | Joseph W. Evans & wf. | Dd Bk 1693 p. 446 |
| 8/1/1940 | Lot 49 | Edward Blake & wf. | Dd Bk 1696 p. 557 |
| 8/3/1940 | Lot 21 | Erwin H. Wiedle & wf. | Dd Bk 1679 p. 343 |
| 8/17/1940 | Lot 80 | Raymond E. Schwart & wf. | Dd Bk 1739 p. 110 |
| 8/17/1940 | Lot 82 | John J. Casey & wf. | Dd Bk 1746 p. 121 |

MAY ACRES

Location:

Bounded by Kennerly
Including: Elnore
Sunset Hills, Missouri 63128

Owner: Oscar C. and Ida May
Surveyor: William G. Van Cleve
Real Estate Agency:
Plat Date: April 11, 1947

Legal Description:

Northeast side of Southeastern 30 acres *Block:* 1 *Lots:* 1-17
of lot No. 5
Subdivision of U.S. Survey 3111
Township 44 North
Range 6 East
City of Sunset Hills
St. Louis County, Missouri

Description:

May Acres consists of 17 one-acre lots fronting a single linear road which begins at Kennerly and terminates at a cul-de-sac. The plot has little to no slope. Lots are relatively square with frontages of 220' and depths of 200'. Setbacks are placed at 50' and rear easements are 5' wide. There are no sidewalks and the trees are the same age as the subdivision.

The residences of May Acres are long ranch homes. They are typically 7 bays wide and 2 to 3 bays deep. As ranch homes were designed to do, these homes take over a majority of the lot linearly, separating and privatizing the rear of the lot from the street. Each home varies in design from the next but tied together through the use of brick. Some have stone highlights. All are one story and mainly feature large picture windows facing the street. In addition to attached garages which don't face the street, most homes have outbuildings (original and later additions) which provide additional parking and storage. The backyards and side yards are the largest of any subdivision in this study and the entire lot is moderately wooded. The lots are so wide, circle drives can be found in a handful of lots.

History and Significance:

The significance of May Acres rests in the size of lots. There is no significant planning and the homes are above average architecturally at best. No other subdivision in this study has lots with quite the same dimensions – at least an acre. Also, this is only one of a handful of postwar subdivisions which lies outside the outer beltway – Interstate 270.

Notable Individuals:

Mays

First Sales:

All sales were in the name of Oscar May. The following is a set of examples of transactions in May Acres in the form of warranty deeds:

| | | | |
|------------|--------|---------------------------|-------------------|
| 5/14/1947 | Lot 10 | John L. Lueffelman & wf. | Dd Bk 2285 p. 464 |
| 2/29/1948 | Lot 9 | Arthur R. Held & wf. | Dd Bk 2432 p. 111 |
| 4/16/1948 | Lot 11 | Edwin J. Zeigenhein & wf. | Dd Bk 2396 p. 544 |
| 1/9/1951 | Lot 17 | Theodore Hopp & wf. | Dd Bk 2776 p. 320 |
| 10/10/1951 | Lot 2 | Theodore Hopp & wf. | Dd Bk 2993 p. 492 |
| 10/10/1951 | Lot 1 | Theodore Hopp & wf. | Dd Bk 2993 p. 493 |

OAKBROOK FOREST

Location:

Bounded by Old Bonhomme, McKnight, Delmar, Forsyth
Including: Berick, Gannon, Cornell, Golf Course
Balson, Stanford, Oakbrook, Alanson, and Albey
University City, Missouri 63130

Owner:

Felix Loebner

Surveyor:

Elbring Surveying Company (Plat 1)
August Elbring
Carr Surveying Company (Plats 2 & 3)
Charles H. Carr
Kropp & Steele Surveying Company (Plat 4)
Harry L. Steele

Real Estate Agency:

Plat Date:

October 18, 1945; May 24, 1946;
October 15, 1948; April 23, 1949

Legal Description:

| | | |
|----------------------------|------------------------|--------------------|
| Section 4 | No. 1 Block: 1 | <i>Lots:</i> 1-29 |
| Township 45 North | 2 | 1-10 |
| Range 6 East | 4 | 1 |
| City of University City | 5 | 1-11; 19-26 |
| St. Louis County, Missouri | 6 | 1-20 |
| | 7 | 1-17 |
| | No. 2 Block: 5 | <i>Lots:</i> 12-18 |
| | 7 | 18-28 |
| | 10 | 1-7 |
| | 11 | 1-13; 18-27 |
| | 12 | 1-17 |
| | No. 3 Block: 10 | <i>Lots:</i> 8-10 |
| | 11 | 12-18 |
| | 12 | 18-26 |
| | 13 | 1-9 |
| | No. 4 Block: 9 | <i>Lots:</i> 1-8 |
| | 15 | 1-9 |
| | 16 | 1-18 |
| | 17 | 1-12 |
| | 18 | 1-13 |

Description:

The planning of Oakbrook Forest is not only the most intuitive design in this study but likely the most attractive also. The semi rectangular tract of land has a single

valley running through the center with two considerable rises on either side. Elbring placed the equivalent of a boulevard down the center of this valley creating Oakbrook Lane. This boulevard consists of two one-way roads separated by a 145' landscaped median and lined with oaks on both sides of both drives. These four columns of oaks create an incredible canopy over the road and the park. The crossroads of Gannon, Cornell, Stanford, Balson and Golf Course all rise up and away from Oakbrook taking one to private, intimate areas of the subdivision. Essentially, everything slopes down to Oakbrook Lane and the park. All lanes, drives, courts and cul-de-sacs are lined with oaks in set intervals. There are no sidewalks and parking is along the street. Homes are set above the street, helping separating the house despite small setbacks. The subdivision in general is heavily wooded and the yards seem private to each lot. Although not identified in the plats, the cul-de-sacs in Oakbrook Forest feature heavily landscaped circles. The lots range in frontage from 65' to 100' and depths from 120' to 150'. The setbacks are 30' and the rear easements are 5'.

The residences are ranch in style but typically one and one half stories in height. The roofs are side gabled but not the typical postwar low sloping. Instead they are high pitched and include anywhere from one to three gable dormers, quite an exception to St. Louis postwar house designs. All are composed of brick and feature one to two picture windows. The garages are attached facing away from the street or in the rear of the lot. The designs are very eclectic and no pattern is perceived. Although the building line is 30', the setback of each home varies creating another dimension to the subdivision as a whole.

History and Significance:

One of the most attractive subdivisions in St. Louis. While the architecture is not extraordinary, it is original and unique. The planning however both in organization and landscaping is incomparable for this time period in St. Louis. The use of oaks at set intervals to line the streets creates beautiful canopies of shade and a high amount of green comparable to any boulevard in St. Louis. The use of park space in the center of the subdivision is not only aesthetic but also functional. It is not as much recreational as it is leisurely. The use of landscaping in the sides and rears of lots in addition to being placed above the road make the individual homes feel intimate and private but still part of the subdivision community.

There has been little to no alterations to the Oakbrook Forest. If anything, it is probably the most attractive it has ever been with the maturation of the oaks, completing the design created in 1945.

Notable Individuals:

Elbring; Carr; Kropp & Steele

First Sales:

Oakbrook Forest was laid out in four separate plats over the course of three and a half years. Felix Loebner owned all of the plats. Plat One was established on October 18, 1945, Plat Two on May 24, 1946, Plat Three on October 15, 1948, and Plat Four on April 23, 1949.

Advertisements for Oakbrook Forest began immediately upon its establishment. On October 28, 1945, just ten days after the subdivision was laid out, advertisements began to appear in the Post Dispatch. On this day, on page 10C, an advertisement appeared which stated: "For Your Future Homesite: Oakbrook Forest. A Wooded Paradise, For Fine Homes Consider These Important Features: Trees, Transportation, Schools, Character, Recreation, Price." The ad was run by the developers, Ahlemeier & Klauber Co., at 21 Forsythe Walk in Clayton. The field office is said to be located at Old Bonhomme Road and Delmar.

On the same day, just below this ad, a different advertisement for Oakbrook Forest appeared. This one states: "Get Prepared For Your New Home, Be an Early Bird. Don't Delay, Housing Boom Predicted by Gov't. Plans and Details arranged. OAKBROOK FOREST. A Wooded Paradise for Fine Homes. Your Home Value Protected in This Large Fine Development. Drive out today and see why many other people have bought homes in beautiful Oakbrook Forest." The developer Ahlemeier & Klauber Co also placed this ad. One week later on November 4, this same ad was repeated.

It appears that another ad did not appear until December 2, 1945. On this day on page 9D in the Post Dispatch an ad appeared which stated basically: "It's the Smart Thing to Do – Select Your Homesite Now!... Lot values will never be lower... Better come in soon and see our choice wooded building lots."

Some of the sales of Plat 1 are as follows:

| | | | |
|-----------|--------------------|------------------------|---------------------|
| 11/2/1945 | Lot 13 Blk 1 | M. Genevieve B. Flood | Dd Bk 2093 page 510 |
| 11/6/1945 | Lot 12 Blk 6 | David J. Nax & wf. | Dd Bk 2092 page 307 |
| 1/29/1946 | Lot 13 pt 14 Blk 6 | Ben Goldberg & wf. | Dd Bk 2153 page 61 |
| 3/6/1946 | Lot 8 Blk 2 | Louis Stein & wf. | Dd Bk 2185 page 6 |
| 2/13/1947 | part Lot 1 Blk 7 | Roy E. Mason & wf. | Dd Bk 2243 page 418 |
| 3/6/1947 | part Lot 12 Blk 1 | Ogden Williamson & wf. | Dd Bk 2287 page 69 |
| 6/30/1947 | part Lot 8 Blk 5 | Carl Schwartz & wf. | Dd Bk 2295 page 388 |

Following are some of the sales of Plat 2:

| | | | |
|-----------|-------------------|--------------------------|--------------------|
| 6/12/1946 | Lot 13 Blk 5 | Nathan Bilsky & wf. | Dd Bk 2145 p. 474 |
| 6/18/1946 | Lot 1 Blk 11 | B. F. McMorris & wf. | Dd Bk 2164 p. 463 |
| 6/27/1946 | Lot 18 Blk 7 | Emanuel Schwartz & wf. | Dd Bk 2161 p. 283 |
| 6/27/1946 | part Lot 4 Blk 11 | Emmeth B. Drescher & wf. | Dd Bk 2193 p. 84 |
| 7/1/1946 | Lots... | Alanson Realty & Co. | Dd Bk 2173 p. 98 |
| 7/1/1946 | Lots... | Berick Realty Co. | Dd Bk 2247 p. 32 |
| 7/25/1946 | Lot 19 Blk 7 | Erwin E. Henderson | Dd Bk 2214 p. 272? |
| 8/3/1946 | Lot 4 Blk 11 | Emmett B. Drescher & wf. | Dd Bk 2213 p. 149 |

These are some of the sales of Plat 3:

| | | | |
|------------|----------------------|--------------------------|-------------------|
| 11/10/1948 | pt 14, Lot 15 Blk 11 | Sara A. Shepley | Dd Bk 2512 p. 119 |
| 11/18/1948 | Lot 17 Blk 11 | Elleard B. Heffern & wf. | Dd Bk 2508 p. 202 |

| | | | |
|------------|----------------------|-------------------------|-------------------|
| 12/6/1948 | pt 21, Lot 22 Blk 12 | Rosalind Schuchat | Dd Bk 2408 p. 390 |
| 12/9/1948 | pt 22, Lot 23 Blk 12 | Harold J. Oleon? & wf. | Dd Bk 2449 p. 455 |
| 12/17/1948 | pt Lot 23 Blk 12 | David Ricken Sohn & wf. | Dd Bk 2475 p. 541 |
| 12/22/1948 | Lot 16 Blk 11 | Edwin A. Lyner & wf. | Dd Bk 2518 p. 84 |
| 12/28/1948 | pt 20, Lot 21 Blk 12 | Dave Weinhaus & wf. | Dd Bk 2522 p. 175 |
| 12/28/1948 | pt 19, Lot 20 Blk 12 | Herman Moss & wf. | Dd Bk 2522 p. 176 |

ORLAND COURT

Location:

Bounded by Zeiss, Fannie, Baumann, and Bayless
Including: Orland (Landor) and Wagner
Lemay (Unincorporated St. Louis County), Missouri 63125

Owner: Beatrice Risch
Surveyor: Kropp & Steele
Harry L. Steele

Real Estate Agency:
Plat Date: May 16, 1941

Legal Description:

| | | |
|---------------------------------|-----------------|-------------------|
| Blocks 1, 2, 3, 4 and part of 5 | <i>Block:</i> 1 | <i>Lots:</i> 1-15 |
| Bayless Place Subdivision | 2 | 1-13 |
| Township 44 North | 3 | 1-3 |
| Range 7 East | | |
| St. Louis County, Missouri | | |

Description:

Orland Court was resubdivided in 1941 from blocks with the Bayless Place subdivision. It is composed of three blocks and a total of 31 lots. The plat is relatively flat but for a slight descent towards Zeiss in the rear of the northwest lots. Orland Court consists of one primary street-not-thru and a small side street only 150' long. Close to halfway into the subdivision, Orland becomes a one-way street divided by a 24' by 460' strip of park, fully landscaped and communal. While the park does not appear usable as a gathering space, it does provide a pleasant visual element to an otherwise empty 50' wide road. The park, while public, is also established in the plat through an indenture to be maintained by the "Neighborhood Committee." The T-section between Wagner and Orland provides a small triangular park as a means of organizing paths through the intersection. At present, the only landscaping here is a flagpole flying an American flag. The lots in general have 50' to 60' frontages and depth ranging from 100' at the entrance to 175' near the beginning of the park. There are 30' setbacks both at the front and rear of lots, 20' building lines along "private roads" and curves, and 15' building lines along Fannie. The lots in general are designated in groups of about four by "private roads" dissecting the blocks. It is not apparent if these 40' wide strips were meant for actual roads are just visual pathways extending Viking and Risch Avenues is not apparent. At present, they appear to have been bought and improved by either residence adjacent to the "road." Zeiss and Baumann Avenues do not exist.

As one enters Orland Court off Bayless, two 8' stone masonry pylons act as a gate and greeting into the subdivision. Sidewalks run the length of the court separated from the road by a strip of grass and a line of trees providing shade both for yards and the street. Each house has a single car garage in the basement, but the majority of cars are parked along the street. Residences on the southeast side of Landor have garage access at the front of the house as driveways descend below grade into the basement and first

floors are set two to three feet above grade. On the northwest side, residents have side drives that provide access to a rear basement garage. This solution to the descending grade, however, takes away much area from the rear yard and replaces it with either gravel or asphalt paving.

At first glance, each residence appears very different in style and plan. Some possess glass blocks in circular or thin rectangular forms. Others have stone quoins or brick ornamentation. No two houses look the same in this subdivision, but each and every residence is designed off of one of only two floor plans. The first model, while appearing the same width as the second model, is actually 1/3 less in width and close to 50% longer. Model one is actually a narrow two bays by three bays. The disguise lies in an entry or side porch, either enclosed or open, located adjacent to the house and flush with the front façade. It gives the appearance of a much wider house but in actuality is only one bay deep. The side porch acts either as an entry intermediary area before entering the main house or as a porch accessible from inside the house. Many appear to have been altered to become more permanent fixtures of the house rather than the outdoor porches they were originally intended to be. The second model is three bays by two bays with a central door flanked by a chimney on one side and a picture window on the other.

To create a subdivision where each residence has a language and style of its own, variations occur from as large as the actual style down to as small as the doorknobs. While each house is based off one of two floor plans, attention to detail at the aesthetic level is very important to the vernacular of the subdivision. Several period styles are represented in Orland Court, from Tudor revival features to minimal traditional designs to glimpses of contemporary styling. Some use stone and siding in select areas, but every residence uses brick as its main component on all four elevations. While each model features hipped roofs, variations in appearance lie in an occasional front gable or bay window. Some emphasize the circular with round forms of glass blocks, arched windows, arched doorways, and even silo type entries. Others feature the rectangular with three narrow vertical windows replacing the normal picture window and thin rectangular glass blocks running the height of the house. Still others feature the triangular.

History and Significance:

Orland Court is one of the finest examples of attention to architectural detailing in this study. Even more amazing is the use of only two floor plans to achieve the variation and attractiveness it does.

The integrity of the subdivision is maintained at above average. Only a handful of residences have built additions and most exist at the rear of the house. Porches of the first model that have been enclosed and added as more permanent fixtures are done very well and maintain the original style of the main house. There appears to be only one overbearing addition to a house located at block 2, lot 9 as it has lost all integrity of its original home and has taken the shape of a ranch style collage, extending into the “private road” adjacent to it.

Notable Individuals:

Beatrice Risch (wf. of Norman J. of Mackenzie Park?); Kropp & Steele

First Sales:

Orland Park Subdivision was laid out in one plat. Here are some of the first sales in the subdivision. All sales were in the name of Beatrice Risch.

| | | | |
|------------|-------------------|---------------------|---------------------|
| 8/23/1941 | Lot 7 Blk 1 | Gustav C. Thym | Deed Bk 1834 p. 334 |
| 8/30/1941 | Lot 13 Blk 2 | Edward F. Pohrer | Deed Bk 1824 p. 158 |
| 9/9/1941 | Lot 2 Blk 1 | William Wyatt | Deed Bk 1778 p. 536 |
| 9/15/1941 | Lots 9 & 10 Blk 2 | Arthur G. Moser | Deed Bk 1796 p. 595 |
| 9/18/1941 | Lot 11 Blk 1 | Fred G. Bishop | Deed Bk 1788 p. 246 |
| 9/18/1941 | Lot 10 Blk 1 | Kenneth Blake | Deed Bk 1774 p. 635 |
| 10/2/1941 | Lot 6 Blk 1 | Charles Mosbach | Deed Bk 1810 p. 111 |
| 10/3/1941 | Lot 8 Blk 1 | L. Joseph Flori | Deed Bk 1818 p. 445 |
| 10/7/1941 | Lot 4 Blk 1 | Gustav Schlitter | Deed Bk 1764 p. 639 |
| 10/8/1941 | Lot 9 Blk 1 | Carl Fries | Deed Bk 1808 p. 401 |
| 10/16/1941 | Lot 5 Blk 1 | William Schaus | Deed Bk 1845 p. 57 |
| 10/21/1941 | Lot 6 Blk 2 | Arthur R. Schmidt | Deed Bk 1782 p. 353 |
| 10/25/1941 | Lot 12 Blk 2 | Jule De Keersgieter | Deed Bk 1793 p. 616 |
| 10/28/1941 | Lot 11 Blk 2 | John M. Martin | Deed Bk 1839 p. 301 |
| 10/29/1941 | Lot 3 Blk 3 | Alfred L. Griffin | Deed Bk 1815 p. 476 |

PEMBROKE

Location:

Bounded by Florissant
Including: Lake Pembroke, Cardigan, Lomond,
Cardigan West, and Cardigan East
Ferguson, Missouri 63135

Owner: Zeno Investment Company
Christian B. Peper, president

Surveyor: Joyce Surveying Company
Robert J. Joyce

Real Estate Agency:

Plat Date: October 18, 1946; October 24, 1947
August 11, 1949; May 29, 1950

Legal Description:

| | | |
|----------------------------------|---------------------|--------------------------|
| Northern Fraction ½ of Section 2 | No. 1 Block: | <i>Lots:</i> 1-27 |
| Township 46 North | No. 2 Block: | <i>Lots:</i> 87-109 |
| Range 6 East | No. 3 Block: | <i>Lots:</i> 72-86 |
| City of Ferguson | No. 4 Block: | <i>Lots:</i> 28-71; 97A; |
| St. Louis County, Missouri | | 97B; 110-118 |

Description:

Pembroke is a curvilinear suburb which may seem random at first, but is very intentional in its planning. Essentially, every gesture is in response to the lake located at the northeastern part of the subdivision and the creek/gorge that leads to and from it. As a result, Cardigan, Cardigan West and the east-west portion of Lake Pembroke are positioned along ridges with the rears of lots backing onto the creek. Overall, the lots are irregular in shape. They range in frontages from 70' to 200' and depths from 105' to 280'. Most lots have four sides but some have up to six. Building lines are generally 30'-35' and rear easements are 10'. There are two courts and a drive with cul-de-sac which provide access to the less accessible areas of Pembroke.

The entrance to Pembroke is defined by two ornamental brick gates. The terrain would be defined as rolling and provides many options for the individually designed ranch homes. There are various styles of residences but all have similar characteristics. They are heavily clad in brick with some stone and/or vinyl siding highlights. Each features one to two large picture windows that look out onto the street and feature prestigial porches across the front. Typically, breezeways connect the two-car garages to the main home. The homes are quintessential ranch in that they occupy, horizontally, a majority of the lot. The windows are tucked up underneath the roofline and the roofs themselves are low lying. Several homes have cupolas over the garage while others vary through the use of rear or side garages. Others showcase ornamental fins or wing walls at the homes edges or picture windows.

Each house is designed so it could exist on its own. The physical separation either by terrain or forestry creates a sense of seclusion for each individual lot. The trees exist from before the subdivision was platted and much care was taken in keeping the natural environment somewhat intact. There are no sidewalks and parking is mostly along the street.

History and Significance:

Pembroke is an excellent example of a significant postwar subdivision. It defines what it meant for individuals, looking to leave the confines of the inner city to find a pastoral, peaceful home in the suburbs. The residences are well preserved and little to no alterations have been made. It is also significant in North St. Louis County because of its uniqueness to the area. Most developers postwar were mass-producing boxes after boxes of housing on narrow, shallow lots, using efficiency as the motivating factor for production. Pembroke on the other hand lends itself to a sense of quality of life and an attitude of what it means to be out of the city in its large lots and expanding ranch homes.

Notable Individuals:

Joyce Surveying; Zeno Investment

First Sales:

These are samples of a few of the first sales of each plat. All sales were in the name of Zeno Investment Company.

Pembroke No. 1:

| | | | |
|------------|------------|-----------------------------|----------------------|
| 10/31/1946 | Lot 20 | James J. Brien & wf. | Deed Bk. p. 492 |
| 11/30/1946 | Lot 1 | Siegfred L. Gustafson & wf. | Deed Bk. 2215 p. 422 |
| 12/14/1946 | Lot 25 | Elmer F. Ryan | Deed Bk. 2244 p. 479 |
| 8/26/1947 | Lot 5 & 6 | Rollie W. McDowell & wf. | Deed Bk. 2295 p. 635 |
| 12/30/1947 | Lot 24 | Mary V. Shouse | Deed Bk. 2320 p. 438 |
| 4/22/1948 | Lot 4 & 19 | Harry E. Steinmann & wf. | Deed Bk. 2416 p. 276 |
| 5/17/1948 | Lot 8 | Frank Reed Jr. & wf. | Deed Bk. 2425 p. 409 |
| 6/2/1948 | Lot 25 | Robert E. Tisdale | Deed Bk. 2453 p. 140 |
| 7/8/1948 | Lot 9 | Gearard R. Pauin & wf. | Deed Bk. 2448 p. 126 |
| 7/29/1948 | Lot 26 | John g. Cannon | Deed Bk. 2444 p. 233 |
| 9/8/1948 | pt. Lot 10 | Gearard R. Pauin & wf. | Deed Bk. 2498 p. 8 |
| 10/1/1948 | pt. Lot 10 | Harry E. Steinmann & wf. | Deed Bk. 2454 p. 541 |
| 10/1/1948 | Lot 11 | Harry E. Steinmann & wf. | Deed Bk. 2454 p. 541 |

Pembroke No. 2:

| | | | |
|------------|-------------|-----------------------------|----------------------|
| 11/25/1947 | Lot 91 | E. Fusz Thatcher & wf. | Deed Bk. 2374 p. 139 |
| 3/4/1948 | Lot 90 | Fredrick P. Behle & wf. | Deed Bk. 2393 p. 620 |
| 4/22/1948 | Lot 104 | Edwin F. Peters & wf. | Deed Bk. 2401 p. 455 |
| 5/10/1948 | Lots 95, 96 | Markle E. Heady & wf. | Deed Bk. 2416 p. 359 |
| 5/17/1948 | Lot 105 | Frank Reed Jr. & wf. | Deed Bk. 2425 p. 409 |
| 5/21/1948 | Lot 103 | P. Ralph Rugen & wf. | Deed Bk. 2401 p. 611 |
| 6/14/1948 | Lot 93 | Albert H. Borcharding & wf. | Deed Bk. 2457 p. 7 |

| | | | |
|------------|-------------|--------------------------|----------------------|
| 6/29/1948 | Lot 108 | Rollie W. McDowell & wf. | Deed Bk. 2485 p. 38 |
| 7/2/1948 | Lot 102 | Elmer C. Perselius & wf. | Deed Bk. 2413 p. 150 |
| 10/1/1948 | Lot 106 | Rudolph G. Mathis & wf. | Deed Bk. 2444 p. 640 |
| 10/6/1948 | Lot 101 | Albert H. Borcharding | Deed Bk. 2498 p. 148 |
| 10/6/1948 | pt. Lot 100 | Albert H. Borcharding | Deed Bk. 2498 p. 148 |
| 11/9/1948 | Lot 87 | Oliver M. Husmann | Deed Bk. 2496 p. 481 |
| 11/24/1948 | Lot 109 | Rollie W. McDowell & wf. | Deed Bk. 2498 p. 399 |

Pembroke No. 3:

| | | | |
|------------|------------|---------------------------|----------------------|
| 8/26/1949 | Lot 85 | Walter W.H. Borbein & wf. | Deed Bk. 2560 p. 313 |
| 9/26/1949 | Lot 82, 83 | James G. Manzy | Deed Bk. 2572 p. 225 |
| 11/22/1949 | Lot 72 | Edward P. Hall & wf. | Deed Bk. 2600 p. 368 |
| 12/6/1949 | Lot 84 | Codie J. Bradford & wf. | Deed Bk. 2633 p. 215 |
| 5/29/1950 | Lot 81 | Shirl J. Schuster & wf. | Deed Bk. 2638 p. 417 |
| 6/8/1950 | Lot 74 | George H. Wilken & wf. | Deed Bk. 2651 p. 266 |
| 6/8/1950 | Lot 73 | Rose Maupin | Deed Bk. 2750 p. 20 |

Pembroke No. 4:

| | | | |
|-----------|---------|----------------------------------|----------------------|
| 6/22/1950 | Lot 97A | Donald C. McFarland & wf. | Deed Bk. 2652 p. 381 |
| 6/22/1950 | Lot 97B | William L. Raney & wf. | Deed Bk. 2680 p. 272 |
| 7/6/1950 | Lot 65 | Alan C. Wolf & wf. | Deed Bk. 2757 p. 19 |
| 7/14/1950 | Lot 67 | Thomas P. Pepler & wf. | Deed Bk. 2597 p. 609 |
| 7/21/1950 | Lot 117 | Cody J. Bradford & wf. | Deed Bk. 2666 p. 132 |
| 8/7/1950 | Lot 115 | Donald O. Schnuck & wf. | Deed Bk. 2761 p. 51 |
| 8/9/1950 | Lot 118 | Howard B. Avery & wf. | Deed Bk. 2750 p. 253 |
| 8/9/1950 | Lot 71 | C.A. MacFall & wf. | Deed Bk. 2760 p. 141 |
| 8/24/1950 | Lot 64 | Patrick A. McWilliams, Jr. & wf. | Dd Bk. 2646 p. 634 |

RICHMOND HILLS

Location:

Bounded by McKnight and McCutcheon

Including: Greenridge, Stonebridge, Saranac, and Monmouth
Richmond Heights, Missouri 63117

Owner: Regina Strauss

Surveyor: Pitzman's Company of Surveyors and Engineers
A. Fred Helmkamp

Real Estate Agency: Ralph J. Crause
Federer Realty Co.

Plat Date: August 27, 1946

Legal Description:

Survey 2679

Block: 1 *Lots:* 1-80

Township 45 North

Range 6 East

City of Richmond Heights

St. Louis County, Missouri

Description:

Richmond Hills consists of 80 lots occupying 25 acres of land. It is placed on a gently rolling hills setting in a modestly wooded area. Streets are generally meandering along the natural contour of the land with the most scenic entrance from McKnight onto Greenridge. At each entrance and most intersections, waist high maps show the layout of the subdivision and the shapes of each lot. At the Greenridge entrance, a sign lists every street within the subdivision. Lots have frontages ranging from 75' to 115', revealing a lower density than other subdivisions. Lots have depths between 125' and 180' with building lines of 35' to 40'. In general, several moderate curves emphasize the meandering of the street in addition to very few stretches of straight streets. Two triangular park areas with benches, trees, and small bushes exist in two "Y" intersections. There are no sidewalks but walks to the front door proceed directly from the street, rather than more commonly from the driveway.

One can see several designs in Richmond Hills. The residences are one-story ranch houses with a general mass of 4 bays by two wide bays. They feature low sloping hip and gable roofs which emphasize the horizontal feel of the ranch house. Houses are mostly brick except for rabbeted horizontal siding inside the gables and a few have stone quoins and headers. While each commonly features large picture windows facing the street, variations exist within the shape of the window, namely bays, rectangular emphasis, or circular emphasis. Some have pediments, columns, or porches and some other newer additions creating more period style houses. Overbearing chimneys are apparent throughout while two-car garages face away from the street. Although there is a wide mix of designs, two or three base models seem to appear through further investigation implying that early development was through Federer Realty Co. and

undeveloped lots were sold to private individuals or developers, furthering the diversity of design in Richmond Hills.

With corner lots in several of the houses in this study, handling the residence's relationship with the street proves difficult for cookie-cutter subdivisions. With the modest diversity of designs in Richmond Hills, special notice was taken to the corner lots along sharper curves. Take for instance lot 16 (9043 Monmouth) and lot 76 (9007 Stonebridge). These houses literally turn to the street as one proceeds around the curve. 9043 Monmouth is composed of three sections with two elbow bends, creating a coherent house which addresses the street at any one instance. 9007 Stonebridge accomplishes this through two separate sections.

History and Significance:

Houses have several of additions and changes. The curving homes are quite interesting however. Period style is so bad that its hard to tell if their original design or remodeling. Board of Trustees suggested.

Notable Individuals:

Helmkamp (Pitzman's), Federer Realty (Berkshire, Laymont)

First Sales:

Richmond Hills Subdivision was laid out in one large plat. It appears that most of the 78 lots were sold in 1948 or later. The following are a few examples of some of the first sales in the subdivision. All sales were in the name of Regina Strauss.

| | | | |
|-----------|--------|--------------------------|---------------------|
| 8/11/1947 | Lot 15 | Frank P. Fleming & wf. | Deed Bk 2315 p. 140 |
| 3/6/1948 | Lot 7 | Walter L. Mrian & wf. | Deed Bk 2423 p. 366 |
| 3/25/1948 | Lot 6 | Clarence O. Boost & wf. | Deed Bk 2399 p. 289 |
| 4/1/1948 | Lot 12 | Lucille Boulicault et al | Deed Bk 2404 p. 189 |
| 5/14/1948 | Lot 39 | William F. Wismann & wf. | Deed Bk 2407 p. 603 |
| 7/7/1948 | Lot 36 | James J. Mazzoni & wf. | Deed Bk 2479 p. 91 |
| 7/12/1948 | Lot 25 | Lucille Boulicault et al | Deed Bk 2411 p. 536 |
| 7/23/1948 | Lot 40 | Eugene J. Gartland & wf. | Deed Bk 2437 p. 512 |
| 9/3/1948 | Lot 11 | Edwin C. Schurig & wf. | Deed Bk 2414 p. 426 |

RIDGEVIEW HILLS (SEC. 1-5)

Location:

Bounded by Telegraph, Reavis Barracks
Including Ellwine, Rochester, Bellsworth
Lemay (unincorporated St. Louis County), Missouri 63125

Owner: Ellsworth & Regina Breihan

Surveyor: Roland H. Buchmueller

Real Estate Agency:

Plat Date: October 7, 1938; September 29, 1939; June 6, 1941;

October 19, 1941; August 28, 1946

Legal Description:

Lot 140 of Carondelet Commons South of River Des Peres

Township 44 North

Range 6 East

St. Louis County, Missouri

| | |
|------------------------|---------------------|
| Sec. 1 Block: 1 | <i>Lots:</i> 1-24 |
| 2 | 1 |
| Sec. 2 Block: 1 | <i>Lots:</i> 25-60 |
| Sec. 3 Block: 1 | <i>Lots:</i> 61-86 |
| 2 | <i>Lots:</i> 2-18 |
| Sec. 4 Block: 2 | <i>Lots:</i> 19-29 |
| Sec. 5 Block: 1 | <i>Lots:</i> 87-106 |

Description:

Although Ridgeview Hills was platted in five different sections over the course of almost eight years, it consists of two contiguous “blocks” divided into 135 lots. Block one bounds the entire circumference of Ridgeview Hills except for the land defined by the two subdivision entrances along Telegraph Road while block two and its 29 lots are separated in an island via Ellwine and Rochester.

The subdivision as a whole is composed of two subtle ridges, the peaks of which originate along the south side of Bellsworth Court and the conjunction of Reavis Barracks and Telegraph Roads. From these two ridges, the land descends first towards a park circumscribed by the one-way drive of Rochester and then again towards the cul-de-sac of Rochester. The park is bare with no trees within but lends itself to a gathering place for the entire subdivision. The houses, although different in plan and style, are connected through the over-apparent use of brick throughout. There exist no sidewalks and the front yards as a whole don't appear very usable due to changes in grade, limited size, or the penetration of drives and front walks.

Ridgeview Hills is a snapshot of time itself during the late 30's to mid 40's. As each section was platted, the houses built corresponded to the lifestyle and beliefs of each time period, ranging from post-depression to wartime to post-war.

Sections 1 and 2, composed of the 60 lots of Block 1, one lot of block 2, and platted pre 1940, possess several characteristics common within the Lemay area near Jefferson Barracks. The lots have frontages of roughly 40' with 25' setbacks save the lots along cul-de-sacs and obtuse curves. On average, each lot has a depth of 135' with 5' easements in the rear. The residences along the south side of Bellsworth Court are in

many ways a typical cookie cutter example of mass housing predating the misconception of mass housing as a postwar phenomenon. The houses are 2 bays to the front and 4 bays to the side. There are no driveways for two speculative reasons, either the lots are too narrow for need of placing the highest number of occupiable lots within a given area of land, or less emphasis was placed on the car needing its own “room” on the lot, excluding it wholly for lack of necessity. As a result, the road serves three masters: automobile parking, automobile traffic, and pedestrian traffic. Occupying one ridge, the lots are elevated on a plateau above Bellsworth with a set of steps from the road to the lot and another set of steps from the lot to the entrance two feet above grade. The steps are lined with a wrought iron railing and the second set of steps leads to a porch. The house is entirely brick save the stone foundation, the fieldstone porch, the stone quoins in the portico and corners, and the stone headers on the front door and windows. Each house on the south side has a definitive triangular portico off center that exceeds the height of the front gable roof. There exists a diamond attic window centered at the ridge and a picture window to the right of the portico. Along the bottom two feet of the residence is the exposed foundation with basement windows. It quite literally is a “little row of houses.” The residences along the north side of Bellsworth have a few examples of the south side but are largely cape-cod style. They are largely 3 bays by two bays with no stone highlights and the lots are grade with the road. Houses are also elevated with porches in the front. Some residences even possess basement garages recessed in the lot as one nears the higher numbers of block one. These last few characteristics are comparable to those houses built in section 3 of Ridgeview Hills in June of 1941 concluding that as the last houses were going up in section 2, the new designs of section 3 filtered into its construction.

The lots in Section 3 are centered around the park which intends to serve as a community gathering area for the subdivision. This could be a solution for the nature of the valley between the two ridges and the awkwardness that could result if houses were placed on the terrain. At the same time, it serves the purpose of providing a large outdoor space among the interrupted front yards of the bordering houses. Each residence around Rochester is a 3 bay by 2 bay cape cod style with brick shells and stone or concrete foundations. The houses are placed atop plateaued lots while each basement serves as a garage and thus cuts into the land. The shape that results along the roadside is an undulating series of valleys and plateaus that create an fragmented set of front yards. The usability of such yards is so obscure that most would opt to entertain and relax in the backyard, opting away from public interaction. The solution for community gathering thus lies in the families choosing to socialize in the park. The houses themselves are very quaint and have much less detailing than their sections 1 and 2 counterparts. All the residences around Rochester three bays abreast while a picture window or two double hung windows occupy the first two bays nearest the garage and the front door located opposite. All residences are composed of brick with side gabled asphalt roofs and front gable entryway. The use of stoops and wrought iron railings is still present however.

History and Significance:

Ridgeview Hills is only one of two subdivisions in this study to incorporate a park through the implementation of a one-way street lining its edges. This subdivision is also significant for its attention to architectural detail and its entire use of brick. It actually

features three time periods of architecture, but ties it all together through excellent planning and design. Little to no changes have been made to the original construction.

Notable Individuals:

Roland H. Buchmueller; Ellsworth Breihan

First Sales:

The sales of the lots in Ridgeview Hills are best understood in the order in which the plats were created. I added the numbers in Italics to remember when the plat was laid out. (The original index to the 1940 deeds needs to be consulted for more information, as the microfilm in the assessor's office is illegible.)

Ridgeview Hills (Lots 1-25) {1}:

| | | | |
|-----------|--------------|----------------------------|-----------------------|
| 11/1/1938 | Lot 1 Blk 1 | William A. Steinmetz & wf. | Deed Book 1525 p. 501 |
| 2/9/1939 | Lot 5 Blk 1 | Alphonse L. Donley & wf. | Deed Book 1511 p. 301 |
| 5/9/1939 | Lot 23 Blk 1 | Anthony A. Hasen & wf. | Deed Book 1566 p. 411 |
| 6/2/1939 | Lot 4 Blk 1 | Lewis F. Matthew & wf. | Deed Book 1589 p. 423 |
| 6/13/1939 | Lot 18 Blk 1 | John J. Callahan & wf. | Deed Book 1603 p. 456 |
| 6/13/1939 | Lot 16 Blk 1 | John C. C. Walther & wf. | Deed Book 1571 p. 569 |
| 7/11/1939 | Lot 24 Blk 1 | John E. Rastorfer & wf. | Deed Book 1639 p. 76 |
| 8/11/1939 | Lot 21 Blk 1 | Robert L. Lynch & wf. | Deed Book 1592 p. 263 |
| 8/28/1939 | Lot 17 Blk 1 | Andrew Tyrpak & wf. | Deed Book 1648 p. 33 |
| 11/7/1939 | Lot 20 Blk 1 | Charles H. Reitz & wf. | Deed Book 1676 p. 26 |
| 12/8/1939 | Lot 6 Blk 1 | Alfred N. Pezolt & wf. | Deed Book 1632 p. 436 |
| 5/5/1941 | Lot 12 Blk 1 | Fred M. Huhn(?) & wf. | Deed Book 1829 p. 48 |
| 7/1/1941 | Lot 11 Blk 1 | Patrick Luppens | Deed Book 1737 p. 495 |
| 8/1/1941 | Lot 7 Blk 1 | James L. Smith | Deed Book 1796 p. 374 |

Ridgeview Hills Lots 25-60 Block 1 {2}:

| | | | |
|-----------|--------------|--------------------------|-----------------------|
| 1/10/1941 | Lot 51 Blk 1 | Thomas H. Dilg | Deed Book 1690 p. 640 |
| 2/10/1941 | Lot 49 Blk 1 | Rudolph P. Mueller & wf. | Deed Book 1774 p. 18 |
| 5/14/1941 | Lot 50 Blk 1 | Raymond L. Kleavor & wf. | Deed Book 1829 p. 48 |
| 5/28/1941 | Lot 34 Blk 1 | Carl C. Texier & wf. | Deed Book 1754 p. 534 |
| 5/31/1941 | Lot 33 Blk 1 | Oscar O. Clayton | Deed Book 1795 p. 132 |
| 6/1/1941 | Lot 32 Blk 1 | Elmer C. Voerg | Deed Book 1778 p. 251 |
| 6/2/1941 | Lot 60 Blk 1 | J. Henry Seigfert | Deed Book 1767 p. 565 |
| 7/1/1941 | Lot 31 Blk 1 | Walter Williams | Deed Book 1756 p. 501 |
| 7/1/1941 | Lot 46 Blk 1 | Ramon H. Bernhard | Deed Book 1803 p. 272 |
| 7/15/1941 | Lot 40 Blk 1 | Oren O. Becker | Deed Book 1798 p. 183 |
| 7/24/1941 | Lot 41 Blk 1 | Frank Keller, Jr. | Deed Book 1759 p. 572 |
| 10/1/1941 | Lot 52 Blk 1 | Kenneth F. Werley | Deed Book 1807 p. 371 |
| 11/1/1941 | Lot 39 Blk 1 | Joseph P. Mertens | Deed Book 1811 p. 147 |

Ridgeview Hills Lots 61-86 Block 1, Lots 2-18 Block 2 {3}:

| | | | |
|-----------|--------------|-------------------|-----------------------|
| 11/8/1941 | Lot 78 Blk 1 | James B. Kitching | Deed Book 1787 p. 570 |
| 12/1/1941 | Lot 62 Blk 1 | Arthur Loosmore | Deed Book 1823 p. 154 |

Ridgeview Hills Lots 19-29 Blk 2 {4}:

| | | | |
|-----------|--------------|---------------------------|-----------------------|
| 5/1/1942 | Lot 21 Blk 2 | Joseph F. Schroeder & wf. | Deed Book 1832 p. 565 |
| 9/11/1942 | Lot 19 Blk 2 | Russell A. Klamert & wf. | Deed Book 1851 p. 431 |
| 9/11/1942 | Lot 20 Blk 2 | Howard W. Ritchie & wf. | Deed Book 1908 p. 65 |
| 10/1/1942 | Lot 22 Blk 2 | R. Glen Turner & wf. | Deed Book 1909 p.117 |

Ridgeview Hills Lots 87-106 Blk 1 {5}:

| | | | |
|-----------|--------------|-----------------------|-----------------------|
| 2/25/1947 | Lot 88 Blk 1 | Harold T. Irons & wf. | Deed Book 2238 p. 366 |
| 3/12/1947 | Lot 87 Blk 1 | Paul A. Dumond & wf. | Deed Book 2279 p. 134 |

SALEM HILLS

Location:

Bounded by Manchester

Including: Salem Hills, Blue Bell, Berry, and Cottonwood
Rock Hill, Missouri 63119

Owner: Herman J. & Gratia T. Baer

Surveyor: Kropp & Steele Surveying Co.
Harry L. Steele

Real Estate Agency:

Plat Date: July 13, 1940

Legal Description:

Section 30

Block: *Lots:* 1-114

Township 45 North

Range 6 East

City of Rock Hill

St. Louis County, Missouri

Description:

Salem Hills is a rectangular plot of land to the north of and perpendicular to Manchester. The subdivision slopes down from Manchester considerably to its termination at Hudson. From Manchester, Salem Hills Drive and Berry Road descend north on opposite sides of the subdivision, curve slightly away from each other, and then merge closely to the northwest, creating a park between the two roads. Providing access to the northeastern corner of the plot is the court and cul-de-sac of Cottonwood Lane. Connecting Salem Hills and Berry in the southern half of the subdivision is crosswise, Alden, and diagonally, Blue Bell. The junctions of these multiple streets and the angles at which they merge create interestingly complex intersections. Within these two large intersections are two areas of green space which lend organization and direction to motorists and green space instead of vast asphalt space for aesthetic value. The average lot is 50' wide and between 100' and 200' deep. Setbacks are placed at 25' and rear easements are 5' wide. There are no sidewalks and streets are a narrow 50'. Parking can be found on the street but becomes crowded for through traffic. The trees were planted with the subdivision.

Architecture of Salem Hills is mostly based off of one single design, with only a handful using a larger, relatively newer design. The typical home is 4 bays wide and 2 bays deep. With a chimney located on the side, the first bay contains a single-hung window. The next bay contains the entrance and usually features a small porch with a set of columns and a shed roof. The final two bays feature a double wide single-hung window and a single-hung window respectively. The roof is more commonly hipped while the rarer gable roof usually features two gable dormers. A few examples are oriented perpendicular to the street, creating somewhat of a variation. With the subdivision sloping down, most homes contain basement garages, some of which project

out from the façade and create a porch area atop them at the entrance to the home. Others have outbuildings in the rear. With the slope, the residences are set up above street level, separating and privatizing the home as much as a 25' setback can. The yards are small in the rear and are moderately wooded. Closer to Cottonwood, a dozen or so later models are in similar configuration but with additional bays and extra garages.

History and Significance:

Overall, the planning of Salem Hills is excellent. The siting of each home and the curvilinear streets sloping to the north create a very attractive subdivision. The park located in the northeast is an amenity most postwar subdivisions didn't account for. This is one of the larger subdivision parks in this study. Although the setbacks are small and the widths of lots narrow, the elevation of the home above the street and the difference in elevation to the neighboring homes, creates a sense of privacy and intimacy not typically found in such small lots. The architecture is simple and average. No considerable alterations have been made to Salem Hills as a whole but a two-story addition on Berry is grossly out of place.

Notable Individuals:

Baer; Kropp & Steele

First Sales:

All sales were in the name of Herman J. Baer. The following is a set of examples of transactions in Salem Hills in the form of warranty deeds:

| | | | |
|-----------|--------|-----------------------------|-------------------|
| 8/13/1941 | Lot 1 | Clarence J. Snodgrass & wf. | Dd Bk 1791 p. 536 |
| 5/3/1941 | Lot 72 | Francis A. Hilliker & wf. | Dd Bk 1831 p. 558 |
| 3/7/1942 | Lot 73 | Donald E. Renken & wf. | Dd Bk 1844 p. 392 |
| 5/5/1942 | Lot 4 | Marian S. Lindsey | Dd Bk 1890 p. 124 |

SCARSDALE

Location:

Bounded by McKnight and Lay
Including: Scarsdale
Richmond Heights, Missouri 63117

Owner: Emma Schmedtji (widow) & Elsa Rathemacker
Trustees of Adolph H. Schmedtji, deceased

Surveyor: Roland H. Buchmueller
Town Planner & Landscape Engineer

Real Estate Agency: Scarsdale, Inc.

Plat Date: June 25, 1942

Legal Description:

Part of Section 17 *Block:* 1 *Lots:* 1-14
Township 45 North
Range 6 East
City of Richmond Heights
St. Louis County, Missouri

Description:

Scarsdale is the most scenic and least dense of the postwar subdivisions in this survey. One knows this subdivision is different than most others immediately at the entrance when greeted by two stone, waist-high entry walls with a carved "Scarsdale" identifying the subdivision. Scarsdale consists of a single road making a narrow, almost linear loop into the subdivision and then back out to McKnight. Houses are located outside this loop along a subtle ridge while a park and drainage creek occupy the inside valley. There exist only 14 lots, surprising for a time when developers were fitting lots into every nook and cranny of land while still trying to maintain rather open lots. Each with a large tract of land, lots range from half an acre to 1.2 acres. Unlike other subdivisions of the time, every lot is of an irregular dimension and has extremely varying frontages. All the lots unusually extend into the central park, meaning the owners of each lot physically owned a section of this private park. The roads that fell into these lot lines along with 5' easements at the edges and through some lots were given to the City of Richmond Heights for public utility. There exist 40' setbacks along Scarsdale, 100' setbacks along McKnight and part of Lay, and 200' setbacks along the majority of Lay. Although there are 40' building lines along Scarsdale, it appears as though residences are placed more in the order of 80' back from the road, giving even more of an open, "ranch" feel to the subdivision. There are no sidewalks and the 50' road allows for two-way traffic.

Although the houses vary little in style, dimensions differ just enough to distinguish one from the next (it took me three trips around the subdivision to identify the standard organization). The residences are quintessential ranch houses and have occupiable area of 2000 square ft. Each residence is one story and features low-sloping roofs, emphasizing the horizontal. Houses were entirely of brick on the main story with a

few highlights of stone and clapboard siding on the gables. Houses relied majorly on linear plans with a few on smaller lots utilizing an “L” plan. Scarsdale residences were based off the experience of movement in the post war, car centralized era. Two car garages, all but two facing away from the street, were on one extreme of the house while the private areas of the bedrooms were located on the opposite extreme. The public family room, the kitchen, and the dining area occupied the area in between. In general, the houses were four bays by two bays. The four bays contained: 1) the garage 2) an intermediary area with the kitchen and dining 3) the entry, public spaces, and most likely a bedroom 4) and the last two bedrooms. The base house contained seven total rooms, three of which were bedrooms, and at least two full baths. There was at least one large picture window and sometimes even two in the central two bays. Even details down to the windows expressed openness and horizontality with many of these picture windows not containing mullions, increasing the clarity of these visual paths into the public areas of the house. Each house sits atop a full basement. The majority of houses are over 70’ in length yet still maintain an additional 100’ space between houses, reemphasizing the expansiveness of these lots. Trees are pushed back off the street and more towards the houses, and there is a heavy emphasis on landscaping immediately around the house.

The houses are relatively original with only 1 Scarsdale having an intruding two-story addition and detailing. 2 Scarsdale has an addition in the rear but is relatively subtle in its intrusion. 6 Scarsdale is the most original of the houses and has little to no landscaping around it. 13 Scarsdale attempts to put a modern streamline design in the subdivision with shed roofs over the carport and entrance. As a whole, Scarsdale maintains the integrity that Buchmueller and Scarsdale, Inc. originally set forth to its residents.

History and Significance:

Scarsdale was originally identified by Adolph & Emma Schmedtji, then residents of New York City, in May of 1937. *Many subdivisions throughout America were named after attractive older subdivisions or cities in the northeastern United States to improve local appeal. Scarsdale is a popular community located in Westchester County, located just north of New York City.* They entered an indenture to St. Louis County on May 6 laying out some basic restrictions on the land which then occupied close to 20 acres. The restrictions were to be in affect for 25 years and stated that no apartment house, flats, or any buildings for business purposes be erected. In addition, “any establishment which may be or become a nuisance to the neighborhood” was prohibited. Dwellings, houses, or residences should be not less than two stories in height and lots not less than one acre. Residences were to cost not less than \$10,000.00 exclusive of the cost of land. The indenture also provided for the erection of a high-class private garage and a usual high-class outbuilding. But the most stunning provision is last. **NO LEASE OR RENTAL OF ANY OF THE AFORESIAD PROPERTY TO PEOPLE OTHER THAN THE CAUCASION RACE.**

After Adolph’s death, Emma and Elsa Rathemacker, the trustees stated in Adolph’s will, entered a new indenture to St. Louis County on May 29, 1942. Most of the provisions stated in the 1937 indenture remained, including that regarding race. Except an additional excerpt provided for occupancy of non-Caucasian race or resident if it be a domestic servant. It further stated that residences were to be one family dwellings

not to exceed 2 ½ stories or 40 feet in height. It required 2 full rooms on the second floor of minimum dimensions of 10' x 12' with fenestration and full stairs leading to it. No noxious or offensive trade or profession was to take place in the subdivision. Any outbuildings used as residences or residences of a temporary nature were prohibited. Fences higher than four feet were banned and must have no less than 50% openings. In its final section, Adolph made provisions for the establishment and maintenance of a Board of Trustees for Scarsdale. They would be representatives burdened with the maintenance of a cohesive, high-class community both with its residents and its appearance.

On November 7, 1949, The Board of Trustees entered an agreement of alteration to the indenture of provisions, restrictions and limitations. The building lines along lay and McKnight would be reduced in half, base prices of the houses must be greater than \$20,000.00, all residences must be greater than 1500 square feet, and one and one and one half stories were permitted for construction. These last revisions were put into place just prior to the sale of and development of the subdivision as one sees it today.

Scarsdale is the closest thing St Louis County has to a "Private Place" developing during the decade following the end of World War II. The establishment of a group of residents involved with the upkeep and well-being of the subdivision was a rare thing in a time of cheap, efficient building techniques and simplistic ideas of design. It is indeed a rarity.

Notable Individuals:

Roland H. Buchmueller, Scarsdale, Inc. (Schmedtji)

First Sales:

Scarsdale Subdivision was laid out in one plat. Here are some of the first sales in the subdivision. All sales were in the name of Emma H. Schmedtji.

| | | | |
|------------|------------------|-----------------------------|---------------------|
| 11/30/1950 | Lot 4 | Andrew J. Thomas & wf. | Deed Bk 2794 p. 141 |
| 12/27/1950 | Lot 10 | Joseph H. Goldfarb & wf. | Deed Bk 2746 p. 592 |
| 3/30/1951 | Lot 9 & pt Lot 8 | Rose Goodman | Deed Bk 2788 p. 144 |
| 4/27/1951 | Lot 14 | Charles L. Hudson Sr. & wf. | Deed Bk 2768 p. 246 |
| 5/18/1951 | Lot 7 | William B. Krupp & wf. | Deed Bk 2869 p. 154 |
| 12/14/1951 | Lot 5 | Elmer G. Kesling & wf. | Deed Bk 2882 p. 528 |

SHERIDAN HILLS

Location:

Bounded by Red Bud and Bryan
Including: Everett and Buck
Richmond Heights, Missouri 63117

Owner: Sheridan Construction Co.
Everett Schneider, pres.

Surveyor: S.B. May
City Surveyor of St. Louis, Mo

Real Estate Agency:

Plat Date: August 3, 1950

Legal Description:

Part of Lots 6,7,8 of Lavinia Terrace *Block:* 1 *Lots:* 1-80
Part of Lots 3,4,5 of Public School Lands
Part of Lot 3, Edward J. Gay Estate Partition
Township 45 North
Range 6 East
City of Richmond Heights
St. Louis County, Missouri

Description:

Sheridan Hills, as it appears today, is composed of two long parallel streets capped off by two short, end streets. Bryan and Everett run east west and are lined with 55 lots and Buck and Linden run generally north-south and have the 10 lots which bound the ends of Sheridan Hills. Besides the five houses that line the west side of Linden, everything west of Linden has been torn down for the construction of I-170 and its interchange with I-64. Lots have 60' frontages and depths of 125'. Building lines are located 35' off the 50' wide streets and 10' wide easements line the rears of lots. Along the avenues are sidewalks and a considerable number of trees, creating a pedestrian friendly area.

There exists only one floor plan for the subdivision of Sheridan Hills. Houses were sold around the \$15,000 range and were most likely intended for middle-income families of three to five people. The residences are very simple, lacking any ornamentation, and create the "little rows of boxes" so common in postwar residential construction. The general plan consists of a 3 bay by 2 narrow bay ranch style home with a garage or carport placed beside the front door bay. Each home features an asphalt shingle side gable roof. The main entry is almost always in the left bay accessed by a small stoop. Adjacent to the entrance is a picture window located in the central bay and a narrow hopper and single-hung window in the right bay. For variation, some houses are simply reversed in plan and elevation while another two others are rotated 90 degrees so that the narrow two bay side faces the street. The only modification aesthetically for variation is the replacement of the picture window with two long hopper windows at head height allowing no visual path from the street into the house. Save the houses west of

Linden, each house sits on hills 6' above street level with stepping front walks separate from the driveway. In this situation, some driveways slope downward to a basement garage or some follow an upward slope to a split story garage.

Although close to 1/3 of the subdivision was demolished, no hints to the larger subdivision which once existed are apparent except in one instance. On lot 1 of block 3, this residence faces west no a large grassy area which once was a street intended to cross south across the Route 40 right of way. Now it simply addresses a patch of grass and seems completely disoriented. Such is the circumstance when the original vision of a developer, or architect for that matter, is destroyed.

History and Significance:

Nearly 33% of the land and homes were destroyed for Interstate 170 and its ramps. Several have rear additions in the rear of lots but are subtle in the overall character of Sheridan Hills.

Notable Individuals:

Sheridan Const. Co., S.B. May

First Sales:

Richmond Hills Subdivision was laid out in one large plat. It appears that most of the 78 lots were sold in 1948 or later. The following are a few examples of some of the first sales in the subdivision. All sales were in the name of Regina Strauss.

| | | | |
|-----------|--------|--------------------------|---------------------|
| 8/11/1947 | Lot 15 | Frank P. Fleming & wf. | Deed Bk 2315 p. 140 |
| 3/6/1948 | Lot 7 | Walter L. Mrian & wf. | Deed Bk 2423 p. 366 |
| 3/25/1948 | Lot 6 | Clarence O. Boost & wf. | Deed Bk 2399 p. 289 |
| 4/1/1948 | Lot 12 | Lucille Boulicault et al | Deed Bk 2404 p. 189 |
| 5/14/1948 | Lot 39 | William F. Wismann & wf. | Deed Bk 2407 p. 603 |
| 7/7/1948 | Lot 36 | James J. Mazzoni & wf. | Deed Bk 2479 p. 91 |
| 7/12/1948 | Lot 25 | Lucille Boulicault et al | Deed Bk 2411 p. 536 |
| 7/23/1948 | Lot 40 | Eugene J. Gartland & wf. | Deed Bk 2437 p. 512 |
| 9/3/1948 | Lot 11 | Edwin C. Schurig & wf. | Deed Bk 2414 p. 426 |

SIGNAL HILLS Plat No. 1

Location:

Bounded by Marshall
Including North Signal Hills
Kirkwood, Missouri 63122

Owner: Signal Hills Company
Richard D. Chomeau, pres.
Surveyor: William C. Berry
Civil Engineer
Real Estate Agency: Signal Hills Realty Co.
Plat Date: February 11, 1947

Legal Description:

Southeast ¼ of Section 10
Southwest ¼ of Section 11
Township 44 North
Range 5 East
City of Kirkwood
St. Louis County, Missouri

Block: *Lots:* 1-27

Description:

Access To Signal Hills is located on Marshall Road to the subdivision's South. Ending in a cul-de-sac, North Signal Hills Drive provides access to all 27 lots, which range in size from a single acre to four acres. Each lot has a 40' setback or building line and frontages ranging from 100' to 200'. A 10' easement is located midway back in each lot, the drive is 50' wide, and an additional easement, 10' wide, exists at the base of the hill in the rear of lots 9 thru 16. No sidewalks exist and parking is along the street.

The topography of Signal Hills in general is sloping in a similar direction to North Signal Hills Drive from its peak on Marshall Road to its lowest point at the rear easement in lot 16. The subdivision is heavily forested and allows several homes to be half hidden in a more wooded setting, rather than typical postwar pastoral.

In contrast to most subdivisions in this survey, Signal Hills' homes are not built against this 40' line. Instead, each house reacts to the specific topography of its individual lot, with some oriented to the street and others oriented to the base of the hill. On the most basic level, this reveals the discrete attention of each architect to their particular client and lot.

Signal Hills require further study to each individual home as several famous St. Louis architects have designs here.

History and Significance:

Board of Trustees (Jan. 8, 1947 or Feb. 11, 1947), private street, well-known architects.

Private Street – owners responsible for pavement, walks, curbs, gutters, park strips, parks, sewers, public utilities, etc. City of Kirkwood installs and maintains sewers, sewer inlets, water mains, gas mains, fire hydrants, lampposts and underground conduits.

Signal Hills is relatively untouched, retaining the architectural integrity of the architects' designs.

Notable Individuals:

First Sales:

The following are examples of some of the sales in Signal Hills:

| | | | |
|------------|--------|----------------------------|-----------------------|
| 12/12/1947 | Lot 25 | Ralph C. Beckmann & wf. | Deed Book 2372 p. 341 |
| 4/16/1948 | Lot 17 | Henry H. Bauer Jr. & wf. | Deed Book 2429 p. 386 |
| 8/26/1948 | Lot 12 | George E. Beckmann & wf. | Deed Book 2486 p. 13 |
| 10/5/1948 | Lot 2 | Arthur E. Feager & wf. | Deed Book 2480 p. 75 |
| 3/25/1949 | Lot 26 | Kenneth A. Taylor & wf. | Deed Book 2521 p. 353 |
| 8/5/1949 | Lot 11 | Justin M. Schuchat & wf. | Deed Book 2550 p. 111 |
| 9/21/1949 | Lot 3 | Frank A. Singler & wf. | Deed Book 2529 p. 554 |
| 3/1/1950 | Lot 19 | Roy W. Lende? & wf. | Deed Book 2641 p. 221 |
| 7/7/1950 | Lot 8 | William V. Walker & wf. | Deed Book 2672 p. 381 |
| 7/28/1950 | Lot 5 | Frank J. Boehm Jr. & wf. | Deed Book 2676 p. 265 |
| 9/5/1950 | Lot 9 | William F.L. Redmond & wf. | Deed Book 2729 p. 165 |
| 9/18/1950 | Lot 18 | Wilbur H. Grouse & wf. | Deed Book 2685 p. 456 |

VELDA VILLAGE HILLS

Location:

Bounded by Maywood
Including Myron, Kemp, Gray, Capehart, Perry, and Blemore
Velda Village Hills, Missouri 63121

Owner: Schuermann Building and Realty Company
Norman R. Schuermann, pres.
Surveyor: Clayton Survey and Engineering Company
E. P. Kronsbert
Real Estate Agency: Schuermann Building and Realty Company
Plat Date: April 19, 1938; October 25, 1938; February 7, 1939

Legal Description:

| | | |
|--------------------------------|-----------------|-------------------|
| United States Survey No. 1913 | <i>Block:</i> 1 | <i>Lots:</i> 1-29 |
| Township 46 North | 2 | 1-25 |
| Range 6 East | 3 | 1-21 |
| City of | 4 | 1-9 |
| St. Louis County, Missouri | 5 | 1-26 |
| 1st Addition | <i>Block:</i> 6 | <i>Lots:</i> 1-8 |
| | 7 | 1-5 |
| | 8 | 1-7 |
| 2nd Addition | <i>Block:</i> 9 | <i>Lots:</i> 1-5 |
| | 10 | 1-16 |
| | 11 | 1-21 |
| | 12 | 1-27 |
| | 13 | 1-5 |
| | 14 | 1-13 |
| | 15 | 1-18 |
| | 16 | 1-14 |
| | 17 | 1-9 |

Description:

Velda Village Hills is located in a rectangular plot of land, oriented north and south. It consists of three drives (Kemp, Gray, Capehart) which begin at Myron on the south and terminate into cul-de-sacs at the northern boundary. Perry dissects these drives at a southeasterly angle 1/3 of the distance into the subdivision from the north. Myron provides the base at the south. Lots are mostly rectangular, save at angular intersections and around the cul-de-sacs, and have the dimensions 40' by 115'. They feature 25' building lines and 5' rear easements. The subdivision rises from the south considerably to the center of the plot, and then descends in the same manner as one proceeds further north. Sidewalks line the street and trees are the subdivision's age.

This may be the most interesting architectural subdivision in this study. The majority of the designs are Art Deco, contemporary at the least. The use of glass block, curved walls, curved roof lines, and flat roofs lead to much intrigue and character. All

homes are 3 bays wide by 2-3 bays deep. Doors are centrally located while a single window centers one bay and a corner window occupies the other bay. In response to the terrain, each home has a full basement, most with a walk-out, and all with a basement garage. Steps are a typical and emphasized design feature leading up to the front door. All have front porches of varying sizes. These porches along with small setbacks and sidewalks promote a neighborhood atmosphere comparable to New York brownstone communities. Of the three basic models, the most conservative features a front gabled roof with a small gabled portico over the central entry. The second features a hipped roof with a front gabled bay. The entry features a high-pitched roof over the doorway. Opposite the protruded bay is a curving wall and roof to the side of the houses, which features a glass block window curving in conjunction. The last is the most contemporary. It features a two flat roofs corresponding with the higher height of the one extended bay. The opposite bay features a curving s-line beginning at the ground of the wing wall, lining the base, inside, and top of a three unit window (which includes one unit of glass block), and ending at the outside wall. It creates a smooth curvilinear distinctive to this style. But even more intriguing than the designs are the materiality. While some feature all brick facades, most homes, regardless of the design, use large faced stone skins called slabstone. These are mostly found in the south and used pre-war. The large stones can range in color in addition to the mortar. These create a sort of Hansel and Gretel cottage feel among the entire subdivision.

History and Significance:

Velda Village Hills is a significant subdivision in the St. Louis region. It is only one of two modern style subdivisions in this study and uses an extremely rare façade material and construction technique. Its design is unique while the general planning of the subdivision is characteristic of typical postwar planning.

Notable Individuals:

Schuermann, Clayton Surveying

First Sales:

The Subdivision of Velda Village Hills was platted on April 19, 1938 by the owner, Schuermann Building & Realty Co (Plat Book 34 p. 3). The first addition of Velda Village Hills was platted on October 25, 1938 (Plat Book 31 p. 97), and the second addition on February 7, 1939 (Plat Book 34 p. 36).

One year after the original plat, on April 30, 1939, page 1C of the St. Louis Post Dispatch has a small article announcing that the addition to Velda Village Hills, on Maywood Avenue, has opened. The new addition is said to have 150 houses, the original plat of the subdivision had 143 houses built and sold. The owner is given as Schuermann Building and Realty Company, and Maywood Avenue's location is given as between Lucas & Hunt and Natural Bridge. On the same day on page 3C is an ad for the subdivision with an illustration. The ad says the Grand Opening is on Sunday, and the subdivision contains "ultra modern homes a year ahead of present home designs."

Another advertisement for Velda Village Hills appeared on May 28, 1939 on page 4C of the Post Dispatch. The ad is especially helpful as it mentions the price of the homes

as \$4,360, with payments “as low as \$27.66.” There is also a “choice of brick bungalows of various designs.” These designs are listed as “Modernistic, Colonial, Cape Cod, and Modern Stone.”

One week later, on June 4, 1939, on page 2C of the Post, it is announced that a “modernistic” home at 3016 Maywood was sold by Schuermann Realty and Building Company to Harry T. Mathews. A photo is included.

On June 26, 1939, Schuermann Building and Realty Company ran a large ad, which included a photo of one of the subdivision’s brick homes. The ad simply says, “Better Homes, Better Surroundings,” and includes directions to the subdivision.

On September 24, 1939 Schuermann ran a joint ad for Flordell Hills and Velda Village Hills in the Post. Homes in Velda Village Hills are said to be priced at \$4360 and up, with rent as little as \$27.33 a month. The ad also says that only 11 homes in Velda Village Hills could be built with the present stock of materials. Cost of new materials will cause an inevitable increase in prices. An identical advertisement appeared in the Post on October 15, 1939.

Most of the lots were sold rapidly in 1938. Twelve lots were sold in 1939 and one was sold in 1940. Additions were added to the subdivision during this time. Here are some examples of the original sales:

| | | | |
|----------|-----------------------|----------------------------|-------------------|
| 6/10/38 | Lot pts 14 & 15 Blk 1 | Harrison Liebrum & wf. | Dd Bk 1538 p. 185 |
| 7/9/38 | Lot pts 20 & 21 Blk 1 | George F. Twenhoefel & wf. | Dd Bk 1533 p. 96 |
| 8/1/38 | Lot 1 Blk 1 | William B. VanLeuven & wf. | Dd Bk 1527 p. 491 |
| 8/25/38 | Lot pts 9 & 10 Blk 3 | Joseph O. Rhode & wf. | Dd Bk 1541 p. 265 |
| 9/7/38 | Lot pts 8 & 9 | Adolph Leminger & wf. | Dd Bk 1550 p. 266 |
| 9/29/38 | Lot 25 pt 24 Blk 2 | Herbert Pathe & wf. | Dd Bk 1521 p. 223 |
| 11/22/38 | Lot 6 Blk 5 | George J. Peace & wf. | Dd Bk 1554 p. 372 |
| 12/14/38 | Lot 20 Blk 5 | James G. Buchanan & wf. | Dd Bk 1546 p. 318 |
| 1/12/39 | Lot pt 26 Blk 5 | Lloyd B. Magruder & wf. | Dd Bk 1590 p. 153 |
| 4/18/39 | Lot pt 16 Blk 1 | Melvin E. Brown & wf. | Dd Bk 1622 p. 8 |
| 1/15/40 | Lot pts 4 & 5 Blk 2 | Dominick Biondo & wf. | Dd Bk 1666 p. 349 |

Most of the sales of Velda Village Hills 1st Addition were sold in 1939. Schuermann Building & Realty Co owned all plats of the subdivision. Here is a small example of the sales in the first addition.

| | | | |
|---------|---------------------|-------------------------|-------------------|
| 1/9/39 | Lot 3 Blk 7 | O. Walter Gutzmer & wf. | Dd Bk 1548 p. 505 |
| 3/16/39 | Lot 1 Blk 7 | Harold R.A. Zoll & wf. | Dd Bk 1608 p. 55 |
| 4/3/39 | Lot 2 Blk 8 | Arthur F. Broker & wf. | Dd Bk 1608 p. 120 |
| 5/4/39 | Lot pts 2 & 3 Blk 6 | Royal B. Larson & wf. | Dd Bk 1598 p. 704 |
| 8/1/39 | Lot pts 1 & 2 Blk 6 | Ozie Smith & wf. | Dd Bk 1589 p. 587 |
| 4/15/40 | Lot 5 Blk 6 | Paul J. Rix & wf. | Dd Bk 1648 p. 475 |
| 4/18/40 | Lot 6 Blk 8 | Joseph Palmier & wf. | Dd Bk 1652 p. 336 |

Following are some of the sales of the lots in the second addition. This is probably the largest section, and the lots sold rapidly after the first sale on May 1, 1939.

| | | | |
|----------|---------------------|-----------------------------|-------------------|
| 5/1/39 | Lot pts 3 & 4 | Martin G. Holtgrave & wf. | Dd Bk 1616 p. 30 |
| 5/31/39 | Lot 26 pt 27 Blk 12 | Bernard J. Kasjewski & wf. | Dd Bk 1543 p. 350 |
| 6/21/39 | Lot 1 Blk 10 | Quintus H. Klemme & wf. | Dd Bk 1584 p. 567 |
| 7/21/39 | Lot 16 Blk 11 | Louis E. McNarmara & wf. | Dd Bk 1605 p. 460 |
| 8/11/39 | Lot 21 Blk 12 | John S. Surgalski & wf. | Dd Bk 1598 p. 437 |
| 9/1/39 | Lot 10 Blk 10 | Jack W. O'Leary & wf. | Dd Bk 1609 p. 625 |
| 10/25/39 | Lot 13 Blk 16 | Robert Helke & wf. | Dd Bk 1602 p. 551 |
| 12/15/39 | Lot 13 Blk 11 | Oliver H. Hessler & wf. | Dd Bk 1624 p. 380 |
| 3/2/40 | Lot 9 Blk 15 | Andrew J. Berhorst & wf. | Dd Bk 1675 p. 178 |
| 4/15/40 | Lots 6 & 7 Blk 11 | George E. Boesewetter & wf. | Dd Bk 1685 p. 20 |

VILLAGE OF ST. ANN

Location:

Bounded by St. Charles Rock and Wright

Including: St. Martha, St. Luke, St. Gregory, St. Mark, St. Joachim,
Mary Ann, St. Genevieve, Shamrock, St. Richard, Mary Jane,
Anthony, St. Katherine, St. William, St. Christopher, Janice,
St. Marguarite, St. Arthur, and Colin

St. Ann, Missouri 63074

Owner: Charles F. Vatterott, Jr.

Surveyor: Elbring Surveying Company
August Elbring

Real Estate Agency:

Plat Date: March 25, 1942

Legal Description:

| | | |
|----------------------------|-----------------|------------------------|
| Sections 18 and 19 | <i>Block:</i> 1 | <i>Lots:</i> 1-10; "B" |
| U.S. Survey 166 | 2 | 1-18; "A" |
| Township 46 North | 3 | 1-24 |
| Range 6 East | 4 | 1-54; "C" |
| City of St. Ann | 5 | 1-24 |
| St. Louis County, Missouri | 6 | 1-13 |
| | 7 | 1-41 |
| | 8 | 1-36 |
| | 9 | 1-49 |
| | 10 | 1-26 |
| | 11 | 1-21 |
| | 12 | 1-27 |
| | 13 | 1-19 |
| | 14 | 1-45 |
| | 15 | 1-19 |
| | 16 | 1-7 |

Description:

The Village of St. Ann is the largest of all subdivisions platted and constructed after World War II in the St. Louis region. At 436 lots, the Village of St. Ann was a city unto itself. Within the subdivision, one can see visual thresholds where time and other circumstances, whether financial or aesthetic, gave way to different designs and smaller sections of groups. Main access is off St. Charles Rock Road, a main thoroughfare running southeast northwest from St. Louis city to I-270. One could enter onto Wright, St. Gregory or St. Joachim going south. In general, the streets run north south and mostly meander thought St. Ann with few distinct clues to when those streets end and other streets start. This meandering provides much appeal to a typical gridded community but causes much confusion to the stranger just passing through. There are close to 15 "T"

and “Y” intersections and only 5 four-way intersections. There are a total of four cul-de-sacs that reach into these awkward shapes of land, usually triangular or pentagonal, and provide more lots and frontages. Within the cul-de-sacs are circular “parks” of mostly grass and a few trees. Lots typically have 50’ frontages with depths ranging from 100’ to 170’. Building lines are 30’ back throughout St. Ann and rear easements are usually 5’. 10’ easements can be found between St. Joachim and St. Gregory where a natural creek runs through the tract. There are no sidewalks and the landscaping is moderate with only trees and bushes decorating the yards.

As one starts on the east side of St. Ann, the residences are ranch-like in that they are one-story and comparatively long. These houses are 5 x 2 bays in dimension and are clad in brick with a little siding along gables. There is no significant décor but most usually feature black or white non-working shutters.

Proceeding west, the houses in the St. Joachim area get smaller and begin to appear as bungalows with a six square plan. They still lack much decorative elements but are still clad in brick. A few start to feature basement one-car garages. Going further west, St. Genevieve exhibits some houses of the same style and scale as both Wright and St. Joachim, only now there is little use of brick. The decorative elements are still simple and one-car basement garages are more common. There is little use of the infamous picture windows and most concede to using single-hung windows spread over all four facades. And finally on St. Christopher, the westernmost street, the designs are the smallest and most likely the cheapest. They are foursquare designs and distinctive from one another in only two ways, the roof style and the placement of the entry. In one variation, the door is centrally located, flanked by two narrow single-hung windows. In another, the door is positioned to one side with a window replacing the door’s former place. The other variation lies in the orientation of the gable roof. One has a front gable and the other has a side gable. While this is the extent of aesthetic variation, all houses exhibit wood or aluminum siding and awnings over the front door and full walk-in concrete basements to give more living area to this small floor plan.

History and Significance:

While this subdivision lacks more and more aesthetic value as one proceeds west, it is a very valuable lesson in the construction techniques of mass production in the postwar housing era of subdivision such as Levittown.

The Village of St. Ann was platted on March 25, 1942. The plat book lists Charles F. Vatterott, Jr. as the owner, although some of the sales are in the name of John H. Vatterott & wife, and Vatterott-Winkler Realty and Building Company. The first mention of the Village of St. Ann in the St. Louis Post Dispatch was on August 30, 1942. Here one paragraph in a short article announces that permits at the total of \$161,400 were issued to the C. T. Wilson Construction Co., Carl A. Loven, and the Clayton Realty & Construction Co. for construction of 44 one-story, four and five-room brick bungalows in the Village of St. Ann.

On January 24, 1943 an advertisement was placed announcing “15 New Homes Just Completed.” The houses are described as having 5 rooms, tile bath and kitchen, being insulated, with garage, gas, and electric, with all utilities in, and near school, church, and bus line. They are “Ready to Move Into,” with rent only \$42.50. A virtually

identical advertisement ran on February 7, 1943, this time reading “ 8 New Homes Just Completed”. This ad was repeated one week later, on Sunday, February 14, 1943.

On February 21, 1943, C. T. Wilson Construction Company ran a different ad, with a picture probably not shown previously. The heading of this ad reads “New Bungalows- Option to Purchase.” According to this advertisement, rent is “as low as \$29.50 per month,” or “only \$39.50 per month.” It does not make clear what the ten-dollar difference in rent is.

It was apparently over one month before another ad for Village of St. Ann was ran again. This appears on March 28, 1943. The standard advertisement for the subdivision, with photo and description appears, and curiously the rent is again \$42.50. The same ad appears on April 4, 1943, with a new headline, which reads “New Homes Just Completed.” This standard ad which the subdivision ran throughout the year repeated the basic description, rotated the use of about three photos, and slightly altered the heading during each running.

At a time when few subdivisions were running advertisements, it is interesting that the Village of St. Ann was able to be so consistent in their advertising. Even more interesting is that on April 11, 1943 two different ads for the subdivision appear right next to each other. The Carl A. Loven Construction Company ran one ad. This ad is virtually identical to the advertisements that appeared prior to this date, telling us that Loven was probably responsible for most of the advertising up to this point. This ad again includes a photo, with a description reading “ 5 room, tile bath and kitchen, insulated,” etc... The heading reads “New Homes Just Completed, Ready to Move In.”

On the same date, just below this ad, is a different advertisement for the subdivision ran by Haverbrook Realty and Building Company. This ad does not include a photo, and is slightly different than previous advertisements as it includes a description of the different rental levels. For \$42.50 per month one can rent a new, five-room home, with tile bath and kitchen. For \$34.50 per month a new, four-room efficiency duplex can be rented. Another ad for the subdivision does not appear again until Sunday, May 2, 1943, when the standard advertisement is repeated.

On May 30, 1943 the C. T. Wilson Construction Company ran an advertisement. This ad has a large heading which reads “NEW BUNGALOWS FOR RENT.” Rent is said to be as low as \$39.50 per month, and \$28.75 per month with the option to purchase. The homes are described as having two bedrooms, hot-air heat, a basement or attached garage, a large lot, and all utilities in. A Catholic Church and parochial school are in the subdivision, bus passes the entrance, and there is a bus to the public schools.

The next ad for the subdivision does not appear until two weeks later, on June 13, 1943. The ad reads “Duplex Bungalow and Garage only \$35 per month.” In a less clear statement the ad goes on to read “New 3-room, serves as 4-room efficiency, Duplex bungalows, tile bath. Reservations being taken now.” The ad goes on to highlight the subdivision’s proximity to church and bus lines. This same ad is repeated for many weeks in a row: June 20, June 27, July 4, July 11, and July 18, 1943.

In addition to the ad mentioned above, a different ad, highlighting the payment plans, appeared on July 18, 1943. The ad reads: “New 5-room Bungalow; tile kitchen and bath, garage, \$4650, as low as \$250 cash down, \$43.33 per month for 30 months, then \$30.88, including principal, interest, taxes and insurance.” The ad also includes a photo

of one of the brick bungalows. This same basic advertisement also appeared on Sunday, August 1, 1943, now containing the name Haverbrook Realty & Building Company.

This ad appears again on August 8, 1943 on page 9C, although now the prices have been lowered slightly. The houses are now “only \$4550”, with rent at \$41.25 per month for 30 months then \$30.55 per month.

On August 22, 1943, Clayton Mortgage Co. ran an ad that had probably not appeared before. The ad says, “New five-room Brick Bungalows, \$5450 plus closing charges, \$510 cash, immediate possession.” The house payments are \$50 a month for 30 months, then \$34.08. The description of the house says, “large lot, tile kitchen and bath, separate garage.” 3617 Marguerite Lane is given as a display home.

On September 12, 1943 on page 11C, Haverbrook Realty and Building Company ran an ad that includes a photo. The prices given are lower than the Company gave on August 1. The houses are “as low as \$250 cash down, \$41.25 per month for 30 months, then only \$30.55 per month until maturity. This same ad appears on September 12.

The Carl A. Loven Construction Company ran an ad on October 24, 1943 on page 8C that gives the price of their “New 5 Room Bungalow.” The house costs \$4775, with \$250 cash, and a “balance like rent.” The description given says, “tile kitchen and bath, large lot, water, gas, electric.”

Notable Individuals:

Charles F. Vatterott Jr.; John H. Vatterott; and Vatterott-Winkler Realty & Building Co.

First Sales:

Charles F. Vatterott, Jr., just five days after the subdivision was platted, sold the first lot:

| | | | |
|---------|-------|-----------------|--------------------|
| 3/30/42 | Lot A | John J. Glennon | Deed Bk 1846 p. 59 |
|---------|-------|-----------------|--------------------|

Later in the year John H. Vatterott sold various lots:

| | | | |
|---------|---------|-----------------------------|---------------------|
| 8/17/42 | Lots... | Carl A. Loven & wf. | Deed Bk 1888 p. 82 |
| 8/17/42 | Lots... | Joseph H. Vatterott & wf. | Deed Bk 1886 p. 257 |
| 10/9/42 | Lots... | Haverbrook Rlty & Bldg. Co. | Deed Bk 1935 p. 8 |

Other sales by Charles F. Vatterott, Jr. are as follows:

| | | | |
|---------|--------------|------------------------------------|---------------------|
| 12/3/42 | Lot 18 Blk 2 | Henry A. Hoffman | Deed Bk 1925 p. 209 |
| 5/18/43 | Lots... | Vatterott-Winkler Rlty & Bldg. Co. | Deed Bk 1927 p. 347 |
| 6/23/43 | Lot 11 Blk 5 | Vatterott-Winkler Rlty & Bldg. Co. | Deed Bk 1936 p. 182 |

Vatterott-Winkler Realty & Building Co sold the following lots:

| | | | |
|--------|--------------|------------------------|---------------------|
| 8/7/43 | Lot 11 Blk 5 | Ray Boston & wf. Et al | Deed Bk 1936 p. 259 |
| 9/8/43 | Lot 5 Blk 14 | John H. Vatterott | Deed Bk 1960 p. 305 |

Joseph H. Vatterott sold one lot in 1943:

| | | | |
|----------|---------------|---------------------|---------------------|
| 10/23/43 | Lot 17 Blk 14 | Ashley H. Cox & wf. | Deed Bk 1989 p. 163 |
|----------|---------------|---------------------|---------------------|

Vatterott-Winkler Realty & Building Co sold the rest of the lots in 1943:

| | | | |
|----------|--------------|------------------------|---------------------|
| 11/17/43 | Lot 16 Blk 5 | John T. Hawks & wf. | Deed Bk 1969 p. 295 |
| 11/17/43 | Lot 14 Blk 5 | Robert Bales & wf. | Deed Bk 1990 p. 134 |
| 11/17/43 | Lot 5 Blk 5 | William E. Smith & wf. | Deed Bk 1971 p. 485 |
| 11/17/43 | Lot 6 Blk 5 | Thomas K. Hayden & wf. | Deed Bk 1958 p. 597 |

WEBSTER GARDENS

Location:

Bounded by Highway 66, Rock Hill, and Elm
Including Gardenia, Holly, Tulip, Jonquil, and (Old) Watson
Webster Groves, Missouri 63119

Owner: Evan Babcock Investment Company, Inc.
C. Chase Feldmann, Pres.

Surveyor: Elbring Surveying Company
William Elbring

Real Estate Agency:

Plat Date: January 16, 1939; March 10, 1939; October 16, 1939
January 20, 1940; September 5, 1940; March 20, 1941
August 6, 1941

Legal Description:

| | | | |
|----------------------------|--------------|------------------|--------------------|
| Sections 8 & 9 | No. 1 | <i>Block:</i> 1 | <i>Lots:</i> 1-16 |
| Township 44 North | | 5 | 1-5 |
| Range 6 East | No. 2 | <i>Block:</i> 4 | <i>Lots:</i> 1-22 |
| City of Webster Groves | | 5 | 6-16 |
| St. Louis County, Missouri | No. 3 | <i>Block:</i> 5 | <i>Lots:</i> 14-28 |
| | No. 4 | <i>Block:</i> 2 | <i>Lots:</i> 1-12 |
| | | 3 | 1-15 |
| | | 6 | 1-17 |
| | No. 5 | <i>Block:</i> 7 | <i>Lots:</i> 1-8 |
| | No. 6 | <i>Block:</i> 8 | <i>Lots:</i> 1-21 |
| | | 9 | 1-11 |
| | | 10 | 1-9 |
| | No. 7 | <i>Block:</i> 10 | <i>Lots:</i> 10-20 |

Description:

Webster Gardens consists of 10 plats filed over the course of 16 years. The first seven, however, are the most significant and coherent to this survey. While Highway 66 (now Watson) was the main thoroughfare into southern Webster Groves, the main entrance lies off of Elm Avenue to its east. As one travels north on Elm from Highway 66, (Old) Watson splits off at an angle northwest to provide a gradual entrance into the subdivision. This entry was likely most common for individuals traveling from the city, but foresight of urban sprawl was emphasized in its planning as another entrance was located farther north on Elm. This Holly entrance would serve the individuals traveling from Clayton, University City, Forest Park, the Central West End, and northern and central Webster Groves. The third Elm entrance lies between the above two while two other entrances (Tulip and (Old) Watson) provide access from Rock Hill Road.

There exist four "parks," two at intersections and two at half cul-de-sacs. These provide grassy areas, sometimes landscaped and usually with trees, in areas which otherwise would be large swaths of pavement or asphalt. These small parks also

establish direction and organization to prevent awkward situations between cars. At the same time, there exist no sidewalks, reemphasizing the reliance on automobiles in the St. Louis suburbs.

The most obvious feature to Webster Gardens at first glance is the street signs. They are wrought iron and highly detailed forms located at all intersections. The most interesting detail however is the signs are one-sided, meaning unless one is facing the intended direction, the sign cannot be read as the letters are backwards and in reverse order. The houses themselves are an eclectic mix of styles and designs of one-story ranch houses. Most feature brick and/or stone, while some feature porthole windows, some gable dormers, and even others Art Deco details. This broad mix shows that several architects were designing houses for Webster Gardens during its construction. Most importantly, it is believed the 1st ranch house in the St. Louis area is located in Webster Gardens at 1629 Holly with Bernard McMahan as architect.

History and Significance:

The first ranch house in the St. Louis region is located in Webster Gardens. It is also the first significant subdivision to the birth of modern Webster Groves.

Notable Individuals:

Bernard McMahan, Hummelsheim, Kropp & Steele

First Sales:

The original plat of Webster Gardens was sold in the name of Helene Feldmann. The initial sales are as follows:

| | | | |
|----------|----------------------|---------------------------|-----------------------|
| 3/30/39 | Lot 12 Blk 1 | John C. Gross & wf. | Deed Book 1543 p. 67 |
| 4/7/39 | Lot 7 Blk 1 | Dwight M. Hendricks & wf. | Deed Book 1576 p. 296 |
| 6/26/39 | pt lots 9 & 10 Blk 1 | Harry Holbert & wf. | Deed Book 1607 p. 563 |
| 6/29/39 | pt lot 10 Blk 1 | John L. Schlaffer & wf. | Deed Book 1549 p. 574 |
| 6/29/39 | Lot 5 Blk 1 | Charles F. Koenig & wf. | Deed Book 1622 p. 159 |
| 7/11/39 | Lot 16 Blk 1 | Harry C. Reichard, Jr. | Deed Book 1617 p. 182 |
| 7/28/39 | Lot 15 Blk 1 | Edward F. O'Brien & wf. | Deed Book 1635 p. 178 |
| 8/16/39 | Lot 3 Blk 5 | Lowell E. Hanison | Deed Book 1583 p. 460 |
| 8/28/39 | Lot 6 Blk 1 | Charles C. Baber & wf. | Deed Book 1613 p. 194 |
| 9/19/39 | Lot 14 Blk 1 | Graham G. Smith & wf. | Deed Book 1640 p. 164 |
| 11/27/39 | Lot 4 Blk 5 | John A. Rankin & wf. | Deed Book 1674 p. 81 |

As mentioned above, on December 7, 1939, Helene Feldmann was still selling lots in Webster Gardens, but now she was Helene Beerman. This lot is listed as being sold by Feldman and Helene F. Beerman (formerly Feldmann) and Earle F. Beerman.

| | | | |
|---------|--------------|-----------------------|-----------------------|
| 12/7/39 | Lot 13 Blk 1 | Elmer T. Wander & wf. | Deed Book 1640 p. 295 |
|---------|--------------|-----------------------|-----------------------|

Beerman made the following sale:

| | | | |
|--------|----------------|----------------------------|-----------------------|
| 6/5/42 | pt lot 9 Blk 1 | Webster Bldg. & Supply Co. | Deed Book 1848 p. 302 |
|--------|----------------|----------------------------|-----------------------|

Plat 2 of Webster Gardens was laid out on March 10, 1939, less than two months after the original plat. The initial sales were sold in the name of Helene Feldmann.

| | | | |
|---------|-----------------------|--------------------------|------------------|
| 3/28/39 | Lot 13 pt 12 Blk 5 | Ada M. Park | Book 1546 p. 573 |
| 4/8/39 | Lots 9&10 pt 11 Blk 5 | John C. Gross & wf. | Book 1608 p. 140 |
| 5/19/39 | Lots 1 & 2 Blk 4 | Charles H. Holbert & wf. | Book 1610 p. 20 |
| 7/14/39 | Lot 11 pt 10 Blk 4 | Michael J. Macken & wf. | Book 1586 p. 413 |
| 7/18/39 | Lot 22 Blk 4 | Harry Holbert & wf. | Book 1536 p. 380 |
| 7/21/39 | Lot 4 Blk 4 | Harry Holbert & wf. | Book 1618 p. 189 |
| 8/28/39 | Lots 12-17, 21 Blk 4 | Harry Holbert & wf. | Book 1662 p. 13 |
| 9/14/39 | Lot 9 pt 10 Blk 4 | Harry Holbert & wf. | Book 1658 p. 66 |
| 9/14/39 | Lots... | Harry Holbert & wf. | Book 1648 p. 71 |

The following lot was sold in the name of Louis Feldmann, Jr.

| | | | |
|---------|--------------|----------------------------|-----------------|
| 6/12/39 | Lot 10 Blk 2 | Webster Bldg. & Supply Co. | Book 1635 p. 51 |
|---------|--------------|----------------------------|-----------------|

Advertisements in the Post Dispatch in the early 1940's tell us that lots in Webster Gardens Plats 3-7 were being sold, yet as of now no Warranty Deeds have been found. All of the plats list Evan Babcock Investment Company Inc. as the owner, with C. Chase Feldmann as the president of the company, the same as Plats 1 and 2 had done.

WEBSTER RIDGE

Location:

Bounded by Old Watson, Rock Hill, and Grant
Including Linum, Honeysuckle, Azalia, Tulip, Bridle, Violet,
Camellia Crocus, Karen, and Spirea
Webster Groves, Missouri 63119

Owner: Carl F. & Viola and Carl A. & Lorraine Hummelsheim

Surveyor: Kropp & Steele Surveying Co.
George W. Kropp

Developer: Ridge Construction and Material Co.

Plat Date: March 13, 1946; April 25, 1947; January 29, 1948;
March 17, 1948; June 21, 1948; March 19, 1949;
September 23, 1949; September 7, 1950

Legal Description:

| | | | |
|-------------------------------------|--------------|-----------------|----------------------|
| Lots 1 & 2 of John Sappington Subd. | No. 1 | <i>Block:</i> 1 | <i>Lots:</i> 1-38 |
| Section 8 | No. 2 | <i>Block:</i> 1 | <i>Lots:</i> 39-46 |
| Township 44 North | No. 3 | <i>Block:</i> 1 | <i>Lots:</i> 47-62 |
| Range 6 East | No. 4 | <i>Block:</i> 1 | <i>Lots:</i> 63-78 |
| City of Webster Groves | No. 5 | <i>Block:</i> 1 | <i>Lots:</i> 79-88 |
| St. Louis County, Missouri | No. 6 | <i>Block:</i> 1 | <i>Lots:</i> 89-92 |
| | No. 7 | <i>Block:</i> 1 | <i>Lots:</i> 93-119 |
| | No. 8 | <i>Block:</i> 1 | <i>Lots:</i> 120-138 |

Description:

Webster Ridge consists of 12 plats filed over the course of 7 years. The first eight, however, are the most significant and coherent to this survey. As the plats developed and were filed, the surveyor never made an effort to differentiate blocks within the subdivision but rather numbered lots in purely sequential order. As the land was subdivided, one can notice a counter-clockwise pattern evolving in which a ring road would reach the boundaries of the land and inner connecting roads would reach the space within this ring. There are five entrances into Webster Ridge: three from main roads and two from other subdivisions. The three main entrances are from Rock Hill Road, Old Watson Road, and Grant Road. The other entrances are located in the northwest corner flanking Crocus Court. In the southeast, northeast, and northwest corners are cul-de-sacs or courts which reach the land that the curving outer ring does not reach. As a result the streets meander throughout the subdivision, never reaching a finite end, save the stretch of Linum between Honeysuckle and Grant.

The residences themselves are of an eclectic mix of design, form, and materiality. Each house is faced with brick, stone, siding, or a mix of two or all three, with the majority using brick and stone. So while the subdivision as a whole can not be described by detail, two features carry themselves throughout. Glass blocks in the front façade provide a source for light to permeate while at the same time keeping that area private

from outside eyes. The second detail is a small buttress or wingwall at the front corner of each house.

History and Significance:

Notable Individuals:

Kropp & Steele

First Sales:

There are 138 lots in Webster Ridge. The following are just a few of the examples of sales from each plat.

Webster Ridge Plat 1 (3/13/1946):

| | | | |
|-----------|--------|------------------------------|---------------------|
| 1/13/1947 | Lot 8 | Raymond J. Canda & wf. Et al | Deed Bk 2217 p. 461 |
| 2/14/1947 | Lot 13 | John H. Wedde & wf. | Deed Bk 2280 p. 414 |
| 2/14/1947 | Lot 9 | Paul J. Curtin et al | Deed Bk 2280 p. 414 |
| 2/15/1947 | Lot 12 | Robert M. Cochran & wf. | Deed Bk 2296 p. |
| 23(?) | | | |
| 4/21/1947 | Lot 7 | Roy F. Jeorling & wf. | Deed Bk 2307 p. 131 |

Webster Ridge Plat 2 (4/25/1947):

| | | | |
|------------|--------------|--------------------------|---------------------|
| 5/24/1948 | Lot 41 pt 42 | Herschel J. Connor & wf. | Deed Bk 2395 p. 379 |
| 7/7/1948 | part 45 & 46 | Alben J. Fick | Deed Bk 2462 p. 243 |
| 7/19/1948 | part 45 & 46 | Alben J. Fick | Deed Bk 2414 p. 288 |
| 7/19/1948 | part 46 | Louis B. Wisdom & wf. | Deed Bk 2489 p. 125 |
| 10/15/1948 | part 43 & 44 | William C. Seaton & wf. | Deed Bk 2499 p. 233 |
| 12/21/1948 | part 44 & 45 | Charles R. James & wf. | Deed Bk 2499 p. 596 |

Webster Ridge Plat 3 (1/29/1948):

| | | | |
|------------|--------------|---------------------------|---------------------|
| 5/21/1948 | Lot 48 pt 49 | Harold E. Scheppner & wf. | Deed Bk 2411 p. 238 |
| 9/15/1948 | part 49 & 50 | Lorraine Hummelsheim | Deed Bk 2449 p. 208 |
| 9/30/1948 | part 50 & 51 | Melvin W. Palm & wf. | Deed Bk 2457 p. 177 |
| 12/15/1948 | Lot 60 | John C. Kaiser | Deed Bk 2439 p. 304 |

Webster Ridge Plat 4 (3/17/1948):

| | | | |
|-----------|---------------|------------------------|---------------------|
| 9/15/1948 | Lot 63 pt 64 | Russell E. Krug & wf. | Deed Bk 2499 p. 33 |
| 2/11/1949 | part 64 & 65 | Fred A. Lisse & wf. | Deed Bk 2508 p. 479 |
| 4/8/1949 | part 77 & 78 | Robert L. Weigel & wf. | Deed Bk 2479 p. 572 |
| 7/1/1949 | parts 76 & 77 | Hollis L. George & wf. | Deed Bk 2549 p. 283 |
| 8/8/1949 | part 72 & 73 | Eugene A. Butz & wf. | Deed Bk 2552 p. 556 |

Webster Ridge Plat 5 (6/17/1948):

| | | | |
|------------|---------------|-----------------------------|---------------------|
| 10/15/1948 | Lot 79 | Earle E. Recklein & wf. | Deed Bk 2484 p. 339 |
| 1/21/1949 | Lot 85 pt 86 | Lewis J. Sackse & wf. | Deed Bk 2522 p. 235 |
| 1/24/1949 | Lot 88 | Clifford W. Potter & wf. | Deed Bk 2551 p. 11 |
| 1/25/1950 | parts 82 & 83 | Anton A. Koenen & wf. | Deed Bk 2555 p. 579 |
| 4/25/1950 | Lot 84 pt 83 | Frank E. A. Reihemann & wf. | Deed Bk 2630 p. 243 |

Webster Ridge Plat 6 (3/19/1949):

| | | | |
|-----------|---------|----------------------------|---------------------|
| 8/10/1949 | Lot 89 | E. Edward Gelzheuser & wf. | Deed Bk 2562 p. 228 |
| 8/29/1949 | part 91 | James P. Hironimus & wf. | Deed Bk 2546 p. 485 |
| 5/18/1950 | part 81 | Ewan C. Wenom & wf. | Deed Bk 2659 p. 488 |
| 11/3/1950 | part 92 | Henry F. Brinkmeyer & wf. | Deed Bk 2795 p. 94 |

Webster Ridge Plat 7 (9/23/1949):

| | | | |
|------------|---------------|---------------------------|---------------------|
| 10/26/1949 | Lot 119 | Omar M. LeResche(?) & wf. | Deed Bk 2603 p. 410 |
| 11/23/1949 | Lt 118 pt 117 | John J. Ratchford & wf. | Deed Bk 2623 p. 80 |
| 6/28/1950 | pts 99 & 100 | Charles R. Bohler & wf. | Deed Bk 2752 p. 93 |
| 8/3/1950 | Lots... | Charles A. Meier & wf. | Deed Bk 2725 p. 9 |

Webster Ridge Plat 8 (9/7/1950):

| | | | |
|------------|---------------|--------------------------|---------------------|
| 10/30/1950 | pts 126 & 127 | Tobasco S. Patrick & wf. | Deed Bk 2671 p. 507 |
| 1/3/1951 | part 125 | Herbert e. Bauer & wf. | Deed Bk 2792 p. 220 |
| 1/4/1951 | part 127 | Louis E. Litsch | Deed Bk 2759 p. 421 |
| 1/5/1951 | part 122 | Ralph E. Jones & wf. | Deed Bk 2688 p. 446 |

WOODSON TERRACE

Location:

Bounded by Lakeman and Edmundson
Including: Corregidor, and Bataan
Woodson Terrace, Missouri 63134

Owner: John A. Hughes
Surveyor: Clayton Survey and Engineering Company
E.P. Kronsky

Real Estate Agency:
Plat Date: April 22, 1942

Legal Description:

| | | |
|--|-----------------|-------------------|
| Part of Lots B,C, and D of Lakeman Subdivision | <i>Block:</i> 1 | <i>Lots:</i> 1-35 |
| US Surveys 166 and 167 | 2 | 1-60 |
| Township 46 North | 3 | 1-35 |
| Range 6 East | 4 | 1-7 |

City of Woodson Terrace
St. Louis County, Missouri

Description:

Woodson Terrace is rectangular plot of land, consisting of two main roads running lengthwise and 137 lots. The lots generally have 50' frontages and 120' depths. No sidewalks exist, parking is along the street, and the trees are the same age as the subdivision. The lots are have small setbacks (25') and small backyards, usually only 30' deep. The lots are so narrow and the popularity of carports, little to no side yards are present.

Woodson Terrace is one of the few mixed building subdivisions, composed of single family dwellings in addition to duplexes which house two families. The single-family units are simple, centered around four basic designs. Three of the designs are 3 x 2 bays with the last being 4 x 2 bays. One design has a central door flanked by a single hung window in each side. The second design has a door in a side bay, with a single hung window in the two remaining bays. The third design has a central door, a single hung window in one side bay, and a double width, single hung window in the other. The final, larger design has a single hung window in the first bay, a front door in the second, a double width, single hung window in the third, and a single hung window in the fourth. Most of the homes have side gabled roofs with some variations have hipped. Several of the 3 x 2 versions have carport on the side of the home. Other homes have outbuildings in the rear of the house which are used as garages and/or storage. Another variation orients the home perpendicular to the street, with the side gable creating a prominent shape from the road. These have an offset central door flanked by two, disproportionate single hung windows. Some homes even have gabled dormers along the roof as well as chimney tops. Most of the cape cods have siding as the main cladding with highlights of stone around the base of the home. All have prominent shutters which act as the only

ornament and coloring of the residence. Intermixed within these styles are duplexes, six bays wide and two bays deep. They are symmetrical with front doors in the 2nd and 5th bays and single hung windows in the remaining four. The duplexes are clad in brick and have side gabled roofs. Some of these duplexes are also oriented perpendicular to the street with one door street side and one door on facing the side driveway.

History and Significance:

Woodson Terrace is a unique subdivision in its mixed use. The planning however and the architecture are ordinary at best. The only significant elements of Woodson Terrace are its intact integrity and the use of duplexes mixed in with single-family units.

Notable Individuals:

Hughes, Clayton Surveying

Advertising and First Sales:

Woodson Terrace was platted on April 22, 1942 by owner John A. Hughes. Apparently advertising for the subdivision did not appear until May 30, 1943, when Lambert Terrace Realty Company ran a large ad in the St. Louis Post Dispatch. It reads: "NEW BUNGALOWS- SOLID BRICK- TILE BATH- GARAGE in new Woodson Terrace Subdivision. Have your own large Victory Garden with a home of your own." It goes on to say F.H.A. financing is available, and a salesman is on the premises daily. This same ad was repeated on June 6, 1943.

On July 4, 1943 on page 10C of the Post, a slightly different ad appeared. E.W. Prange and Company apparently placed this ad, with the heading "50 New Brick Bungalows." The advertisement goes on to describe the houses and subdivision, which includes concrete streets, water, gas, sewers, and electric, and 50 and 60 foot lots. The houses are priced at \$5100 and \$5200.

On Sunday August 1, 1943 on page 10C, a large advertisement with a photo appeared in the Post. The ad was placed by Lerch Real Estate Company, which gives its field office as the northeast corner of Edmundson and Corrigidor, and the main office address as 1002 Big Bend at Clayton Road. The heading of the ad reads "New Brick Bungalows in Woodson Terrace." The advertisement gives a lengthy description of the homes. They have two bedrooms, tile wall baths, concrete streets, complete sewerage, gas, water, and electric. They are near the airport, transportation, schools, and a shopping district. There are nine different styles to chose from, all of which are brick. The homes are priced at \$5100 and \$5200, with twenty-five years to pay, F.H.A. approved, and preference is given to war workers.

Two weeks later, on Sunday August 15, 1943, on page 9C of the Post Dispatch, Lerch Real Estate Company ran a similar, although slightly different ad as they had previously. This advertisement reads "Better Built Brick Bungalows." The advertisement goes on to say "\$5100 F.H.A.- 25 years to pay. \$33.28 per month including principal, interest, taxes, etc. nothing more to pay." The houses have two bedrooms, tile wall baths, insulated sidewalls and ceiling, cabinet-type sinks, garages, 50-foot lots, concrete streets, public sewers, and gas. According to the advertisement, three were sold the previous week.

Lerch Real Estate ran a similar ad one week later, on August 22, 1943, on page 10C. The heading reads "New Bungalows". The prices listed are the same as on August 15, but the description of the houses is excluded. The ad is repeated on the same page one week later.

On September 5, 1943, a special real estate ad supplement is in the Post. Moresi-Nauman- O'Neill Realty and Construction Company placed a large ad for the subdivision on page 11C. The ad states that the sale price of the homes is now \$4920 and up. It also includes a description of the homes, which include "tile kitchen and baths, pre-war kitchen cabinets- chromium trim fixtures, iron beams and columns, etc. 50- foot lots, direct sanitary sewer connection, water, gas, electricity." The ad also states that 1/3 of the homes have already been sold.

On September 5, 1943, Lerch Real Estate again ran the advertisement that appeared on August 22 and 29. Lerch places a slightly different ad on September 12 on page 11C. This ad includes a photo, and says "Buy now Before Inflation- profit by purchasing one of the QUALITY- BUILT BRICK bungalows erected with materials bought more than a year ago." While the total cost of the house does not appear, it does state that it can be bought for \$471.50 cash, \$43.43 per month for 30 months, then \$35.04 per month until maturity.

On the front page of the Real Estate Section in the Post Dispatch, on Sunday, September 19, 1943, a picture appears which announces the sale of 9523 Corregidor in Woodson Terrace. While it does not say if the house is new, it can be assumed since the seller is not listed. It was sold to Mr. and Mrs. Adam Dziekan through the W. H. Lerch Real Estate Co. On the same day, on page 11C an advertisement states that the sale price of four and five room bungalows in Woodson Terrace is \$4920 and up. A real estate company is not given.

One week later, on September 26, on page 11C the ad that appeared on September 12 is repeated.

Apparently the first sale in the subdivision was done in the sale of several lots from John A. Hughes to St. Louis Homes, Inc.

| | | | |
|-----------|------------------|-----------------------|---------------------|
| 12/7/1942 | Lots 29-35 Blk 3 | St. Louis Homes, Inc. | Dd Book 1913 p. 339 |
|-----------|------------------|-----------------------|---------------------|

Many of the Warranty Deeds in the subdivision after this date were in the name of St. Louis Homes, Inc.

| | | | |
|------------|--------------|------------------------------|---------------------|
| 5/27/1943 | Lot 12 Blk 1 | Gilbert L. Glenn | Dd Book 1325 p. 413 |
| 9/11/1943 | Lot 53 Blk 2 | Walter P. Roshel & wf. | Dd Book 1959 p. 242 |
| 9/17/1943 | Lot 38 Blk 2 | Arthur A. Lang & wf. | Dd Book 1990 p. 16 |
| 9/20/1943 | Lot 13 Blk 1 | Robert L. Lauterwasser & wf. | Dd Book 1938 p. 516 |
| 10/1/1943 | Lot 21 Blk 1 | Wilson R. Maxwell | Dd Book 1973 p. 63 |
| 10/13/1943 | Lot 31 Blk 1 | Wilfred Juenger | Dd Book 1993 p. 89 |
| 10/19/1943 | Lot 48 Blk 2 | Gearl Lamaster & wf. | Dd Book 1999 p. 21 |
| 10/28/1943 | Lot 35 Blk 2 | George A. Helle & wf. | Dd Book 1951 p. 497 |

John A. Hughs sold one Warranty Deed in 1944.

| | | | |
|-----------|---------|---------------|---------------------|
| 8/30/1944 | Lots... | Louise Willer | Dd Book 2016 p. 374 |
|-----------|---------|---------------|---------------------|

St. Louis Homes, Inc sold these lots.

| | | | |
|------------|---------------------|--------------------------|---------------------|
| 1/4/1944 | Lot 32 Blk 3 | Cyril A. Williams & wf. | Dd Book 1962 p. 372 |
| 2/9/1944 | Lot 46 Blk 2 | Rosell J. Michel | Dd Book 1980 p.147? |
| 8/31/1944 | Lots 9 & 10 Blk 1 | Natalie Carnaghi et. al. | Dd Book 2024 p. 424 |
| 7/12/1945 | Lot 39 pt 40 Blk 2 | Carl Denner & wf. | Dd Book 2052 p. 622 |
| 8/6/1945 | Lot 26 pt 27 Blk 4 | Joseph F. Walsh & wf. | Dd Book 2078 p. 517 |
| 10/20/1945 | Lots 1 & 2 Blk 4 | William Hahn & wf. | Dd Book 2120 p. 271 |
| 11/21/1945 | Lots 41 pt 42 Blk 2 | Frank C. Steimke & wf. | Dd Book 2079 p. 635 |

POST-WAR SUBDIVISIONS CHRONOLOGY

| | | | |
|--|------------|---|-----------------------|
| Clayton Gardens | 6/4/1937 | owner: Davis Estate | |
| Lot 1 Blk 3 | 7/21/37 | Rose Lombardo | Deed Book 1488 p. 17 |
| Block A | 9/1/37 | Vincent C. Sigillito | Deed Book 1467 p. 471 |
| Lot 23 Blk 6 | 9/27/37 | Edwin W. Buchanan & wf. | Deed Book 1486 p. 191 |
| Velda Village Hills | 4/19/1938 | owner: Schuermann Building & Realty Co. | |
| Lot pts 11 & 12 Blk 1 | 6/10/38 | Ralph L. Jones & wf. | Deed Book 1537 p. 157 |
| Lot pts 24 & 25 Blk 1 | 7/9/38 | Edward Hammer & wf. | Deed Book 1532 p. 448 |
| Clayton Gardens | | owner: Davis Estate | |
| Lot 23 Blk 3 | 9/2/38 | Elmer H. Jacobsmeyer | Deed Book 1561 p. 14 |
| Velda Village Hills | | owner: Schuermann Building & Realty Co. | |
| Lot pts 8 & 9 Blk 3 | 9/7/38 | Adolph Leminger & wf. | Deed Book 1550 p. 266 |
| Ridgeview Hills {1} | 10/7/1938 | owner: Ellsworth & Regina Breihan | |
| Velda Village Hills 1st Add. | 10/25/1938 | owner: Schuermann Building & Realty Co. | |
| Ridgeview Hills {1} | | owner: Ellsworth Breihan | |
| Lot 1 Blk 1 | 11/1/38 | William A. Steinmetz & wf. | Deed Book 1525 p. 501 |
| Velda Village Hills | | owner: Schuermann Building & Realty Co. | |
| Lot 8 Blk 5 | 11/3/38 | Delbert C. Helde & wf. | Deed Book 1513 p. 562 |
| Lot 17 Blk 5 | 12/31/38 | Walter H. Miller & wf. | Deed Book 1526 p. 371 |
| Velda Village Hills 1st Add. | | owner: Schuermann Building & Realty Co. | |
| Lot 3 Blk 7 | 1/9/39 | O. Walter Gutzmer & wf. | Deed Book 1548 p. 505 |
| Webster Gardens | 1/16/1939 | owner: Helene Feldmann | |

| | | | | |
|--|---------|--|---|-----------------------|
| Webster Gardens | | | owner: Helene Feldmann | |
| Pt lot 10 Blk 1 | 6/29/39 | | John L. Schlaffer & wf. | Deed Book 1549 p. 574 |
| Velda Village Hills | | | owner: Schuermann Building & Realty Co. | |
| Pt lot 14 Blk 2 | 7/6/39 | | Joseph J. Burger & wf. | Deed Book 1640 p. 55 |
| Ridgeview Hills {1} | | | owner: Ellsworth Breihan | |
| Lot 24 Blk 1 | 7/11/39 | | John E. Rastorfer & wf. | Deed Book 1639 p. 76 |
| Warson Woods | | | owner: Joseph H. White | |
| Velda Village Hills 2nd Add. | | | owner: Schuermann Building & Realty Co. | |
| Lot 16 Blk 11 | 7/21/39 | | Louis E. McNarmara & wf. | Deed Book 1605 p. 460 |
| Flordell Hills | | | owner: Schuermann Building & Realty Co. | |
| Lot 2 Blk 1 | 7/31/39 | | Alfred J. Walters | Deed Book 1612 p. 152 |
| Velda Village Hills 1st Add. | | | owner: Schuermann Building & Realty Co. | |
| Pt lots 1 & 2 Blk 6 | 8/1/39 | | Ozie Smith & wf. | Deed Book 1589 p. 587 |
| Webster Gardens | | | owner: Helene Feldmann | |
| Lot 3 Blk 5 | 8/16/39 | | Lowell E. Hanison & wf. | Deed Book 1583 p. 460 |
| Flordell Hills Plat #2 | | | owner: Schuermann Building & Realty Co. | |
| Ridgeview Hills {1} | | | owner: Ellsworth Breihan | |
| Lot 17 Blk 1 | 8/28/39 | | Andrew Tyrpak & wf. | Deed Book 1648 p. 33 |
| Flordell Hills | | | owner: Schuermann Building & Realty Co. | |
| Lot 13 Blk 3 | 9/1/39 | | William C. Lanfersieck & wf. | Deed Book 1616 p. 171 |
| Velda Village Hills 2nd Add. | | | owner: Schuermann Building & Realty Co. | |
| Lot 10 Blk 10 | 9/1/39 | | Jack W. O'Leary & wf. | Deed Book 1609 p. 625 |

| | | | |
|--|------------|---|-----------------------|
| Ridgeview Hills {2} | 9/29/1939 | owner: Ellsworth & Regina Breihan | |
| Warson Woods | | owner: Joseph H. White | |
| Lot 1 Blk 1 | 9/30/39 | Melba R. Darr | Deed Book 1600 p. 481 |
| Pt lots 2 & 3 Blk 2 | 10/5/39 | Louis F. Pell & wf. | Deed Book 1620 p. 380 |
| Flordell Hills | | owner: Schuermann Building & Realty Co. | |
| Lot 9 Blk 4 | 10/13/39 | Irwin J. Crowder & wf. | Deed Book 1626 p. 244 |
| Webster Gardens Plat 3 | 10/16/1939 | | |
| Flordell Hills | | owner: Schuermann Building & Realty Co. | |
| Lot 4 Blk 6 | 11/2/39 | Paul Byington & wf. | Deed Book 1657 p. 207 |
| Velda Village Hills 2nd Add. | | owner: Schuermann Building & Realty Co. | |
| Lot 11 Blk 10 | 11/2/39 | Arnold H. Liles & wf. | Deed Book 1659 p. 175 |
| Ridgeview Hills {1} | | owner: Ellsworth Breihan | |
| Lot 20 Blk 1 | 11/7/39 | Charles H. Reitz & wf. | Deed Book 1676 p. 26 |
| Webster Gardens | | owner: Helene Feldmann | |
| Lot 4 Blk 5 | 11/27/39 | John A. Rankin | Deed Book 1674 p. 81 |
| Flordell Hills Plat #2 | | owner: Schuermann Building & Realty Co. | |
| Lot 1 Blk 8 | 12/4/39 | Harold F. Ory & wf. | Deed Book 1644 p. 328 |
| Flordell Hills | | owner: Schuermann Building & Realty Co. | |
| Lot 46 Blk 9 | 12/7/39 | August G. Loewe & wf. Et al | Deed Book 1640 p. 301 |
| Ridgeview Hills {1} | | owner: Ellsworth Breihan | |
| Lot 6 Blk 1 | 12/8/39 | Alfred N. Pezolt & wf. | Deed Book 1632 p. 436 |

| | | |
|--|-----------|---|
| Webster Gardens | | owner: Helene Feldmann (now Beerman) |
| Lot 2 Blk 5 | 12/21/39 | Asa E. Turley Deed Book 1629 p. 553 |
| Flordell Hills | | owner: Schuermann Building & Realty Co. |
| Lot 26 Blk 4 | 1/8/40 | Walter R. Moeller & wf. Deed Book 1663 p. 128 |
| Velda Village Hills | | owner: Schuermann Building & Realty Co. |
| Pt lots 4 & 5 Blk 2 | 1/15/40 | Dominick Biondo & wf. Deed Book 1666 p. 349 |
| Webster Gardens Plat 4 | 1/20/1940 | |
| Flordell Hills | | owner: Schuermann Building & Realty Co. |
| Lot 3 Blk 7 | 1/23/40 | Alois F. Granitz Jr. Deed Book 1625 p. 372 |
| Warson Woods | | owner: Joseph H. White |
| Pt lots 17 & 18 Blk 2 | 1/24/40 | Kenneth Heggs & wf. Deed Book 1628 p. 484 |
| Flordell Hills Plat #2 | | owner: Schuermann Building & Realty Co. |
| Lot 32 Blk 4 | 2/1/40 | Harold W. Greer & wf. Deed Book 1640 p. 433 |
| Velda Village Hills 2nd Add. | | owner: Schuermann Building & Realty Co. |
| Lot 9 Blk 15 | 3/2/40 | Andrew J. Berhorst & wf. Deed Book 1675 p. 178 |
| Flordell Hills | | owner: Schuermann Building & Realty Co. |
| Lot 5 Blk 1 | 4/2/40 | William G. Dryden & wf. Deed Book 1640 p. 523 |
| Velda Village Hills 1st Add. | | owner: Schuermann Building & Realty Co. |
| Lot 5 Blk 8 | 4/15/40 | Paul J. Rix & wf. Deed Book 1648 p. 475 |
| Mary Ridge | 4/17/1940 | owner: Vatterott |
| Essex Hill | 5/2/1940 | owner: Michael Gabriel |

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| Flordell Hills Plat #2 | | owner: Schuermann Building & Realty Co. | |
| Lot 21 Blk 8 | 5/8/40 | Andrew S. Kalna & wf. | Deed Book 1611 p. 608 |
| Salem Hills | 7/13/1940 | owner: Herman J. Baer | |
| Warson Woods | | owner: Joseph H. White | |
| Pt lot 6 Blk 1 | 7/20/40 | A. Wellborne Moise & wf. | Deed Book 1681 p. 569 |
| Mary Ridge | | owner: Vatterott | |
| Lot 88 | 7/25/40 | R. Greer Gentry & wf. | Deed Book 1694 p. 465 |
| Lot 52 | 7/25/40 | Arthur L. Cambell & wf. | Deed Book 1682 p. 105 |
| Essex Hill | | owner: Michael Gabriel | |
| Lot 3 | 7/27/40 | Adolph Fleck & wf. | Deed Book 1746 p. 44 |
| Flordell Hills Plat #2 | | owner: Schuermann Building & Realty Co. | |
| Lot 21 Blk 9 | 7/31/40 | Raymond E. Martin & wf. | Deed Book 1746 p. 25 |
| Mary Ridge | | owner: Vatterott | |
| Lot 89 | 8/1/40 | Ervin L. Butler & wf. | Deed Book 1638 p. 608 |
| Lot 86 | 8/1/40 | Joseph W. Evans & wf. | Deed Book 1693 p. 446 |
| Lot 49 | 8/1/40 | Edward Blake & wf. | Deed Book 1696 p. 557 |
| Webster Gardens Plat 5 | 9/5/1940 | | |
| Flordell Hills Plat #2 | | owner: Schuermann Building & Realty Co. | |
| Lot 23 Blk 10 | 10/14/40 | August C. Ellebrecht & wf. | Deed Book 1729 p. 412 |
| Warson Woods | | owner: Joseph H. White | |
| Lot 8, pts 7 & 9 Blk 3 | 12/21/40 | Eugene Frazier | Deed Book 1710 p. 524 |
| Lot pts 6 & 7 blk 4 | 1/28/41 | Eugene Frazier | Deed Book 1732 p. 560 |
| Webster Gardens Plat 6 | 3/20/1941 | | |

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| Essex Hill Lot 8 | 4/30/41 | owner: Michael Gabriel Robert F. Costello | Deed Book 1764 p. 99 |
| Ridgeview Hills {1} Lot 12 Blk 1 | 5/5/41 | owner: Ellsworth Breihan Fred Huhn(?) & wf. | Deed Book 1829 p. 48 |
| Orlando Court | 5/16/1941 | owner: Beatrice Risch | |
| Ridgeview Hills {2} Lot 33 Blk 1 | 5/31/41 | owner: Ellsworth & Regina Breihan Oscar O. Clayton | Deed Book 1795 p. 132 |
| Ridgeview Hills {3} | 6/6/1941 | owner: Ellsworth & Regina Breihan | |
| Clayton Gardens Lot 11 Blk 8 Lot 19 Blk 5 | 6/13/41 6/27/41 | owner: Davis Estate Fred J. Cantin & wf. Aurea C. Daly | Deed Book 1751 p. 362 Deed Book 1796 p. 370 |
| Ridgeview Hills {1} Lot 11 Blk 1 | 7/1/41 | owner: Ellsworth & Regina Breihan Patrick Luppens | Deed Book 1737 p. 495 |
| Ridgeview Hills {2} Lot 40 Blk 1 | 7/15/41 | owner: Ellsworth & Regina Breihan Oren O. Becker | Deed Book 1798 p. 183 |
| Ridgeview Hills {1} Lot 7 Blk 1 | 8/1/41 | owner: Ellsworth & Regina Breihan James L. Smith | Deed Book 1796 p. 374 |
| Webster Gardens Plat 7 | 8/6/1941 | | |
| Warson Woods Lot pts 7 & 8 Blk 1 | 9/23/41 | owner: Joseph H. White Allen G. Bishop & wf. | Deed Book 1799 p. 448 |
| Orlando Court Lot 7 Blk 1 | 8/23/41 | owner: Beatrice Risch Gustav C. Thym | Deed Book 1834 p. 334 |

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| Exmoor | 9/3/1941 | owner: Robert M. Berkley & wf. | |
| Essex Hill | | owner: Michael Gabriel | |
| Lot 19 | 9/4/41 | Joseph F. Wood | Deed Book 1787 p. 407 |
| Lot 10 | 9/4/41 | Nelson C. Kapfer | Deed Book 1789 p. 390 |
| Exmoor | | owner: Robert M. & Helene S. Berkley | |
| Lot 2 | 9/25/41 | Herbert A. Strain | Deed Book 1817 p. 276 |
| Clayton Gardens | | owner: Davis Estate | |
| Lot 17 Blk 5 | 10/7/41 | Ambrose O. Brossard & wf. | Deed Book 1814 p. 400 |
| Orlando Court | | owner: Beatrice Risch | |
| Lot 4 Blk 1 | 10/7/41 | Gustav Schlitter | Deed Book 1764 p. 639 |
| Lot 6 Blk 2 | 10/21/41 | Arthur R. Schmidt | Deed Book 1782 p. 353 |
| Salem Hills | | owner: Herman J. Baer | |
| Lot 1 | 10/22/41 | Clarence J. Snodgrass & wf. | Deed Book 1791 p. 536 |
| Orlando Court | | owner: Beatrice Risch | |
| Lot 3 Blk 3 | 10/29/41 | Alfred L. Griffin | Deed Book 1815 p. 476 |
| Ridgeview Hills {4} | 10/29/1941 | owner: Ellsworth & Regina Breihan | |
| Ridgeview Hills {3} | | owner: Ellsworth & Regina Breihan | |
| Lot 78 Blk 1 | 11/8/41 | James B. Kitching | Deed Book 1787 p. 570 |
| Lot 62 Blk 1 | 12/1/41 | Arthur Loosmore | Deed Book 1823 p. 154 |
| Warson Woods | | owner: Joseph H. White | |
| Lot 3, pt 4 Blk 4 | 12/5/41 | Lorena A. Roeder | Deed Book 1812 p. 614 |
| Clayton Gardens | | owner: Davis Estate | |
| Lot 19 Blk 4 | 12/10/41 | Louis J. DuBois & wf. | Deed Book 1804 p. 517 |

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| Belleview Park Section One | 2/6/1942 | owner: Western Life Insurance Co. | |
| Warson Woods | | owner: Joseph H. White | |
| Lot 3, pt 4 Blk 2 | 3/17/42 | George C. Henderson & wf. | Deed Book 1865 p. 167 |
| Village of St. Ann | 3/25/1942 | owner: Vatterott | |
| Lot A | 3/30/42 | Charles F. Vatterott Jr. to John J. Glennon | Deed Book 1846 p. 59 |
| Belleview Park Section One | | owner: Western Life Insurance Co. | |
| Lots in... | 4/9/42 | Security Construction Co. | Deed Book 1882 p. 55 |
| Woodson Terrace | 4/22/1942 | owner: John A. Hughes | |
| Buder Park | 4/30/1942 | owner: Buder Park Dev. & Supply Co. | |
| Ridgeview Hills {4} | | owner: Ellsworth & Regina Breihan | |
| Lot 21 Blk 2 | 5/1/42 | Joseph F. Schroeder & wf. | Deed Book 1832 p. 565 |
| Salem Hills | | owner: Herman J. Baer | |
| Lot 72 | 5/4/42 | Francis A. Hilliker & wf. | Deed Book 1831 p. 558 |
| Lot 74 | 5/11/42 | George B. Rudolph & wf. | Deed Book 1877 p. 25 |
| Clayton Gardens | | owner: Davis Estate | |
| Pt lot 16 Blk 6 | 5/14/42 | Margaret M. Fisher & hus. | Deed Book 1892 p. 172 |
| Webster Gardens | | owner: Helene F. Beerman | |
| Pt lot 9 Blk 1 | 6/5/42 | Webster Building & Supply Co. | Deed Book 1848 p. 302 |
| Warson Woods | | owner: Joseph H. White | |
| Lot pt 9 Blk 3 | 6/15/42 | Edwin Overbeck & wf. | Deed Book 1916 p. 82 |
| Scarsdale | 6/25/1942 | owner: Emma Schmedtji | |

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| Mackenzie Park | 7/20/1942 | owner: Norman J. Risch | |
| Scarsdale | | owner: Emma H. & Adoph H. Schmedtje | |
| Lot 3 | 8/10/42 | Estelle L. Leavy & hus. | Deed Book 1846 p. 591 |
| Village of St. Ann | | owner: John H. Vatterott & wf. | |
| Lots... | 8/17/42 | Carl A. Loven & wf. | Deed Book 1888 p. 82 |
| Lots... | 8/17/42 | Joseph H. Vatterott & wf. | Deed Book 1886 p. 257 |
| Ridgeview Hills {4} | | owner: Ellsworth & Regina Breihan | |
| Lot 19 Blk 2 | 9/11/42 | Russell A. Klamert & wf. | Deed Book 1851 p. 431 |
| Bellevue Park Section One | | owner: Western Life Insurance Co. | |
| Lot 1 Blk 2 | 9/18/42 | John Tjemmes & wf. | Deed Book 1880 p. 523 |
| Village of St. Ann | | owner: John H. Vatterott & wf. | |
| Lots... | 10/9/42 | Haverbrook Realty & Bldg. Co. | Deed Book 1935 p. 8 |
| Exmoor | | owner: Robert M. Berkley & wf. | |
| Lot 10 | 10/23/42 | Robert J. Ryan & wf. | Deed Book 1882 p. 461 |
| Village of St. Ann | | owner: Charles F. Vatterott Jr. | |
| Lot 18 Blk 2 | 12/3/42 | Henry A. Hoffman | Deed Book 1925 p. 209 |
| Woodson Terrace | | owner: John A. Hughes | |
| Lots 29-35 Blk 3 | 12/7/42 | St. Louis Homes Inc. | Deed Book 1913 p. 339 |
| Warson Woods | | owner: Joseph H. White | |
| Lot pt 7 Blk 4 | 2/13/43 | William H. Peterson & wf. | Deed Book 1937 p. 108 |
| Village of St. Ann | | owner: Charles F. Vatterott Jr. | |
| Lots... | 5/18/43 | Vatterott-Winkler Rlty. & Bldg. Co. | Deed Book 1927 p. 347 |

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| Woodson Terrace Lot 12 Blk 1 | 5/27/43 | owner: St. Louis Homes Inc. Gilbert L. Glenn | Deed Book 1925 p. 413 |
| Mackenzie Park Lot 4 Blk 3 | 6/17/43 | owner: Norman J. Risch John G. Jamboretz | Deed Book 1941 p. 302 |
| Village of St. Ann Lot 11 Blk 5 | 8/7/43 | owner: Vatterott-Winkler Realty & Building Co. Ray Boston & wf. Et al | Deed Book 1936 p. 259 |
| Woodson Terrace Lot 53 Blk 2 | 9/11/43 | owner: St. Louis Homes Inc. Walter P. Roshel & wf. | Deed Book 1959 p. 242 |
| Clayton Gardens Lot 5 Blk 9 | 9/24/43 | owner: Davis Estate Margaret M. Fisher & hus. | Deed Book 1992 p. 49 |
| Village of St. Ann Lot 16 Blk 5 Lot 14 Blk 5 | 11/17/43 11/17/43 | owner: Vatterott-Winkler Realty & Building Co. John T. Hawks & wf. Robert Bales & wf. | Deed Book 1969 p. 295 Deed Book 1990 p. 134 |
| Woodson Terrace Lot 32 Blk 3 | 1/4/44 | owner: St. Louis Homes Inc. Cyril A. Williams & wf. | Deed Book 1962 p. 372 |
| Mackenzie Park Lot 9 Blk 3 | 1/31/44 | owner: Norman J. Risch William A. Kuna & wf. | Deed Book 1983 p. 307 |
| Buder Park Lot 3 Blk 3 Lot 6 Blk 1 Lot 10 Blk 2 | 2/8/44 2/8/44 2/8/44 | owner: Buder Park Dev. & Supply Co. Thomas Skinner & wf. Bill Chambers & wf. Forest L. Nicholson | Deed Book 1902 p. 476 Deed Book 1985 p. 421 Deed Book 1973 p. 33 |
| Mackenzie Park Lot 17 Blk 3 Lot 23 Blk 2 | 3/14/44 4/10/44 | owner: Norman J. Risch William A. Gleiber Meredith S. Neese & wf. | Deed Book 1947 p. 450 Deed Book 1978 p. 617 |

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| Buder Park | | owner: Buder Park Dev. & Supply Co. | |
| Lot 2 Blk 1 | 6/7/44 | Clarence E. Tubb & wf. | Deed Book 1998 p. 521 |
| Lot 24 Blk 2 | 7/22/44 | George Mattenet & wf. | Deed Book 2048 p. 17 |
| Lot 8 Blk 1 | 8/9/44 | Sam Cracciola & wf. | Deed Book 2023 p. 295 |
| Lot 13 Blk 1 | 8/24/44 | Myron C. Settle | Deed Book 1976 p. 577 |
| Mackenzie Park | | owner: Norman J. Risch | |
| Lot 25 Blk 3 | 11/28/44 | William H. Meyer | Deed Book 2009 p. 253 |
| Bellevue Park Section One | | owner: Western Life Insurance Co. | |
| Lots... | 2/26/45 | Security Construction Co. | Deed Book 2032 p. 331 |
| Clayshire | 3/19/1945 | owner: Walter A. Beck | |
| Lot 4 pt 3 Blk 2 | 5/24/45 | Edward H. Higgenbotham | Deed Book 2052 p. 449 |
| Lot 5 & 6 Blk 2 | 6/16/45 | Clayshire Realty & Const. Co. | Deed Book 2067 p. 435 |
| Clayton Gardens 2 | 6/18/1945 | owner: Alex F. Weber | |
| Mackenzie Hills Plat 1 | 6/28/1945 | owner: Berkley Construction Co. | |
| Woodson Terrace | | owner: St. Louis Homes Inc. | |
| Lt 39 pt Lt 40 Blk 2 | 7/12/45 | Carl Denner & wf. | Deed Book 2052 p. 622 |
| Clayshire | | owner: W. A. Beck Inc. | |
| Lots... | 7/21/45 | Clayshire Realty & Const. Co. | Deed Book 2095 p. 206 |
| Country Club Hills Add. 1 | 8/6/1945 | owner: Schuermann Building & Realty Co. | |
| Airshire Acres | 10/4/1945 | owner: Sam Brown & wf. | |
| Lot 12 | 10/9/45 | Earl D. Hill & wf. | Deed Book 2104 p. 256 |
| Lot 11 | 10/18/45 | James A. Forester | Deed Book 2121 p. 260 |
| Oakbrook Forest 1 | 10/18/1945 | owner: Felix Loebner | |

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| Woodson Terrace Lots 1 & 2 Blk 4 | 10/20/45 | owner: St. Louis Homes Inc. William Hahn & wf. | Deed Book 2120 p. 271 |
| Airshire Acres Lot 5 | 10/25/45 | owner: Sam Brown & wf. Adolph E. Roesel & wf. | Deed Book 2123 p. 203 |
| Clayshire Lots 7 & 8 Blk 2 | 10/27/45 | owner: Walter A. Beck Izelle Rimmermann | Deed Book 2100 p. 638 |
| Clayton Gardens 3 | 10/27/1945 | | |
| Exmoor Lots 6 & 7 | 11/1/45 | owner: Robert M. Berkley & wf. Alfred M. Langenbach | Deed Book 2091 p. 262 |
| Oakbrook Forest 1 Lot 13 Blk 1 | 11/2/45 | owner: Felix Loebner M. Genevieve B. Flood | Deed Book 2093 p. 510 |
| Lot 12 Blk 6 | 11/6/45 | David J. Nax & wf. | Deed Book 2092 p. 307 |
| Clayshire Acres Pt lot 3 Blk 2 | 11/19/45 | owner: Walter A. Beck John F. Fuhrer & wf. | Deed Book 2151 p. 83 |
| Country Club Hill Add. 2 | 11/19/45 | owner: Schuermann | |
| Woodson Terrace Lt 41 pt Lt 42 Blk 2 | 11/21/45 | owner: St. Louis Homes Inc. Frank C. Steimke & wf. | Deed Book 2079 p. 635 |
| Airshire Acres Lot 13 | 11/27/45 | Sam Brown & wf. Earl D. Hill & wf. | Deed Book 2093 p. 614 |
| Clayshire Lot 15 Blk 2 | 11/28/45 | owner: Walter A. Beck Clayshire Realty & Const. Co. | Deed Book 2147 p. 114 |

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| Airshire Acres Lot 7 | 12/4/45 | Sam Brown & wf. Edgar Harrelson & wf. | Deed Book 2103 p. 590 |
| Clayshire Lot 20 Blk 2 | 12/21/45 | owner: Walter A. Beck Harvey R. Pasco & wf. | Deed Book 2090 p. 595 |
| Hillvale Park No. 1 | 1/14/1946 | owner: Town & Country Builders | |
| Oakbrook Forest 1 Lot 13, pt 14 Blk 6 Lot 8 Blk 2 | 1/29/46 3/6/46 | owner: Felix Loebner Ben Goldberg & wf. Louis Stein & wf. | Deed Book 2153 p. 61 Deed Book 2185 p. 6 |
| Webster Ridge Plat 1 | 3/13/1946 | owner: Carl A. & Carl F. Hummelsheim | |
| Country Club Hills Add. 3 | 4/10/1946 | owner: Schuermann | |
| Mackenzie Hills Plat 1 Lot 11 Blk 1 Lot 8 Blk 1 | 4/29/46 5/4/46 | owner: Berkley Construction Co. John S. Murphy & wf. George P. Reeve & wf. | Deed Book 2184 p. 99 Deed Book 2183 p. 216 |
| Airshire Acres Addition | 5/16/1946 | owner: Fred Hardesty | |
| Clayton Gardens 4 | 5/22/1946 | | |
| Oakbrook Forest Plat 2 | 5/24/1946 | owner: Felix Loebner | |
| Country Club Hills Add. 1 Lot 1 Lot 6 | 5/25/46 5/29/46 | owner: Schuermann John H. Widdop & wf. Walter C. Springmeier & wf. | Deed Book 2202 p. 168 Deed Book 2170 p. 578 |
| Airshire Acres Addition Lot 3 | 6/1/46 | owner: Fred Hardesty Richard J. Fluck Jr. & wf. | Deed Book 2155 p. 528 |

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| Oakbrook Forest Plat 2 Lot 13 Blk 5 | 6/12/46 | owner: Felix Loebner Nathan Bilsky & wf. | Deed Book 2145 p. 474 |
| Country Club Hills Add. 2 Lot 2 Blk 2 | 6/20/46 | owner: Schuermann Allen W. Blodgett & wf. | Deed Book 2177 p. 537 |
| Oakbrook Forest Plat 2 Lot 18 Blk 7 | 6/27/46 | owner: Felix Loebner Emanuel Schwartz & wf. | Deed Book 2161 p. 283 |
| Airshire Acres Addition Lot 15 | 6/29/46 | owner: Fred Hardesty Carl E. Reinhardt & wf. | Deed Book 2145 p. 573 |
| Oakbrook Forest Plat 2 Lots... | 7/1/46 | owner: Felix Loebner Alanson Realty Co. | Deed Book 2173 p. 98 |
| Lots... | 7/1/46 | Berick Realty Co. | Deed Book 2247 p. 32 |
| Ferguson Fields No. 2 | 7/20/1946 | owner: Oscar H. Hentschel | |
| Belleview Park Section 2 Lots... | 7/24/1946 7/30/46 | owner: Western Life Insurance Co. Acme Construction Co. | Deed Book 2255 p. 104 |
| Oakbrook Forest Plat 2 Lot 4 Blk 11 | 8/3/46 | owner: Felix Loebner Emmett B. Drescher & wf. | Deed Book 2213 p. 149 |
| Country Club Hills Add. 2 Lot 15 Blk 1 | 8/21/46 | owner: Schuermann Robert P. Klein & wf. | Deed Book 2161 p. 414 |
| Duchesne | 8/22/1946 | owner: Vatterott | |
| Richmond Hills | 8/27/1946 | owner: Regina Strauss | |
| Ridgeview Hills {5} | 8/28/1946 | owner: Ellsworth & Regina Strauss | |

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| Ferguson Fields No. 2 | | owner: Oscar H. Hentschel | |
| Lot 26 Blk 4 | 9/13/46 | Claude J. Hoover | Deed Book 2262 p. 146 |
| Lot 20 Blk 4 | 9/25/46 | William J. Magel | Deed Book 2259 p. 77 |
| Pembroke No. 1 | 10/18/1946 | owner: Zeno Investment Co. | |
| Country Club Hills Add. 2 | | owner: Schuermann | |
| Lot 25 Blk 2 | 11/7/46 | Henry R. Rice & wf. | |
| Bellevue Park Section 2 | | owner: Western Life Insurance Co. | |
| Lot 8 Blk 5 | 11/8/46 | Acme Construction Co. | Deed Book 2214 p. 429 |
| Mackenzie Hills Plat 2 | 11/9/1946 | owner: Berkley Construction Co. | |
| Pembroke No. 1 | | owner: Zeno Investment Co. | |
| Lot 1 | 11/30/46 | Siegfred L. Gustafson & wf. | Deed Book 2215 p. 422 |
| Mackenzie Hills Plat 1 | | owner: Berkley Construction Co. | |
| Lot 15 Blk 1 | 12/9/46 | Norbert G. Happ & wf. | Deed Book 2249 p. 285 |
| Duchesne | | owner: Vatterott | |
| Lot 8 Blk 1 | 1/6/47 | Albert E. Schwartz & wf. | Deed Book 2173 p. 597 |
| Country Club Hills Add. 3 | | owner: Schuermann | |
| Lot 22 Blk 3 | 1/7/47 | Albert E. Sheehan | Deed Book 2215 p. 591 |
| Airshire Acres Addition | | owner: Fred Hardesty | |
| Lot 36 & 37 | 1/9/47 | W. A. Maupin & wf. | Deed Book 2188 p. 458 |
| Webster Ridge Plat 1 | | owner: Hummelsheim | |
| Lot 8 | 1/13/47 | Raymond J. Canda | Deed Book 2217 p. 461 |

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| Hillvale Park No. 1 Lot 6 Blk 1 | 1/14/47 | owner: Town & Country Builders Inc. Mildred J. Scherer | Deed Book 2247 p. 573 |
| Country Club Hills Add. 3 Lot 38 Blk 2 | 1/29/47 | owner: Schuermann Gordon T. Harmon & wf. | Deed Book 2248 p. 564 |
| Mackenzie Hills Plat 2 Lot 31 Blk 1 | 1/30/47 | owner: Berkley Construction Co. Eugene C. Fey | Deed Book 2282 p. 131 |
| Bellevue Park Section 2 Lots... | 2/6/47 | owner: Western Life Insurance Co. Atlas Building Co. | Deed Book 2258 p. 231 |
| Signal Hills Plat No. 1 | 2/11/1947 | owner: Signal Hills Co. | |
| Webster Ridge Plat 1 Lot 14 | 2/15/47 | owner: Hummelsheim George Langenbach Jr. & wf. | Deed Book 2217 p. 579 |
| Ferguson Fields No. 2 Lots... | 2/18/47 | owner: Oscar H. Hentschel Edgar McDermott & wf. | Deed Book 2287 p. 17 |
| Ridgeview Hills{5} Lot 88 Blk 1 | 2/25/47 | owner: Ellsworth & Regina Breihan Harold T. Irons & wf. | Deed Book 2238 p. 366 |
| Lot 87 Blk 1 | 3/12/47 | Paul A. DuMond & wf. | Deed Book 2279 p. 134 |
| Mackenzie Hills Plat 2 Lot 32 Blk 1 | 3/18/47 | owner: Berkley Construction Co. Bentley L. Jacob Jr. & wf. | Deed Book 2260 p. 244 |
| May Acres | 4/11/1947 | owner: Oscar May | |
| Duchesne Lot 13 Blk 2 | 4/15/47 | owner: Vatterott Mason G. Bell & wf. | Deed Book 2276 p. 427 |

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| Webster Ridge Plat 1 | | owner: Hummelsheim | |
| Lot 19 | 4/24/47 | Charlotte MacClurg | Deed Book 2213 p. 599 |
| Webster Ridge Plat 2 | 4/25/1947 | owner: Carl A. & Carl F. Hummelsheim | |
| Ferguson Fields No. 2 | | owner: Oscar H. Hentschel | |
| Lots... & other prop. | 5/3/47 | Imperial Investment Co. | Deed Book 2278 p. 512 |
| Lots... & other prop. | 5/10/47 | Imperial Investment Co. | Deed Book 2299 p. 205 |
| May Acres | | owner: Oscar May | |
| Lot 10 | 5/14/47 | John L. Lueffelman & wf. | Deed Book 2285 p. 464 |
| Airshire Acres Addition | | owner: Fred Hardesty | |
| Lot 31 | 5/21/47 | W. A. Maupin & wf. | Deed Book 2188 p. 458 |
| Duchesne | | owner: Vatterott | |
| Lot 8 Blk 3 | 5/27/47 | Stephen A. D. Birdsong & wf. | Deed Book 2310 p. 35 |
| Ferguson Fields No. 2 | | owner: Imperial Investment Co. | |
| Lots 16 & 18 Blk 3 | 6/10/47 | Edgar McDermott | Deed Book 2323 p. 29 |
| Mackenzie Hills Plat 2 | | owner: Berkley Construction Co. | |
| Lot 30 Blk 1 | 6/10/47 | Carl W. McBride | Deed Book 2323 p. 45 |
| Hillvale Park No. 1 | | owner: Town & Country Builders Inc. | |
| Lot 4 Blk 2 | 6/20/47 | Ronald F. Sohn & wf. | Deed Book 2277 p. 363 |
| Lot 2 Blk 2 | 7/28/47 | William K. Bohn & wf. | Deed Book 2274 p. 545 |
| Ferguson Fields No. 2 | | owner: Imperial Investment Co. | |
| Lot 20 Blk 3 | 8/4/47 | Henry J. Beinther & wf. | Deed Book 2318 p. 169 |
| Richmond Hills | | owner: Regina Strauss | |
| Lot 15 | 8/11/47 | Frank P. Fleming & wf. | Deed Book 2315 p. 140 |

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| Clayton Gardens 2 | | owner: Alex F. Weber | |
| Lot 10 Blk 17 | 9/12/47 | Jacques Gleitman | Deed Book 2312 p. 330 |
| Airshire Acres Addition | | owner: Fred Hardesty | |
| Lot 17; part 16 | 9/12/47 | Ival W. Dornan & wf. | Deed Book 2318 p. 310 |
| Ferguson Fields No. 2 | | owner: Imperial Investment Co. | |
| Lots... | 9/24/47 | Edgar McDermott | Deed Book 2393 p. 142 |
| Lot 4 Blk 2 | | | |
| Lot 22 Blk 4 | 10/4/47 | Edgar McDermott | Deed Book 2291 p. 550 |
| Ferguson Fields No. 2 | | owner: Oscar H. Hentschel | |
| Lot 18 Blk 4 | 10/4/47 | William J. Bagley & wf. | Deed Book 2311 p. 191 |
| Hillvale Park No. 2 | 10/16/1947 | owner: Town & Country Builders Inc. | |
| Pembroke No. 2 | 10/24/47 | owner: Zeno Investment Co. | |
| Ferguson Fields No. 2 | | owner: Oscar H. Hentschel | |
| Lot 10 Blk 3 | 10/28/47 | Edgar McDermott | Deed Book 2311 p. 191 |
| High Acres | 10/31/1947 | Faith P. & Hugh H.C. Weed et. al. | |
| Ferguson Fields No. 2 | | owner: Imperial Investment Co. | |
| Lot 10 Blk 2 | 11/5/47 | Henry F. Harrington Jr. & wf. | Deed Book 2382 p. 415 |
| Lot 13 Blk 3 | 11/7/47 | Francis D. Wheeler & wf. | Deed Book 2306 p. 598 |
| Lots... | 11/14/47 | Edgar McDermott | Deed Book 2383 p. 370 |
| Pembroke No. 2 | | owner: Zeno Investment Co. | |
| Lot 91 | 11/25/47 | E. Fusz Thatcher & wf. | Deed Book 2374 p. 139 |
| Airshire Acres Addition | | owner: Fred Hardesty | |
| Lot 24 | 12/4/47 | Alvin P. Clay | Deed Book 2407 p. 183 |

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| High Acres Lot 1 | 12/5/47 | owner: Faith P. & Hugh H. C. Weed John K. Broderick Jr. & wf. | Deed Book 2383 p. 440 |
| Ferguson Fields No. 2 Lot 17 Blk 2 | 12/10/47 | owner: Imperial Investment Co. W. H. Gale & wf. | Deed Book 2371 p. 508 |
| Signal Hills Plat No. 1 Lot 25 | 12/12/47 | owner: Signal Hills Realty Co. Ralph C. Beckmann & wf. | Deed Book 2372 p. 341 |
| Ferguson Fields No. 2 Lot 11 Blk 3 | 12/26/47 | owner: Oscar H. Hentschel Edgar McDermott | Deed Book 2374 p. 276 |
| Pembroke No. 1 Lot 24 | 12/30/47 | owner: Zeno Investment Co. Mary V. Shouse | Deed Book 2320 p. 438 |
| Exmoor Lot 4 | 1/14/48 | owner: Berkley Construction Co. Russell M. White & wf. | Deed Book 2390 p. 458 |
| Hillvale Park No. 2 Lot 15 Blk 1 | 1/22/48 | owner: Town & Country Builders Inc. John J. Vollmer | Deed Book 2426 p. 90 |
| Webster Ridge Plat 3 | 1/29/1948 | owner: Carl A. & Carl F. Hummelsheim | |
| Clayton Gardens 2 Lot 13 Blk 17 | 2/25/48 | owner: Alex F. Weber Royce Clark | Deed Book 2431 p. 94 |
| May Acres Lot 9 | 2/29/48 | owner: Oscar May Arthur R. Held & wf. | Deed Book 2432 p. 111 |
| Lake Sherwood | 3/4/1948 | owner: Schuermann et. al. | |
| Richmond Hills Lot 7 | 3/6/48 | owner: Regina Strauss Walter L. Mrian & wf. | Deed Book 2423 p. 366 |

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| Webster Ridge Plat 4 | 3/17/1948 | owner: Carl A. & Carl F. Hummelsheim | |
| Richmond Hills Lot 6 | 3/25/48 | owner: Regina Strauss Clarence O. Boos | Deed Book 2399 p. 289 |
| Hillvale Park No. 2 Lot 19 Blk 1 | 3/29/48 | owner: Town & Country Builders Inc. Melville W. Ahmeyer & wf. | Deed Book 2418 p. 438 |
| Richmond Hills Lot 12 | 4/1/48 | owner: Regina Strauss Lucille Boulicault et al | Deed Book 2404 p. 189 |
| Mackenzie Hills Plat 3 | 4/2/1948 | owner: Berkley Construction Co. | |
| Lake Sherwood Lot 29 | 4/14/48 | owner: Schuermann et. al. Lee C. Schuermann & wf. | Deed Book 2327 p. 500 |
| Signal Hills Plat No. 1 Lot 17 | 4/16/48 | owner: Signal Hills Realty Co. Henry H. Bauer Jr. & wf. | Deed Book 2429 p. 386 |
| Hanley Hills | 4/21/1948 | owner: Schuermann | |
| Clayton Gardens Lot 20 Blk 16 | 4/22/48 | owner: Alex F. Weber Egmont E. Koch | Deed Book 2439 p. 26 |
| Pembroke No. 1 Lot 4 & 19 Lot 8 | 4/22/48 5/17/48 | owner: Zeno Investment Co. Harry E. Steinmann & wf. Frank Reed, Jr. & wf. | Deed Book 2416 p. 276 Deed Book 2425 p. 409 |
| Pembroke No. 2 Lot 105 Lot 103 | 5/17/48 5/21/48 | owner: Zeno Investment Co. Frank Reed, Jr. & wf. B. Ralph Rugan & wf. | Deed Book 2425 p. 409 Deed Book 2401 p. 611 |

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| Webster Ridge Plat 3 Lot 48 pt 49 | 5/21/48 | owner: Hummelsheim Harold E. Scheppner & wf. | Deed Book 2411 p. 238 |
| Webster Ridge Plat 2 Lot 41 pt 42 | 5/24/48 | owner: Hummelsheim Hershel J. Connor & wf. | Deed Book 2395 p. 379 |
| Hanley Hills Lot 6 Blk 5 | 6/11/48 | owner: Schuermann Charles R. Keller & wf. | Deed Book 2479 p. 20 |
| Lot 23 Blk 2 | 6/11/48 | Edward J. Orwal & wf. | Deed Book 2426 p. 341 |
| Webster Ridge Plat 5 | 6/17/1948 | owner: Carl A. & Carl F. Hummelsheim | |
| Richmond Hills Lot 36 | 7/7/48 | owner: Regina Strauss James J. Mazzoni & wf. | Deed Book 2479 p. 91 |
| Webster Ridge Plat 2 Pt 45 & 46 | 7/7/48 | owner: Hummelsheim Alben J. Fick | Deed Book 2462 p. 243 |
| Pt 46 | 7/19/48 | Louis B. Wisdom | Deed Book 2489 p. 125 |
| Mackenzie Hills Plat 3 Lot 19 Blk 3 | 7/21/48 | owner: Berkley Construction Co. Roy J. Benson & wf. | Deed Book 2461 p. 74 |
| Pembroke No. 1 Lot 26 | 7/29/48 | owner: Zeno Investment Co. John G. Cannon | Deed Book 2444 p. 233 |
| Hanley Hills Lot 40 Blk 6 | 8/2/48 | owner: Schuermann Robert E. Busch & wf. | Deed Book 2442 p. 182 |
| Mackenzie Hills Plat 3 Lot 17 Blk 3 | 8/23/48 | owner: Berkley Construction Co. Donald A. Baner & wf. | Deed Book 2442 p. 284 |
| Clayton Gardens 2 Lot 17 Blk 16 | 8/24/48 | owner: Alex F. Weber Sam Goldstein & wf. | Deed Book 2445 p. 120 |

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| Bellevue Park Section 3 | 8/26/1948 | owner: Western Life Insurance Co. | |
| Signal Hills Plat No. 1 Lot 12 | 8/26/48 | owner: Signal Hills Realty Co. George E. Beckmann & wf. | Deed Book 2486 p. 13 |
| Hillvale Park No. 2 Lot 4 Blk 3 | 9/1/48 | owner: Town & Country Builders Inc. Wilfred D. Fales & wf. | Deed Book 2459 p. 198 |
| Bellevue Park Section 3 Lots... | 9/14/48 | owner: Western Life Insurance Co. Atlas Building Co. | Deed Book 2461 p. 531 |
| Webster Ridge Plat 3 Pt 49 & 50 | 9/15/48 | owner: Hummelsheim Lorraine Hummelsheim | Deed Book 2449 p. 208 |
| Webster Ridge Plat 4 Lot 63 pt 64 | 9/15/48 | owner: Hummelsheim Russell E. Krug & wf. | Deed Book 2499 p. 33 |
| Brownosaks | 9/17/1948 | owner: Sam Brown & Sons | |
| Webster Ridge Plat 3 Pt 41 | 9/30/48 | owner: Hummelsheim Sidney T. Williams & wf. | Deed Book 2461 p. 585 |
| Pembroke No. 2 Lot 106 | 10/1/48 | owner: Zeno Investment Co. Rudolph G. Mathis & wf. | Deed Book 2444 p. 640 |
| Signal Hills Plat No.1 Lot 2 | 10/5/48 | owner: Signal Hills Realty Co. Arthur E. Feager & wf. | Deed Book 2480 p. 75 |
| Oakbrook Forest Plat 3 | 10/15/1948 | owner: Felix Loebner | |
| Webster Ridge Plat 5 Lot 79 | 10/15/48 | owner: Hummelsheim Earle E. Recklein & wf. | Deed Book 2484 p. 339 |

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| High Acres | | | owner: Faith P. & Hugh H. C. Weed | |
| Lot 3 | 10/26/48 | | Clifford Lecoutour & wf. | Deed Book 2499 p. 320 |
| Oakbrook Forest Plat 3 | | | owner: Felix Loebner | |
| Pt 14 Lot 15 Blk 11 | 11/10/48 | | Sara A. Shepley | Deed Book 2512 p. 119 |
| Hilltop Village Section 1 | 11/10/1948 | | owner: Gene L. Vescovo & wf. | |
| Clayton Gardens 2 | | | owner: Alex F. Weber | |
| Lot 14 Blk 16 | 11/23/48 | | Elizabeth Gross | Deed Book 2439 p. 216 |
| Mackenzie Hills Plat 3 | | | owner: Berkley Construction Co. | |
| Lot 2 Blk 6 | 12/14/48 | | Melvin G. Frerichs | Deed Book 2483 p.344 |
| Oakbrook Forest Plat 3 | | | owner: Felix Loebner | |
| Lot 16 Blk 11 | 12/22/48 | | Edwin A. Lyner | Deed Book 2518 p. 84 |
| Pt 20 Lot 21 Blk 12 | 12/28/48 | | Dave Weinhaus & wf. | Deed Book 2522 p. 175 |
| Brownosaks | | | owner: Sam Brown & Sons | |
| Lot 25 | 12/29/48 | | Melvin Bierman & wf. | Deed Book 2510 p. 92 |
| Mackenzie Hills Plat 4 | 1/7/1949 | | owner: Berkley Construction Co. | |
| Webster Ridge Plat 5 | | | owner: Hummelsheim | |
| Lot 88 | 1/24/49 | | Clifford W. Potter & wf. | Deed Book 2551 p. 11 |
| Pt 82 & 83 | 1/25/50 | | Anton A. Koenen & wf. | Deed Book 2555 p. 579 |
| Lake Sherwood | | | owner: Schuermann et. al. | |
| Lot 16 | 2/1/49 | | Fred M. Karches | Deed Book 2501 p. 528 |
| Webster Ridge Plat 4 | | | owner: Hummelsheim | |
| Pt 64 & 65 | 2/11/49 | | Fred A. Lisse | Deed Book 2508 p. 479 |

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| Hathaway Hills No. 1 | 2/24/1949 | owner: Milton Construction & Supply Co. | |
| Belleview Park Section 3 Lots 52 & 53 Blk 1 | 2/28/49 | owner: Western Life Insurance Co. Atlas Building Co. | Deed Book 2545 p. 68 |
| Brownosaks Lot 33 | 3/3/49 | owner: Sam Brown & Sons Harry L. Morganstern | Deed Book 2524 p. 182 |
| Webster Ridge Plat 6 | 3/19/1949 | owner: Carl A. & Carl F. Hummelsheim | |
| Clayton Gardens 2 Lot 19 Blk 17 | 3/22/49 | owner: Alex F. Weber Paul Gittelman & wf. | Deed Book 2441 p. 611 |
| Brownosaks Lot 28 | 3/24/49 | owner: Sam Brown & Sons Anne D. Brennan et. al. | Deed Book 2527 p. 96 |
| Banbury Court | 3/25/1949 | owner: Burton Duenke | |
| Signal Hills Plat No.1 Lot 26 | 3/25/49 | owner: Signal Hills Realty Co. Kenneth A. Taylor | Deed Book 2521 p. 353 |
| Belleview Park Section 3 Lots 19, 20, 21 Blk 1 | 4/28/49 | owner: Western Life Insurance Co. Atlas Building Co. | Deed Book 2531 p. 219 |
| Brownosaks Lot 27 | 5/11/49 | owner: Sam Brown & Sons Samuel Koelker & wf. | Deed Book 2547 p. 89 |
| Lake Sherwood Lot 25 | 5/16/49 | owner: Schuermann et. al. Victor Cameron et. al. | Deed Book 2541 p. 56 |
| Champlain Block 1 | 5/17/1949 | owner: Fisher & Frichtel Inc. | |

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| Clayton Gardens 2 Lot 19 Blk 17 | 6/9/49 | owner: Alex F. Weber Paul Gittelman & wf. | Deed Book 2441 p. 611 |
| Ferguson Acres | 7/1/1949 | owner: Charles H. Higgins | |
| Mackenzie Hills Plat 4 Lot 40 Blk 8 | 7/8/49 | owner: Berkley Construction Co. Herbert A. C. Smith & wf. | Deed Book 2523 p. 452 |
| Hilltop Village Section 1 Lot 10 Blk A | 7/14/49 | owner: Gene L Vescovo & wf. Edward K. Hiessberger & wf. | Deed Book 2559 p. 235 |
| Lot 12 Blk A | 7/15/49 | Charles E. Larduer & wf. | Deed Book 2597 p. 5 |
| Lot 9 Blk A | 7/19/49 | Alois Stipschitz & wf. | Deed Book 2543 p. 510 |
| Hathaway Hills No. 1 Lot 5 | 7/19/49 | owner: Milton Const. & Supply Co. Faro Galati & wf. | Deed Book 2491 p. 545 |
| Lot 6 | 7/22/49 | Fred DeHass Jr. & wf. | Deed Book 2572 p.23 |
| Lot 60 | 7/26/49 | John B. Berger | Deed Book 2558 p. 174 |
| Lot 62 | 8/1/49 | Frank Tumbarello | Deed Book 2534 p. 193 |
| Banbury Court Lot 2 | 8/1/49 | owner: Burton Duenke Donald G. Finke & wf. | Deed Book 2542 p. 138 |
| Mackenzie Hills Plat 4 Lot 37 Blk 8 | 8/4/49 | owner: Berkley Construction Co. Robert M. Conner & wf. | Deed Book 2536 p. 600 |
| Signal Hills Plat No. 1 Lot 11 | 8/5/49 | owner: Signal Hills Realty Co. Justin M. Schuchat & wf. | Deed Book 2550 p. 111 |
| Webster Ridge Plat 4 Pt 72 & 73 | 8/8/49 | owner: Hummelsheim Eugene A. Butz & wf. | Deed Book 2552 p. 556 |
| Banbury Court Lot 19 | 8/10/49 | owner: Burton Duenke James R. Elder & wf. | Deed Book 2562 p. 233 |

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| Webster Ridge Plat 6 Lot 89 | 8/10/49 | owner: Hummelsheim E. Edward Gelzheuser & wf. | Deed Book 2562 p. 228 |
| Pembroke No. 3 | 8/11/1949 | owner: Zeno Investment Co. | |
| Hilltop Village Section 2 | 8/15/1949 | owner: Gene L. Vescovo & wf. | |
| Hilltop Village Section 1 Lot 6 Blk A | 8/18/49 | owner: Gene L. Vescovo & wf. Lawrence S. Moore & wf. | Deed Book 2563 p. 53 |
| Hathaway Hills No. 2 | 8/22/1949 | owner: Milton Const. & Supply Co. | |
| Mackenzie Hills Plat 5 | 8/23/1949 | owner: Berkley Construction Co. | |
| Banbury Court Lot 7 | 8/29/49 | owner: Burton Duenke John H. Culling & wf. | Deed Book 2534 p. 456 |
| Champlain Block 1 Lot 4 | 8/29/49 | owner: Fisher & Frichtel Inc. Rudolph Boyer & wf. | Deed Book 2507 p. 534 |
| Lot 2 | 8/30/49 | Charles E. Reed & wf. | Deed Book 2497 p. 625 |
| Mackenzie Hills Plat 4 Lot 39 Blk 8 | 9/8/49 | owner: Berkley Construction Co. James A. Gilmartin & wf. | Deed Book 2551 p. 93 |
| Champlain Block 1 Lot 5 | 9/9/49 | owner: Fisher & Frichtel Inc. Joseph Bussin & wf. | Deed Book 2555 p. 144 |
| Lot 41 | 9/12/49 | Vincent Palazzolo | Deed Book 2596 p. 140 |
| Lot 37 | 9/20/49 | James A. Green Jr. | Deed Book 2600 p. 154 |
| Signal Hills Plat No. 1 Lot 3 | 9/21/49 | owner: Signal Hills Realty Co. Frank A. Singler & wf. | Deed Book 2529 p. 554 |
| Webster Ridge Plat 7 | 9/23/1949 | owner: Carl A. & Carl F. Hummelsheim | |

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| Pembroke No. 3 Lot 82 & 83 | 9/26/49 | owner: Zeno Investment Co. James G. Manzy | Deed Book 2572 p. 225 |
| Champlain Block 2 | 10/4/1949 | owner: Fisher & Frichtel | |
| Belleview Park Section 3 Lot 25 pt 24 Blk 1 | 10/7/49 | owner: Western Life Insurance Co. Arnold W. Vordtriede & wf. | Deed Book 2575 p. 250 |
| Ferguson Acres Lots... | 10/13/49 | owner: Charles H. Higgins W. L. Kroeger & Son Ins. Co. | Deed Book 2626 p. 29 |
| Exmoor Lot 6 | 10/24/49 | owner: Berkley Construction Co. Lawrence M. Curtiss & wf. | Deed Book 2610 p. 354 |
| Mackenzie Hills Plat 5 Lot 33 Blk 8 | 11/7/49 | owner: Berkley Construction Co. Theodore E. Reiley & wf. | Deed Book 2607 p. 75 |
| Belleview Park Section 3 Lots 19 & 51 Blk 1 | 11/8/49 | owner: Western Life Insurance Co. Austin Ernest & wf. | Deed Book 2604 p. 149 |
| Champlain Block 3 | 11/15/1949 | owner: Fisher & Frichtel Inc. | |
| Clayton Gardens | | Morry Cohen & wf. | Deed Book 2619 p. 27 |
| Pembroke No. 3 Lot 72 | 11/22/49 | owner: Zeno Investment Co. Edward P. Hall | Deed Book 2600 p. 368 |
| Webster Ridge Plat 7 Lot 118 pt 117 | 11/23/49 | owner: Hummelsheim John J. Ratchford & wf. | Deed Book 2623 p. 80 |
| Mackenzie Hills Plat 5 Lot 28 Blk 8 | 12/7/49 | owner: Berkley Construction Co. Emery E. Hoisington & wf. | Deed Book 2627 p. 277 |

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| Ferguson Gardens | 12/12/1949 | owner: E. F. Payne | |
| Champlain Block 2 | | owner: Fisher & Frichtel Inc. | |
| Lot 1 | 12/21/49 | William G. Marsh & wf. | Deed Book 2553 p. 598 |
| Lot 18 | 12/21/49 | James C. Berry & wf. | Deed Book 2673 p. 263 |
| Lot 3 | 12/21/49 | Cletus J. Siebert & wf. | Deed Book 2623 p. 264 |
| Lot 15 | 1/6/50 | Henry H. Wood & wf. | Deed Book 2627 p. 386 |
| Lot 2 | 1/6/50 | Arthur A. Glick & wf. | Deed Book 2627 p. 388 |
| Mackenzie Hills Plat 5 | | owner: Berkley Construction Co. | |
| Lot 26 Blk 8 | 1/6/50 | Robert X. Collet & wf. | Deed Book 2575 p. 630 |
| Hathaway Hills No. 2 | | owner: Milton Const. & Supply Co. | |
| Lot 7 | 1/19/50 | Harry E. West & wf. | Deed Book 2635 p. 315 |
| Lot 4 | 1/19/50 | Ronald J. Ketts | Deed Book 2612 p. 527 |
| Lot 9 | 1/20/50 | Stanley J. Stamburski | Deed Book 2623 p. 436 |
| Lot 5 | 1/25/50 | Walter C. Dollinger & wf. | Deed Book 2608 p. 211 |
| Champlain Block 4 | 2/7/1950 | owner: Fisher & Frichtel & Inc. | |
| Hilltop Village Section 2 | | owner: Gene L. Vescovo & wf. | |
| Lot 4 Blk C | 2/14/50 | William P. Zambito & wf. | Deed Book 2616 p. 137 |
| Ferguson Gardens | | owner: E. F. Payne | |
| Lot 3 & 4 | 3/8/50 | James Slavins & wf. | Deed Book 2644 p. 425 |
| Harvest Acres | 3/16/1950 | owner: Homer R. Patterson | |
| Hilltop Village Section 3 | 3/29/1950 | owner: Gene L. Vescovo & wf. | |
| Ferguson Acres | | owner: W. L. Kroeger & Son Ins. Co. | |
| Lot 10 | 4/6/50 | Herman A. Holzworth | Deed Book 2673 p. 94 |
| Lot 8 | 4/11/50 | Floyd M. McFarland | Deed Book 2637 p. 260 |

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| Hilltop Village Section 2 | | owner: Gene L. Vescovo & wf. | |
| Lot 10 Blk C | 4/14/50 | Martin G. Cullen & wf. | Deed Book 2675 p. 132 |
| Lot 4 Blk B | 4/14/50 | Harold E. Heineman & wf. | Deed Book 2631 p. 451 |
| Lot 9 Blk C | 4/14/50 | Milton L. Rainey & wf. | Deed Book 2675 p. 132 |
| Clayton Gardens | | owner: Alex F. Weber | |
| Lot 1 Blk 16 | 4/21/50 | Moe Marglous & wf. | Deed Book 2614 p. 405 |
| Hathaway Hills No. 3 | 5/11/1950 | owner: Milton Const. & Supply Co. | |
| Webster Ridge Plat 6 | | owner: Hummelsheim | |
| Pt 81 | 5/18/50 | Ewan C. Wenom & wf. | Deed Book 2659 p. 488 |
| Pembroke No. 4 | 5/29/1950 | owner: Zeno Investment Co. | |
| Pembroke No. 3 | | owner: Zeno Investment Co. | |
| Lot 74 | 6/8/50 | George H. Wilken & wf. | Deed Book 2651 p. 266 |
| Lot 73 | 6/8/50 | Rose Maupin | Deed Book 2750 p. 20 |
| Ferguson Gardens | | owner: E. F. Payne | |
| Lot 33 | 6/22/50 | Ed S. Wallace & wf. | Deed Book 2692 p. 302 |
| Pembroke No. 4 | | owner: Zeno Investment Co. | |
| Lot 97A | 6/22/50 | Donald C. McFarland & wf. | Deed Book 2652 p. 381 |
| Lot 97B | 6/22/50 | William L. Raney & wf. | Deed Book 2680 p. 272 |
| Webster Ridge Plat 7 | | owner: Hummelsheim | |
| Pt 99 & 100 | 6/28/50 | Charles R. Bohler & wf. | Deed Book 2752 p. 93 |
| Champlain Block 4 | | owner: Fisher & Frichtel Inc. | |
| Lot 8 | 7/3/50 | Jack W. Bunch & wf. | Deed Book 2692 p. 349 |
| Lot 2 | 7/3/50 | Stewart K. Johnson | Deed Book 2754 p. 99 |

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| Ferguson Acres | | owner: W. L. Kroeger & Son Ins. Co. | |
| Lot 79 | 7/5/50 | Clayton D. Barrett & wf. | Deed Book 2629 p. 536 |
| Signal Hills Plat No. 1 | | owner: Signal Hills Realty Co. | |
| Lot 8 | 7/7/50 | William V. Walker | Deed Book 2672 p. 381 |
| Champlain Block 4 | | owner: Fisher & Frichtel Inc. | |
| Lot 3 | 7/7/50 | Gordan E. Sullivan & wf. | Deed Book 2750 p. 129 |
| Lot 12 | 7/7/50 | John W. Scott & wf. | Deed Book 2751 p. 119 |
| Hathaway Hills No. 3 | | owner: Milton Construction & Supply Co. | |
| Lots... | 7/13/50 | D. Y. Building Co. | Deed Book 2752 p. 160 |
| Lots... | 7/13/50 | J. B. Building Co. | Deed Book 2668 p. 64 |
| Lots... | 7/13/50 | A. R. Building Co. | Deed Book 2617 p. 436 |
| Champlain Block 4 | | owner: Fisher & Frichtel Inc. | |
| Lot 14 | 7/17/50 | Richard C. Krueger & wf. | Deed Book 2547 p. 622 |
| Champlain Block 3 | | owner: Fisher & Frichtel Inc. | |
| Lot 4 | 7/17/50 | Raymond A. McArdle & wf. | Deed Book 2730 p. 391 |
| Mackenzie Hills Plat 6 | 7/17/1950 | owner: Berkley Construction Co. | |
| Pembroke No. 4 | | owner: Zeno Investment Co. | |
| Lot 117 | 7/21/50 | Cody J. Bradford | Deed Book 2666 p. 132 |
| Glasgow Village No. 1 | 8/2/1950 | owner: M. H. Carpenter | |
| Sheridan Hills | 8/3/1950 | owner: Sheridan Construction Co. | |
| Webster Ridge Plat 7 | | owner: Hummelsheim | |
| Lots... | 8/3/50 | Charles A. Meier & wf. | Deed Book 2725 p. 9 |

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| Pembroke No. 4 Lot 118 | 8/9/50 | owner: Zeno Investment Co. Howard B. Avery | Deed Book 2750 p. 253 |
| Champlain Block 3 Lot 5 | 8/18/50 | owner: Fisher & Frichtel Inc. E. Charles Lewis & wf. | Deed Book 2674 p.506 |
| Harvest Acres Lot 13 | 8/25/50 | owner: Homer R. Patterson Max E. Spicer | Deed Book 2671 p. 230 |
| Signal Hills Plat No. 1 Lot 9 | 9/5/50 | owner: Signal Hills Realty Co. William F. L. Redmond & wf. | Deed Book 2729 p. 165 |
| Webster Ridge Plat 8 | 9/7/1950 | owner: Carl A. & Carl F. Hummelsheim | |
| Hathaway Hills No. 3, Plat 29/13/1950 | | | |
| Signal Hills Plat No. 1 Lot 18 | 9/18/50 | owner: Signal Hills Realty Co. Wilbur H. Grouse & wf. | Deed Book 2685 p. 456 |
| Ferguson Gardens Lot 28 | 9/28/50 | owner: E. F. Payne William J. Grady & wf. | Deed Book 2748 p. 331 |
| Champlain Block 3 Lot 9 | 10/2/50 | owner: Fisher & Fritchel Thomas D. Ellis & wf. | Deed Book 2739 p. 283 |
| Lot 6 | 10/2/50 | John I. Velasco & wf. | Deed Book 2731 p. 187 |
| Lot 14 | 10/13/50 | Florence Reetz | Deed Book 2727 p. 281 |
| Webster Ridge Plat 8 Pt 126 & 127 | 10/30/50 | owner: Hummelsheim Tobasco S. Patrick & wf. | Deed Book 2671 p. 507 |

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| Hathaway Hills No. 3, Plat 2 | | owner: Milton Construction & Supply Co. | |
| Lots... | 11/9/50 | A. Y. Building Co. | Deed Book 2725 p. 456 |
| Lots... | 11/9/50 | B. B. Building Co. | Deed Book 2769 p. 136 |
| Lots... | 11/9/50 | D. G. Building Co. | Deed Book 2738 p. 592 |
| Mackenzie Hills Plat No. 6 | | owner: Berkley Construction Co. | |
| Lot 6 Blk 6 | 11/13/50 | Arthur C. Renner & wf. | Deed Book 2791 p. 14 |
| Harvest Acres | | owner: Homer R. Patterson | |
| Lot 12 | 11/24/50 | Leo B. Roberts & wf. | Deed Book 2760 p. 478 |
| Mackenzie Hills Plat No. 6 | | owner: Berkley Construction Co. | |
| Lot 12 Blk 6 | 11/28/50 | John B. Kistner | Deed Book 2771 p. 173 |
| Scarsdale | | owner: Scarsdale Inc. | |
| Lot 4 | 11/30/50 | Andrew J. Thomas & wf. | Deed Book 2794 p.141 |
| Lot 10 | 12/27/50 | Joseph H. Galdfarb & wf. | Deed Book 2746 p. 592 |
| Glasgow Village No. 2 | 12/29/1950 | owner: M. H. Carpenter | |
| Mackenzie Hills Plat No. 6 | | owner: Berkley Construction Co. | |
| Lot 7 Blk 6 | 1/3/51 | Hugh W. Barber & wf. | Deed Book 2757 p. 465 |
| Webster Ridge Plat 8 | | owner: Hummelsheim | |
| Lot 125 | 1/3/51 | Herbert E. Bauer & wf. | Deed Book 2792 p. 220 |
| Pt 122 | 1/5/51 | Ralph E. Jones & wf. | Deed Book 2688 p. 446 |
| Harvest Acres | | owner: Homer R. Patterson | |
| Lot 7 | 1/8/51 | Allan B. Eckrick & wf. | Deed Book 2760 p. 515 |
| May Acres | | owner: Oscar May | |
| Lot 17 | 1/9/51 | Theodore Hopp & wf. | Deed Book 2776 p. 320 |

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| Mackenzie Hills Plat No. 6 | | owner: Berkley Construction Co. | |
| Lot 10 Blk 6 | 2/20/51 | Fred W. Meyer & wf. | Deed Book 2768 p. 80 |
| Webster Ridge Plat 8 | | owner: Hummelsheim | |
| Pt 131 | 3/20/51 | Clifford W. Potter & wf. | Deed Book 2809 p. 390 |
| Scarsdale | | owner: Scarsdale Inc. | |
| Lot 9 pt 8 | 3/30/51 | Rose Goodman | Deed Book 2788 p. 144 |
| Sheridan Hills | | owner: Sheridan Construction Co. | |
| Lot 3 Blk 3 | 4/6/51 | Daniel Newman & wf. | Deed Book 2797 p. 491 |
| Hilltop Village Section 3 | | owner: Gene L. Vescovo & wf. | |
| Lot 41 Blk E | 4/12/51 | Roland J. Bacher & wf. | Deed Book 2793 p. 627 |
| Sheridan Hills | | owner: Sheridan Construction Co. | |
| Lot 2 Blk 3 | 4/16/51 | Hy R. Adder & wf. | Deed Book 2745 p. 621 |
| Hilltop Village Section 3 | | owner: Gene L. Vescovo & wf. | |
| Lot 43 Blk E | 4/20/51 | George Sella & wf. | Deed Book 2850 p. 109 |
| Scarsdale | | owner: Scarsdale Inc. | |
| Lot 14 | 4/27/51 | Charles L. Hudson Sr. & wf. | Deed Book 2768 p. 246 |
| Sheridan Hills` | | owner: Sheridan Construction Co. | |
| Lot 3 Blk 4 | 5/2/51 | Francis J. Powels & wf. | Deed Book 2777 p. 461 |
| Lot 7 Blk 3 | 5/16/51 | Stanley M. Stone | Deed Book 2868 p. 28 |
| Scarsdale | | owner: Scarsdale Inc. | |
| Lot 7 | 5/18/51 | William B. Krupp & wf. | Deed Book 2869 p. 154 |
| Hilltop Village Section 3 | | owner: Gene L. Vescovo & wf. | |
| Pt Lot 39 Blk E | 8/9/51 | Helen Kaske | Deed Book 2820 p. 307 |

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| Glasgow Village | | | |
| Lot 26 Blk 2 | 8/28/51 | owner: M. H. Carpenter Charles J. Hawk & wf. | Deed Book 2891 p. 54 |
| Lot 3 Blk 2 | 8/28/51 | Steven S. Brown & wf. | Deed Book 2875 p. 66 |
| Lot 13 Blk 4 | 8/28/51 | Raymond W. Diering & wf. | Deed Book 2779 p. 638 |
| Lot 18 Blk 2 | 8/28/51 | John W. Grubb & wf. | Deed Book 2779 p. 639 |
| May Acres | | | |
| Lot 2 | 10/10/51 | owner: Oscar May Theodore Hopp & wf. | Deed Book 2993 p.492 |
| Lot 1 | 10/10/51 | Theodore Hopp & wf. | Deed Book 2993 p. 493 |
| Scarsdale | | | |
| Lot 5 | 12/14/51 | owner: Scarsdale Inc. Elmer G. Kesling & wf. | Deed Book 2882 p. 528 |
| Glasgow Village No. 2 | | | |
| Lot 10 Blk 7 | 1/28/52 | owner: M. H. Carpenter John J. Signaigo Jr. & wf. | Deed Book 2884 p. 525 |
| Lot 19 Blk 9 | 2/14/52 | George W. Wilcoxon, Jr. | Deed Book 2908 p. 486 |
| Lot 3 Blk 8 | 2/19/52 | August E. Vogt & wf. | Deed Book 2890 p. 478 |
| Lot 16 Blk 7 | 2/20/52 | Francis H. Bentley & wf. | Deed Book 2879 p. 401 |
| High Acres | | | |
| Pt Lot 6 | 5/26/52 | owner: Faith P. Weed et. al. Clifford Lecoutour | Deed Book 2906 p. 391 |
| Hilltop Village Section 4 | 11/20/1952 | owner: Gene L. Vescovo & wf. | |
| Hathaway Hills No.3 | | | |
| Lots 2 & 3 | 11/24/52 | owner: Milton Construction & Supply Co. Hathaway Realty Co. | Deed Book 2903 p. 623 |
| High Acres | | | |
| Lot 12 | 1/15/53 | owner: Hugh H. C. Weed et. al. Herbert W. Ziercher & wf. | Deed Book 3096 p. 475 |
| Hilltop Village Section 4 | | | |
| Lot 3 | 7/15/53 | owner: Gene L. Vescovo & wf. Fred L. Cosgrove & wf. | Deed Book 2931 p. 486 |
| Lot 4 | 9/9/53 | Jack A. Weber & wf. | Deed Book 2931 p. 639 |