

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Sanford Avenue Historic District
other names/site number Parkhurst, Parkhurst Addition

2. Location

street & number 1000 block Sanford Avenue, both sides [n/a] not for publication
city or town St. Louis [n/a] vicinity
state Missouri code MO county St. Louis [Independent City] code 510 zip code 63109

3. State/Federal Agency Certification

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

Mark A. Miles

10 Dec 04

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

	Signature of the Keeper	Date of Action
I hereby certify that the property is:		
<input type="checkbox"/> entered in the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain see continuation sheet [].	_____	_____

USD/NPS NRHP Registration Form
 Sanford Avenue Historic District
 St. Louis (Independent City), MO

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	14	1 building
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 objects
	<input type="checkbox"/> object	14	1 total

Name of related multiple property listing.

(n/a)

Number of contributing resources previously listed in the National Register. 0

6. Function or Use

Historic Function

DOMESTIC: multiple dwelling
DOMESTIC: secondary structure

Current Functions

DOMESTIC: multiple dwelling
DOMESTIC: secondary structure

7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY
REVIVALS: Colonial Revival

Materials

foundation Concrete
walls Brick
Limestone
Concrete
roof Unknown

other _____

see continuation sheet []

see continuation sheet []

NARRATIVE DESCRIPTION

See continuation sheet [x]

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Sanford Avenue Historic District
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8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE
COMMUNITY PLANNING/DEVELOPMENT

Periods of Significance

1937 to 1951

Significant Dates

1937
1940
1941
1950

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Shapiro, Benjamin / architect
Struebig, Adolph L. / architect
Shapiro & Tisdale / architects
Ott, Frank G./architect-builder

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

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10. Geographical Data

Acreage of Property 2.69 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	735540	4279120	15	735530	4279000
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	735420	4279000	15	735430	4279140

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Matthew Bivens/Researcher
organization Landmarks Association of St. Louis date August 9, 2004
street & number 917 Locust Street, 7th floor telephone (314) 421-6474
city or town St. Louis state MO zip code 63101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see multiple-owner section of nomination, page 24
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Sanford Avenue Historic District
St. Louis [Independent City], Missouri

Summary

The Sanford Avenue Historic District occupies most of the 1000 block of Sanford Avenue between Oakland and Berthold Avenues in St. Louis, Missouri. Located just south of St. Louis' magnificent Forest Park, the fourteen contributing properties consist of eleven brick, two-story, apartment buildings and three brick garages constructed from 1940 to 1951. The buildings are unified through their Colonial Revival styling, the use of identical materials including polychromatic brickwork, decorative belt courses, shaped parapets, round medallions as well as similarities of scale, setback and function. The four outer apartment buildings have intersecting or adjoining rectangles that form "L" patterns. The only noncontributing property is a vinyl-sided garage. As a district, the buildings display an uncommonly sophisticated site plan within the city limits. The contributing buildings remain intact and are essentially unchanged since their construction; historic integrity is retained. The District retains significant integrity of location, design, setting, materials, workmanship, feeling and association.

Building Descriptions

Buildings will be described in address order, from north (at Oakland) to south (at Berthold), on each of two city blocks divided into sections: 4594A and 4594B, divided by Sanford Avenue. The "Architectural Survey of Sanford Avenue" map (figure 1, page 10) lists construction dates and architects and/or builders. District boundaries extend to the alleys at the east and west and at Berthold and Oakland (and Forest Park) at the south and north. The District (near the western St. Louis City Limits) is bounded by Oakland Avenue and Forest Park on the north, an alley between Sanford and Louisville Avenues on the west, Berthold Avenue on the south and an alley between Sanford and Childress Avenues on the east. Apartments and duplexes face each other on Sanford Avenue (photos 1, 2 and 14).

City Block 4594A (or west)

1013-15 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Original Use: Tenement, Duplex

Second style: Late Colonial Revival

Present Use: Duplex

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Sanford Avenue Historic District
St. Louis [Independent City], Missouri

Architect: Frank G. Ott

Builder: Frank G. Ott

This two-story polychromatic brick apartment building was built for owner T. J. Wetnight at a cost of \$9,500; it was the eighth apartment building built in the District (building is similar to 1035-37 Sanford). The building has four façade bays and a rectangular plan above a concrete foundation. A cornice with a flush belt course set on end has a centered round stone medallion below a flat roof with stone trim. Two entrances near the center of the building are reached by steps and two small iron-railing porches. Entrances are framed with Colonial Revival pilasters with dentilled lintels; pilaster faces are flat and fluted. At the side of each entrance (nearest the building's edges) is an eight-over-twelve double-hung window on a brick sill; windows have stone keystones and flat arches. Below, a brick belt course, set on end and flush, spans the façade. A second identical belt course spans the façade between stories. The second story contains four eight-over-eight double-hung windows on brick sills. Windows have shutters. A double-bay polychromatic brick garage, built by Frank G. Ott in 1942, has an asphalt shingle gable roof; it is a contributing resource (garage is similar to those at 1029-37 Sanford).

2 contributing / 0 non-contributing

1019 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, six-family

Present Use: Apartments, six-family

Architect: Frank G. Ott

Builder: Frank G. Ott

This two-story polychromatic brick six-family apartment building was built for owner T. J. Wetnight at a cost of \$21,500; it was the seventh apartment building built in the District (building is similar to 1042 Sanford). The building has five façade bays within an "L" shaped design above a concrete foundation. A shaped parapet roof with stone trim contains a band of dentilled brick and a belt course (set on end and flush) below. The primary entrance is situated in a setback portion at the south half of the building; the northern portion projects outward approximately twenty feet. Fluted flat face pilasters with capitals flank the slightly recessed entrance and support a lintel with a broken scroll pediment above; the door contains multi-light windows. Above the entrance is a single round-arched six-over-six double-hung window on a stone sill course; the window is accented by tracery, a stone keystone and end voussoirs. The entrance and window are contained in a slightly projecting bay marked with a centered round brick medallion

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Sanford Avenue Historic District
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under a triangular-shaped parapet. An eight-over-eight double-hung window on a brick sill is at the first and second stories south of the entrance. Facing southward, adjacent the entrance, an elevation contains doubled six-over-six double-hung windows and one six-over-six double-hung window at both stories; windows are on brick sills. The northernmost portion of the building contains a pair of small double-hung windows flanked by single six-over-six double-hung windows at both stories. Ends of the buildings are accented by brick quoins between a water table belt course (set on end and flush) and the cornice. First story windows have brick flat arches; all windows have shutters.

1 contributing / 0 non-contributing

1025-27 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Duplex, two-family

Present Use: Duplex, two-family

Architect: Frank G. Ott

Builder: Frank G. Ott

This two-story polychromatic brick apartment building was built for owner T. J. Wetnight at a cost of \$8,000; it was the sixth apartment building built in the District (building is similar to 1035-37 Sanford). The building has four façade bays and a rectangular plan above a concrete foundation. A flat cornice with a centered round stone medallion is below a flat roof with stone trim. Two entrances near the center of the building are reached by steps and a single iron-railing porch. Entrances are framed with Colonial Revival pilasters with dentilled lintels; pilaster faces are flat and fluted. At the side of each entrance (nearest the building's edges) is an eight-over-twelve double-hung window on a brick sill; windows have aprons, and flat arches with stone keystones. A flush brick belt course, set on end, spans the façade between stories. The second story contains a pair of centered six-light double-hung windows; two eight-over-eight double-hung windows on brick sills are opposite at each side. All windows have shutters. A second flush brick belt course, set on end, spans the façade between the second story and the cornice. A double-bay polychromatic brick garage, built by Frank G. Ott in 1941, has an asphalt shingle gable roof; it is a contributing resource (photo 4, far left side).

2 contributing / 0 non-contributing

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Sanford Avenue Historic District
St. Louis [Independent City], Missouri

1029-33 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, three-family

Present Use: Apartments, three-family

Architect: Frank G. Ott

Builder: Frank G. Ott

This two-story polychromatic brick three-family apartment building was built for owner Leo Murphy, Jr., at a cost of \$12,000; it was the fifth apartment building built in the District (see photo 6). The building has five façade bays and a rectangular plan above a concrete foundation. A flat cornice with a centered round stone medallion is below a shaped parapet roof with stone trim. Three separate entrances are reached by steps and iron-railing porches. The center entrance is framed with Colonial Revival pilasters with capitals and a dentilled lintel; pilaster faces are flat and fluted. Flanking the center entrance are single six-over-six double-hung windows on brick sills. Above, centered at the second story, doubled six-over-six double-hung windows are on a brick sill. Two additional entrances are at each side of the building; entrances have flat brick arches above and shutters at the sides. Nearest the building's edges are single eight-over-eight double-hung windows on brick sills. A flush brick belt course, set on end, spans the façade between stories. The second story outer portions contain two eight-over-eight double-hung windows on brick sills. All windows have shutters and flat arches. A second flush brick belt course, set on end, spans the façade between the second story and the cornice. A double-bay polychromatic brick garage, built by Frank G. Ott in 1941, has an asphalt shingle gable roof; it is a contributing resource (photo 4, garage at right side).

2 contributing / 0 non-contributing

1035-37 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Duplex dwelling

Present Use: Duplex dwelling

Architect: Frank G. Ott

Builder: Frank G. Ott

This two-story polychromatic brick duplex building was built for owner Leo Murphy, Jr., at a cost of \$8,000; it was the fourth apartment building built in the District (see photo 3). The building has four façade bays and a rectangular plan above a concrete foundation. A flat cornice with a centered round stone medallion is below a flat roof with stone trim. Two separate entrances are reached by steps and a single iron-railing porch. Each entrance is framed with Colonial Revival pilasters with capitals and a dentilled lintel;

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pilaster faces are flat and fluted. At each side of the entrances is a single six-over-six double-hung window on a brick sill; windows have aprons and flat brick arches with stone keystones. Flat arches are constructed with bricks angled the same as the stone keystones. A flush brick belt course, set on end, spans the façade between stories. Above, centered in the second story, is a pair of small four-over-four double-hung windows on brick sills. Two additional six-over-six double-hung windows are on brick sills at each side of the building. A second flush brick belt course, set on end, spans the façade between the second story windows and the cornice. All windows (except the smaller pair of center bay windows) have shutters.

1 contributing / 0 non-contributing

1041 Sanford Ave.

1941 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, six-family

Present Use: Apartments, six-family

Architect: Ben Shapiro

Builder: Frank G. Ott

This two-story polychromatic brick six-family apartment building was built for owner Leo Murphy, Jr., at a cost of \$15,000; it was the third apartment building built in the District (building is similar to 1042 Sanford). The building has five façade bays within an "L" shaped design above a concrete foundation. A shaped parapet roof with stone trim contains a band of dentilled brick and a flush belt course, set on end, below. The primary entrance is situated in a setback portion at the north half of the building; the southern portion projects outward approximately twenty feet. Fluted flat face pilasters with capitals flank the slightly recessed entrance and support a lintel with a broken scroll pediment above; the door contains multi-light windows. Above the entrance is a single round-arched six-over-six double-hung window on a stone sill course; the multi-light window is accented by tracery, a stone keystone and end voussoirs. The entrance and window are contained in a slightly projecting bay under a triangular-shaped parapet. An eight-over-eight double-hung window on a brick sill is at the first and second stories north of the entrance. Facing northward, adjacent the entrance, the elevation contains doubled six-over-six double-hung windows and one six-over-six double-hung window at both stories; windows are on brick sills. The southernmost portion of the building contains a pair of small double-hung windows flanked by single six-over-six double-hung windows at both stories. Ends of the buildings are accented by brick quoins between a

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Sanford Avenue Historic District
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water table belt course (flush and set on end) and the cornice. First-story windows have brick flat arches; all windows have shutters.

1 contributing / 0 non-contributing

City Block 4594B (or east)

1008-10 Sanford Ave.

1950 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Duplex

Present Use: Duplex

Architect: Adolph L. Struebig

Builder: Charles D. Barth

This two-story polychromatic brick duplex building was built for owner Jack E. Thomas at a cost of \$17,000; it was the eleventh apartment building built in the District (see photo 7, left side). The building has four façade bays and a rectangular plan above a concrete foundation. A flat cornice is below a flat roof with stone trim. Two separate entrances are reached by steps and a single iron-railing porch. Each entrance is framed with Colonial Revival pilasters with capitals and a plain lintel; pilaster faces are flat and fluted. At each side of the entrances is a single eight-over-twelve double-hung window on a brick sill; windows have flat brick arches with stone keystones. A flush brick belt course, set on end, spans the façade between stories. Above, at the second story, are four eight-over-eight double-hung windows on brick sills; windows have flat brick arches with stone keystones. All windows have shutters.

1 contributing / 0 non-contributing

1014 Sanford Ave.

1950 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, six-family

Present Use: Apartments, six-family

Architect: Shapiro & Tisdale

Builder: Charles D. Barth

This two-story polychromatic brick six-family apartment building was built for owner Jack E. Thomas at a cost of \$38,000; it was the tenth apartment building built in the District (building is similar to 1042 Sanford; also see photo 7, right side). The building has five façade bays within an "L" shaped design above a concrete foundation. A shaped parapet roof with stone trim sits above a flat cornice with a flush belt course set on end. The primary entrance is situated in a setback portion at the south half of the building; the

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northern portion projects outward approximately twenty feet. Pilasters with molded trim flank the slightly recessed entrance and support a lintel and broken pediment; the door contains a pair of multi-light windows. Above the entrance is a single round-arched nine-over-six double-hung window on a stone sill course; the window is accented by a stone keystone and end voussoirs. The entrance and window are contained in a slightly projecting bay marked with a centered round brick medallion under a triangular-shaped parapet. An eight-over-eight double-hung window on a brick sill is at the first and second stories south of the entrance. Facing southward, adjacent the entrance, the elevation contains doubled six-over-six double-hung windows and one six-over-six double-hung window at both stories; windows are on brick sills. The northernmost portion of the building contains a pair of small centered six-light windows flanked by single six-over-six double-hung windows at both stories. Ends of the buildings are accented by brick quoins between a water table belt course (flush and set on end) and the cornice. First story windows have brick flat arches; all windows have shutters.
1 contributing / 0 non-contributing

1020-26 Sanford Ave.
1950 (building permit)

Style: Late 19th and 20th Century Revivals
Original Use: Apartments, eight-family
Architect: Adolph L. Struebig

Second style: Late Colonial Revival
Present Use: Apartments, eight-family
Builder: Charles D. Barth

This two-story polychromatic brick eight-family apartment building was built for owner Jack E. Thomas at a cost of \$45,000; it was the ninth apartment building built in the District (building is similar to 1032-28 Sanford). The building has seven façade bays within a rectangular shaped design above a concrete foundation. A shaped parapet roof with stone trim and urns sits above a dentilled cornice with a flush belt course set on end. Two entrances are situated in slightly projecting bays under triangular-shaped parapets with stone trim. Fluted pilasters flank the slightly recessed entrances and support lintels with broken scroll pediments; doors contain six-light windows (see photo 10, detail). Above the entrances are single nine-over-six double-hung windows on stone sill courses; windows have flat brick arches with stone keystones. At the side of either entrance are doubled six-over-nine double-hung windows on a projecting brick belt course at the first story; second story windows are also doubled, but six-over-six on brick sills. In the center bay of the building are two small six-over-six windows on brick sills at both stories. Ends of the building are accented by brick quoins between the water table belt

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course and the roof line. First story windows have brick flat arches; all windows (except the center bay windows) have shutters.

1 contributing / 0 non-contributing

1032-38 Sanford Ave.

1940 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, eight-family

Present Use: Apartments, fourteen-family

Architect: Ben Shapiro

Builder: Frank G. Ott

This two-story polychromatic brick eight-family apartment building was built for owner Frank G. Ott at a cost of \$20,000; it was the second apartment building built in the District (see photo 8). The building has seven façade bays within a rectangular shaped design above a concrete foundation. A shaped parapet roof with stone trim sits above a dentilled cornice; a flush belt course set on end is below (see photo 11). Two entrances are situated in slightly projecting bays marked with round brick medallions under triangular-shaped parapets with stone trim. Fluted pilasters flank the slightly recessed entrances and support lintels with broken scroll pediments; doors contain two six-light windows with transoms. Above the entrances is a single round-arched six-over-six double-hung window on a stone sill course; windows are accented by tracery, stone keystones and end voussoirs (see photo 11). At either side of the entrances is a doubled six-over-nine double-hung window (with apron) on a flush brick belt course set on end at the first story; second-story doubled windows are six-over-six on brick sills. In the center bay of the building are two small six-over-six windows on brick sills at both stories.

Ends of the buildings are accented by brick quoins between the flush water table belt course and the cornice. First story windows have brick flat arches; all windows have shutters. Photo 12 shows the rear elevation of the building, most buildings are similar.

1 contributing / 0 non-contributing

1042 Sanford Ave.

1940 (building permit)

Style: Late 19th and 20th Century Revivals

Second style: Late Colonial Revival

Original Use: Apartments, six-family

Present Use: Apartments, six-family

Architect: Ben Shapiro

Builder: Frank G. Ott

This two-story polychromatic brick six-family apartment building was built for owner Frank G. Ott at a cost of \$20,000; it was the first apartment building built in the District

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(see photo 5). The building has five façade bays within an "L" shape design above a concrete foundation. A shaped parapet roof with stone trim contains a band of dentilled brick and a flush belt course, set on end, below. The primary entrance is situated in a recessed portion at the north half of the building; the southern portion projects outward approximately twenty feet. Fluted flat face pilasters with capitals flank the slightly recessed entrance and support a lintel with a broken pediment and ornamental urn above; the door contains a pair of multi-light windows. Above the entrance is a single round-arched six-over-six double-hung window on a stone sill course; the window is accented by tracery, a stone keystone and end voussoirs. The entrance and window are contained in a slightly projecting bay marked with a centered round brick medallion under a triangular-shaped parapet. An eight-over-eight double-hung window on a brick sill is at the first and second stories north of the entrance. Facing northward, adjacent the entrance, the elevation contains doubled six-over-six double-hung windows and one six-over-six double-hung window at both stories; windows are on brick sills. The southernmost portion of the building contains a pair of small six-light windows flanked by single six-over-six double-hung windows at both stories. Ends of the buildings are accented by brick quoins between a flush water table belt course (set on end) and the cornice. First story windows have brick flat arches; all windows (except above the entrance) have shutters. A wood frame garage with an asphalt shingle roof, built by Frank G. Ott in 1941, is vinyl sided and a non-contributing resource (see photo 9). Photo 13 shows the south elevation of the building; all four "L" shaped buildings are virtually identical.

1 contributing / 1 non-contributing

Integrity

The fourteen contributing resources (eleven apartment buildings and three brick garages) that comprise the Sanford Avenue Historic District remain essentially unchanged since their design and construction between 1940 and 1951. Taken as a whole, the buildings form an exceptional residential development in the city of St. Louis (see photos 1, 2, and all). Buildings are in excellent condition and retain substantial integrity of location, design, setting, materials, workmanship, feeling and association. Only a single building, a vinyl-sided garage, counts as a non-contributing resource (see photo 9).

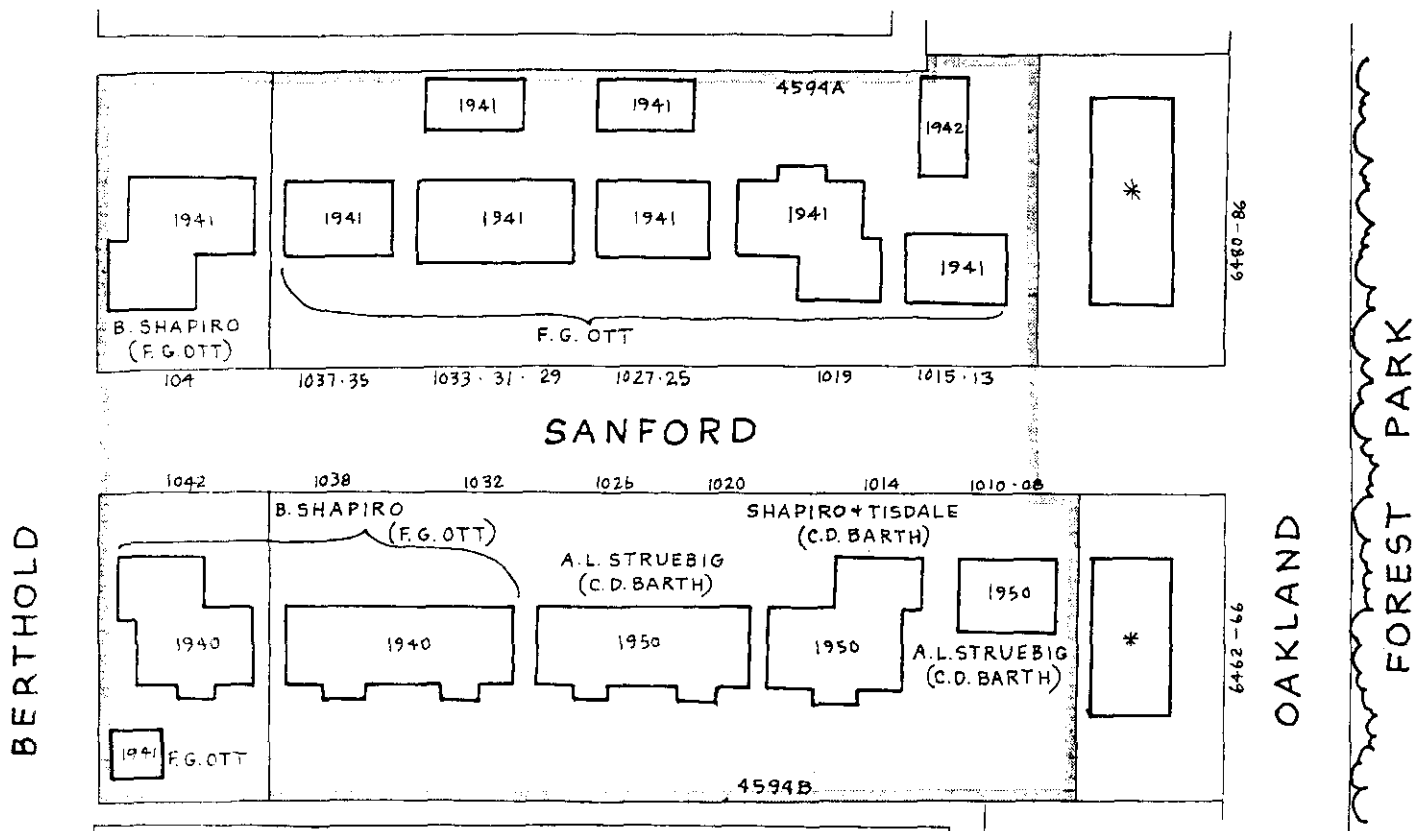
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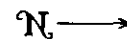
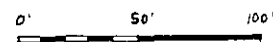
Figure 1: Reduced version of accompanying "Architectural Survey of Sanford Avenue."



**ARCHITECTURAL SURVEY
OF SANFORD AVENUE**

JUNE 2004 ST. LOUIS, MISSOURI
LANDMARKS ASSOCIATION OF ST. LOUIS, INC.
FOR THE COMMUNITY DEVELOPMENT AGENCY

THE PREPARATION OF THIS MAP WAS FINANCED WHOLLY THROUGH A GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE COMMUNITY DEVELOPMENT AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 (P.L. 93-383)



- * NOMINATED TO THE NATIONAL REGISTER OF HISTORIC PLACES ARCHITECT OR (BUILDER)
- * NON-CONTRIBUTING BUILDING

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St. Louis [Independent City], Missouri

Summary

The Sanford Avenue Historic District, in the "Dogtown" neighborhood of St. Louis, is eligible for National Register listing as locally significant under Criterion A for COMMUNITY PLANNING AND DEVELOPMENT and also Criterion C for ARCHITECTURE. Surveyed and subdivided in 1937 as the "Parkhurst Addition" by Frederick Pitzman, all eleven of the primary Late 19th and 20th Century Revival style buildings (and three garages) were designed and constructed between 1940 to 1951 by a pair of prominent local architects, Adolph L. Struebig and Ben Shapiro (and later firm of Shapiro & Tisdale) and one local builder/architect, Frank G. Ott. Accentuated by polychromatic brickwork, dentilled cornices and Colonial Revival entrance surrounds, the District buildings are arranged in a pattern unusual to St. Louis city neighborhoods. Four L-shaped apartment buildings at the corners frame five additional apartment buildings whose setbacks create a striking linear courtyard. This sophisticated site planning, including rear parking, was credited to owner and operator Jack E. Thomas, one of St. Louis' largest realty investors. Conceived during the Great Depression when little development occurred in St. Louis, this beautifully integrated and carefully landscaped apartment village was completed during the next fourteen years entirely with private capital. Citywide surveys to date have not identified an entire street of apartments designed with such a unified and graceful site plan. The period of significance begins in 1937, the date of the original subdivision of the "Parkhurst Addition," and runs until 1951 when the last contributing historic building was completed.

The Gratiot League Square and the Dogtown neighborhood

The nominated District, located in the St. Louis neighborhood locally known as "Dogtown,"¹ was originally part of the Gratiot League Square— an area so called

¹ Two theories are given for the name "Dogtown." 1. Igorot theory: in the 1904 World's Fair a group of Indonesian natives (Igorots), were housed in a village-like compound near Forest Park. They ate dogs. The story is that the Igorots would sneak out of their village at night and raid the near-by neighborhood to find dogs to eat. 2. Watch dog theory: in 1876 the City acquired the land for Forest Park. A group of coal miners lived there and worked a mine. The mine was shut down and the workers were evicted from their squatter's cottages. They moved into what is now Dogtown and built shacks near the corner of West Park and Graham. The men continued to work in nearby mines, leaving the women and children alone in this rather sparsely populated area. They had dogs for protection. The name refers to the informal combination of three adjoining neighborhoods: Clayton/Tamm, Franz Park and Hi-Pointe.

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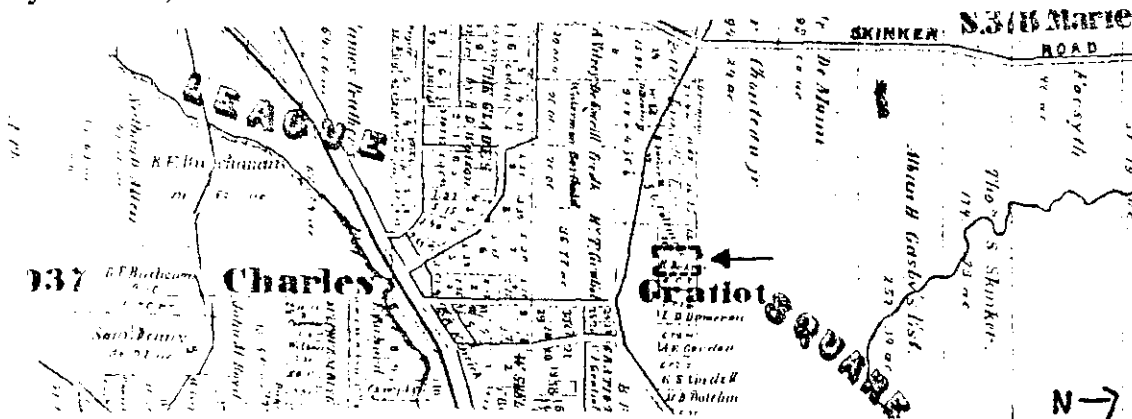
Section 8 Page 12

Sanford Avenue Historic District
St. Louis [Independent City], Missouri

because it was three miles (about one league) square (figure 2). The Square's northern edge bisected what later became Forest Park, above the northern boundary of the nominated District. The League was named after Charles Gratiot, a French immigrant who had moved to St. Louis in 1781. In 1785, Gratiot was given this large Spanish land grant (totaling 5,716 acres) to the west of the Prairie des Noyers Common Field. After Gratiot's death in 1817, his heirs divided the League into strips about 1,000 feet wide. By 1850, the land was owned by six principal landholders.²

The topography of the area is based on the valley of the River Des Peres which emerges from Forest Park and continues through the neighborhood to the city limits. Land on both sides of the valley naturally slopes inward toward the old riverbed. At the northwest portion of the neighborhood are some of the city's highest elevations. Dotted with numerous clay and coal deposits, the land was nestled with mining and industry. Dogtown remains one of the city's most geographically diverse neighborhoods and housing development was directly inspired by the features of the land.

Figure 2: Portion of Gratiot League Square from Julius Hutuwa, *Atlas Map of the County of St. Louis*, circa 1865. Plates 13 and 18. The dotted line and arrow shows the District.



Further subdivision of the land occurred in the early 1850s following the extension of the Pacific (now Union Pacific) Railroad into Cheltenham in 1852; the Frisco Railroad would follow in the 1880s.³ In Cheltenham, just south and east of the District, numerous

² Peter Lindell, Paul M. Gratiot, Pierre Chouteau Jr., Solomon B. Sublette, David W. Graham and the Berthold Estate. Wayman, Norbury. *History of St. Louis Neighborhoods: Oakland and Clifton*. (St. Louis: St. Louis Community Development Agency, circa 1978).

³ *ibid.*

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enterprises began to spring up along the railroad tracks. Taking advantage of the local clay deposits there, several factories began production of firebrick, tile and sewer pipe and terra cotta products.⁴ Soon, Cheltenham would be nationally known as a center of such products and by 1889 yielded more sewer pipe than any region in the nation.⁵ In addition to clay, the area was home to many small coalmines that were in operation well into the early twentieth century. By the 1890s much of the area was well built up with new industries, businesses and residences in a patchwork pattern reflective of the abandoned locations of earlier industries and the natural topography of the land.

Local public transit reached the area encompassing the District via extensions of existing electric trolley lines in the 1890s.⁶ Oakland Avenue, the street immediately above the northern boundary of the District, was dedicated in 1898. Immediately north of the new street was the site of the 1904 World's Fair grounds. Transit fairgoers, via the Chouteau Avenue line of the Lindell Railway Company,⁷ entered the Fair from Oakland. After the Fair, subdivision activity occurred in the Dogtown neighborhood south of Oakland and east of McCausland Avenue.⁸

Mining was active on the south side of Oakland Avenue well into the 1920s. George W. Gittins' Clay Product Company mine was located on twenty-six acres just under the District; it was mined from 1914 to 1917.⁹ The Gittins mine had three 100-foot deep shafts; one was entered on Tamm Avenue east of the District.¹⁰ Coal was also mined in the blocks to the immediate south and east of the District. Between WWI and WWII, most of the mines had shut down and the remaining brickyards had closed. Few undeveloped properties remained empty for long. New subdivisions were eventually built over the mines and clay pits after the 1930s.

⁴ Cheltenham was the home of the Winkle Terra Cotta Company, the Laclede Fire Brick Company, the Evens and Howards Company and the Hydraulic Press Brick Company.

⁵ Norbury Wayman. *History of St. Louis Neighborhoods: Oakland and Clifton*. (St. Louis: St. Louis Community Development Agency, circa 1978).

⁶ *ibid.*

⁷ Later the Market Street car line and now the Forest Park bus line, this extension was responsible for the opening of the Forest Park Highlands and the West End Heights amusement parks (both demolished).

⁸ St. Louis City Hall land surveys for surrounding city blocks.

⁹ *George W. Gittens Clay Products Company* survey map. Pitzman Company, surveyors. Surveyed December 5, 1917.

¹⁰ An additional clay mine near the District was the Peter Humes mine.

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Parkhurst Subdivision and Addition

The Dogtown neighborhood's largest subdivision opened in the 1930s was the Parkhurst Subdivision. One of St. Louis' biggest realty investors, Jack E. Thomas¹¹ had acquired all of the land for the development from private owners by March of 1937 for \$10,000. Thomas then temporarily transferred the lots to Leo Murphy Jr. the following month for \$11,500. Surveyed and subdivided in April of 1937 by Frederick Pitzman for Murphy, Parkhurst was initially improved by Edward F. Bokern of the E. A. Bokern Real Estate Company. The availability of such a large piece of real estate within the city limits this late in the city's development was a rarity and indeed would not have been assembled without Thomas's initial investment.

The real estate and building section of the *St. Louis Globe-Democrat* announced a "large addition to be opened south of Forest Park" in August of 1937.¹² Full improvements including grading, streets, sewers, water, gas, electricity and sidewalks were completely installed. As built, the new subdivision included mostly one-story, single-family bungalows in a moderate price range, each with frontages from forty to forty-four feet.¹³ Simply designed, two-story duplexes with a common setback lined the 1100 block of Sanford immediately south of the nominated District. One commercial building located at the northwest corner of Clayton and Tamm was planned to provide the neighborhood with a market and other stores. A neighborhood theatre was also planned and later constructed in the subdivision.

The popularity of the new subdivision spawned the "Parkhurst Addition" (figure 3, page 15, and figure 1, page 10). The real estate section of the *Globe-Democrat* touted the addition as "one of the few attractive districts to be opened for development in the city limits during the past year."¹⁴ The proximity of the district to Forest Park coupled with immediate access to the new downtown Express Highway made the area a very desirable place to live. While modest one-story, single-family bungalows were built in the original

¹¹ Thomas was the appointed district sales agent for the Watson-Arsenal Realty Company in November of 1937 and announced the opening of Parkhurst in that year.

¹² *St. Louis Globe-Democrat*. August 15, 1937, pg. 2e.

¹³ *ibid.* Homes would sell for \$6,950; have tile baths, hardwood floors, side drives and varying style garages.

¹⁴ *St. Louis Globe-Democrat*. November 28, 1937, pg. 1c.

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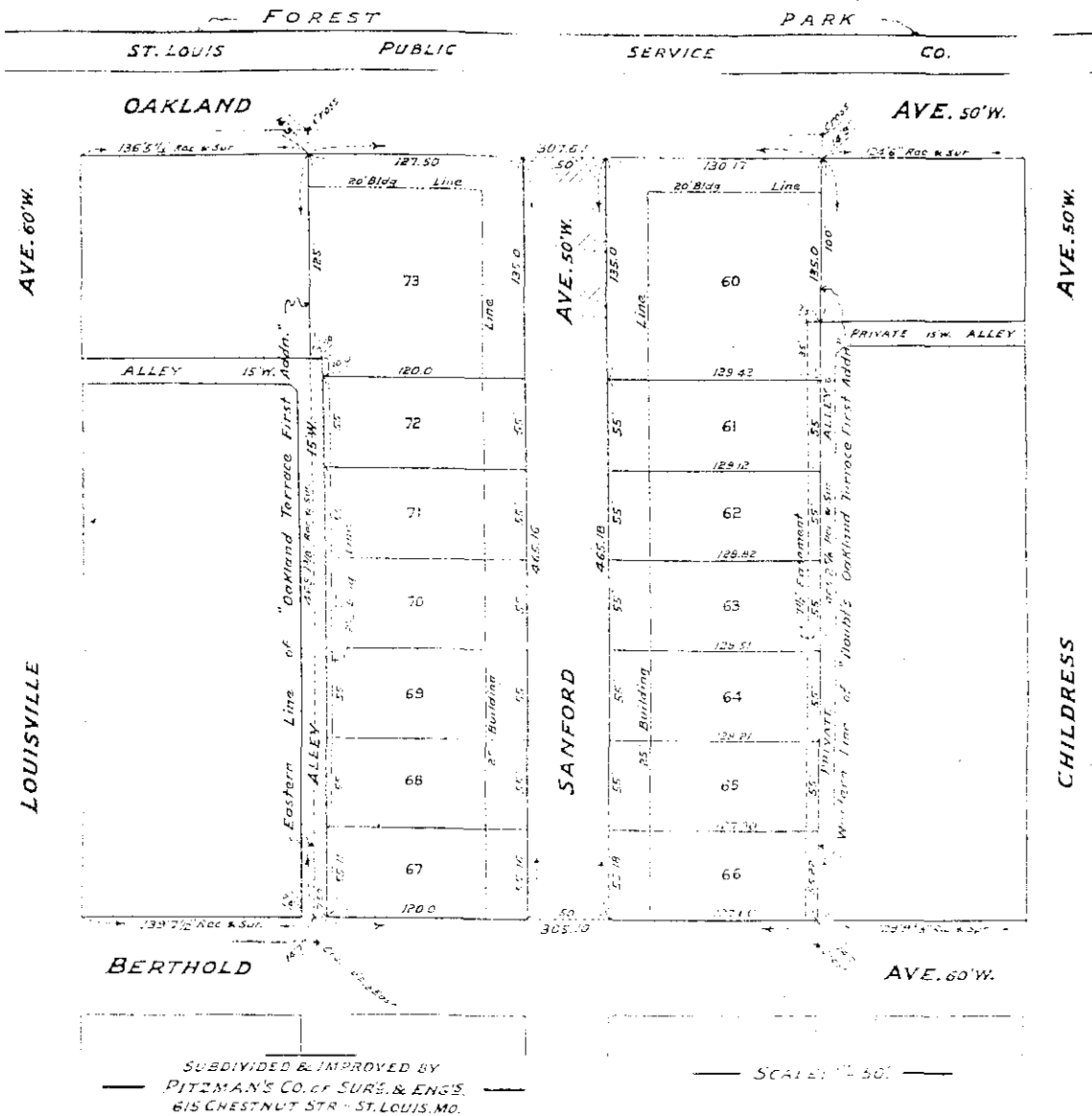
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Sanford Avenue Historic District
St. Louis [Independent City], Missouri

Parkhurst to the southeast, upscale two-story, multi-family apartments and duplexes were planned in the Parkhurst Addition nearer Forest Park.

Figure 3: Plat of "Parkhurst Addition" by Frederick Pitzman, June of 1937.

"PARKHURST ADDN."



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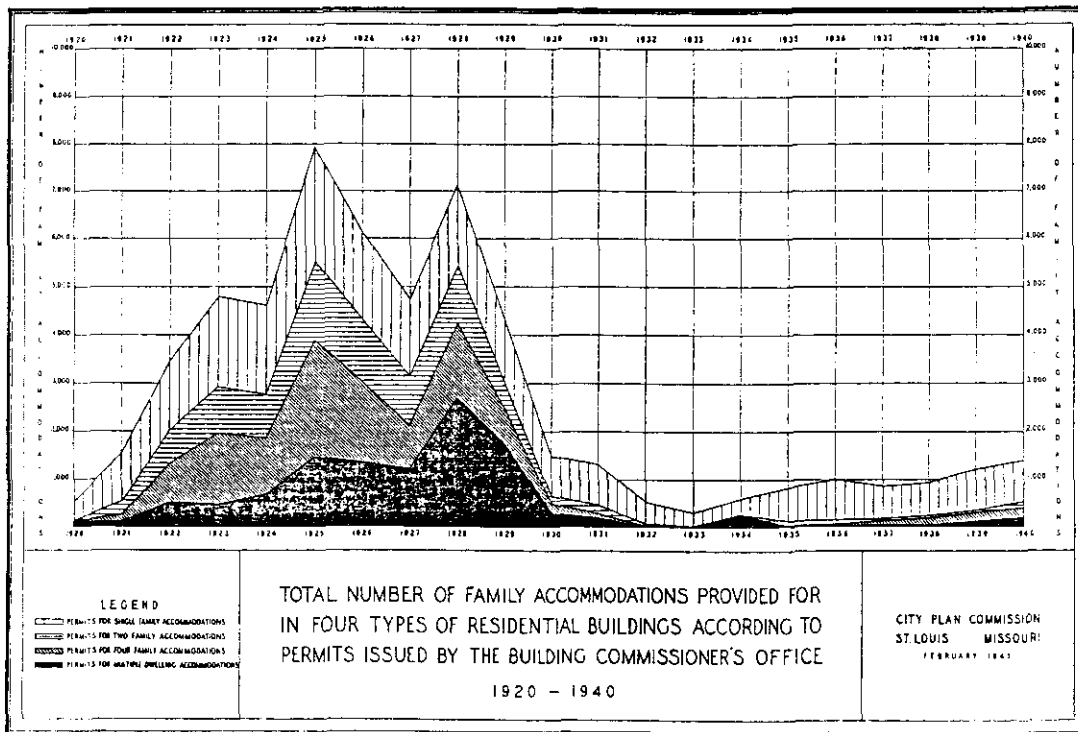
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Sanford Avenue Historic District
St. Louis [Independent City], Missouri

A graph published in 1942 in *Saint Louis after World War II* by the City Plan Commission provided stark documentation of the precipitous drop during the Depression in building permits for all kinds of housing starts— especially multiple family residences. The accompanying text noted that what little had been built was confined to vacant land near the city limits— a shrinking resource by 1940. Even more worrisome was the fact that approximately 80% of all new housing built between 1935 and 1940 in the region had been constructed outside the city.¹⁵ To compete with an expanding market, new development in the city would need to be first-rate. The Sanford Avenue Historic District admirably fulfilled this requirement.

Figure 4: St. Louis City Plan Commission. *Saint Louis After World War II*. (St. Louis: City Plan Commission, 1942).



¹⁵ St. Louis City Plan Commission. *Saint Louis After World War II*. (St. Louis: City Plan Commission, 1942), pg. 14.

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Temporary Parkhurst landowner, Leo Murphy Jr., sold three of four portions of the Parkhurst Addition to his associates Frank G. Ott, Thomas J. Wetnight and Jack E. Thomas by 1940; he retained one portion for himself. By December of that year, associate landowner, local builder (and later architect), Frank Ott developed the first portion at the southeast corner of Berthold and Sanford Avenues. Ott commissioned local architect Ben Shapiro to design the first two two-story brick apartment buildings; a six-family (photo 5) and an eight-family (photo 8), both built and owned by Ott. These sophisticated Colonial Revival buildings set the design standard for the future buildings of the nominated District. In May of 1941, the real estate and building section of the *St. Louis Globe-Democrat* announced "Apartment, Flat 'Boom' in Nation Felt in St. Louis."¹⁶ This boom in investment buying was centered on the construction of much needed local apartment buildings and two-family flats. The real estate editor mentioned a few building concerns that contributed to this event; one was owner Leo Murphy Jr.'s new six-family apartment building at 1041 Sanford Avenue begun in that year.

Ben Shapiro, the architect of the first buildings in the District (and most buildings in Parkhurst) was also the man responsible for the development of this planned apartment village. Shapiro was born in St. Louis in 1898; he was the son of a building contractor. He received his early education locally then graduated with a B. S. Degree in Architecture from the University of Illinois. Shapiro received a medal for a student presentation at an exhibit of the First Pan-American Conference of Architects held in Montevideo, Uruguay in 1920. After graduation, he was employed by Barnett, Haynes and Barnett and later by George D. Barnett, Jr.; Shapiro became chief draftsman with the latter. In 1927, he began practicing as an architect. Shapiro was an active member of the St. Louis Chapter of the AIA from 1940 until his death in 1991. Shapiro's work has been recognized primarily throughout St. Louis County and includes such projects as private houses on Forsyth and in Hampton Park, the gates to the New Mt. Sinai Cemetery on Gravois Road, Chesed Shel Emeth Synagogue and Jewish Community Center (now the Agape School) in University City, and the Ferguson City Hall. The duplexes and apartment buildings on the 1000 block of Sanford Avenue are perhaps among his best known work within the city limits. In 1945, Shapiro partnered with Robert Tisdale. The firm of Shapiro and Tisdale (the firm lasted until 1973) became very well known for their fine residential, institutional, civic, religious and commercial buildings.¹⁷ Shapiro and

¹⁶ *St. Louis Globe-Democrat*. May 11, 1941, pg. 1f.

¹⁷ Architect files on Ben Shapiro and Shapiro & Tisdale, Landmarks Association Collection and AIA.

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Tisdale would return to Sanford Avenue in 1950 to design the second-to-last apartment building in the nominated District (described later).

Leo Murphy Jr. developed the next portion at the southwest corner of the District; again architect Ben Shapiro and builder Frank Ott were commissioned to design and build a six-family apartment on the corner of Berthold and Sanford Avenues. The design of the new building drew direct inspiration from the first building; together, in their "L" shaped plans, they formed a unique "gateway" to the District from Berthold Avenue (photo 14). Frank Ott would go on to build the remainder of the west side of the block for owners Murphy Jr. and T. J. Wetnight; the next three buildings were set back from the inner portions of the "L" shaped buildings. Inspired by Shapiro's stylish Modern Colonial Revival designs, Ott successfully emulated the desired scheme in these additional buildings—two duplexes and a three family apartment. A third "L" shaped six-family apartment and an additional duplex, built at the setback of the furthest projecting wall of the "L" shaped apartment, completed the design to the north (photo 1, figure 5 and architectural survey map). The unique pattern developed on the west side of the District (and mirrored on the east side later) was uncommon for St. Louis residential buildings at the time (figure 5). Although local apartment buildings (within the city limits) were constructed in interesting and sometimes unusual patterns during the 1930s and 1940s, research has not yielded until now, an entire street (and city block) of varying unit apartments designed with such a unified scheme in mind (see photos).

Figure 5: West side of 1000 block of Sanford Ave., circa 1950. Landmarks clipping file.



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World War II halted construction in 1942 and a period of over eight years passed until the east side of the District was completed. By 1948, Jack E. Thomas had again acquired all of the Sanford Avenue lots and by January of 1950 had commissioned the first of the final three apartment buildings. Thomas commissioned notable local architect Adolph Louis Struebig and builder Charles D. Barth to design an eight-family apartment (visible in photo 2, left side). A week later Ben Shapiro and his new partner Robert Tisdale (firm of Shapiro & Tisdale) were commissioned to design the final "L" shaped six-family apartment; again Barth was the builder. A few months later, Struebig and Barth were commissioned to design the final duplex for Thomas. Struebig's final duplex completed the planned apartment community (photo 7, left side).

Architect Adolph Louis Struebig was born in St. Louis in 1906; he was the son of the German printer, Adolph F. Struebig. His professional education was limited to one year of night school at Washington University. Struebig worked as a draftsman for the architectural firm of Nolte & Nauman from 1925 to 1930. Nauman left the firm in 1934 and Nolte partnered with Struebig, his Chief Draftsman, until 1935 after which Struebig began his own architectural practice. He designed the landmark Coral Court Motel in 1941 (NR, since demolished). He also designed a fine Art Deco doctor's office and residence at 4679 South Grand in 1947. Struebig disappears from St. Louis records after 1948 but submitted his designs for an apartment and duplex on Sanford Avenue in 1950. By 1987 he was retired and living in Satellite Beach, Florida.¹⁸

In March of 1950, the *St. Louis Globe-Democrat* proudly announced "112-Unit Housing Project on Sanford in Final Phase."¹⁹ Crediting owner Jack E. Thomas, the paper touted:

Private industry soon will be credited with another 112 units of rental housing in a \$1,000,000 project now being completed by one of St. Louis' biggest realty investors, Jack E. Thomas, owner and operator of Parkhurst development on Sanford Avenue between Oakland and Clayton Avenues. An example of what private capital can and is doing to provide housing, the project is completely financed without government subsidy or aid of any sort. The investor started the apartment development in 1939 and discontinued work on it from 1942 until the present time (1950). Thomas, who looks on St. Louis real estate as a sound investment, said yesterday

¹⁸ Architect files on Adolph Struebig, Landmarks Association Collection and AIA

¹⁹ *St. Louis Globe-Democrat*. Sunday, March 12, 1950. pg. 1C.

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that he had recently turned down offers on the project made by Eastern investors. St. Louis is a safe, inland city, Thomas said, and its future growth and expansion are assured.²⁰

The Sanford Avenue Historic District remains essentially unchanged since its design and construction from 1940 to 1951. Although additional single and multi-family buildings to the south (on Sanford) and southeast (within the Parkhurst Subdivision) were designed by Ben Shapiro for the same owners mentioned above, these buildings follow a common street setback, lack the architectural refinement of the nominated District and followed a pattern of general development rather than being a portion of a planned community. Research thus far has shown that the nominated District is indeed unique within the city limits. The District is noted for its sophisticated architectural design, its attractive landscaped lawns, its hidden off-street parking and further as an excellent example of privately funded community planning and mid-century development in St. Louis.

²⁰ *ibid.*

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Verbal Boundary Description

The nominated District is approximately 2.69 acres and includes 1008-10, 1014, 1020-26, 1032-38 and 1042 Sanford Avenue on City Block 4594B (east) and 1013-15, 1019, 1025-27, 1029-33, 1035-37 and 1041 Sanford Avenue on City Block 4594A (west) near the western City Limits of St. Louis, Missouri. The buildings are legally known by the Assessor's Office as parcel numbers 45940300220 (1008-10), 45940401470 (1013-15), 45940300150 (1014), 45940401500 (1019), 45940300100 (1020-26), 45940401800 (1025-27), 45940401900 (1029-33), 45940300050 (1032-38), 45940401700 (1041); two parcel numbers remain unassigned (1035-37 and 1042 Sanford). The District is bounded by Berthold Avenue on the south, an alley between Sanford and Childress Avenues on the east, a line approximately seventy feet back (on CB 4594B) and ninety feet back (on CB 4594A) from Oakland Avenue on the north and an alley between Sanford and Louisville Avenues to the west. The District encompasses the Parkhurst Addition, platted in 1937. The nominated District is indicated by a dashed line on the accompanying map entitled "Sanford Avenue Historic District Boundary Map."

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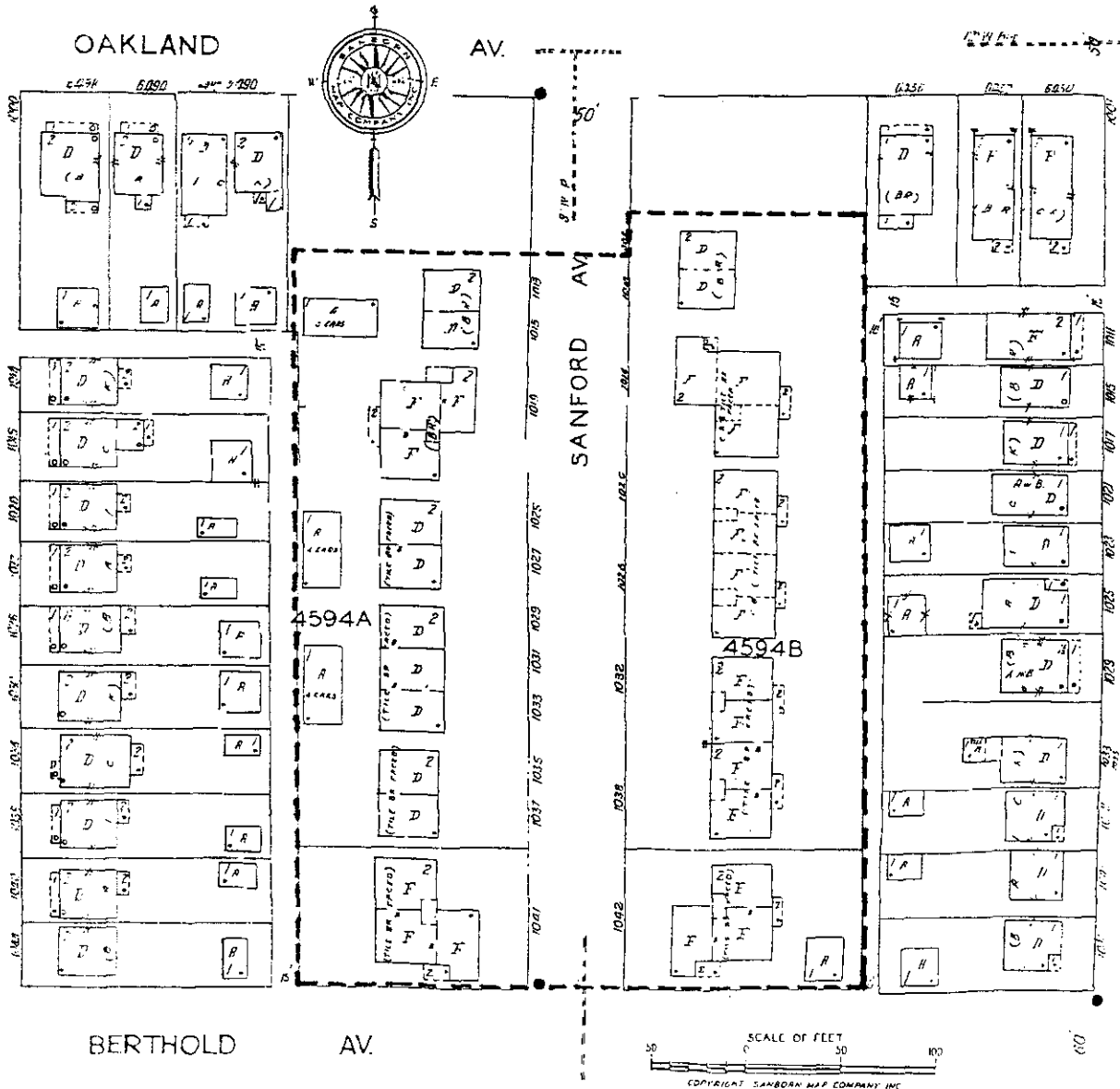
Sanford Avenue Historic District
St. Louis [Independent City], Missouri

Boundary Justification

The nominated parcel includes all of the property historically associated with the Sanford Avenue Historic District.

Sanford Avenue Historic District Boundary Map

Source: Sanborn Map Company, v. 10, plate 4, 1969.



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Section owners Page 24

Sanford Avenue Historic District
St. Louis [Independent City], Missouri

Owners of record in City of St. Louis Property Assessor's Database:

City Block 4594A (west)

1013-15 Sanford Avenue: Mina Overton, 1013-15 Sanford, St. Louis, MO, 63139

1019 Sanford Avenue: William B. Firestone, #1 Convent St., St. Louis, MO, 63104

1025-27 Sanford Avenue: Steve N. and Michelle Scheipeter, P.O. Box 190070, Webster Groves, MO, 63119

1029-33 Sanford Avenue: Potomac Group, 803 King George Ct., Ballwin, MO, 63021

1035-37 Sanford Avenue: Potomac Group, 803 King George Ct., Ballwin, MO, 63021

1041 Sanford Avenue: Bernard & Patricia Anic, 2408 Oakmont Ct., High Ridge, MO, 63049

City Block 4594B (east)

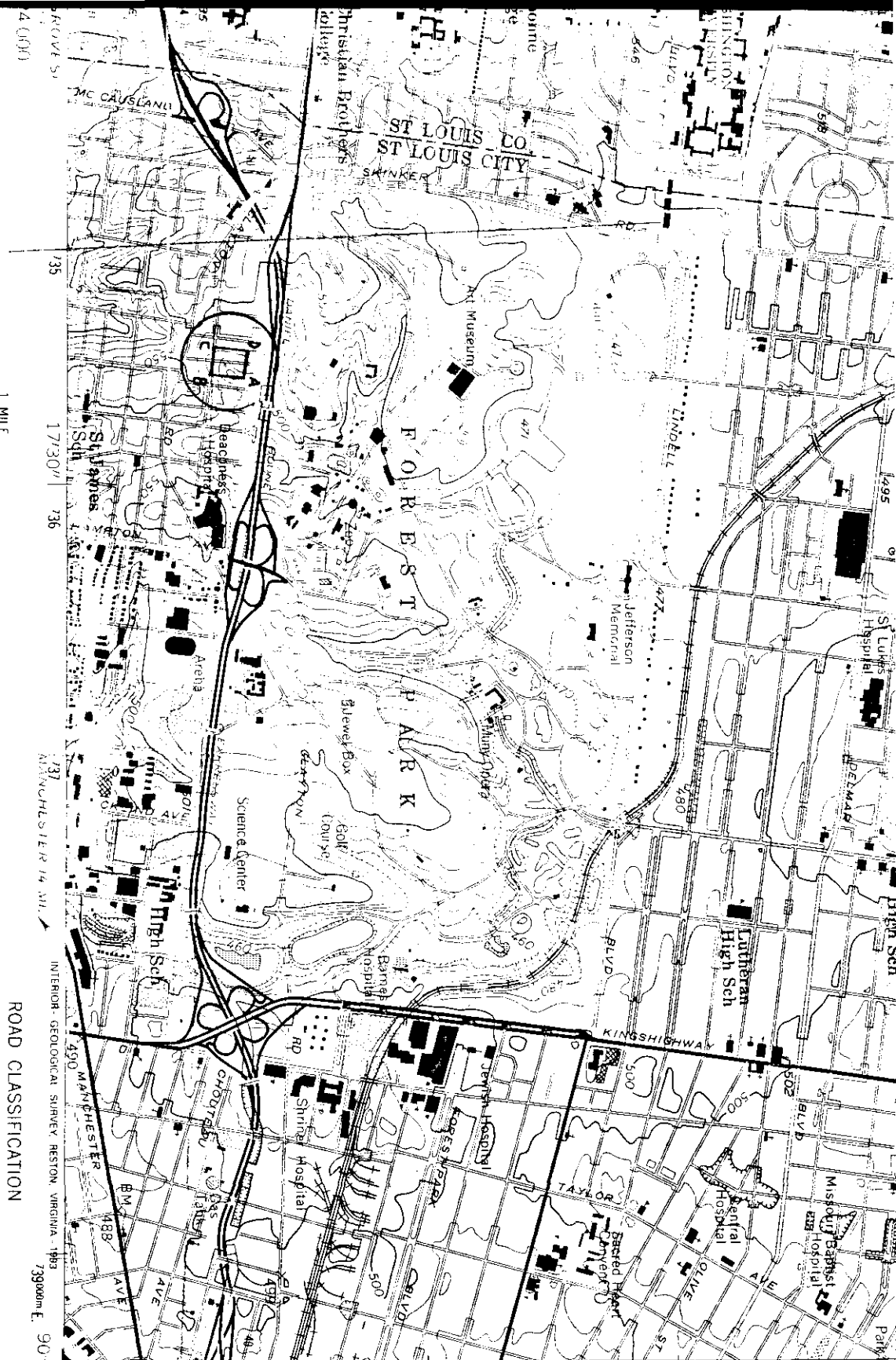
1008-10 Sanford Avenue: Asadollah and Khanohma Sarikhani, Semeii-Tafreshi & Afsaneh Razani, 7515 York Dr., Clayton, MO, 63105

1014 Sanford Avenue: William B. Firestone, #1 Convent St., St. Louis, MO, 63104

1020-26 Sanford Avenue: Bernard & Patricia Anic, 2408 Oakmont Ct., High Ridge, MO, 63049

1032-38 Sanford Avenue: William B. Firestone, #1 Convent St., St. Louis, MO, 63104

1042 Sanford Avenue: William B. Firestone, #1 Convent St., St. Louis, MO, 63104



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 Facing Northing
 A 735 540 4279 120
 B 735 530 4279 000
 C 735 420 4279 000
 D 735 430 4279 140

4281
 1000 West of Central Ave. 1915-1918
 St. Louis, Mo. 63103

ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Interstate Route
- U S Route
- State Route
- Light-duty road, hard or improved surface
- Unimproved road



QUADRANGLE LOCATION

CLAYTON, MO.

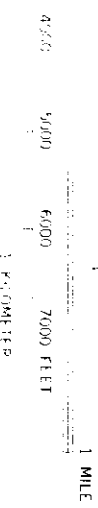
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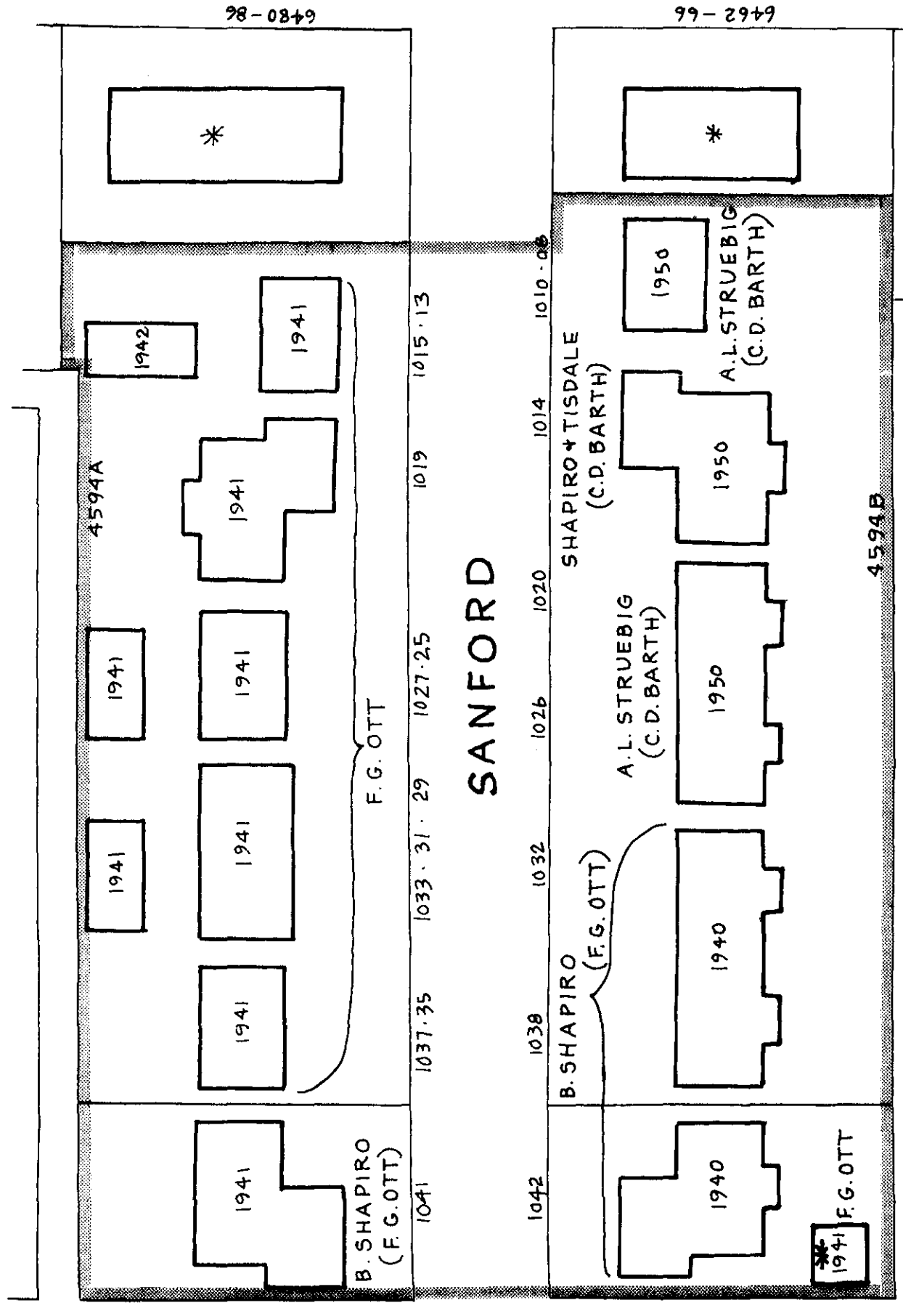
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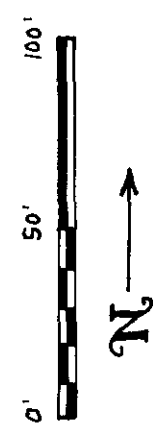
FOREST PARK



ARCHITECTURAL SURVEY OF SANFORD AVENUE

JUNE 2004 ST. LOUIS, MISSOURI
 LANDMARKS ASSOCIATION OF ST. LOUIS, INC.
 FOR THE COMMUNITY DEVELOPMENT AGENCY

THE PREPARATION OF THIS MAP WAS FINANCED WHOLLY THROUGH A GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE COMMUNITY DEVELOPMENT AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 (P.L. 93-383).



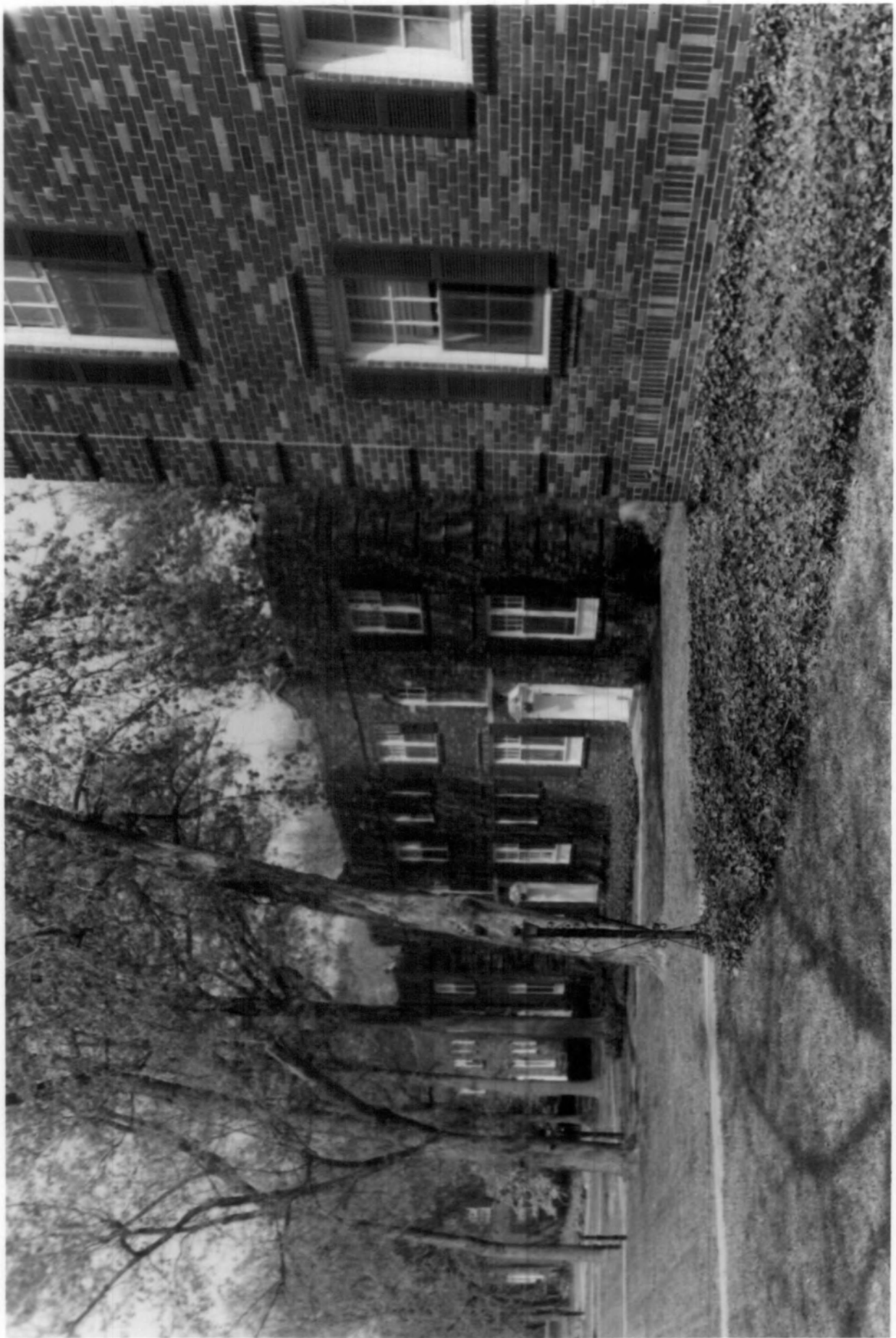
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St. Louis (Ind. Hwy), Mo.
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Stanford Ave. Mistic District
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St. Louis [Ind. City] MO.
Matt Pivon
6/2004
L. J. Adams Assoc. of St. Louis
W elections / Camera NE
#2



Sanford Ave Historic District

1000 Block Sanford

St. Louis [2nd City], Mo.

MTH Biology

6/2007

Lindbergh Ave of St. Louis

E elevation, 1035-27 Sanford / camera W

#3

Roll 1513-6



Sanford Ave Historic District
1000 Block Sanford
St. Louis [Ind. City], Mo.
Matt Bivens
6/2004
Landmarks Assoc. of St. Louis
Con. given at 1025-33 Sanford / Carver NE
#4

Roll 9593-24



Sanford Ave. Historic District
1000 Block Sanford
St. Louis [Ind. City], Mo.

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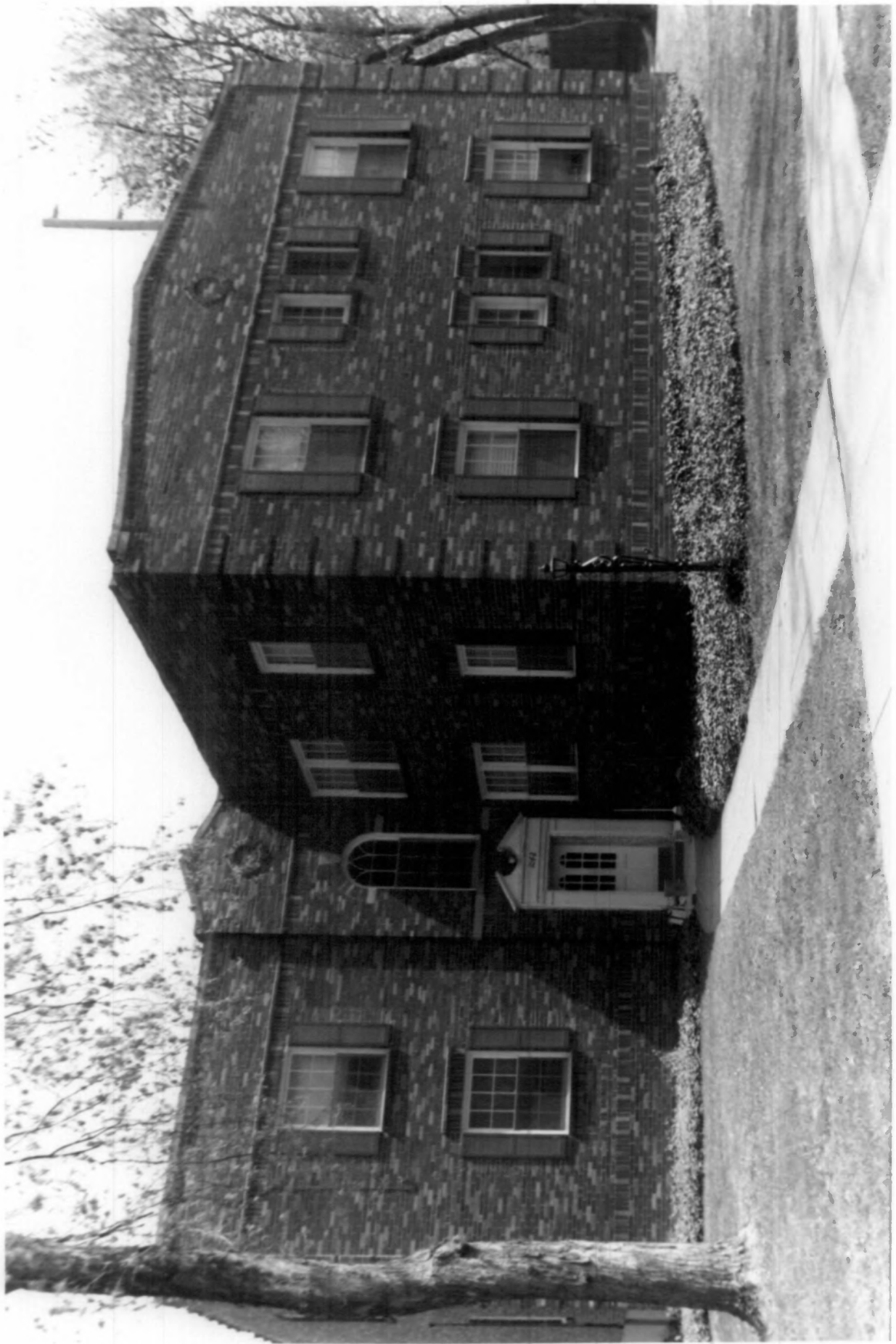
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Landmarks Assoc. of St. Louis

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5

RoM 9593-3

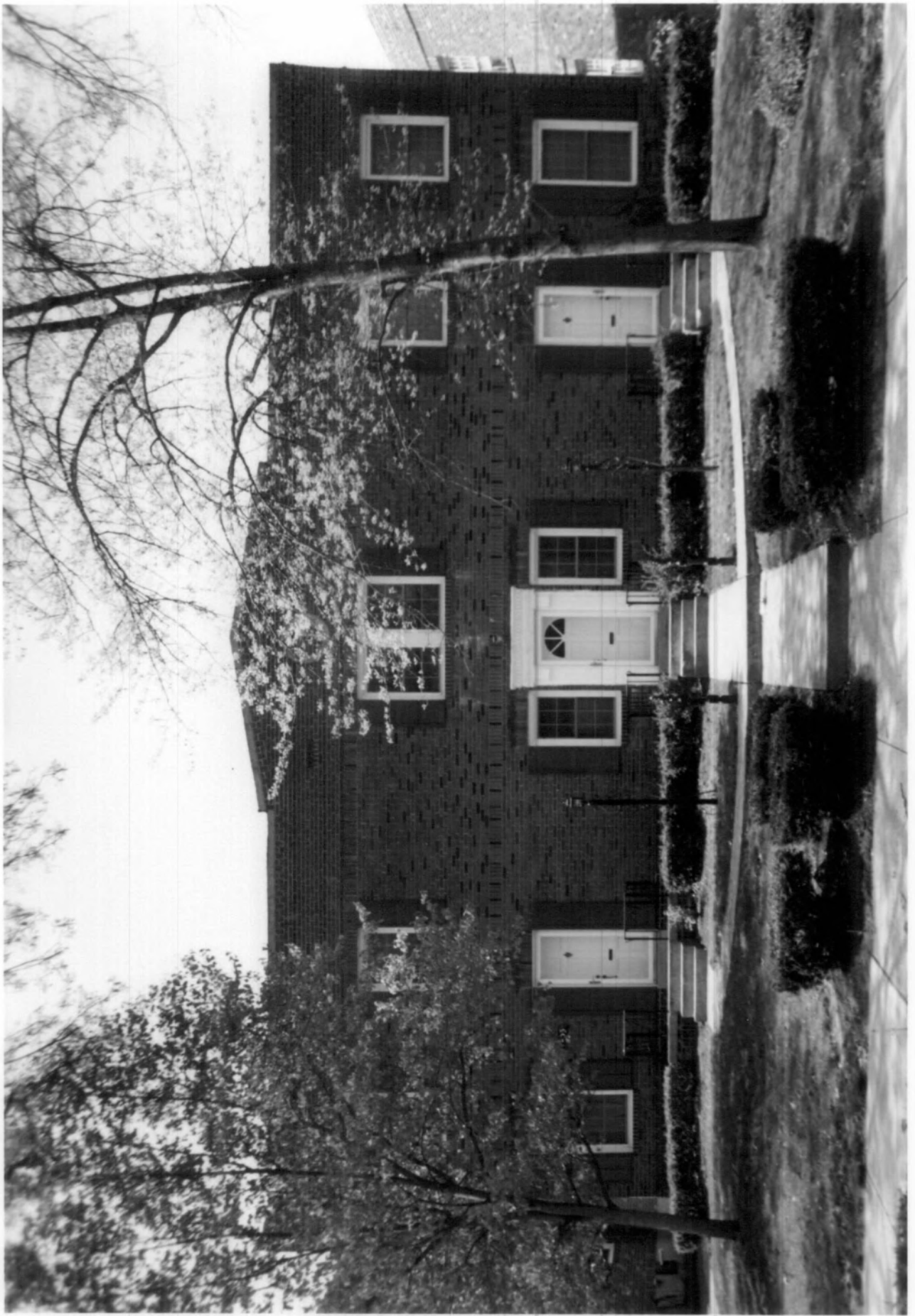


Saunders Ave. Historic District
1000 Block Saftford
St. Louis [Ind. City], Mo.

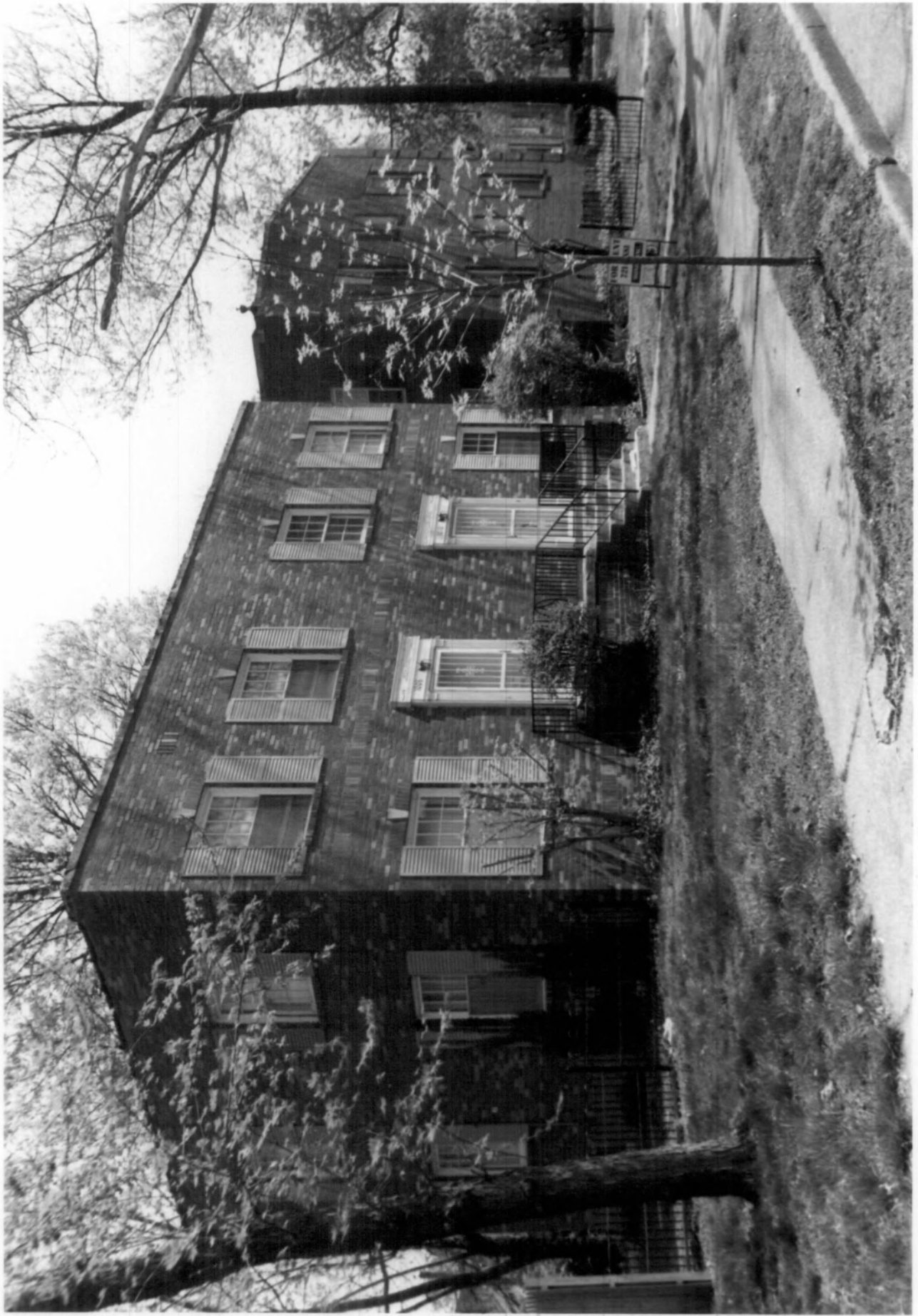
Matt Bivens
6/2004

Landmarks Assoc. of St. Louis

Election, 1029-33 Saftford / Cannon W
#6



Sanford Ave Historic District
1000 Block Sanford
St. Louis [Ind. City], MO.
Matt Biorns
6/2004
Landmarks Assoc of St. Louis
W elevations, 1008²-14 Sanford / Camera SF
#7



Sanford Ave Historic District

1000 Block Sanford

St. Louis [Ind City], MO.

M24 Bivens

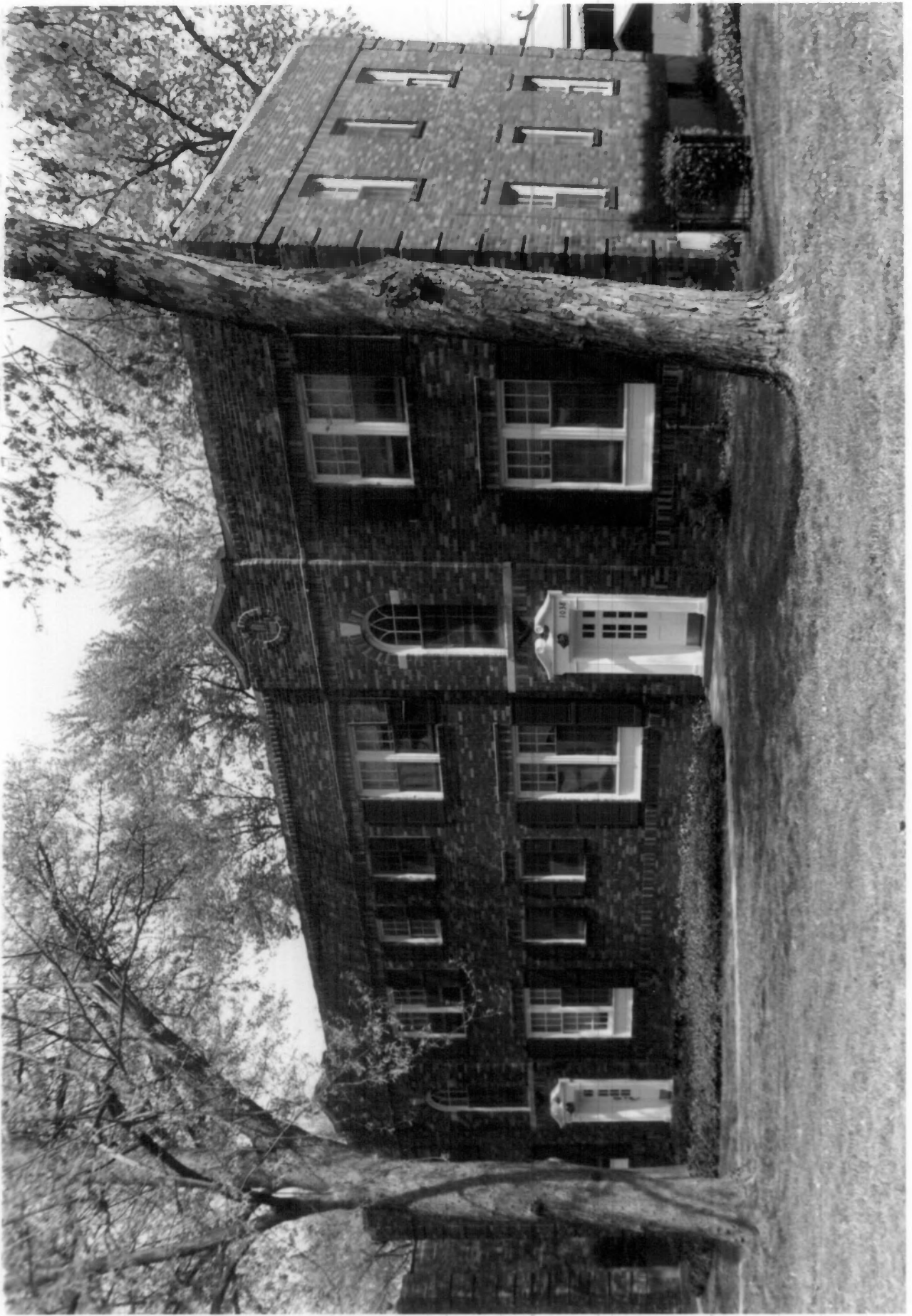
6/2009

Landmarks Assoc. of St. Louis

W elevation, 1032-38 Sanford / Camera NE

#8

Roll 9593-4



Sanford Ave. Historic District

1000 Block Sanford

St. Louis [Ind. City], Mo.

Matt Bivens

6/2004

Landmarks Assoc of St. Louis

Non-Con garage at 1042 Sanford / Corner NE

#9

Roll 9512-6



Sanford Ave. Historic District

1000 Block Sanford

St. Louis [Ind. City], Mo.

Matt Bivens

6/2004

Landmarks Assoc. of St. Louis

Detail, 1020 Sanford / camera E

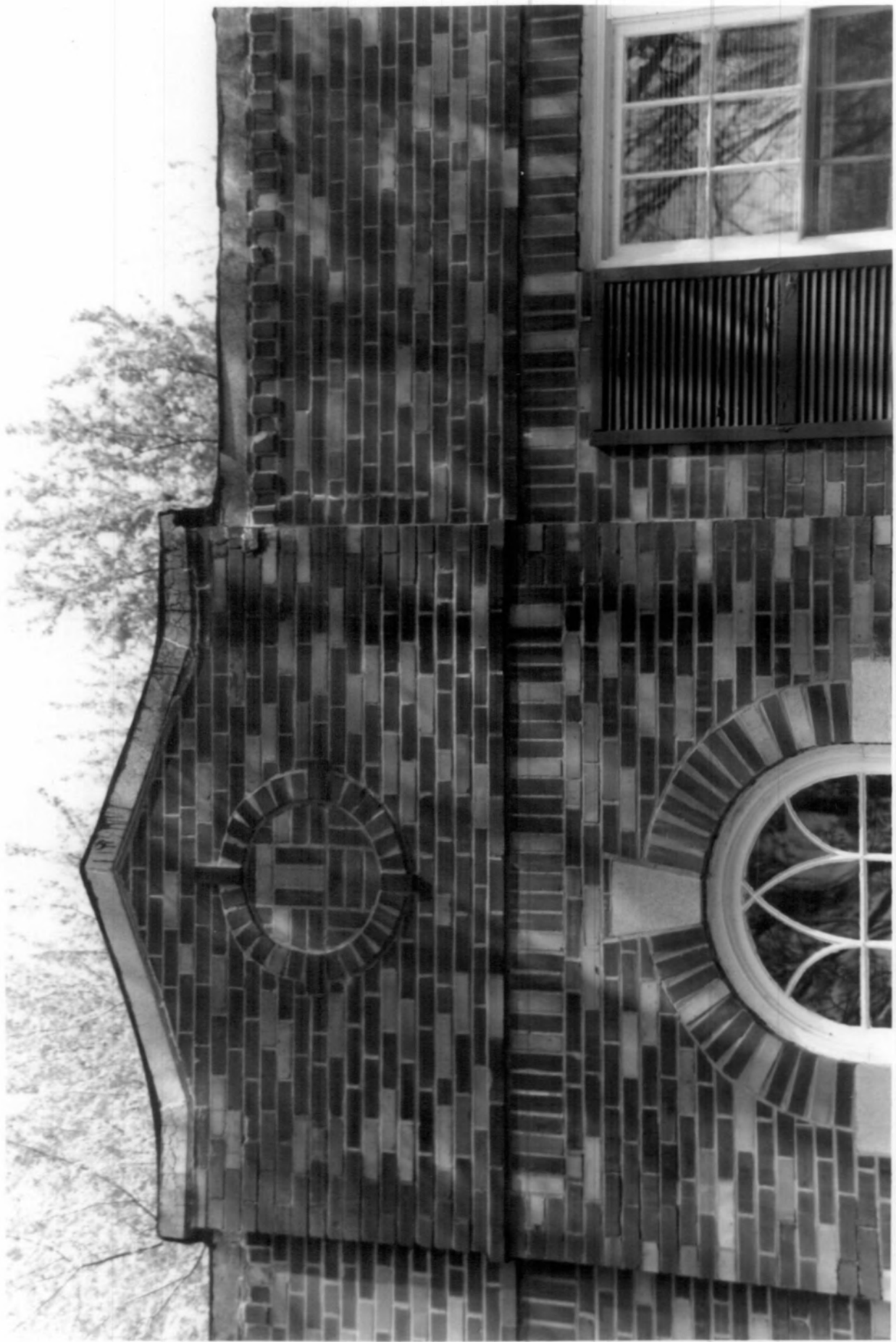
#10

Roll 9593-17



Sanford Ave. Historic District
1000 Block Sanford
St. Louis [Ind. City], Mo.
Matt Biens
6/2004
Landmarks Assoc. of St. Louis
Detail, 1032-38 Sanford / Camera F
#11

Roll 9592-17



Sanford Ave. Historic District
1000 Block Sanford
St. Louis [Ind. City], MO
Matt Bivens
6/2004
Landmarks Assoc. of St. Louis
Elevation, 1032-38 Sanford / Corner NE
#12

Roll 9592-11



Sanford Ave. Historic District
1000 Sanford
St. Louis [Ind. City], MO.
Matt Bivens
6/2004
Landmarks Assoc. of St. Louis
Selection, 1092 Sanford / Camera N
13

Roll 9592-5

