

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name St. Boniface Neighborhood Historic District

other names/site number n/a

2. Location

street & number roughly bounded by Koeln and Tesson Streets, Broadway, and Alabama Avenue
[n/a] not for publication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 63111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[x] 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 [x] meets []
does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [])

Claire F. Blackwell 20 March 2002
Signature of certifying official/Title Claire F. Blackwell/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

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet []
- [] determined eligible for the
National Register
See continuation sheet []
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet []

Signature of the Keeper

Date

St. Boniface Neighborhood Historic District
 St. Louis (independent city), Missouri

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) | 361 | 184 |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | | buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | 1 | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | | structures |
| | <input type="checkbox"/> object | 1 | 1 |
| | | | objects |
| | | 363 | 185 |
| | | | Total |

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

2

6. Function or Use

Historic Function

Domestic/single dwelling _____
 Domestic/multiple dwelling _____
 Domestic/secondary structure _____
 Commerce/Trade/specialty store _____
 RELIGION/religious facility _____
 INDUSTRY/manufacturing facility _____

Current Functions

Domestic/single dwelling _____
 Domestic/multiple dwelling _____
 Domestic/secondary structure _____
 Commerce/Trade/specialty store _____
 RELIGION/religious facility _____

7. Description

Architectural Classification

Late Victorian _____
 Late 19th & 20th Century Revivals _____
 Other: Flat Roofed Houses and Flats _____
 Other: Cottage/Craftsman _____
 Other: Vernacular Classicism _____

Materials

foundation stone _____
 walls brick _____
 _____ synthetics _____
 roof asphalt _____
 other brick _____
 terra cotta _____

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

Ethnic Heritage

Architecture

Periods of Significance

1851-1951

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Brady, Thomas, architect

Leibinger, F.H., architect

Osburg, Albert, architect

Schaeffer, J.B., builder

Ziegelmeyer & Sutter, 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: Landmarks Association of St. Louis
- _____

10. Geographical Data

Acreage of Property 55.3

UTM References

A. Zone 15 Easting 738 520 Northing 4270 610

B. Zone 15 Easting 739 120 Northing 4270 120

C. Zone 15 Easting 738 780 Northing 4269 720

D. Zone 15 Easting 738 190 Northing 4270 220

[] 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 Stacy Sone/researcher

organization Landmarks Association of St. Louis date February 6, 2002

street & number 917 Locust St. 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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Summary

The St. Boniface Neighborhood Historic District, located approximately five miles south of downtown St. Louis in an area known as Carondelet, is a working-class neighborhood with historic building construction dates spanning one hundred years. The streets are laid in a grid pattern with the exception of diagonal Ivory Avenue that was originally a county farm-to-market road. The district boundaries are roughly Koeln Street on the north, Broadway on the east, Tesson and Primm streets on the south and Alabama Street on the west. The number of resources within the 55.3-acre area totals 550 and includes 547 buildings, two objects, and one site. Over 75 percent of the district's 361 contributing buildings are residential. Two additional district buildings were previously listed in the National Register of Historic Places (Stone Houses, 200-204 Steins Street, 1980; Schmitt, Anton House, 1992, 1999). The majority are single-family, but a number of two to four-family flat buildings are also represented. Construction dates for district buildings range from 1851 to 1951 with more than half constructed before the turn of the century. Although building sizes are fairly uniform on a typical streetscape, materials and styles vary widely on each block. The streetscapes remain mostly intact and convey the atmosphere of a mid-19th through mid-20th century neighborhood despite alterations to some buildings. The district's commercial buildings, including those that double as residences, are concentrated on two streets, Broadway and Ivory Avenue. Other corner stores are isolated throughout. The nine buildings in the Miscellaneous category include the St. Boniface Catholic Church, its associated school, rectory, and convent; a foundry; a brewery/soda water manufactory; a public market; and a social/meeting hall. Twenty-four garages have survived fairly intact and round out the remainder of the district's contributing buildings. Most of the buildings are in good condition although some, especially the pre-1900 frame buildings, are only in fair condition. The most common alteration is siding (aluminum, vinyl, asphalt, or pre-cast stone) applied to frame, and occasionally brick construction. Some window and porch alterations and dormer additions also appear, as well as alterations to storefronts. Altered or new garages make up the majority (116) of the district's 184 non-contributing buildings. Since garages are relatively small and most are not readily visible from the street, they rarely detract from the streetscape's integrity. Non-contributing primary buildings include those constructed after 1951 and those that are historic but have been remodeled to the point where they no longer convey their historic character (photos 21 center, 32 left, 33 right, 35 left, 74 left). South St. Louis Square Park is a contributing site and a horse trough at the intersection of Ivory and Virginia avenues is a contributing object. A 1990 statue placed at the intersection of Ivory Avenue and Virginia avenues is a non-contributing object. Contributing buildings are noted on the accompanying architectural survey map and are categorized under one of six headings. The numbers following each heading indicate the number represented in the district: Vernacular Classicism (71 brick, 63 frame, 5 stone), Italianate/Mansard/Late 19th Century Revival (36), Late 19th-Early 20th Century Flat Roofed Houses and Flats (84), 20th Century Cottage and Craftsman (18), Commercial (53), Institutional/Industrial/Miscellaneous (9), and Garages (24). Non-contributing buildings (184) are noted on the map with an asterisk.

Introduction

The St. Boniface Neighborhood Historic District is located approximately five miles south of downtown St. Louis in an area known as Carondelet (figure 1). The district's eastern edge is situated about five blocks from the Mississippi River. The River Des Peres, roughly St. Louis' southern limits, is the distance of about seven blocks from the district's southern edge. Interstate 55 is located a few blocks to the west. The architecture represented includes mid to late-19th century brick houses (single, two, and multi-unit) most easily recognized by the dentilled brick cornice and segmental arched windows. Mid to late-19th century frame houses are one-story, with few exceptions, and share the same scale as the brick counterparts. Modest high style decoration including wood Italianate cornices and mansard-style roofs are displayed on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

many houses in this predominantly working-class neighborhood. The most common type of 20th century residence represented is the flat roofed house or flat. These buildings often include a brick cornice reminiscent of the earlier generation of brick houses while others display Craftsman or other 20th century decoration. Commercial buildings, concentrated on Broadway and on Ivory Avenue, bear styles that closely parallel the residential architecture. Other architecture represented includes an industrial complex (a foundry on the district's east side), and St. Boniface Church. Most blocks include a representative mix of materials and sizes from buildings in the various categories. The streetscapes are fairly dense with relatively few vacant lots, especially considering the number of early frame buildings. Some lots have never been built on. Buildings razed for parking (particularly on South Broadway) and burned buildings account for some vacant lots. Following its establishment in the early 1970s, the Carondelet Community Betterment Federation worked closely with the alderman and city building inspectors to condemn and raze several irreparable buildings.

Following the descriptions of general property categories is a description of each building. This section is organized first by block number and then by address. The building descriptions include the address; photo reference, if applicable; category; and the construction date or circa construction date. The entry includes the contractor's and original owner's name if known. The descriptive paragraph includes items such as the material, number of bays, number of stories, alterations and any defining features. A description of the site and two objects follows at the end. A C and/or NC at the end of each paragraph indicates the number of contributing and non-contributing buildings on the property.

Category Descriptions

Vernacular Classicism, 1851 to ca. 1910 (coded on map: VC-B – brick; VC-F – frame; VC-S – stone)

The St. Boniface Neighborhood Historic District's earliest buildings fall into this category which is comprised of 139 one and two-story single-family dwellings, double houses which share a common wall, and multi-family units. Approximately half (71) the residences in this category are brick construction and nearly half are frame (63). Five buildings are stone (two are previously listed on the National Register—Stone Houses, 200-204 Steins Street, 1980; Schmitt, Anton House, 1992, 1999). Features such as segmental or jack arched-openings, dentilled or patterned brick cornices, and occasionally limestone sills and lintels are minimal classical details that appear on the brick and stone buildings in this category. Frame buildings sharing the same scale and proportions as the single-family brick buildings also fall into this category.

Brick

Typical characteristics of the 71 brick buildings in this category are a side-gable roof with chimney parapets, a brick cornice, and segmental arched openings. Variations include low hipped roofs present on a few one and two-story buildings. A typical single-family house is one and one-half stories with three, or sometimes two, front bays (photos 1, 2 center, 3, 78, right, 79 right). A few two-story, single-family houses are also represented (photos 4 center, 5 left, 70 center). The double houses are one and one-half stories and usually have four bays (photo 5 right). The two-family and multi-family units are two to two and one-half stories with varying numbers of bays depending on the number of households (photos 6 right, 7 left, 8, 9, 67, 77). These two and multi-unit buildings have rear exterior stairs or a second front door providing access to the upper story. Nearly all the brick buildings in the Vernacular Classicism category include a brick cornice and segmental arched openings – simple classical details providing the only hint of decoration. A few have a plain wood cornice. The most common type of brick cornice is a simple dentilled stringcourse. The cornice on a number of later buildings, however, is a more elaborate cascade pattern (photos 3, 5 left, 8, 10 center). In a few cases, buildings with more elaborate detail occur. The builder of 7803

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Pennsylvania, for example, used shaped stone sills and lintels on the facade (photo 2 center). Nearly all the brick buildings have stone foundations. Original wood shingle roofing has been replaced with asphalt on all buildings where the roof is visible.

Few pre-1900 brick buildings have survived without some type of alteration but most alterations appear to be historic. Typical historic alterations include dormers and porches. The most common non-historic alteration is window replacement. Although the size of the windows is typically smaller than the original, the segmental arched openings remain clearly intact.

Pre-1910 brick houses that suffered alterations preventing them from being identified with the Vernacular Classical category were considered non-contributing. The application of non-historic material (brick veneer, aluminum, pre-cast stone, asphalt, or stucco) to the facade was the most obtrusive alteration because it rarely left the openings intact. Since segmental arched openings are an important feature on almost all brick houses in this category, the alteration to openings caused by the application of siding eliminated the building from the Vernacular Classical category. In addition to altering window openings, non-historic material almost always erased the building's cornice, another important feature of the houses in this category. Non-historic porches and large dormers were common on houses that had been clad in non-historic material which further detracted from the house's pre-1951 appearance.

Frame

Nearly half (63) of the district's buildings in the Vernacular Classicism category are frame. Their scale and proportion matches those of the brick buildings in the same category (photos 11-16, 68). Most are one to one and one-half stories with side gabled roofs and two to three-bay facades (photo 11). A number of one-story front gabled and hipped roof houses are also represented (photo 12 left). With few exceptions, the frame houses are absent any kind of decorative detail except for later updates. In their original form, most were not likely to have even had a porch. An exception to this is the Creole form where the facade is recessed behind the main roof forming a porch (photo 13). Those constructed later in the 19th century were more likely to have front gabled or, in some cases, a hipped roof (photos 14, 15, 16).

All frame houses in this category have been altered. Because these simplest, least expensive houses have survived for over 100 years, a greater degree of alteration was allowed for them to contribute. All the frame buildings within the boundaries are covered in some type of siding, an acceptable alteration. Since frame houses were not constructed with segmental arched windows and since they had few features and details to begin with, siding has much less opportunity to detract from their early appearance. Rectangular openings were easily left intact and there were no cornices to hide. The most common historic alterations are porches and dormers. Many have no other apparent alterations after the period of significance.

Alterations that forced these early frame houses into the Non-contributing category were ones that modernized the house so that it no longer appeared historic. Non-historic facade or large side additions, or enclosed porches, or changes to the roofline prevent the house from representing the Vernacular Classical category and were considered non-contributing. The application of non-historic exterior material was sometimes accompanied by changes to the size of the facade windows. Short windows on the facade that replace taller original windows or paired windows where there used to be one, in combination with siding also leave an impression of a much newer house.

Stone

The St. Boniface neighborhood includes a collection of five stone buildings including two listed on the National Register. A row house (Stone Houses, 200-204 Steins Street, NR 1980, photo 17), a double

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

house (206-210 Steins Street, photo 18) a single-family house (110 Courtois, photo 19), a duplex (Schmitt, Anton House, 7727 South Broadway, NR 1992, 1999; photo 20), and a multi-unit residence (7809-11 South Broadway; photo 4 center-left) comprise this group. Each is rough rubble stone with segmental or jack arched openings and side gabled roofs. The row house and double house are one and one-half stories and the single-family and duplex are two stories.

Alterations to these sturdy buildings are few and none prevented the stone buildings from representing the Vernacular Classical category.

Italianate/Mansard/Late 19th Century Revival ca. 1880-ca. 1900 (coded I/M/R on map)

Although many working-class neighborhoods in St. Louis include numerous Italianate/Mansard style houses, as well as buildings displaying other Victorian characteristics, buildings with high style features are relatively rare in the St. Boniface neighborhood where only 36 are represented. The most common style represented is the Italianate which is recognizable by its round or segmental arched, elongated openings; recessed doorways; and often a bracketed cornice (photos 21, 6 left, 7 right, 12 right, 19 right). Nearly all the houses in this category are brick and two stories. Exceptions are a one-story house frame house on Vermont Avenue (photo 22) and a one-story brick house at 7506 Minnesota Avenue (photo 66 center). The Italianate houses represented have either a side gable, or, more commonly, a hipped roof. Throughout St. Louis' late 19th century neighborhoods, it is common to find houses with Italianate and Mansard characteristics combined. The St. Boniface neighborhood includes a few examples of buildings that combine Italianate and Mansard characteristics (photos 23, 24). As the 20th century approached, builders began constructing flat-roof houses and simply added a mansard-type roof to the facade (photos 16; 22, 28, 63). In some cases, the nearly vertical mansard-type roof became the wall of the second story (photos 25, 26, 27). Although these houses with mansard-type roofs have flat roofs and could fit into the following Flat Roofed category, the mansard is the most defining feature making Italianate/Mansard/Late 19th Century Revival an appropriate category choice. The late 19th century produced flamboyant architectural styles that found modest representation even in this working-class neighborhood. Builders included a wider variety of elements in their designs based on popular styles such as the Queen Anne and Romanesque. These styles are usually represented in window and dormer treatment, roof forms, and ornament. Typical features of these styles may be found in simplified form in the St. Boniface neighborhood and include broad-arched openings and irregular rooflines and floor plans (photo 64).

Non-historic exterior material that altered window openings prevented houses from representing this category.

Flat Roofed Houses and Flats, ca. 1890-ca. 1920 (coded FL on map)

Toward the end of the 19th century, builders across the country began reacting to the Victorian forms they considered unpractical and ostentatious and instead promoted simplified designs with compact floor plans and modest detail. This new attitude perfectly suited the St. Boniface neighborhood where simple styles ruled. Many vacant lots between the modest 19th century vernacular frame and brick buildings were filled with an equally modest new house type whose most character-defining feature is the flat roof with a plain or shaped parapet (photos 26, 29-32, 2, 10 left, 12 center, 13, 19 center, 23 left, 27 right, 63 left, 71, 80). The 84 examples of flat roof types are represented in one-story single-family houses, one-story two-family houses, and two-story single and multi-family houses. Most of the houses, whether one or two-stories, have two or three-bay facades. The two bays may include a door and a window or two window bays with the door located on the side. Two-family one-story houses have more bays with either an entrance bay with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

two doors or two separate entrance bays. Nearly all the two-story examples are two or multi-unit houses with an interior stair accessing the second level. The parapets and cornices on these houses are as varied as the district's streetscapes. Many retain characteristics of earlier district types. A corbelled brick stringcourse on the row of houses on Alabama Avenue, for example, imitates the dentilled cornice of the Vernacular Classical types although the dentils are broader and flatter (photo 29). The Vernacular Classical tradition is further perpetuated by the use of segmental arched openings on many flat roof types (photos 2, 12, 27). Some flat roof houses and flats have broad arched openings that carry on the late 19th century Romanesque Revival tradition (photo 31). Others have bracketed wood cornices similar to those on the Italianate style (photos 2, 30, 71).

During the 1910s to around 1920, a number of houses and flats appeared with new forms of ornament. Arts and Crafts detailing began to replace or was combined with older elements. Distinguishing characteristics include the use of glazed brick stringcourses and other simple glazed brick decoration, curved and triangular parapets, and open front porches (photos 32, 10, 19, 30). These later builders of flat roof houses and flats also favored rectangular window openings instead of segmental arched.

Alterations to façade openings, usually as a result of the application of pre-cast stone forced flat roof houses into the Non-contributing category.

Craftsman/Cottage 1904-1951 (coded CC on map)

The Craftsman/Cottage type includes houses built from 1904 to 1951. A few houses have earlier actual construction dates but alterations make the later category more appropriate. Non-flat roof houses that have Craftsman characteristics and English cottage styles are represented in this category that includes 18 houses. A row of four very simplified bungalows on Koeln Street built during the 1920s fall into this category (photo 34) along with cottage types that are distinguished by their steeply pitched gabled entrance bays and stone trim (photo 25, 35).

Non-historic alterations to these houses are minimal and there are no examples where alterations prevented a house from representing this category.

Commercial Buildings ca. 1860-1947 (coded CM)

The largest concentrations of the 53 commercial buildings are situated along Broadway and Ivory Avenue which were established business districts long before the turn of the century. The styles closely parallel those of the residential buildings and in fact many commercial buildings doubled as a residence. Features such as mansard roofs, parapets, and cornice and window treatments integrate these buildings into the predominantly residential district.

Buildings at 7901-03 Broadway (photo 36 right), 7607-09 Broadway (photo 37 right), and 7830-32 Ivory Avenue (photo 38) are good examples of commercial buildings with Vernacular Classical characteristics. Each of these three buildings is brick and accommodated living quarters upstairs. Their roofs are side gabled with chimney parapets. The Broadway buildings have dormer windows and segmental arched openings. The Ivory building's openings were all originally segmental-arched but most were converted to rectangular openings during its period of significance. Typical of Vernacular Classical houses, these commercial buildings are simply ornamented with a brick cornice which is a cascade pattern on 7607-09 Broadway (photo 37). The Vernacular Classical category is also represented in frame in the 1881 Reis-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Moran Lumber Co. at 200 Schirmer Street. Although non-historic siding covers its walls, its early form remains intact.

Italianate and Mansard features are displayed on buildings at 7720 (photo 39) and 7621 (photo 40 left) South Broadway. Both have prominent mansard roofs with dormers. 7720 South Broadway has a bracketed wood cornice and five bays of segmental arched openings with limestone sills. The window openings in 7621 South Broadway have a slight pointed arch with a decorative wood filigree pattern. The sills are limestone with lug sills. Next door at 7617-19 South Broadway is another commercial/residence with Italianate features (photo 40 right). The limestone keystones, voussoirs, sills, and lug sills add distinction to the segmental arched openings. On the remodeled lower story a portion of the cast iron front manufactured at the nearby South St. Louis Foundry remains exposed (photo 41).

Turrets, a feature more common on late 19th century buildings, appear on two early 20th century buildings in the St. Boniface neighborhood. A turret and a high-pitched decorative gable accent the roofline at 7602-04 South Broadway (photo 42 left). A series of three Romanesque Revival style arches adds further variety to the building's facade. The turreted building at 7701-03 Virginia Avenue is part of the Ivory Avenue business district (photo 43). The slender turret, capped by a conical roof, is perched over a recessed corner entrance. The upper story window openings on the facade are round arched while those on the side are segmental arched.

The tradition of combining commercial and residential space continued into the 20th century. Examples of the flat roof style are represented on South Broadway at 7529 (photo 44 left) and on Ivory Avenue at 7813-15 (photo 45). The one-story Ivory Avenue building accommodated a residence on one side and a store on the other. The four-bay building retains segmental arched openings on the sides and a corbelled brick stringcourse across the facade. A few commercial/residential buildings were located on various corners throughout the residential areas such as the one-story brick building at 7501 Vermont (photo 46). The building accommodated a business in the front with residential space in the rear. A recessed corner entrance oriented at an angle and accented by a column support accesses the commercial space.

Craftsman elements appear on some commercial/residential buildings. A pair of Craftsman-trimmed gables intersects the tiled roof at 7525-27 South Broadway (photo 44 right). Glazed-brick accents, found on some houses in the flat roof category, also decorate commercial buildings such as those at 7613-15 South Broadway (photo 37, second from right) and 7602-06 Ivory Avenue (photo 47 right). Remnants of a storefront cast by nearby Chester Iron and Foundry of St. Louis are exposed on the lower story of the Broadway building.

Perhaps the district's most decorated buildings are located at 7816 South Broadway (Hoffmeister Chapel, photo 48) and at 7631-35 Ivory Avenue (Uthoff Building, photo 49). Both were remodeled ca. 1930 and feature terra cotta ornament. The Hoffmeister Chapel facade is faced with terra cotta blocks that imitate stone rustication. A terra cotta cornice and evenly spaced terra cotta finials decorate the parapeted roofline. Terra cotta also decorates the Uthoff Building which has a commanding parapet carrying the owner's name.

Most of the district's commercial buildings are substantial two-story buildings. The most common alteration is one remodeled story (usually the lower story) that leaves the other story historic. Altered openings on the facade of both levels of a two-story commercial building resulted from the application of non-historic material. The combination of non-historic material on the facade and the altered window openings prevented some buildings from representing the Commercial category. Non-historic material applied to the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

storefront of a one-story commercial building was more obtrusive because it usually left the entire façade remodeled. An exception is the frame lumber company at 200 Schirmer which is large enough to maintain its historic appearance after the application of vinyl siding and the conversion of four double-hung windows to sliding windows. Its historic form remains intact.

Miscellaneous ca. 1851-1951 (coded MS)

The nine buildings in the Miscellaneous category include St. Boniface Church and its associated buildings, the brewery/soda water manufacturing facility, South St. Louis Public Market, South St. Louis Foundry/Western Foundry, Jodd's Hall, and South City Square Park Comfort Station.

St. Boniface Church and Associated Buildings

St. Boniface Church, 7628 Michigan Avenue, 1860, Thomas Brady, architect; Rogers and Gamache, contractor.

Rectory, 7620 Michigan Avenue, 1921, St. Boniface Parish-owner, F.H. Leibinger-architect

St. Boniface School, 7604 Michigan Avenue, 1948

Convent, 7700 Minnesota Avenue, 1925, St. Boniface Parish-owner, L.A. Sutter-contractor

The St. Boniface Church complex occupies all of City Block 3097 (photos 50, 51). The church stands on the southeast corner and the school on the northeast. The rectory is situated between and is connected to the church by a walkway. A contributing secondary building on the property is a two-story brick storage and boiler room (photo 51 center) once attached to an earlier school building that was razed. The remainder of the property is mostly asphalt-surfaced for parking and recreational activities. One additional building associated with the church is a convent located southeast of the church at 7700 Minnesota Avenue.

St. Boniface Church, constructed in 1860, is an early example of the Romanesque Revival style (photos 47, 50-52). Twin rectangular-based towers rising one hundred feet dominate the exterior. A cupola with a cross-topped spire caps each tower. The three-bay lower story facade contains a broad round arched entrance in the center flanked by secondary entrances at the base of the towers that have been bricked. The bays in the upper story facade are round arched, typical of the Romanesque Revival style. Pairs of tall round arched windows with a circular window centered above stand in each tower's second story. A statue of the martyr St. Boniface is centered in the second story facade. The statue resting in a niche recessed under an arched opening is protected by plexiglas. A gabled roof peaks between the towers. A bracket-patterned brick stringcourse lines the gable and continues along three sides of each tower. The church's side elevation includes one round-arched bay in the first and second stories of the tower and six taller round-arched openings along the nave. The bracket-patterned cornice lines the roof between the rear wall and the tower. At the rear of the building, centered in the gable end, is a semicircular apse that is also accented by the brick cornice (photo 52). A pre-1900, one-story addition at the rear of the church is built around the apse. The addition's window openings are segmental arched with stone sills. A cascade-patterned cornice extends along the roofline.

The St. Boniface Church interior has changed over the years and its decoration reduced considerably by the replacement of the elaborate high altar, side altars, and paintings (photo 53). Its configuration, however, remains the same with the exception of a ceiling installed before 1882 covering the ornamental wood trusses. In addition, a wall at the rear of the sanctuary was brought forward to accommodate a vestibule inside the main entrance where originally the door led directly into the nave. An arcade that divides the center space from the side aisles flanks the high-ceilinged nave. The choir loft, situated in the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

rear, has a Gothic-style balustrade. Stained glass windows made by the Tirolean Glass Works of Innsbruck were installed in 1894 to replace temporary colored-glass windows.

The two-story brick rectory (photo 50, center), built in 1921, replaced the earlier priest's residence built on the same site around 1860. The house has a steeply pitched hipped roof with slightly projecting wings with pyramidal roofs. The three bays recessed between the wings include an off-center main entrance. Windows on the lower story are segmental arched or rectangular. A three-part colonial revival style window is situated in the south wing. Upper story windows are rectangular. The house sits on a stone foundation.

The nearby two-story brick convent (7700 Minnesota Avenue) is one of the district's most elaborate buildings (photo 54). Its multi-gabled roofline includes parallel gables on the facade with a slightly recessed center bay. Projecting from the recessed bay is a gabled brick vestibule dominated by a Gothic-arched opening. Windows on the facade are three-part on the lower story and paired in the second level. The eight-bay side elevation includes two slightly projecting bays. The westernmost of these two bays contains a secondary entrance flanked by small round-arched openings. Between these projecting bays are four stained-glass window bays in transom-topped segmental arched openings. Stone-capped brick pilasters that imitate buttresses divide the stained-glass windows. Upper story windows are single and paired in rectangular openings. Smooth stone trim outlines the gables on the front and side. Stone crosses cap the gables on the facade. A new garage door and new material in the gable compromise the brick garage's integrity so that it does not contribute.

St. Boniface School (photo 55), built in 1948, is two stories and brick-faced over reinforced concrete walls. The flat-roof building is relatively plain and utilitarian looking but includes some ornament on the facade. In the center is a two-story concrete entrance bay with a rounded overhang bearing the name St. Boniface School at the doorway and tall glass block windows above. Concrete medallions are evenly placed over the concrete section. Bands of vertically placed brick decorate the building's roofline. A concrete cross marks the center of the stepped parapet roof. Nine window bays extend across the sides of the school. Original windows have been replaced with smaller windows and the voids filled with glass blocks. Some original steel-frame windows remain on the north facade.

Brewery/Soda Water Manufactory

1851 (Rudolf Brusselbach-owner), 1868-ca. 1890 (Hermann Wetter-owner)

The building at 126-128 Koeln Street was likely constructed in two or three stages starting with a stone building constructed around 1851. The existing building is brick and two and one-half stories on a stone foundation (photo 56, 25 left). Six bays of segmental-arched openings, including three doorways, extend across the facade. One of the doorways opens to stairs leading to the second floor flat. The easternmost doorway is considerably wider than the other two. The west side has five bays of segmental-arched openings. A hipped-roof dormer sits roughly in the center of the broad side-gabled roof. The gable end is tile capped and a wood cornice extends across the facade.

Portions of the original 1851 stone brewery survive as part of this brick building. A one-story room of stone construction (approximately 16 x 24 feet) is located in the southeast quarter of the house. The 1850s brewery consists of a rare subterranean stone vaulted brewery chamber (approximately 16 x 45 feet, and 10 feet high), located at the west end of the property. The sub-basement brewery cellar (with original flagstone floor) is accessed from steps in the basement room under the original one-story stone building. The building was later adapted to a soda/mineral water manufactory. Almost all of the interior millwork survives, fashioned in a vernacular Greek Revival style with simple pedimented heads on windows and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

doors. The northeast room features intact interior framing of a storefront although the opening is bricked-in on the exterior wall.

South St. Louis Public Market

7703-05 South Broadway, 1869, Carondelet-owner

The South Public Market, located at the corner of Broadway and Schirmer Street (7703-05 Broadway), is brick, one and one-half stories, and has a front-gabled roof (photo 57). Rectangular towers that extend just above the roofline mark the building's four original corners. Building permits record alterations and additions to the market during the 1940s and 1950s. The one-story brick additions wrapped three sides of the building leaving only one original wall (along Schirmer Street) exposed. Illustrations of the building in its 1869 appearance (figure 2) show it had a center arched entrance flanked by segmental arched openings situated between pilasters. A pair of arched windows was placed in the gable over the door and single arched windows over the main story windows. Rectangular towers with recessed panels and hipped roofs were located at each corner. The sides were originally lined with segmental arches with pilasters placed between. The alterations to the market after the period of significance do not prevent the building from contributing to the streetscape.

South St. Louis Foundry/Western Foundry

7514-18 South Broadway, 1876, 1887, 1890, Joseph Gray, Robert J. Kilpatrick, Joseph Kilpatrick-owners

A substantial part of the 19th century South St. Louis Foundry complex remains in City Block 3084 on the east side of Broadway. The earliest part faces east (photo 58) where there was at one time a spur track connecting the foundry to the St. Louis & Iron Mountain Railroad. This facade is lined with arched openings on the second level. The corbelled brick cornice extending across the facade is characteristic of residential properties of the period. Replacing the original brick with concrete block has altered the southern half of this facade. The north half, however, appears to be fairly intact and retains an original arched opening. This eastern facade measures approximately 80 feet across and extends about 140 feet to the alley. Intersecting the building is a one-story building facing south to Steins Street. The foundry expanded into the western half of the block ca. 1890 with the purchase of a two-story residence and the construction of a two-story brick building on South Broadway (photo 59). A large metal addition on the north side is a recent and non-contributing building.

Jodd's Hall

7801 South Broadway, ca. 1890, John Phelan and others

This three-story brick building that housed meeting and social space in its upper two stories sits on a narrow lot at the corner of Broadway and Primm Street (7801 Broadway, photos 4 right, 20 center). The three-bay facade has been altered on the first story and includes a center entrance and flanking windows. The lower story side elevation contains six bays of segmental arched openings. The segmental-arched window bays in the upper two stories are situated between brick pilasters, divided in half by a horizontal brick stringcourse. A band of dentils extends across each bay between the pilasters. A broad overhanging wood cornice with brackets caps the building.

South City Square Park Comfort Station

1940, Albert Osburg-Chief Architect, Board of Public Service; city-owner

The T-shaped restroom/storage facility sits in the center of the South City Square Park (photo 60). The gable-roofed building is stone-faced and has large wood lintels over each window and door opening. The original doors have been replaced. A stone chimney is centered on the roof.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Non-historic alterations to these buildings are minimal and there are no examples of buildings in the Non-contributing category that would otherwise have fallen into the Miscellaneous category.

Garages ca. 1930s and 1940s (coded G)

Most garages are located in alleys although a few are accessed directly from streets (photos 61, 74). Roofs are gabled or nearly flat. Most of the 24 contributing garages are constructed of frame, brick, or concrete block. Many have had their original doors replaced but a few retain their original sliding wood doors.

Many garages were constructed after the period of significance and are therefore non-contributing. Alterations that left little evidence of a historic building from the alley side were considered non-contributing.

Building Descriptions

City Block 3078

7501 Vermont Avenue - photo 46

Commercial, 1909, Mrs. Louis Stroham-owner

This brick building is one-story with a stepped-parapet, tile-capped roof. The roof material is not visible. The foundation is concrete. The building features a recessed corner entrance oriented at an angle and accented by a column support. A single rectangular window bay is located in the facade. Side bays have segmental arched openings. A cast iron stringcourse with a raised flower design extends across the facade and turns the corner over the recessed entrance. Alterations include the replacement of a large storefront opening with a smaller window with aluminum siding filling the extra space. Vertical board siding surrounds the door.

1C

7503 Vermont Avenue - photo 46, left

Vernacular Classicism-Frame, ca. 1885

This frame house has a front gabled asphalt shingle roof, a stone foundation, and aluminum-sided walls. The two-bay facade includes a door under a small gabled overhang and a rectangular window opening. The building remains intact with the exception of the aluminum siding. Although the building has a non-historic exterior material, its original form and features have not been obscured.

1C

7507 Vermont Avenue

Craftsman/Cottage, ca. 1905, Theodore Ludewick-owner

The house is a simple frame bungalow form with an asphalt shingle front-gabled roof and a broad front gabled porch that extends across the facade. It sits on a concrete foundation. Its two facade bays are comprised of a door and window. Alterations include the application of brick-patterned asphalt siding. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured.

1C

7509 Vermont Avenue

Vernacular-Classicism-Frame, ca. 1885

The frame house is similar in form and proportion to brick houses in the same category. Its side gable roof

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

and three bay facade are other features in common with the Vernacular Classical brick houses. The dormer contains a pair of windows. A gabled porch roof extends across the facade. Building permits record alterations to the house in 1912. The dormer and porch were likely added at that time. The roof is asphalt shingle and the foundation stone. Aluminum siding and some brick patterned asphalt cover the building's original frame exterior. Although the material is non-historic, the house's pre-1950 form and features remain intact.

1C

7511 Vermont Avenue

Vernacular-Classicism-Frame, ca. 1880

The one and one-half story frame house is similar in form and proportion to brick houses in the same category. Its high-pitched side gable roof is asphalt shingle and the foundation is stone. A door and window comprise the house's two-bay facade. A nearly flat, hipped roof porch extends across the facade. Building permits record alterations to the house in 1923 and probably refer to the porch. The house is clad in some type of shingled siding. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured. There is non-contributing frame hip roof garage at the rear of the property.

1C, 1NC

7513 Vermont Avenue

Vernacular Classicism-Frame, ca. 1890

This one-story house has a high-pitched front gabled roof, the roof type more common on frame houses built during the 19th century's last decade. The roof is asphalt shingle and the foundation stone. The two-bay facade contains a door and window bay. A lower pitched gabled porch supported by two posts extends across the facade. The porch does not appear original but was likely added sometime during the period of significance. Some type of shingled siding covers the exterior and wood siding covers both gables. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured.

1C

7515 Vermont Avenue - photo 32, right

Flat Roofed Houses and Flats, ca. 1910s

This one-story flat roof house has a two-bay facade containing a window and a slightly recessed door. Its most distinguishing characteristic is its Spanish Mission style wood parapet that peaks in the center of the facade. Other detail includes a corbelled brick cornice. The roof material is not visible. The foundation is stone.

1C

7519 Vermont Avenue - photo 32, left

Non-contributing, 1955

This one-story house is brick on a concrete block foundation. The gable roof is asphalt shingle. A non-contributing frame garage with a gable roof stands at the rear of the property.

2NC

7523 Vermont Avenue

Flat Roofed Houses and Flats, ca. 1910s

The one-story house has a broad gabled porch roof that extends across the facade. The porch roof rests on stocky brick piers that are supported by a stone base. A simple design in light colored brick stands out

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

on the red brick facade. A door with flanking sidelights and a pair of windows comprise the house's two bay facade. The foundation is stone and the roof material is not visible. Vinyl siding covers the porch gable but detracts little from the house's appearance. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7527 Vermont Avenue
Vernacular Classicism-Brick, ca. 1880

Typical of many other brick houses in the Vernacular Classicism category, this house is one and one-half stories with a side gable roof. Its two bay facade includes a door under a small gabled overhang and a window, both in rectangular openings. Side windows are segmental arched. The roof is asphalt shingle, and the foundation is stone. The brick on the house's facade is veneer and is probably one of the alterations recorded in building permits in 1929 and 1933.

1C

7529 Vermont Avenue
Non-contributing, pre-1900

This house is frame on a stone foundation. The gable roof is asphalt shingle. Alterations and additions (a large addition on the side nearly doubles the size of the original house) to this frame house after the period of significance detract from its pre-1950 appearance and prevent it from contributing to the historic streetscape.

1NC

621-625 Steins
Non-contributing, 1960

This duplex is brick on a concrete foundation. The roof is hipped with short wings that project to the front.

1NC

7522 Alabama Avenue
Non-contributing, ca. 1910

This house one and one-half stories and frame (vinyl covered) on a stone and concrete foundation. The gable roof is asphalt shingle. A second gable was added over the original to create a half-story. Alterations and additions (including a major alteration to the roof line and altered window openings) after the period of significance detract from its historic appearance and prevent it from contributing to the district's historic character. There is a non-contributing frame garage with a gable roof on the property.

2NC

7516 Alabama Avenue - photo 33, right
Non-contributing, 1971

This two-story house is brick on the lower story and aluminum-clad on the second. The front gable roof is asphalt shingle.

1NC

7514 Alabama Avenue - photo 33, left
Vernacular Classicism-Frame, 1907, F. Michael-owner

This frame house has a front gabled roof, two front bays, and sits on a concrete foundation. The roof is asphalt shingle. The exterior is covered with vinyl siding. The small shed-roof porch is unobtrusive and does not prevent the building from retaining its identity as an early 20th century working-class house in the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Vernacular Classical category.

1C

7512 Alabama Avenue

Non-contributing, 1907

This house is one story on a concrete foundation. Vertical board siding covers the frame walls and smaller windows replace the original. These alterations after the period of significance have modernized the appearance of the house and compromise its ability to contribute to the streetscape's historic character.

1NC

628-630 Koeln Street - photo 34, far right

Craftsman/Cottage, 1927, A. Marshall-owner

This one-story duplex is brick on a concrete foundation. The low-pitched front gabled roof is asphalt shingle. A gabled roof porch resting on brick piers extends across the facade. The four facade bays include two doors and two windows. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

626 Koeln Street - photo 34, center-right

Craftsman/Cottage, 1927

This one story house is brick on a concrete foundation. The low-pitched front gabled roof is asphalt shingle. A gabled roof porch resting on brick piers extends across the facade. The three facade bays include a door flanked by two windows.

1C

620 Koeln Street - photo 34, center-left

Craftsman/Cottage, 1927

This one story house is brick on a concrete foundation. The low-pitched front gabled roof is asphalt shingle. A gabled roof porch resting on brick piers extends across the facade. The three facade bays include a door flanked by two windows.

1C

616-618 Koeln Street - photo 34, left

Craftsman/Cottage, 1927

This one story duplex is brick on a concrete foundation. The low-pitched front gabled roof is asphalt shingle. A gabled roof porch resting on brick piers extends across the facade. The four facade bays include two doors and two windows. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

City Block 3079

7507 Virginia Avenue

Flat Roofed Houses and Flats, 1908, J.G. Hinricks-owner

This flat is two stories, and brick under a flat roof. The foundation is stone. The material on the flat roof is not visible. The three facade bays are made up of two segmental arched window openings and a round arched opening behind which are recessed two doors accessing each level. Features include stone sills a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

stepped parapet roof, and a corbelled brick cornice that imitates the dentilled cornice on earlier brick buildings. There is a non-contributing frame shed with a flat roof at the rear of the property.

1C, 1NC

7509 Virginia Avenue
Flat Roofed Houses and Flats, 1901

This flat is two stories, brick, and has a flat roof. The foundation is stone. Two segmental arched bays with windows are located on the front. The door is on the side. A dentilled cornice extends across the roofline.

1C

7511 Virginia Avenue
Non-contributing, 1962

This one-story house is clad in brick and aluminum. Its hip roof is asphalt shingle. A non-contributing frame garage with a gable roof stands at the rear of the property.

2NC

7513 Virginia Avenue
Craftsman/Cottage, ca. 1910s

The one and one-half story brick house has a side gabled, asphalt shingle roof. The foundation is concrete. A broad porch roof resting on brick piers extends across the facade. A 1928 alteration recorded in the building permits is likely the addition of the dormer. The facade is comprised of two bays including a pair of windows and a door. A contributing brick garage with a flat roof stands at the rear of the property.

2C

7517 Virginia Avenue - photo 26, far right
Non-contributing, pre-1900

This two-story frame house has a low-pitched hip roof. Recent vinyl siding covers the exterior. Smaller windows have replaced the original in both stories. The porch overhang is recent. The alterations have modernized the appearance of the house so that it does not contribute to the district's historic streetscape.

1NC

7519 Virginia Avenue - photo 26, fourth from left
Flat Roofed Houses and Flats, ca. 1895

This brick flat is two-stories on a stone foundation. The material on the flat roof is not visible. A window and door bay, both in segmental arched openings, comprise the building's two-bay facade. Features include a stepped parapet roof with a corbelled brick cornice.

1C

7521 Virginia Avenue - photo 26, center-right
Italianate/Mansard/Revival, ca. 1890

The house at this address is two-stories and brick on a stone foundation. The material on the flat roof is not visible. The house shows characteristics of two popular late 19th century styles – Italianate and Mansard. In this case, the mansard roof is nearly vertical and is actually the wall of the second story facade. The three bay facade consists of two bays of elongated window and a door. Two pedimented window bays are situated in the mansard roof. A non-contributing frame garage with a gable roof stands at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7523 Virginia Avenue - photo 26, center-left

Flat Roofed Houses and Flats, 1901, J.B. Schaeffer-contractor, Wm. Mier, owner

This brick house is one story with a flat roof. The two-bay facade includes a window and door bay. The entrance bay projects slightly. A stringcourse of vertically laid brick extends across the facade over the openings. The roof has a slight parapet. The roof material is not visible and the foundation is stone. A replacement window on the facade appears to be the only noticeable alteration.

1C

7527 Virginia Avenue - photo 26, left

Flat Roofed Houses and Flats, 1889, Joseph Marconnot-owner

This house is two stories and brick on a stone foundation. The three-bay facade includes two window bays and an entrance bay with a recessed door. The openings are segmental arched and the window bays are slightly elongated. A corbelled brick cornice extends across the facade. The open porch on the side may be the one story frame addition to which the building permits refer in 1919.

1C

7526 Vermont Avenue

Flat Roofed Houses and Flats, ca. 1900

This flat roof house is one story and brick on a stone foundation. The roof material is not visible. Two bays of segmental arched openings are located on the facade. The entrance is located on the side. A stringcourse of light colored brick set in a cross pattern accents the facade at the roofline.

1C

7524 Vermont Avenue

Non-contributing, pre-1900

This house is one story on a concrete foundation. Its facade is clad in brick veneer and the sides are vinyl-covered. The front gable roof is asphalt shingle. The recent materials as well as new windows in an opening smaller than the original have modernized the house so that it no longer retains the identity of a late 19th century working-class, frame house. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

7522 Vermont Avenue

Vernacular Classicism-Brick, ca. 1870s

The house is one and one-half stories, and brick on a stone foundation. The roof material is asphalt shingle. Typical of many other houses in this category, the house has a three-bay facade comprised of segmental arched openings. A dentilled stringcourse extends across the facade. A small gabled overhang is situated over the door and a historic dormer is centered in the roof. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7520 Vermont Avenue

Flat Roofed Houses and Flats, 1907, Geo. Ibess-contractor, Louisa Deuser, owner

This two-story brick house stands on a stone foundation. The material on the flat roof is not visible. The three-bay facade consists of two segmental arched window openings and a door. Features include a parapeted roof with bold corners joined to the house by a cascading brick pattern. A dentilled stringcourse extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

property.
1C, 1NC

7518 Vermont Avenue

Flat Roofed Houses and Flats, 1908, G.F. Herman, owner

The house is brick and one story on a stone foundation. The material on the flat roof is not visible. Two bays of segmental arched window openings are located on the facade. The entrance bay is located on the side under an overhang. Ornamentation is limited to a subtle brick stringcourse over which is situated a band of lighter color brick. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7512 Vermont Avenue

Flat Roofed Houses and Flats, 1904

The one-story house is brick and stands on a stone foundation. The material on the flat roof is not visible. The two-bay facade consists of window openings with the entrance bay on the side. The only apparent alteration past the period of significance is the addition of a small vinyl-sided room located between the longer front section and the intersecting rear section.

1C

7510 Vermont Avenue - photo 22, right

Italianate/Mansard/Revival, 1888, Ida Cardvallder-owner

This house is frame with an asphalt shingle-clad hipped roof. It sits on a stone foundation. Two rectangular window bays are situated on the facade. The entrance bay is located on the side elevation under a porch overhang. A bracketed wood cornice extends across the two window bays. Although the building has a non-historic exterior material (vinyl), its pre-1950 form and features have not been obscured. A porch is a recent addition to the side.

1C

7508 Vermont Avenue - photo 22, center

Italianate/Mansard/Revival, ca. 1890s

This brick house displays characteristics of the mansard style and the Flat Roof style. The mansard roof applied to the facade, however, is the house's most character-defining feature. Cascade-patterned brick corners join the flat roof to the facade. The asphalt shingle mansard roof extends between these two outer edges. Other decoration and refinements include segmental arched window bays and a cascade-patterned brick cornice. The material on the flat roof is not visible. The foundation is stone.

1C

7506 Vermont Avenue - photo 22, left

Italianate/Mansard/Revival, ca. 1890s

This brick house displays characteristics of the mansard style and the Flat Roof style. The mansard roof applied to the facade, however, is the house's most character-defining feature. Extending between the edges of the flat roof is a asphalt shingle mansard style roof. Other decoration and refinements include segmental arched window bays and a cascade-patterned brick cornice. The material on the flat roof is not visible. The foundation is stone.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

City Block 3080

7501 Michigan Avenue
Commercial, 1923, M. Zeller-owner

This two-story commercial/residential building is brick on a brick foundation. The material on the flat roof is not visible. The lower-story facade and first bay of the north side is clad in a material the permits refer to as pre-cast stone. The three-bay facade consists of two window bays and a door. The upper story remains intact with four bays of rectangular window bays. The roofline has a terra cotta cornice over which sits a terra cotta capped parapet. Short towers mark the corners of the roof. Midway between the corners the parapet peaks with a triangular shape that is decorated with a light-colored brick diamond pattern. Small brick crosses, also in light-colored brick decorate the brick wall between the parapet and the cornice. The two new windows and door on the lower story facade and the easternmost bay of the north elevation along with the pre-cast stone that surrounds these bays are the only apparent alterations. Since the alterations are limited to the lower story and the second story remains intact, the building contributes to the district's streetscape.

1C

7505-09 Michigan Avenue - photo 21, right
Italianate/Mansard/Revival, 1879, 1884, Edward Meyer-owner

This two-story brick two-unit house displays Italianate characteristics such as slightly elongated segmental arched openings, recessed doorways, and a bracketed cornice. The six-bay facade is comprised of two round-arched entrance bays situated in the center and flanked by window bays. Two door bays that open onto a balcony are located in the second story. The side gable roof includes a chimney on each end. Built in two stages, the original section was two-stories high and three bays wide. In 1884, the owner built a *mirror-image addition*. The only apparent alterations are the boarded doors in the second story that open onto the balconies.

1C

7511 Michigan Avenue - photo 21, center
Non-contributing, pre-1910

This building is two stories. Its foundation material is not visible. The roof is asphalt shingle. A two-story addition on the façade is clad in pre-cast stone. Lower story windows are boarded. Three pairs of windows are situated in the second story. Brackets decorate the roofline on the facade addition. A rear addition extends to the alley. The two-story pre-cast stone addition on the façade compromises the building's integrity and prevents it from contributing to the historic streetscape.

1NC

7513 Michigan Avenue - photo 21, left
Craftsman/Cottage, pre-1900, ca. 1915 facade

Although this building was built during the 19th century, a Craftsman-style facade was added ca. 1915. Craftsman characteristics such as the overhanging eave, decorative braces, and battered porch supports are its most defining feature making this a more appropriate style choice than Vernacular Classicism. The building is two story and brick on a stone foundation. The side gable roof is asphalt shingle. The facade has four bays, including two doors, a single window and a paired window. A brick porch supports a balcony with a wrought iron rail. Wood brackets decorate the porch. An overhang sits over the second story window bay and the shaped parapet roof peaks over the balcony door.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7519 Michigan Avenue

Non-contributing, 1964

This brick apartment building is two stories with a front gable roof, asphalt shingle roof. Two bays of sliding windows are located on the street facade.

1NC

7523 Michigan Avenue - photo 6, right

Vernacular Classicism-brick, 1879, Anton Gog-owner

This two-story flat has an asphalt shingle hipped roof and a stone foundation. The three-bay facade is comprised of two segmental arched window bays and an entrance bay. Decoration is limited to a dentilled cornice.

1C

7525 Michigan Avenue - photo 6, left

Italianate/Mansard/Revival, ca. 1880, Marconnot-owner

This two-story brick house, built ca. 1880, includes Italianate characteristics such as elongated segmental arched window openings and recessed paired doors. Other refinements include limestone lug sills, keystones, and voussoirs, as well as a smooth rusticated stone foundation. The hipped roof is clad in asphalt shingles. The aluminum cornice was applied in 1970.

1C

7527-29 Michigan Avenue

Commercial, 1908, J.B. Schaeffer-contractor, J. Marconnot-owner

This two-story brick building combines commercial and residential use. The lower story storefront has been remodeled although the brick pilasters that divided the original bays remain intact. Two entrances are situated on the facade. A recent window bay with a latticework surround is located in the middle. A dentilled cornice extends across the storefront over the lower story. The second story has two round arched windows with keystones. The windows are smaller than the original but the arched opening remains intact. A wood bracketed cornice is located under the mansard style roof. Side windows are segmental arched.

1C

7528 Virginia Avenue

Italianate/Mansard/Revival, ca. 1890

This house is two-stories and brick on a stone foundation. The roof is flat with a mansard roof applied to the facade. Extending across the facade under the mansard roof is a wood bracketed cornice. The facade is two bays on each level and includes a pair of windows in a segmental arched opening. An Adamesque filigree design decorates the wood between the window and the brick. The windows sit on stone sills with lug sills. The second bay on each level is recessed under the main roof forming porches. A round column supports the corner while columns cut in half vertically accent the porches other edges. A turned-post balustrade extends between the columns on the second story porch. Visible alterations are limited to the replacement of the column support on the lower level porch with a wrought iron support.

1C

7522 Virginia Avenue

Non-contributing, pre-1900

Originally built during the 19th century, this brick house in its original form would likely have fallen into the Vernacular Classicism category. Alterations, including the recent addition of a dormer, porch overhang,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 19

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

altered window openings, and a recent brick veneer facade, have modernized the house so that it no longer appears historic. There is a non-contributing frame garage with a gable roof at the rear of the property.
2NC

7520 Virginia Avenue

Flat Roofed Houses and Flats, ca. 1900

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. Two bays of segmental arched windows are situated on the facade. The door is located on the side. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7518 Virginia Avenue

Vernacular Classicism-Frame, ca. 1880

The house has an asphalt shingle gabled roof oriented to the front. It sits on a stone foundation. The house is clad in asphalt siding. The two-bay facade is comprised of a rectangular window and a transom-topped door. The house has survived remarkably unaltered with the exception of the siding which may fall inside the period of significance. Despite the siding, the house retains its identity as 19th century working-class house is unquestionably historic.

1C

7516 Virginia Avenue

Non-contributing, ca. 1900

This two-story house is brick on the first story and frame on the second. The low-pitched roof is asphalt shingle. The foundation is stone. The new second story is a new addition (under construction at this writing) and detracts substantially from its original form and historic appearance.

1NC

7514 Virginia Avenue – photo 63, fourth from left

Vernacular Classicism-Frame, ca. 1890

This one-story frame house has a front gabled roof under which are situated two bays of elongated rectangular windows. The main entrance is located on the side. A wrap porch with wood posts supports extends across the facade and along the side. The roof material is asphalt shingle and the foundation stone. The house is covered in asphalt siding. Although the building has a non-historic exterior material, its historic features remain intact so that it clearly retains the appearance of ca. 1890 working-class house.

1C

7512 Virginia Avenue - photo 63, third from left

Craftsman/Cottage, 1904, 1907, Geo. Heinrichs-owner

This house is one-story and frame on a stone foundation. The front gable roof is asphalt shingle. The main entrance is located in the center of a 1907 addition that includes a door flanked by windows. The porch is simply decorated with Craftsman-style detail and is the house's most character-defining feature. Brick patterned asphalt has been applied to the exterior of the original part of the house. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured. It retains its identity as an early 20th century working-class house and clearly contributes to the historic streetscape. A non-contributing frame garage with a gable roof over one section and a flat roof over the other stands at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 20

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7506 Virginia Avenue - photo 63, center
Italianate/Mansard/Revival, ca. 1895

The flat is two stories and brick on a stone foundation. A mansard roof applied to the facade is clad in asphalt shingle. Most of the roof is flat and its material is not visible. A single window bay is situated in each level under the mansard roof in a slightly projecting bay. The lower story bay contains three windows in a broad arched opening that sits on a stone sill with lug sills. Narrow fluted pilasters divide the windows. The second story window bay holds a pair of windows also in an arched opening with a stone sill and lug sills. A fluted pilaster divides the two windows. Between the windows and the arch is wood with a filigree pattern cut into the wood. The windows on the side elevations are segmental arched. A short intersecting wing holds a door on the first floor and a window on the second. A porch is located in the angle formed by the wing. A recent porch balustrade appears to be the only visible alteration after the period of significance.

1C

7502 Virginia Avenue - photo 63, left
Flat Roofed Houses and Flats, ca. 1897

This house is one story and brick with a flat roof. The foundation is stone and is laid more formally on the front than the sides. A corbelled brick cornice extends across the facade. Recessed in the cornice between the brick corbels are circular medallions. The facade is comprised of a window bay and a recessed door bay. The window bay contains three windows in a broad arched opening that sits on a stone sill. Narrow fluted pilasters divide the windows. The entrance bay is a segmental arched opening. The windows on the side elevations are segmental arched.

1C

City Block 3081

7501 Minnesota Avenue
Flat Roofed Houses and Flats, 1926, G. Stumpf-owner

This one-story brick duplex is one story on a stone foundation. The material on the flat roof is not visible. The four-bay facade is comprised of two doors under a gabled porch roof and two windows. The terra cotta-capped parapeted roof projects in the center and the corners.

1C

7505 Minnesota Avenue
Vernacular Classicism-Frame, 1883, Mrs. M. Lambert-owner

The two-story frame house sits on a concrete foundation. The hipped roof material is asphalt shingle. A transom-topped door and a window bay are situated on the facade under a hipped roof porch. The walls are covered in vinyl or aluminum siding. Although the exterior material is non-historic, the building's form and features remain intact.

1C

7515 Minnesota Avenue - photo 24
Italianate/Mansard/Revival, 1892, George Knopper-owner

This house is two stories and brick on a stone foundation. The roof is flat with a mansard roof applied to the facade. The three-bay facade includes two windows in elongated segmental arched openings and an entrance bay with a recessed door. Ornamental brick outlines the bays. A decorative cast iron balustrade caps the roof. A corbelled brick cornice extends across the roofline. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7517 Minnesota Avenue

Vernacular Classicism-Frame, ca. 1890

This frame house is one and one-half stories on a stone foundation. The asphalt shingle, side gabled roof contains a dormer that appears to be historic. A hipped roof porch (also historic although probably not original) extends across the two-bay facade. Some type of shingle siding covers the walls. Although the material is non-historic, the building's form and features remain intact so that it retains the identity of a historic working-class house. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

303 Steins Street

Vernacular Classicism-Frame, 1888

This frame house is one and one-half stories with an asphalt shingle side gabled roof. The asphalt shingle siding that covers the walls also covers the foundation. The three-bay facade contains a center door with flanking windows. A historic single-window dormer is situated in the facade. Although the exterior material is non-historic, the building's form and features remain intact so that the house clearly retains the identity of a pre-1900 working-class house. There is a contributing concrete block garage with a gable roof on the property.

2C

305 Steins Street - photo 64, right

Italianate/Mansard/Revival, 1897, J.B. Schaeffer-contractor, Helena Schray-owner

This house is brick and two stories on a stone foundation. The hipped roof is clad in asphalt shingle. A small, hipped roof dormer is situated in the center. The two-bay facade includes a broad segmental arched opening with paired windows and a round arched entrance bay behind which is a recessed door. The entrance bay projects slightly on both levels and is topped by a gabled that intersects the main hipped roof. A cornice with panels holding medallions extends over the widow bay. There is a contributing frame shed with a shed roof at the rear of the property.

2C

309 Steins Street - photo 64, center

Vernacular Classicism-Frame, ca. 1880

This house is frame and two stories on a stone foundation. Asphalt shingles cover the hipped roof. The two-bay facade includes a window and door bay that appear to be in their original openings. Asphalt and vertical board siding covers the facade but the clapboards remain uncovered on the west side. The east side is asphalt-clad. Although the material is non-historic, the building's form and fenestration pattern remain intact. The siding does not prevent the building from retaining its identity as a historic working-class house nor from contributing to the streetscape.

1C

311 Steins Street - photo 64, left

Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. The hipped roof is covered in asphalt shingles. The two-bay facade includes a window bay and a door bay. The segmental arched bays remain although the space between the recent and smaller windows and door has been filled with vertical boards. A dentilled cornice extends across the facade.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 22

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7520 Michigan Avenue
Non-contributing, 1955

This one-story commercial building is metal clad and has a flat roof. The foundation is concrete. Two garage doors are situated on the south side.

1NC

7516-18 Michigan Avenue
Commercial, 1947

The flat roof commercial garage is concrete block on a concrete foundation. The facade includes two doors and two bays of multi-pane industrial style windows.

1C

City Block 3082

7501 Pennsylvania Avenue - photo 65, far right
Italianate/Mansard/Revival, 1896, Theresa Ziegelmeyer-owner

This house is brick, and two stories on a stone foundation. The material on the flat roof is not visible. The two-bay facade consists of an arched window bay with a pair of windows and an arched door. A darker red brick cornice extends across the facade. Alterations include a remodeled window bay on the lower level facade. Smaller windows replace the original and the extra space has been filled with pre-cast stone. The original arched opening remains intact. The wall below the window bay is also pre-cast stone. A wood deck has been added to the north side. Despite the alterations, the building's Late 19th Century Revival style architectural features remain intact. A non-contributing frame garage with a flat roof is located at the rear of the property.

1C, 1NC

7505 Pennsylvania Avenue - photo 65, center-right
Italianate/Mansard/Revival, ca. 1890

The brick house sits on a stone foundation and has a flat roof. The roof material is not visible. A mansard-style roof and an aluminum cornice extend across the facade. The facade contains two segmental arched bays including a transom-topped door and a window. The windows are slightly elongated and have stone sills and lug sills. A wall of an 1850s stone house is visible on the house's north side.

1C

7507 Pennsylvania Avenue - photo 65, center-left
Vernacular Classicism-Brick, ca. 1890, ca. 1920s

Ca. 1920s alterations gave this house a cottage appearance but its Vernacular Classical form remains its most character defining feature. The one and one-half story house sits on a stone foundation. Its side gable roof is asphalt shingle. The brick walls covered in stucco that looks like smooth stone blocks. The three-bay facade includes two segmental arched window openings flanking a gabled, projecting entrance bay. The upper panes hold art glass. A dormer window is situated in the center of the roof and is likely a ca. 1920s alteration. A wood and stone fence adds rustic character to the property.

1C

7515 Pennsylvania Avenue - photo 65, left
Vernacular Classicism-Brick, ca. 1885

This house is two stories and brick on a stone foundation. The low-pitched hipped roof is asphalt shingle. The facade consists of two segmental arched bays including a door and a window. A simple wood cornice

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

extends across the facade. A non-contributing garage clad in asphalt, plywood, and corrugated metal has a flat roof and stands at the rear of the property.

1C, 1NC

209 Steins Street - photo 7, far right
Vernacular Classicism-Brick, ca. 1875

The brick house is two stories on a stone foundation. The side gabled roof is asphalt shingle. The three-bay lower story facade has segmental arched bays with two windows and a door. The windows have been replaced but the segmental arches remain intact. A dentilled cornice extends across the facade. A small dormer is situated in the center of the roof.

1C

211 Steins Street
Italianate/Mansard/Revival, 1881, L. Schilly-owner

This brick house is two stories on a stone foundation. The hipped roof is asphalt shingle. The three facade bays are slightly elongated segmental arched openings with stone sills. The entrance bay has a recessed door. A bracketed wood cornice extends across the facade.

1C

213 Steins Street
Commercial, ca. 1875

This one-story garage building has a flat roof with a subtle brick cornice across half the roofline. Two bays of windows sit in segmental arched openings. Small keystones mark the center of the arches. The third bay is a folding garage door with windows at the top. The foundation is stone. The building's east side is covered in vinyl siding. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

217 Steins Street - photo 7, right
Vernacular Classicism-Brick, ca. 1875

This two-story brick building sits on a stone foundation under a side gabled, asphalt shingle roof. The three-bay facade includes two windows in segmental arched bays with stone sills and lug sills. Upper story bays are also segmental arched. The windows appear to be recent but the openings remain intact. The entrance bay is a flat-topped opening with a recent pediment over the top. This bay was probably segmental arched originally. A dentilled brick cornice extends across the facade.

1C

221 Steins Street - photo 7, center right
Italianate/Mansard/Revival, 1882, Jacob Kuntz-owner

This two-story brick house displays Italianate features such as elongated window openings, a recessed door, and a bracketed wood cornice. The window bays are in segmental arched openings with stone sills and lug sills. The hipped roof is asphalt shingle and the foundation is stone.

1C

223 Steins Street - photo 7, center-left
Vernacular Classicism-Brick, ca. 1865

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle. A door sits in the center of the three-bay facade. The openings are segmental arched. A dentilled cornice

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 24

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

extends across the facade.

1C

225 Steins Street - photo 7, second from left
Vernacular Classicism-Brick, 1881, Jacob Kuntz-owner

This brick house is two stories on a stone foundation. The gable roof is asphalt shingle. The three facade bays include a door and windows in segmental arched openings. A dentilled cornice extends across the facade. The house was built at the same time as 227-229 Steins Street and the two buildings share a wall.

1C

227-229 Steins Street - photo 7, left
Vernacular Classicism-Brick, 1881, Jacob Kuntz-owner

This multi-unit building is two stories and brick on a stone (mostly concrete covered) foundation. A dentilled cornice extends along both street sides. The four-bay facade includes two doors flanked by windows. All bays are intact segmental arched openings although those with doors have been altered to accommodate a smaller door. A few windows have also been replaced.

1C

7514 Minnesota Avenue
Vernacular Classicism-Frame, ca. 1880

This one-story frame house has an asphalt shingle front gable roof. The foundation is either concrete or concrete-covered stone. The two-bay facade includes a Prairie style door and a window (both in original openings). Although the building has been covered with vinyl siding, its early form remains intact so that it retains its identity as a historic working-class house.

1C

7510 Minnesota Avenue - photo 66, far right
Vernacular Classicism-Frame, ca. 1880

This frame house is two stories with a front gable, asphalt shingle roof. Vinyl or aluminum siding covers the walls and hides the foundation. The two-bay facade includes a door and window bay. A hipped porch roof extends across the facade. Although the building has been covered with a non-historic material, its early form remains intact and it clearly retains its identity as a 19th century working-class house. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

7508 Minnesota Avenue - photo 66, fourth from left
Flat Roofed Houses and Flats, ca. 1895

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a paired window in a segmental arched opening marked by a keystone and voussoirs. The window sits on a sill with lug sills. A brick cornice extends across the facade. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

7506 Minnesota Avenue - photo 66, third from left
Italianate/Mansard/Revival, ca. 1890

This one-story brick house has an asphalt shingle hipped roof and a stone foundation. A single segmental arched bay with a pair of windows sits in the facade. The entrance is on the side through a stained glass-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 25

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

paneled door. A bracketed wood cornice extends across the facade.
1C

7504 Minnesota Avenue - photo 66, second from left
Flat Roofed Houses and Flats, 1901, Ziegelmeyer & Sutter-contractor, Lorenz Schilly-owner
This two-story flat is brick on a rusticated stone foundation. The material on the flat roof is not visible. The three-bay facade includes windows in segmental arched openings. The entrance bay is round arched and leads to two recessed doors. Bricks laid in alternating colors accent the arches. The parapeted roof has four evenly spaced short, projecting towers. A wood cornice extends across the facade. There is a contributing concrete block and brick garage with a flat roof at the rear of the property.
2C

7500 Minnesota Avenue - photo 66, left edge
Vernacular Classicism-Brick, ca. 1895
This house is one and one-half stories with a steeply pitched hipped roof. The walls are brick but have been covered with brick-patterned asphalt. The foundation is stone. A historic dormer with two windows is located in the roof. A corner porch is situated under the main roof and has a column support. Although the house is covered in a non-historic material, its form and features remain intact so that it retains its identity as a historic working-class house in the Vernacular Classical category. There is a non-contributing frame garage with a flat roof at the rear of the property.
1C, 1NC

City Block 3083

7525-27 South Broadway - photo 44, right
Commercial, 1923, A. Hess-contractor, L. Abler-owner
This commercial/residence is two stories and brick. The foundation is not visible. Most of the roof is flat although a clay tile gable roof with two intersecting wings is situated at the front. The two projecting gables have a half-timber design. The lower story has two entrances that access upstairs on its outer edges with two more doors into store space between. Most of the lower level facade is glass and has undergone few alterations.
1C

7529 South Broadway - photo 44, left
Commercial, 1889, 1907, 1921, Mary Klausmann-owner (1889), R. Deutman-contractor (1907), Bucholz & Will-owner (1907), I. Grodberg-owner (1921)
The building is two stories and brick. The foundation and roof materials are not visible. The roof has a terra cotta-capped shaped parapet roof. Four bays of segmental arched openings are located in the second story. The brick facade was probably added in 1907. The lower story facade probably dates to the 1950s. The middle section bearing the occupants name, "National Fixture Company" is metal paneled. The entrance bay has a pair of metal frame doors. A second door accesses the second story residential space. Since the non-historic alterations are limited to the lower story and the second story remains intact, the building contributes to the district's streetscape.
1C

121-23 Steins Street
Flat Roofed Houses and Flats, ca. 1895
This brick duplex is one story on a stone foundation. The four-bay facade has two entrance bays and two

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 26

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

windows in segmental arched openings. Alternating colors of brick accent the arches. One of the doors has been boarded, however the opening remains intact. The parapet has corner and center projections. A brick cornice with panels of medallions extends across the western half of the facade. The cornice is absent on the east half.

1C

125-29 Steins Street
Commercial, 1890, D. Paule-owner

This commercial/residence has a two-story section and a one-story section that originally had separate addresses but has been unified by a common storefront. Only the flat roof is visible on the one-story section. The two-story section has a brick cornice that includes dentilled and corbelled brick stringcourses. Replacement windows sit in segmental arched openings that have been filled at the top. The openings remain intact, however, as well as the stone sills with lugsills. The lower story has been covered by stucco across the facade of both sections. Three openings, including a door and window are situated in the two-story section. An asphalt-clad overhang extends across the entire facade. Most non-historic alterations are limited to the lower story and since the second story, and most notably the finely detailed brick cornice, remains intact, the building clearly retains its identity as a pre-1900 commercial building.

1C

7518 Pennsylvania Avenue
Flat Roofed Houses and Flats, 1906, Zieglmeyer & Sutter-contractor, F. Lilenkamp-owner

This two-story brick flat sits on a stone foundation. The three-bay facade is comprised of two window bays and an entrance bay. A porch with brick supports and a balcony on top marks the entrance. Windows on the side elevations are segmental arched. The back of the house appears to be earlier than the facade. There is a non-contributing brick garage with a flat roof at the rear of the property.

1C, 1NC

7510 Pennsylvania Avenue - photo 25, right
Italianate/Mansard/Revival, 1890, E. Kasselbaum-owner

This house is brick and two stories on a stone foundation. A slate-clad mansard roof is applied to the second story facade. The material on the flat roof is not visible. Two bays of segmental arched window openings are situated on the facade. The upper story windows are topped with small wood pediments. The door is located on the side. A wood cornice extends across the facade between the two levels.

1C

7506 Pennsylvania Avenue - photo 25, center
Craftsman/Cottage, 1939, L.B. Schitzius-owner

This house is one and one-half stories on a stone foundation. The asphalt shingle roof is a front gable with low pitch. A second, high-pitched gable is located on the facade's south side. The three-bay facade includes a broad arched bay with three windows, an arched entrance bay, and, in the secondary gable, a rectangular bay with two windows. Stone trim accents the facade at the base and around the door. A porch on wrought iron supports is located over the door. There is a contributing frame garage with a gable roof at the rear of the property.

2C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 27

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

126-128 Koeln - photo 56
Miscellaneous (brewery/soda water manufactory)
see page 8 for description
1C

City Block 3084

7514-18 South Broadway - photos 58, 59
Miscellaneous (South St. Louis Foundry/Western Foundry)
see page 9 for description
2C, 1NC

City Block 3094

110-12 Steins Street (east of Broadway)
Flat Roofed Houses and Flats, ca. 1900
A broad brick-filled arch on the east side indicates a portion of this building may be older than the rest. The current building is two stories and brick on a stone foundation. The material on the flat roof is not visible. Three facade bays include an entrance and two window bays of different sizes. Two doors on the second level open to a balcony. All openings are segmental arched. The roof parapet is plain and may have had a cornice at one time.
1C

7600-02 South Broadway - photo 42, left
Commercial, ca. 1900
The commercial/residence is two stories, brick, and has a stone foundation. The material on the flat roof is not visible. The storefront has undergone few alterations compared to many buildings. It contains a recessed entrance flanked by glass in wood frames. The glass on the north side has been covered and the transoms are boarded. A turret with a conical roof is perched on the second story corner and holds two window bays. A brick arcade with three windows comprises the other second story bay. A high pitched gable sits over this bay at the roofline. A cornice extends across the facade. Side windows are segmental arched.
1C

7604 South Broadway - photo 42, center-left
Flat Roofed Houses and Flats, ca. 1905
This flat is two stories on a stone foundation. The material on the flat roof is not visible. The roof has a shaped parapet that projects higher at the corners and in the center. A wood cornice extends across the roofline under the cornice. The four bay facade includes two arched entrance bays with recessed doors and two window bays between. There is a non-contributing concrete block and brick garage with a flat roof at the rear of the property.
1C, 1NC

7606 South Broadway - photo 42, center-right
Commercial, ca. 1900
This commercial/residence is two stories and brick on a stone foundation. The material on the flat roof is not visible. The remodeled lower story is wood with three window bays and two recessed entrance bays. The second story has three window bays in brick accented arches with keystones. The windows are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 28

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

smaller replacements. The arched space has been filled over the windows but the arch remains intact. The roof has a simple parapet.

1C

7608 South Broadway - photo 42, right
Commercial, ca. 1910

This building is two stories and brick under a flat roof. The foundation and roof materials are not visible. The lower story has four bays divided by brick pilasters. The bays included a recessed store entrance flanked by two window bays and a second door accessing the second floor. The windows are replacements and the additional space is filled with glass blocks. Century Cleaners painted its name across the facade over the lower level. The second story includes a three-part and single windows. The windows appear to be replacements but the openings remain intact. Stringcourses of darker colored brick extend across the facade over the second story windows and at the roofline under the parapeted roof. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

7616 South Broadway
Vernacular Classicism-Brick, ca. 1870

This building was originally a residence but has been converted to commercial. It is two stories and brick on a stone foundation. The side gable roof is asphalt shingle. The lower story facade has been covered with pre-cast stone. Two small windows replace the original openings. The three second-story segmental arched bays remain intact although the windows have temporarily been covered with vinyl siding. At least two of the windows are visible, however and are clearly intact. A small historic dormer with a wood frame segmental arched opening is centered in the facade. A cascade-pattern brick cornice extends across the facade. Since alterations are limited to the lower story leaving the upper story intact (including the segmental arched bays and cascade dentilled cornice) the building is considered a significant contribution to the S. Broadway streetscape.

1C

7622-24 South Broadway
Commercial, ca. 1885

The building is brick and two stories with a flat roof. The foundation is stone and the roof material is not visible. The storefront has three doors, including one that accesses the second story. Although the lower story has been remodeled and is sided with vertical boards, remnants of the original cast iron facade remain exposed on the outer edges and over the top of the lower story. The second story has four window bays including two pairs of three-part windows and two single windows. The windows are replacements but the openings remain intact. The roof parapet is bold and includes a cornice with a corbelled brick arcade across its base. The parapet projects forward in the center and at the top. The cornice is unique in the district and allows the building to contribute despite alterations to the lower story.

1C

7628 South Broadway
Commercial, 1925, E.J. Faust-owner

This two-story brick building doubled as a store and residence. The lower story facade has a recessed store entrance with flanking multi-pane windows in wood frames. A secondary door is situated under an overhang on the facade and accesses the second story. The second story has two bays of paired windows. Square terra cotta panels mark the window bay's upper corners. The shaped parapet roof is capped with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 29

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

terra cotta. Side windows are segmental arched. The foundation and roof materials are not visible.
1C

111 Schirmer Street (east of Broadway)
Flat Roofed Houses and Flats, ca. 1910

This flat is brick and two-stories on a stone foundation. The material on the flat roof is not visible. The facade is comprised of five segmental arched bays with a center entrance bay containing a recessed door. Second story windows are replacements and one has been bricked but the segmental arches remain intact. The parapeted roof has four pairs of bricks layered to imitate brackets.
1C

City Block 3095

7607-11 South Broadway - photo 37, right
Commercial, ca. 1880

This two-story brick building doubled as a store and residence. The side gabled roof is asphalt shingle and the foundation stone. The lower story facade includes a cast iron frame with two storefronts. Each store has a recessed entrance surrounded by glass. Between each storefront is a pair of doors that lead upstairs. Upper story windows sit in segmental arched openings. A cascade patterned brick cornice extends across the facade. Two single-window dormers are situated in the roof. Building permits record alterations in 1913, 1917, and 1931. There appear to be no significant alterations since then.
1C

7613-15 South Broadway - photo 37, center-right
Commercial, 1911(alteration date)

1911 matches the building's appearance but building permits record 1911 as the alteration date and not the construction date. The facade probably covers an older building. The two-story brick building doubled as a store and residence. The parapeted roof has projecting corners with a terra cotta-based tile roof between. *The lower story holds two storefronts that have been remodeled but remnants of a storefront cast by nearby Chester Iron and Foundry of St. Louis are exposed.* The southern half of the storefront has a center door flanked by glass block windows. The other half remains fairly intact with a recessed entrance flanked by glass. A door to the upstairs is situated between the two stores. The second story has two pairs of three-part windows. Subtle glazed brick panels decorate the upper story facade.
1C

7617-19 South Broadway - photo 40, right; photo 41, photo 37, center-left
Commercial, ca. 1880

This two-story brick building doubled as commercial and residential. The lower story has been remodeled by the application of a new wood and glass facade but a portion of the cast iron front manufactured at the nearby South St. Louis Foundry remains exposed. The upper story consists of six bays of elongated segmental arched openings with limestone keystones, voussoirs, sills, and lug sills. The roof material is recent and may be covering a new roof. Windows are also recent although the segmental arched openings remain intact. The remodeled lower story and minor upper story alterations do not prevent the building from contributing to the streetscape.
1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 30

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7621 South Broadway - photo 40, left
Commercial, ca. 1890

This three-story brick building doubled as commercial and residential space. The lower story remains mostly intact and includes a recessed store entrance and a secondary door leading upstairs. The second story window bays have a slight pointed arch with a decorative wood filigree pattern. The sills are limestone with lug sills. The top floor has a mansard roof applied between the walls. A dormer with two windows is centered in the roof.

1C

7625-31 South Broadway
Commercial, ca. 1905

Extensive alterations recorded in building permits starting in 1883 indicate an older building is located under the current facade. A major alteration in 1905 probably accounts for the building's second story appearance while the lower story probably dates to 1937. The two-story brick building has a flat roof and a series of eleven rectangular windows in the second story. The lower story is metal and glass with an overhang across the facade.

1C

111-13 Schirmer Street
Commercial, 1923, L. Sutter-contractor, Columbus R.E. Co.-owner

This brick commercial building is one story with a flat roof. A tile-capped parapet extends across the facade. The foundation is concrete and the material on the flat roof is not visible. The front windows are filled with concrete blocks, however, the original bays remain intact. The center bay is a wide garage entrance. The fourth facade bay is a pedestrian entrance bay.

1C

7628 Pennsylvania Avenue - photo 28
Italianate/Mansard/Revival, 1891, Mrs. J. Uhrig, owner

This flat is two stories and brick on a stone foundation. Most of the roof is flat but a slate-clad mansard-type roof sits on the facade. The two-bay facade includes a broad arched entrance bay with two recessed doors. The other bay is also a broad arch and it holds a window with stained glass. The second story has two rectangular bays with windows. The mansard story on top has two pedimented window bays. An elaborate frieze extends across the facade between the second floor and the mansard roof.

1C

7626 Pennsylvania Avenue
Vernacular Classicism-Frame, ca. 1890

This frame house is one story with a side gable asphalt shingle roof. The foundation is either concrete or concrete-covered stone. Two window bays are situated on the facade. The entrance is on the side. The walls are covered in vinyl siding. Although the material is non-historic, the house's form and features remain intact so that it clearly retains the characteristics of a late 19th century working-class house. The non-contributing garage at the rear of the property is frame with a flat roof.

1C, 1NC

7620 Pennsylvania Avenue
Vernacular Classicism-Frame, ca. 1890

This one-story house is frame with an asphalt shingle hipped roof. The foundation is either concrete or concrete-covered stone. The two-bay facade includes a window and a door in their original openings. A

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 31

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

porch on wrought iron supports extends across the facade. The walls are covered in aluminum siding. Although the material is non-historic, the house's form and features remain intact.

1C

7618 Pennsylvania Avenue

Non-contributing, pre-1900

The main portion of this frame house sits on a stone foundation and has a side gable, asphalt shingle roof. A porch addition with a gable roof intersects the main house. The addition has been enclosed and its base clad in pre-cast stone. Aluminum siding covers the walls of the house. The combination of alterations prevents the house from appearing historic and contributing to the streetscape. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

2NC

7614 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1903, Ziegelmeier & Sutter-contractor, John W. Faust-owner

This house is brick and sits one story on a stone foundation. The material on the flat roof is not visible. The facade includes a transom-topped door and a window in segmental arched openings. A brick cornice extends across the facade. A small frame room has been added at the intersection of the main house and a rear wing. The room does not prevent the house from contributing to the streetscape.

1C

7610 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1900, J.W. Herthel, J.B. Schaeffer-contractors, Fred Dorst-owner

This one-story house is brick under a flat roof. The stone foundation is rusticated on the facade and rubble on the sides. The two-bay facade includes a round arched opening with a recessed door and a window bay. Side windows are segmental arched. A dentilled cornice extends across the facade. The parapet is shaped with slight projections at the corners and center.

1C

7606-08 Pennsylvania Avenue

Non-contributing, 1961

This brick house is one story on a concrete foundation. The hip roof is asphalt shingle. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

2NC

7600-02 Pennsylvania Avenue

Non-contributing, 1960

This brick house is one story on a concrete foundation. The hip roof is asphalt shingle. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

City Block 3096

201 Schirmer Street

Italianate/Mansard/Revival, 1895, Jacob Hoffmeister-owner

This house is brick and two stories on a stone foundation. The roof is asphalt shingle. The two-bay facade is comprised of two arched openings. The door is recessed behind the arched entrance bay. Three window bays in the upper story sit on a continuous sill. The roofline is broken where a pedimented dormer

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 32

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

with and arched opening is situated. The building has suffered fire damage and some windows are boarded as a result.

1C

203 Schirmer Street

Vernacular Classicism-Brick, ca. 1876

This brick house sits two stories on a stone foundation. Metal covers the hipped roof. Two bays of segmental arched window openings are situated on the facade. One was originally an entrance bay but was converted to a door during the period of significance. The entrance is on the side. A dentilled cornice extends across the facade.

1C

205 Schirmer Street

Non-Contributing, pre-1900

This brick house is two stories on a stone foundation. The second story facade is vinyl clad and contains a picture window. The roof is flat and the material covering it is not visible. Two window bays and a door bay are situated on the facade. The combination of alterations detract from its historic character and prevent it from contributing to the streetscape. There is a non-contributing frame garage/apartment at the rear of the property. Part of its roof is flat and part is gable.

2NC

209 Schirmer Street

Italianate/Mansard/Revival, ca. 1880

This two-story brick house sits on a stone foundation. The low-pitched hipped roof is clad in asphalt shingle. Italianate features include slightly elongated segmental arched openings and a bracketed wood cornice. The facade is comprised of two window bays that have stone sills. The door is located on the side.

1C

215 Schirmer Street

Non-contributing, pre-1900

This one and one-half story frame house sits on a stone foundation. The side gable roof is asphalt shingle and contains a large dormer. A concrete foundation supports a front addition. Recent wood shingles cover the house. The alterations leave little evidence of a historic building and prevent it from contributing to the neighborhood's historic character.

1NC

217 Schirmer Street

Non-contributing, 1964

This house is one story and brick on a concrete foundation. The hip roof is asphalt shingle.

1NC

221 Schirmer Street - photo 67, right

Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. The hipped roof is asphalt shingle. The two bays on the facade are segmental arched and hold windows. The entrance is situated on the side in a rectangular opening that was originally segmental arched. A dentilled cornice extends across the facade. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 33

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

227-229 Schirmer Street - photo 67, left
Vernacular Classicism-Brick, 1883, W.Glott-owner

The brick multi-unit building is two stories and brick on a stone foundation. Part of the roof is gabled and part is hipped indicating it was built in two stages although a single permit covers both sections. Facade bays include two doors with transoms and two windows in segmental arched openings. The roof has a dormer with a single window. A dentilled cornice extends along the roofline on both street facades.

1C

224 Steins Street
Vernacular Classicism-Frame, ca. 1880

This house is one and one-half stories on a stone foundation. The facade is comprised of two window bays with replacement windows. The entrance is on the side. The side gable roof is asphalt shingle. Metal siding covers the walls. Although the material is non-historic, the house's form and features remain intact.

1C

218-20 Steins Street - photo 8, right; photo 17, far right
Vernacular Classicism-Brick, ca. 1885

This multi-unit building is two-stories and brick on a stone foundation. The hipped roof is clad in asphalt shingles. The four-bay facade includes two doors in the middle flanked by windows. All openings are segmental arched. The facade windows have stone sills and lug sills. The doors have transoms. A cascade-pattern brick cornice extends along the roofline. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

214-16 Steins Street - photo 8, left; photo 17, far right
Vernacular Classicism-Brick, 1882, Ferdinand Wolf-owner

This multi-unit building is two-stories and brick on a stone foundation. The hipped roof is clad in asphalt shingles. The four-bay facade includes two doors in the middle flanked by windows. All openings are segmental arched. The doors have transoms that have been boarded but the segmental arch remains intact. A cascade-pattern brick cornice extends along the roofline.

1C

212 Steins Street - photo 18, right
Vernacular Classicism-Frame, ca. 1866, Mathalia Kraus-owner

This frame house is one story on a stone foundation. The side gable roof is asphalt shingle. The three facade bays include a transomed door and two casement windows. Clapboard siding covers the facade and asphalt covers the side walls. This tiny frame house, wedged between a stone building on one side and brick on another, makes a significant contribution to the streetscape.

1C

206-10 Steins Street - photo 18, center; photo 17, center
Vernacular Classicism-Stone, ca. 1855

This stone building has three units and is one and one-half stories with a side gable asphalt roof. The foundation is stone. The facade is comprised of six bays of segmental arched openings. Each of the three units has a door and a window. The building is vacant and all the openings are boarded. The stone has been painted.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 34

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

200-204 Steins Street - photo 17, left

Vernacular Classicism-Stone, 1851, Iganatz Uhrig-owner, NR 1980 – Stone Houses, 200-204 Steins Street

This stone building has four units and is one and one-half stories on a stone foundation. The side gable roof has three single-window dormers. The easternmost unit appears to have been built first – a definite division shows on the wall between this unit and the next. The nine-bay facade is made up of segmental arched openings. Each of the units has a door and window with the exception of the easternmost unit that has two windows. The building has suffered fire damage and the openings have been boarded.

1NR-listed

City Block 3097

7604-28 Michigan Avenue

Miscellaneous (St. Boniface Church complex)

see pages 7-8 for description

4C

City Block 3099

7615 Ivory Avenue

Commercial, 1914, Up To Date Shoe Co.-owner

The building is brick and two stories with a flat roof. The foundation is stone and the roof material is not visible. The storefront has a large four-section window on the first floor and three window bays on the second. The parapeted roof peaks in the center of the facade. A stringcourse of glazed brick extends across the facade over the second story windows. Windows on the side elevations are in segmental arched openings, some of which have been brick filled. The storefront and bricked windows are alterations that likely occurred after the period of significance. Since the alterations are limited to the lower story and the second story remains intact, the building contributes to the district's streetscape.

1C

7617 Ivory Avenue

Commercial, ca. 1900

This two-story commercial building is brick on a stone foundation. The material on the flat roof is not visible. The storefront is boarded over but cast iron pilasters identifying the Chester Iron Foundry Co., St. Louis, as the manufacturer are left exposed. Three bays of window openings are situated in the second story. The parapeted roof is tile capped. The boarded storefront is the only apparent alteration visible that dates after the period of significance. Since the alterations are limited to the lower story and the second story remains intact, the building contributes to the district's streetscape.

1C

7619 Ivory Avenue

Commercial, ca. 1880, 1912

The commercial/residence is two stories and brick on a stone foundation. An asphalt shingle side gabled roof is visible on the south elevation. The current facade was added in 1912 (David Schumacher, contractor), and is comprised of white glazed brick walls and three window bays on the second story and a shaped parapet roof. Tile and glass blocks cover most of the storefront that includes two doors flanking a center window. The window is likely a post-1950 alteration. Since the alterations are limited to the lower

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 35

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

story and the second story remains intact, the building contributes to the district's streetscape.

1C

7623-25 Ivory Avenue

Vernacular Classicism-Brick, ca. 1885

This duplex is two stories, brick, and sits on a stone foundation. The hipped roof is metal. The four segmental arched bays on the facade include two doors and two windows. A dentilled brick cornice extends along the roofline.

1C

7629 Ivory Avenue

Commercial, 1902, F.J. Fendler-contractor, C. Bermeitinger-owner

This two-story yellow brick store/office building sits on a stone foundation. The material on the flat roof is not visible. The remodeled lower story is comprised of two window and two door bays. A brick stringcourse that includes a dentilled band extends across the facade between the stories. The upper story window bays are rectangular and the windows appear recent. Other detail includes a stringcourse of vertically placed brick over the second story windows and a brick diamond pattern marking the center of the facade near the roofline. Since most alterations are limited to the lower story and the upper story (including the brick stringcourses) remains intact, the building makes a significant contribution to the commercial streetscape.

1C

7631, 33, 35 Ivory Avenue - photo 49, right

Commercial, ca. 1890, 1904, 1930, J.H. Uthoff-owner (1904 and 1930)

Permits record extensive alterations to this commercial/residential building in 1904 and 1930. The building is brick, and two stories. The foundation and roof materials are not visible. The Ivory Avenue facade includes four bays that contain four to five windows, and two entrance bays. A third entrance opens into the corner of the building at Ivory Avenue and Schirmer Street. Raised panels decorate the wood window surrounds. Bays of rectangular windows occupy the second story. The building's most striking feature is the roofline where shaped terra cotta ornament decorates the parapet. In the center of the Ivory Avenue facade, the dominant terra cotta panel bears the name "Uthoff Bldg." after John H. Uthoff, the owner during the 20th century remodelings.

1C

421, 25, 27 Schirmer Street - photo 47, far left (edge)

Commercial, 1909, David Schumacher-contractor, J.H. Uthoff-owner

This brick building is two stories. The foundation and roof materials are not visible. The remodeled lower story is wood sided with four entrance bays and a window bay. Wood paneled pilasters from the original facade remain. The upper story includes an off-center bay window and five window bays. A continuous brick string course extends over the window bays. A brick parapet with a contrasting colored brick diamond design peaks over the bay window and is terra cotta capped. The intact upper story allows the building to contribute significantly to the streetscape despite alterations to the lower story.

1C

7620 Virginia Avenue

Commercial, 1908, Christian Bertmeitinger-owner

This one-story commercial building is brick under a flat roof. The roof material and the foundation are not visible. Two bays, a picture window and door both in rectangular openings, are situated on the facade and are surrounded by a broad expanse of vertical wood siding. Windows on the side elevations are segmental

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 36

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

arched. Wide brick pilasters on the outside edges of the façade support an I-beam with flower-patterned ties extends across the facade over the wood siding. The building features a corbelled brick cornice. The building's significant architectural features, especially the corbelled brick cornice, remain intact and allow the it to contribute to the streetscape despite alterations to the original store front.

1C

7614-16 Virginia Avenue
Vernacular Classicism-Brick, ca. 1870s

The one and one-half story double house is brick on a stone foundation. The side gable roof is asphalt shingle. The facade consists of four segmental arched bays that include two doors with two windows in between. Windows on the side elevations are segmental arched. Two historic single-window dormers are situated in the roof. Alterations after the period of significance appear to be limited to rectangular replacement windows, however the original segmental arched openings remain intact.

1C

7612 Virginia Avenue
Non-contributing, ca. 1895

This two-story brick house is covered in vinyl siding. The siding covers the house's most characteristic feature, its mansard-type roof, and alters the original openings which were almost certainly segmental arched. The alteration significantly modernizes the house and hide nearly all evidence of its historic appearance.

1NC

7608 Virginia Avenue
Italianate/Mansard/Revival, ca. 1895

This house is two stories, brick, and has a flat roof with a mansard shaped roof applied to the facade. The foundation is stone and the roof asphalt shingle. Two segmental arched bays holding windows are located on the facade. The openings have stone sills and lug sills. The house's entrance is located on the side. A pair of windows in a slightly projecting, pedimented window bay are located in the second story mansard roof. A recent wood porch is located on the side.

1C

7606 Virginia Avenue
Flat Roofed Houses and Flats, ca. 1900

This two-story flat roofed house is brick on a stone foundation. The roof material is not visible. Two bays of segmental arched openings holding windows are situated on the facade. The entrance is located on the side. The roof has a tile-capped shaped parapet decorated with a brick cornice and stringcourse of glazed brick. The concrete porch on the side was likely built after the period of significance. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7602 Virginia Avenue
Italianate/Mansard/Revival, ca. 1880

This two-story brick flat displays Italianate characteristics such as slightly elongated segmental arched openings, recessed doorway, and a bracketed cornice. The foundation is stone and the hipped roof is asphalt shingle. The three bays on the facade are comprised of two windows and an entrance bay with two doors. One of the doors is newer suggesting that the house was converted from single-family to two-family

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 37

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

housing.
1C

7600 Virginia Avenue
Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories with a side gabled, asphalt shingle roof. Aluminum siding covers the exterior including the foundation. Pre-cast stone covers the lower portion of the facade. The two front bays consist of a door and window. A historic gabled porch roof with wood post supports extends across the facade. The house's form and features remain intact so that the house clearly retains its identity as a historic working-class house despite the application of siding. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

City Block 3100

7601 Virginia Avenue - photo 27, right
Flat Roofed Houses and Flats, 1893, J. Willi-owner

This house is two stories and brick on a rusticated stone foundation. The material on the flat roof is not visible. The two-bay facade is comprised of segmental arched window bays with stone sills and brick lug sills. Alternating shades of brick highlight the arches. The door is situated on the side. The house has a stepped parapet roof with bold corners joined to the house by a cascading brick pattern. A dentilled cornice extends between the corners.

1C

7601 Virginia Avenue (rear)
Flat Roofed Houses and Flats, ca. 1900

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. Two segmental arched window bays face Steins Street. The entrance bay is located on the east side facing the house. The window on the alley side has been filled with bricks.

1C

7603 Virginia Avenue - photo 27, left
Italianate/Mansard/Revival, ca. 1890

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade is comprised of segmental arched window bays with lug sills. The door is situated on the side. The second floor walls slopes slightly and is designed to look like a mansard roof. It is slate covered and has a pedimented widow bay with a pair of windows. A cornice extends across the facade between the two levels.

1C

7607 Virginia Avenue - photo 27, far left
Non-contributing, ca. 1885

Alterations to this one-story frame house have considerably modernized it so that it no longer appears historic. Vinyl siding, an altered fenestration pattern (paired windows on the façade instead of a single window) and a recent wood deck on the façade prevent the house from contributing to the historic streetscape.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 38

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7609 Virginia Avenue

Vernacular Classicism-Frame, ca. 1885

This one-story frame house has an asphalt shingle front gable roof and a stone foundation. Its three-bay facade includes a center door under an overhang and flanking windows. The house's walls are covered in aluminum siding with some pre-cast stone on the facade. Although the material is non-historic, the building's form and features remain intact and it clearly retains its identity as a historic working-class house in the Vernacular Classical category. There is a non-contributing one-story gable roofed frame garage at the rear of the property (photo 61, far left).

1C, 1NC

7611 Virginia Avenue

Vernacular Classicism-Frame, ca. 1885

This one-story frame house has an asphalt shingle front gable roof and its foundation is either concrete or stone covered with concrete. The three-bay facade includes a center door flanked by windows. A historic gabled porch on wrought iron supports extends across the facade. The walls are covered with some type of shingle siding. Although the material is non-historic, the building's form and features remain intact and it retains its identity as a historic working-class house. There is a non-contributing gable roofed frame garage at the rear of the property.

1C, 1NC

7613 Virginia Avenue

Vernacular Classicism-Frame, ca. 1885

This frame house is one story with a side gable, asphalt shingle roof. The foundation is either concrete or concrete-covered stone. The walls are covered with some type of shingle siding. The two-bay facade includes a pair of windows and a door. A historic gabled porch roof on wood supports extends across the facade. Although the house is covered in a non-historic material, its form and features remain intact so that it contributes to the streetscape's historic character. There is a contributing one-story gable-roofed brick garage at the rear of the property (photo 61, center-left).

2C

7615 Virginia Avenue - photo 14, right

Vernacular Classicism-Frame, 1888, Patrick Mulligan-owner

This frame house is one story with a hipped, asphalt shingle roof. The foundation is stone. The three-bay facade includes a transomed door flanked by windows. A historic gabled porch extends across the facade. The house is clad in vinyl siding. Although the material is non-historic, the house's form and features remain intact so that it contributes significantly to the historic streetscape of predominantly frame houses.

1C

7619 Virginia Avenue - photo 14, center

Vernacular Classicism-Frame, ca. 1885

This frame house is one story with a front gabled, asphalt shingle roof. The foundation is concrete. The two-bay facade includes a door and window in their original locations. Although the house is covered in aluminum siding, its form and features remain intact so that it retains its identity as a historic working-class house. There is a non-contributing one-story gable-roofed frame garage at the rear of the property (photo 61, center-right).

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 39

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7621 Virginia Avenue - photo 10, center-right; photo 14, far left edge
Flat Roofed Houses and Flats, 1897, 1909, Joseph Wagner-owner
Building permits record that the second story was added twelve years after the one-story house was built. The current configuration is a two-story brick flat with a stone foundation. The material on the flat roof is not visible. Three bays, including two doors and a window, comprise the facade. The bays are segmental arched. A porch with a balcony extends across the two doors. The northernmost bay, which has a door at each level, projects slightly. A brick cornice extends across the facade between the southern corner and the projection. There is a contributing concrete block garage with a flat roof at the rear of the property (photo 61, right).

2C

7623 Virginia Avenue - photo 10 center-left
Vernacular Classicism-Brick, ca. 1882

This house is one story and brick on a stone foundation. The hipped roof is asphalt shingle. The facade includes two windows in segmental arched openings. The door is located on the side. A cascade-pattern brick cornice extends across the facade.

1C

7625 Virginia Avenue - photo 10, left
Flat Roofed Houses and Flats, 1923, A. Monskey-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a window and a door. The transom-topped door is situated under a porch on a brick base with brick supports. The parapeted roof rises over the entrance bay. The steps leading from the sidewalk appear to have been associated with a previous brick house that was wrecked in 1923. There is a non-contributing brick and frame garage with a flat roof at the rear of the property.

1C, 1NC

511 Schirmer Street
Vernacular Classicism-Frame, ca. 1890

This two-story frame house has a side gable, asphalt shingle roof and a stone foundation. The facade is four bays including a single door under an overhang. A porch on the east side is two stories with a balcony at the second level. Simple wood trim decorates the gables on the house and the detached garage. A garage addition is located on the west side. The house is covered in some type of shingled siding. Although the material is non-historic, the building's form and features remain intact so that the house makes a significant contribution to the historic streetscape. There is a detached contributing gable-roofed frame garage on the property.

2C

7626 Vermont Avenue
Craftsman/Cottage, ca. 1910

Tall shrubs make it difficult to see this duplex from any angle. It is clad in some type of shingled siding. The low-pitched side gable roof is asphalt shingle and extends beyond the wall to form a porch. A door and at least two window bays are situated on the facade. The siding is the only apparent alteration. There is a non-contributing frame garage with a flat roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 40

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7624 Vermont Avenue, photo 1

Vernacular Classicism-Brick, ca. 1865

This brick house is one and one-half stories on a stone foundation. The three-bay facade includes a door with a transom and two windows, all in segmental arched openings. A historic dormer sits in the center of the side gable, asphalt shingle roof. A dentilled cornice extends across the facade.

1C

7624 Vermont Avenue (rear)

Vernacular Classicism-Brick, ca. 1865

This house is one and one-half stories and brick on a stone foundation. The side gable roof is asphalt shingle. The two-bay facade includes a door and window in segmental arched openings. Although the segmental arched entrance bay has been filled to accommodate a smaller replacement door, the arch remains intact. The house faces the alley.

1C

7620 Vermont Avenue

Craftsman/Cottage, pre-1900, ca. 1930

English Cottage style 20th century alterations to this pre-1900 house move it into the Craftsman/Cottage category. The house is one story on a stone foundation. The steeply pitched roof is asphalt shingle. The three-bay facade includes a door under a gabled overhang and two windows. One of the windows is located in a pre-1950 addition. The house is clad in some type of non-historic shingled siding but its pre-1950 form and features remain intact. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7616 Vermont Avenue

Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories on a concrete foundation with a side gabled, asphalt shingle roof. The three-bay facade includes a center door flanked by windows. The original clapboard siding remains exposed on the side while aluminum siding covers the facade wall. This house along with 7612 and 7610 Vermont share the same size and form and were likely built at the same time. The row of three early frame houses makes a significant contribution to the district's historic character.

1C

7612 Vermont Avenue - photo 68, far right (edge)

Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories on a concrete foundation with a side gabled, asphalt roof. The facade includes a pair of windows. The door is located on the side but was originally on the facade. Vinyl siding covers the walls. This house along with 7616 and 7610 Vermont share the same size and form and were likely built at the same time. The row of three early frame houses makes a significant contribution to the district's historic character.

1C

7610 Vermont Avenue

Vernacular Classicism-Frame, ca. 1880 - photo 68, second from right

This frame house is one and one-half stories on a concrete foundation with a side gabled, asphalt shingle roof. The two-bay facade includes a window and a transomed door. The window is a replacement smaller than the original. Vinyl siding covers the walls. This house along with 7616 and 7612 Vermont share the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 41

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

same size and form and were likely built at the same time. The row of three early frame houses makes a significant contribution to the district's historic character.

1C

7608 Vermont Avenue - photo 68, center
Vernacular Classicism-Brick, ca. 1882

This house is one story and brick on a stone foundation. The hipped roof is asphalt shingle. The two-bay facade includes a window and transomed door, both in segmental arched openings. A cascade pattern brick cornice extends across the facade.

1C

7606 Vermont Avenue - photo 68, left (next to brick)
Vernacular Classicism-Frame, ca. 1880

This house is one story and frame on a concrete foundation. The side gable roof is asphalt shingle. The two-bay facade includes a transomed door and a window. The asphalt siding covering the walls is likely historic. Even if non-historic, the siding does not affect house's early form and features. The building clearly retains its identity as a historic working-class house and significantly contributes to the streetscape of predominantly frame houses.

1C

7604 Vermont Avenue - photo 68, left (fifth from left)
Vernacular Classicism-Frame, ca. 1880

This frame house is one story and frame on a stone foundation. The side gable roof is asphalt shingle. The three-bay facade appears to be an original configuration and includes an off-center door flanked by windows. The house is clad in aluminum siding. Although the material is non-historic, the house's form and features remain intact so that it retains its identity as a historic working-class house.

1C

City Block 3101

7601 Vermont Avenue - photo 30, right
Flat Roofed Houses and Flats, 1904

The house is one-story and brick on a stone foundation. The material on the flat roof is not visible. Three bays, including two segmental arched window bays and a round arched entrance bay, comprise the facade. The bracketed wood cornice that extends across the facade is the house's most outstanding characteristic. A dentilled brick stringcourse is situated directly under the wood cornice.

1C

7603 Vermont Avenue - photo 30, center
Flat Roofed Houses and Flats, 1906, David Schumacher-contractor, J. Sprins-owner

This brick house is one story on a stone foundation. The facade wall is light brick-based with the remainder a dark red brick. The two-bay facade includes a door and a window. The flat roof's parapet is shaped to form a peak in the center. A thin wood cornice extends across the facade. The flat roof material is not visible. The foundation is stone. The wrought iron porch supports are the only apparent alteration.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 42

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7607 Vermont Avenue - photo 30, left

Flat Roofed Houses and Flats, 1905, C. Leick

The one-story brick house sits on a stone foundation. The material on the flat roof is not visible. Three bays, including an entrance and two window bays in segmental arched openings are situated on the facade. The door is recessed behind the arched opening. The windows sit in limestone sills with lug sills. A subtle brick cornice extends across the facade between the corners that project slightly from the roofline.

1C

7611 Vermont Avenue

Non-contributing, ca. 1905

This house is one story on a stone foundation. The facade is covered in pre-cast stone. The sides are brick. The material on the flat roof is not visible. The pre-cast stone applied to the facade detracts significantly from the house's historic appearance, compromising its integrity and ability to contribute to the streetscape.

1NC

7615 Vermont Avenue

Flat Roofed Houses and Flats, 1905, David Schumacher-contractor, Henry Rode-owner

The house is one story and brick on a stone foundation. The material covering the flat roof is not visible. The facade is comprised of two bays of segmental arched windows. The entrance is on the side of the house in a short intersecting wing. The roof is parapeted with corners that project slightly. A corbelled brick cornice extends across the facade.

1C

7619 Vermont Avenue

Flat Roofed Houses and Flats, 1905, David Schumacher-contractor, Mrs. Bohbring-owner

This house is one story and brick on a stone foundation. The material covering the flat roof is not visible. The facade is comprised of two window bays. The entrance sits under a hipped porch in an intersecting wing toward the rear of the house. The main roof is parapeted with corners that project slightly. A corbelled brick cornice extends across the facade.

1C

7623 Vermont Avenue

Flat Roofed Houses and Flats, 1904, Ch. Simon-owner

The house is brick on a stone foundation. The material covering the flat roof is not visible. The facade is comprised of two window bays and a door bay. The shaped parapet roof is terra cotta capped in front and the parapet peaks in the center of the facade. A corbelled brick stringcourse and simple glazed brick designs decorate the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7625 Vermont Avenue

Flat Roofed Houses and Flats, 1905, Joe Slander-contractor, Ch. Lindhord-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. Two bays of segmental arched windows are situated on the facade. The entrance is on the side. The shaped parapet roof projects slightly at the corners. Tile or terra cotta caps the parapet. A corbelled brick cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 43

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

property.
1C, 1NC

7629 Vermont Avenue

Flat Roofed Houses and Flats, 1907, J.F. Fischer & Son-contractor, C. Simon-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. Two bays of segmental arched windows are situated on the facade. The entrance is located in a short wing that intersects the main house toward the rear. A dentilled wood cornice extends across the facade. The parapeted roof projects slightly at the corners. Tile or terra cotta caps the parapet.

1C

7628 Alabama Avenue

Flat Roofed Houses and Flats, 1904, Frank Kratzen-owner

This house is brick and one story on a stone foundation. The material on the flat roof is not visible. Two window bays are situated on the facade. A short wing intersects the main house toward the rear. A recently added wood-sided room holding the entrance has been built at the intersection of the wing and the main part of the house. The room is small and does not prevent the house from contributing to the streetscape. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7624 Alabama Avenue

Flat Roofed Houses and Flats, 1923, A. Maushey, contractor, Mary Martin-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. A single bay containing a pair of windows under an awning is situated on the facade. The entrance is located on the side. A short wing intersects the rear of the house. The roof has a shaped parapet with corners and a middle portion that project slightly. A stringcourse of glazed bricks set in a cross pattern extends across the facade. There is a non-contributing brick garage with a flat roof at the rear of the property.

1C, 1NC

7622 Alabama Avenue

Flat Roofed Houses and Flats, 1905, David Schumacher-contractor, J.H. Uthoff-owner

This flat roof house is one story and brick on a stone foundation. The roof material is not visible. Four segmental arched bays, including three windows and one door, comprise the facade. The door is transom-topped and stands under an awning. The roof has a shaped parapet that projects slightly higher at the corners and in the center. Concrete steps lead to the off-center front door. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7614 Alabama Avenue - photo 29, right

Flat Roofed Houses and Flats, 1904, J.H. Uthoff-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The facade holds three bays and includes two windows and an arched entrance bay with a recessed door. A corbelled brick cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 44

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7612 Alabama Avenue photo 29, center-right

Flat Roofed Houses and Flats, 1904, J.H. Uthoff-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The facade holds three bays and includes two windows and an arched entrance bay with a recessed door. A corbelled brick cornice extends across the facade.

1C

7610 Alabama Avenue - photo 29, center-left

Flat Roofed Houses and Flats, 1904, J.H. Uthoff-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The facade holds three bays and includes two windows and an arched entrance bay with a recessed door. A corbelled brick cornice extends across the facade.

1C

7608 Alabama Avenue - photo 29, left

Flat Roofed Houses and Flats, 1904

This one-story house is brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes two windows in segmental arched openings. The door is located on the side. A corbelled brick cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7602 Alabama Avenue - photo 29, far left edge

Non-contributing, 1904

This house is one-story on a stone foundation. The material on the flat roof is not visible. Pre-cast stone and stucco cover the brick on the facade. The door is slightly recessed. The pre-cast stone and stucco facade detracts substantially from the house's 1904 appearance so that it does not contribute. A non-contributing concrete block shed with a flat roof stands at the rear of the property.

2NC

7600 Alabama Avenue

Flat Roofed Houses and Flats, 1905, D. Schumacher-contractor, J.H. Uthoff-owner

This house is one story and brick on a stone foundation. The two-bay facade is comprised of two windows in segmental arched openings. The door is situated on the side. A corbelled brick stringcourse extends across the facade.

1C

City Block 3110

7701 Vermont Avenue

Vernacular Classicism-Frame, ca. 1890

This frame house is one and one-half stories on a stone foundation. The side gabled roof is asphalt shingle. The three-bay facade includes a center door flanked by windows (all appear to be in their original openings). A small gabled porch is situated over the door. Vinyl siding covers the walls. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured. The house retains its identity as an early working-class house and contributes significantly to the streetscape. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 45

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7705 Vermont Avenue

Vernacular Classicism-Frame, ca. 1880

The house is one story and frame on a stone foundation. The hipped roof is asphalt shingle. The three-bay facade includes a center door flanked by windows. A porch on post supports extends across the facade. Vinyl siding covers the walls. Although the building has a non-historic exterior material, its pre-1950 form and features (including its fenestration pattern) have not been obscured. There is a contributing brick garage with a flat roof at the rear of the property.

2C

7707 Vermont Avenue

Craftsman/Cottage, 1925, Burn Construction Co.-contractor, M. Pfeffner-owner

This brick bungalow is one and one-half stories and sits on a stone foundation. The side gable roof is asphalt shingle. The porch roof rests on brick piers. The two-bay facade includes a door and a pair of windows. A historic dormer is located in the roof.

1C

7709 Vermont Avenue

Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories on a stone foundation. A historic dormer is located in the side gabled, asphalt shingle roof. The two facade bays include a door and a window. A shed roof porch extends across the facade and rests on wrought iron supports. Alterations recorded in the permits in 1923 and 1924 probably account for most of the alterations except for the siding. Although the building has a non-historic exterior material, its pre-1950 form and features have not been obscured.

1C

7711 Vermont Avenue

Vernacular Classicism-Frame, ca. 1890

This frame house is two stories under a front gable, asphalt shingle roof. The house is clad in vinyl siding. A gabled porch on turned post supports extends the length of the facade. The three-bay facade includes a center door flanked by two windows. Although the building has a non-historic exterior material, its pre-1950 form and features remain intact so that it contributes to the historic streetscape.

1C

7713 Vermont Avenue - photo 13, right edge

Flat Roofed Houses and Flats, ca. 1900

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. Two bays of segmental arched windows are located on the facade. The entrance bay is on the side. The parapeted roof projects in the center. There is a non-contributing frame garage with a flat roof at the rear of the property.

1C, 1NC

7717 Vermont Avenue - photo 13, center

Vernacular Classicism-Frame, ca. 1880

This house is one and one-half stories and frame on a stone foundation. The side gable roof is asphalt shingle. The house illustrates a Creole cottage form where the main roof extends over the porch. The three-bay facade includes a center door and flanking windows. A historic dormer with a single window is situated in the center of the roof. Vinyl siding covers the walls. Although the building has a non-historic

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 46

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

exterior material, its Creole cottage form and its features have not been obscured so that it contributes significantly to the streetscape's historic character. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7719 Vermont Avenue - photo 13, left

Flat Roofed Houses and Flats, 1898, P.A. McDonnell-contractor, Maria Steinkeher-owner

This brick house is one story on a stone foundation. The two-bay facade is comprised of windows in segmental arched openings with the door located on the side. The roof has a shaped parapet with projecting corners and center section. The wood porch leading to the side door is a recent replacement.

1C

7723 Vermont Avenue - photo 16, right

Italianate/Mansard/Revival, 1892, Raymond Pflueger-owner

This brick house displays characteristics of the mansard style and the Flat Roof style. The mansard roof applied to the facade, however, is the house's most character-defining feature. Extending between the edges of the flat roof is an asphalt shingle mansard style roof. Other decoration and refinements include a segmental arched window bay with a pair of windows and a dentilled brick cornice. The entrance bay is located on the side. The material on the flat roof is not visible. The foundation is stone. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7725 Vermont Avenue - photo 16, center

Vernacular Classicism-Frame, 1895, Charles Lindhorst-owner

The foundation under the one and one-half story frame house is probably stone although it is not visible. The front gable roof is asphalt shingle. The two-bay facade includes a transomed door and a window. A gabled porch roof extends across the facade. Asphalt siding covers the house - the facade shingles are hexagonal and likely pre-date 1950. Regardless of the age of the asphalt shingles, the house's form and features remain intact so that it clearly retains the identity of a historic working-class house in the Vernacular Classical category.

1C

7727 Vermont - photo 16, left

Italianate/Mansard/Revival, ca. 1890

This house is one story on a stone foundation. The material on the flat roof is not visible. The parapet is an asphalt-shingle clad mansard roof. A dentilled brick cornice extends across the facade. Two segmental arched window bays are situated on the facade. A short intersecting wing at the rear holds the entrance bay under a post-1950 overhang.

1C

613 Courtois Street

Non-contributing, ca. 1910

This frame house is one and one-half stories on a concrete foundation. The front gable roof is asphalt shingle. New windows that are smaller than the original as well as an addition and vinyl siding detract substantially from its historic appearance and prevent this house from contributing to the district's character.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 47

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

City Block 3111

7701-03 Virginia Avenue - photo 43

Commercial, 1908, David Schumacher-contractor, M. Zwick-owner

This brick commercial/residence is two stories on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes a door accessing the upstairs, a group of four windows and an entrance into the store. The store entrance sits at an angle at the corner. The side bays are segmental arched. The three upper story windows on the facade are round arched; a pattern that carries across to the rounded turret perched on the corner of the second story. The turret has a slate covered conical roof with a weathervane and an Adamesque garland design. The original occupant's name, Zwick & Sons Baker, painted on the south side, is still visible. Building permits record substantial alterations in 1909, 1911, and 1913. There is a non-contributing brick storage building with a flat roof at the rear of the property.

1C, 1NC

7709 Virginia Avenue

Vernacular Classicism-Frame, ca. 1880

This one and one-half story frame house has an asphalt shingle side gable roof, a brick facade, and a stone foundation. The three-bay facade includes two windows and a door, all in rectangular openings. A historic dormer with a single window sits off-center. A porch on wrought-iron supports extends across the roof. The date the brick was applied is unknown but it appears to be a historic alteration. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7711-13 Virginia Avenue - photo 49, center-left

Commercial, 1880, 1926, Jno. A. Billings-owner (1926)

Although this building was constructed ca. 1880, its facade reflects a major alteration recorded in building permits in 1926. The brick building is two stories under an asphalt shingle, side gable roof. The foundation and roof materials are not visible. The lower story facade has been recently remodeled and includes six doors that access store/office space on the second level. Three groups of vertical windows are situated between the doors. The upper story has three bays of three windows. A terra cotta cornice extends across the facade. The intact second story allows the building to contribute to the streetscape despite alterations to the lower story.

1C

7719-23 Ivory Avenue

Commercial, ca. 1880

This two-story brick building appears to have been converted to entirely residential. Its foundation and roof materials are not visible. Although remodeled, the lower level imitates the appearance of an early store front that the building likely had originally. The lower story facade includes six doors and three pairs of windows. The second story holds nine bays of segmental arched windows. Since alterations have been limited to the lower story and the upper story remains intact, the building makes a significant contribution to the heart of the Ivory Avenue business section.

1C

7725 Ivory Avenue

Commercial, ca. 1880, 1929

The facade of this two-story brick building reflects alterations recorded in 1929. The lower story is comprised of a center window flanked by single doors. A pair of windows is situated in the second story.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 48

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Features include contrasting colored bricks and a brick cornice. A window on the side elevation is segmental arched.

1C

7729 Ivory Avenue
Commercial, 1947

This one story commercial garage is brick on a concrete foundation. The roof is flat and the material covering it is not visible. The building's southeast corner is rounded and contains the business's main entrance. The flanking bays facing the street have been filled with concrete blocks. Three simple brick stringcourses extend along the roofline on this section. Three large drive-in bays are situated on the Courtois Street facade. The filled bays are a minor alteration that does not compromise the building's integrity or its ability to contribute to the streetscape.

1C

7728 Vermont Avenue
Flat Roofed Houses and Flats, 1892

This house is brick and two stories on a stone foundation. The material on the flat roof is not visible. The facade is comprised of two segmental arched openings. Ornamental enameled brick outlines the arches. Brick corbelling further decorates the base of each facade window bay. The door is located on the side. A terra cotta or wood cornice extends across the facade under which is a stringcourse with brick-colored terra cotta panels.

1C

7726 Vermont Avenue
Non-contributing, pre-1900

This house is frame and two-stories with front gable, asphalt shingle roof. Shed roofed dormers have been added to each side of the gable. The foundation is not visible. Two window bays comprise the façade and do not appear to be in original locations. Vinyl and vertical board siding cover the exterior. The alterations have modernized the appearance of the house considerably, compromising its integrity and contribution to the historic streetscape.

1NC

7720 Vermont Avenue
Non-contributing, 1905

This house is one story on a stone foundation. The material on the flat roof is not visible. Pre-cast stone covers the façade. One of the two façade bays is a window smaller than the original. The pre-cast stone and an altered window opening compromise its integrity so that the house does not contribute.

1NC

7716 Vermont Avenue - photo 15, right
Vernacular-Classicism-Frame, ca. 1892

This house is two and one-half stories and frame on a concrete or concrete-covered stone foundation. The front gabled roof is asphalt shingle. The three-bay facade includes a door and two windows that appear to be in original openings. Aluminum siding covers the walls. Although the material is non-historic, the house's form and features remain intact so that it makes a significant contribution to this row of frame houses.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 49

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7714 Vermont Avenue - photo 15, center-right
Vernacular Classicism-Frame, ca. 1892

This house is one story and frame on a concrete or concrete-covered stone foundation. The front gabled roof is asphalt shingle. The single-bay facade contains a pair of windows that appear to be in the original location. The door is located on the side. Aluminum siding covers the walls. Although the material is non-historic, the house's form and features remain intact so that it makes a significant contribution to this row of frame houses. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

1C, 1NC

7712 Vermont Avenue - photo 15, center-left
Vernacular Classicism-Frame, ca. 1892

This house is one and one-half stories and frame on a concrete or concrete-covered stone foundation. The front gabled roof is asphalt shingle. The three facade bays include a center door under an overhang and flanking windows. The bays appear to be in their original positions. Aluminum siding covers the walls. Although the material is non-historic, the house's form and features remain intact so that it makes a significant contribution to this row of frame houses. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7708 Vermont Avenue - photo 15, left
Vernacular Classicism-Frame, ca. 1892

This house is one and one-half stories and frame on a concrete or concrete-covered stone foundation. The front gabled roof has hexagonal shaped asphalt shingles. The two-bay facade contains two windows that appear to be in their original locations. The door is located on the side. Aluminum siding covers the walls. Although the material is non-historic, the house's form and features remain intact so that it makes a significant contribution to this row of frame houses. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7706 Vermont Avenue
Vernacular Classicism-Frame, ca. 1892

This house is one story and frame on a stone foundation. The front gabled roof is asphalt shingle. The two-bay facade includes a door and window. A gabled porch roof supported by brick piers extends over both bays. Building permits record alterations in 1924 and 1925. The porch was probably added at that time. Asphalt siding covers the walls. Although the material is non-historic, the house's form and features remain intact so that it makes a significant contribution to the historic streetscape. There is a contributing frame garage with a gable roof at the rear of the property.

2C

7702 Vermont Avenue
Vernacular Classicism-Brick, ca. 1892

This one and one-half story brick house sits on a stone foundation. The side gabled roof is asphalt shingle. The porch, added during a 1920 alteration, has a gable roof and wrought iron supports. The gabled dormer holds a pair of windows and was probably added at the same time as the porch. A corbelled brick cornice extends across the facade. Three bays of segmental arched openings are situated on the facade. The door has a transom and is placed in the center. There is a contributing frame garage with a gable roof

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 50

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

at the rear of the property.
2C

City Block 3113

402 Schirmer Street

Flat Roofed Houses and Flats, 1905, David Schumacher-contractor, E.J. Pauley-owner

This two-story brick house is brick on a stone foundation. The material on the flat roof is not visible. The facade has three bays of rectangular openings including an entrance bay with a recessed door. Side windows are segmental arched. The corners of the parapeted roof project higher. A short intersecting wing at the rear has brick corbelled cornice. The facade likely had the same decoration at one time but only a brick stringcourse remains. Many windows are boarded as the building undergoes renovation. These alterations do not prevent the house from contributing to the neighborhood's historic character.

1C

7713-15 Michigan Avenue

Vernacular Classicism-Brick, ca. 1880

This duplex is brick on a stone foundation. The broad front gable roof is asphalt shingle. Four bays, including two windows and two doors in segmental arched openings, comprise the facade. Each half has a shed roof porch.

1C

7719 Michigan Avenue

Vernacular Classicism-Brick, ca. 1885

This house is brick and two stories with a flat roof. The foundation is stone. Two bays of segmental arched openings, including a door and window, are situated on the facade.

1C

7721 Michigan Avenue - photo 69, right

Italianate/Mansard/Revival, ca. 1886

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a door and a window in segmental arched openings. A porch on brick piers is situated over the facade and carries a balcony. A bracketed wood cornice extends across the facade. The non-contributing garage is brick and frame and has a flat roof.

1C, 1NC

7723 Michigan Avenue - photo 69, center-right

Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. The hipped roof is asphalt shingle. The two-bay facade includes a door and a window in segmental arched openings. A porch with wrought iron supports is situated over the door and probably dates after the period of significance. The roofline appears to have had a cornice at one time. The alterations do not prevent the house from contributing to the historic streetscape.

1C

7725 Michigan Avenue - photo 69, center-left

Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories on a stone foundation. The side gabled roof is asphalt shingle

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 51

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

and includes a historic dormer with a single window. A window bay and a door bay are situated on the façade – both appear to be in their original locations. The siding on the sides is wood and aluminum on the facade. Although the material on the facade is non-historic, the building's form and features remain intact so that the house retains its identity as a late 19th century working-class house.

1C

7727 Michigan Avenue - photo 69, left

Flat Roofed Houses and Flats, 1914, A. Degenhardt-contractor, Wm. Werkmeister-owner

This house is brick and two stories on a stone foundation. The material on the flat roof is not visible. The four-bay facade includes three windows and a door. The door and one of the windows are situated under a hipped roof porch. Side windows are segmental arched. An enameled brick stringcourse extends across the facade at both levels and outlines the tops of the windows. The shaped parapet and the dentilled cornice are terra cotta.

1C

411 Courtois Street

Vernacular Classicism-Frame, ca. 1880

This house appears to have been remodeled after 1900 but there are no alterations recorded in building permits. The house is one and one-half stories and frame with an asphalt shingle, side gable roof. A one-story wing intersects the house on the east side. Two window bays are located on the side and the door is in the wing. Although the material covering the house is non-historic, its form and features from the period of significance remain intact.

1C

7732 Virginia Avenue

Vernacular Classicism-Brick, ca. 1885

This house is two stories and brick on a stone foundation. Asphalt shingles cover the hipped roof. The roof is actually only half hipped – it joined the gable on the next building to the north that burned and was recently razed. Two segmental arched bays are located on the facade although they contain a replacement door and window smaller than the original. The façade openings, however, remain intact. The lower story segmental arches on the Courtois Street façade also remain intact but have been bricked-in. Upper story windows are in rectangular openings. A large bay on the side (now brick-filled) indicates the building was used for commercial purposes at one time. A dentilled cornice extends along the roofline on both street facades. The alterations are not severe nor do they prevent the building from contributing to the historic streetscape.

1C

7726 Virginia Avenue

Commercial, ca. 1872, 1922

This commercial building is two stories and brick on a stone foundation. The side gabled roof is asphalt shingle and holds a historic dormer with a single window. Permits record additions and alterations to this building in 1883, 1895, 1914, 1922, and 1951. The enameled brick and marble storefront probably reflects the 1922 alteration. The two entrance bays on the facade include a store entrance and access to the upstairs. The facade is aluminum sided and is comprised of three window bays. Although the second story material is non-historic, the lower story survives unaltered since 1922 and represents one of the district's most intact historic storefronts. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 52

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7720 Ivory Avenue

Italianate/Mansard/Revival, 1894, Fred Ulrich-owner

This two-story flat is brick on a rusticated stone foundation. The material on the flat roof is not visible. The two-bay lower story facade includes a bay window and an entrance bay with two recessed doors. The window bays have stone sills with lug sills on the second floor. A stone lintel is situated over the entrance bay. Side windows are segmental arched. A cornice with fluted corners and paneled designs extends across the top. There is a non-contributing concrete block garage with a flat roof at the rear of the property.
1C, 1NC

7716-18 Ivory Avenue

Commercial, ca. 1880

This two-story brick commercial building sits on a stone foundation. The side gable roof is asphalt shingle. The four-bay facade includes a double-door business entrance, a door leading to the second floor, and two windows. The openings are segmental arched. A dentilled cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.
1C, 1NC

7710 Ivory Avenue - photo 62

Non-contributing, pre-1900

This one-story building is stucco-covered and has a flat roof. Pilasters that extend above the roofline divide the facade. A center door is the only opening. The building has been remodeled so that no evidence of a historic building remains visible from the street.
1NC

7702-06 Ivory Avenue - photo 47, right

Commercial, ca. 1880, 1916, F. Vorial-contractor (1916), E.J. Paule-owner (1916)

Alterations recorded to the building at this address in 1903, 1911, and 1916 indicate this building is older than it appears. The 1916 alteration accounts for the building's present appearance. It has recently been converted to office space on the lower story and residential above. Although the lower story windows are recent, they are divided to imitate an early storefront. The original enameled brick piers remain intact. The upper floor contains five bays of paired windows. An enameled brick stringcourse extends across both street facades and outlines the tops of the windows. The cornice includes a terra cotta stringcourse and enameled brick checkerboards.
1C

City Block 3114

7711 Minnesota Avenue

Vernacular Classicism-Frame, ca. 1875

This frame house is one and one-half stories on a stone foundation. Rolled asphalt covers the side gable roof. The two-bay facade includes a door and a window. Asphalt siding that may be historic covers the house. The house's form and fenestration pattern remain unaltered so that it clearly retains its identity as a working-class house in the Vernacular Classical category. There is a non-contributing corrugated metal-clad garage with a gable roof at the rear of the property.
1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 53

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7719 Minnesota Avenue
Non-contributing, pre-1900

This house is one and one-half stories on a stone foundation. Stucco covers the brick exterior. The facade is comprised of two window bays. The door is located on the side. Alterations include relocating the door from the facade to the side. Facade window bays were changed from segmental arched to rectangular. This combination of alterations has significantly altered its historic appearance so that it retains little evidence of the vernacular classical category.

1NC

301-03 Courtois Street - photo 70, right (edge)
Non-contributing, ca. 1880

This building is two stories and brick on a stone foundation. The low-pitched hip roof is asphalt shingle. The lower story includes two door bays and three window bays each in altered-sized openings. Windows in the upper story are also smaller than the original. None of the openings remain intact. Pre-cast stone covers the lower story. A dentilled brick cornice extends across the roof line. The combination of alterations compromises its integrity so there is little evidence of a historic building visible from the street.

1NC

309 Courtois Street - photo 70, center
Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. The gable roof is asphalt roof shingle. The two-bay facade includes two windows. The door is located on the side under an overhang. The openings are segmental arched and contain replacement windows that detract little from the house's historic appearance. A dentilled cornice extends across the facade.

1C

311 Courtois Street - photo 70, third from right
Italianate/Mansard/Revival, ca. 1890

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. The second story mansard is aluminum sided. The three-bay facade includes a center door under a gabled overhang. The openings are segmental arched. The mansard has a double window in a pedimented wood frame. The recent material covering the roof does not effect the house's early form and features.

1C

313 Courtois Street - photo 70, fourth from right
Vernacular Classicism-Brick, ca. 1880

This house is one and one-half stories and brick on a stone foundation. The side gable roof is asphalt shingle. The asphalt shingle-clad dormer appears to be historic. The two-bay facade includes a door and window in segmental arched openings. A cascade-pattern brick cornice extends across the facade. The porch overhang is recent but does not hide the significant features of the vernacular classical category. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

317 Courtois Street - photo 70, fifth from right
Vernacular Classicism-Frame, ca. 1890

This frame house is clad in aluminum siding and sits on a stone foundation. The front gable roof is asphalt shingle. The facade bays include a door and window under a gabled porch and another window in a small side addition. Although the building has a non-historic exterior material, its historic features remain intact so

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 54

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

that it clearly retains the appearance of ca. 1890 working-class house.
The addition appears to date inside the period of significance.

1C

7724-28 Michigan Avenue
Commercial, 1917, E. Fendler-contractor, H.W. Dreihan-owner

This two-story brick building sits on a concrete or concrete-covered foundation. The material on the flat roof is not visible. The lower story facade has five bays including two doors. Most bays have been altered and contain windows and doors smaller than the original. The upper story includes six window bays in their original openings. A corbelled brick cornice extends across the parapeted roof. Because the second story of this building, strengthened by a high-quality brick cornice and tile-capped parapet, remains intact, the building makes a contribution to the streetscape despite alterations to the bays in the lower level. The one-story building on the north side facing the street is a 1920 addition (photo 5, right).

1C

7720-22 Michigan Avenue - photo 5, center
Vernacular Classicism-Brick, ca. 1875

This one and one-half story brick duplex sits on a stone foundation. The side gable roof is asphalt shingle and includes two historic dormers. The facade is comprised of two doors and two windows in segmental arched openings. A dentilled cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7718 Michigan Avenue - photo 5, left
Vernacular Classicism-Brick, ca. 1880

This brick house is two-stories on a stone foundation. The side gable roof is asphalt shingle. The two-bay facade includes a transomed door and a window in segmental arched openings. A cascade pattern brick cornice extends the length of the facade. A dormer with two windows may be historic and does not prevent the house from being a good representative of the vernacular classical category. There is a contributing brick garage with a gable roof at the rear of the property.

2C

7714 Michigan Avenue
Italianate/Mansard/Revival, 1884, Jacob Kessler-owner

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes two windows and a door in segmental arched openings. A bracketed wood cornice extends across the facade.

1C

7712 Michigan Avenue
Vernacular Classicism-Brick, ca. 1880

This one-story brick duplex has been converted into a single-family house. Its foundation is stone and the side gable roof is asphalt shingle. The two facade bays include pairs of windows in rectangular bays with stone sills. The two entrances are located on opposite side elevations. A dentilled brick cornice extends across the facade but is broken in the center.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 55

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7708 Michigan Avenue
Non-contributing, ca. 1900

This apartment building is two stories and brick on a stone and concrete foundation. The facade bays include a center door flanked by recent sliding windows. The horizontal windows have modernized the appearance of this building so that there is little evidence of a historic building on the facade.

1NC

7706 Michigan Avenue
Non-contributing, ca. 1880

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle. The two-bay facade includes two windows. The door is situated on the side under a hipped porch roof. A hipped dormer is situated in the center. The house's walls are clad in aluminum siding. The siding hides any evidence of its Vernacular Classical characteristics that it most certainly had such as a brick cornice and segmental arched windows. The fenestration pattern is also likely altered.

1NC

310 Schirmer Street - photo 71, right
Italianate/Mansard/Revival, 1892, St. Boniface Parish-owner

This house is two stories and brick on a rusticated stone foundation. The material on the flat roof is not visible. The facade has a tall, broad segmental arch bay with a pair of windows. The door is located on the side under an arcaded brick porch. Second story windows are segmental arched. A corbelled brick cornice extends along the roofline. Some windows toward the rear have been filled. This alteration is *minor and does not compromise the building's integrity or its contribution to the streetscape*. There is a contributing brick garage with a gable roof at the rear of the property.

2C

306 Schirmer Street - photo 71, center
Vernacular Classicism-Brick, ca. 1880

This two and one-half story duplex is brick on a stone foundation. The side gable roof is asphalt shingle. The four-bay facade includes two transomed doors and two windows in segmental arched openings. The bays contain replacement windows but they match the size of the original and the segmental arched bays remain intact.

1C

302 Schirmer Street - photo 71, left
Flat Roofed Houses and Flats, 1911, J.V. Kinney-contractor, M. Augent, owner

This flat is two stories and brick on a stone foundation. The material on the flat roof is not visible. The three bay facade includes an arched window opening and transom-topped doors. A porch on brick supports with a balcony is situated in front of the doors. Side windows are segmental arched. A bracketed wood cornice extends across the facade under the shaped parapet roof. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

City Block 3115

7715 Pennsylvania Avenue - photo 35, right
Craftsman/Cottage, 1942, J.B. Schaefer-contractor, Harry and Mamie Saller-owners

This house is one and one-half stories and brick on a stone foundation. An open porch with a stone base

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 56

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

extends across the facade. The asphalt shingle roof is front gabled. A second gable holds the stone-trimmed entrance bay. A three-part window bay stands between the chimney and entrance bay. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7719 Pennsylvania Avenue - photo 35, left
Non-contributing, 1954

This house is brick and one story on a concrete foundation. The low-pitched hip roof is asphalt shingle. The three-bay facade includes a door and two windows. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

2NC

7725 Pennsylvania Avenue
Craftsman/Cottage, 1939, Emil H. Struckhoff-contractor, Jacob Gleich-owner

This house is one and one-half stories and brick on a stone foundation. The asphalt shingle roof is front gabled. A second gable holds the stone-trimmed, arched entrance bay. The other facade bay contains a three-part window bay stands between the chimney and entrance bay. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7727-29 Pennsylvania Avenue
Non-contributing, 1962

This brick duplex is one story on a concrete foundation. The front gable roof is asphalt shingle. The four bay facade includes two door and two window openings.

1NC

7726-30 Minnesota Avenue
Vernacular Classicism-Brick, ca. 1880

This two-story, brick building was designed for commercial/residential use. The hipped roof is metal clad and the foundation is stone. The facade is comprised of six bays of segmental arched openings and includes three doorways. A doorway that likely opened into commercial space has been bricked, probably after the period of significance. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7722 Minnesota Avenue
Vernacular Classicism-Brick, ca. 1880

The house is one and one-half stories, and brick on a stone foundation. The roof material is asphalt shingle. The house has a two-bay facade comprised of segmental arched openings. A cascade-patterned brick cornice extends across the facade. The roof holds a historic single-window dormer. A hipped roof porch, probably added during the 1920s or 1930s, is supported by brick supports. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7718 Minnesota Avenue - photo 12, right
Italianate/Mansard/Revival, ca. 1880

This two-story brick house includes Italianate characteristics such as elongated segmental arched window openings and a recessed door doors. Other refinements include limestone lug sills, and voissours, as well

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 57

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

as a wood cornice. An original dormer with round arched windows is positioned in the center of the side gabled, asphalt shingle roof. The foundation is stone. A window on the north side is boarded.

1C

7714 Minnesota Avenue - photo 12, center
Flat Roofed Houses and Flats, 1882, 1900, C. Hoffmeister-owner

This brick house, built originally as a one-story house with a gabled roof, was enlarged around 1900 to its present two stories under a flat roof. The foundation is stone. The three facade bays are made up of two segmental arched window openings flanking a center transomed-door opening. Features include a parapeted roof with a brick cornice. A few boarded windows detract little from the house's historic appearance.

1C

7712 Minnesota Avenue - photo 12, left
Vernacular Classicism-Frame, ca. 1880

This house is one story with a front gabled asphalt shingle roof. Asphalt siding covers the house. The foundation material is not visible. Two bays of windows comprise the facade. Two entrances are located on the side and indicate the house might be a duplex. Although the building has a non-historic exterior material, its form and features remain intact so that it clearly retains the identity of a 19th century working-class house. There is a non-contributing frame shed with a flat roof at the rear of the property.

1C, 1NC

7710 Minnesota Avenue - photo 12, far left edge
Flat Roofed Houses and Flats, ca. 1895

This flat roof flat is two-stories and brick on a stone foundation. The roof material is not visible. The two-bay facade includes a round arched entrance bay with a recessed door and a broad arched opening with a pair of windows. The paired windows on the second story are situated in a wood surround that has a shallow segmental arch over each window and a pilaster dividing the windows. Windows in the side elevations are segmental arched. Features include a dentilled brick cornice that extends between pyramid-capped corners. A short wing stands at a right angle to the main part of the house and features a cascade-patterned brick cornice.

1C

7700 Minnesota Avenue - photo 54
Miscellaneous (convent)
see page 8 for description

1C, 1NC

200 Schirmer Street
Commercial, 1881, Fidel Ganahl-owner

The frame commercial building has three front bays that include a door wide enough for a truck, a sliding window, and a corner main entrance. The roof is low-pitched and front gabled. Its material is not visible. The material exposed at the foundation is concrete and covers a stone foundation that is visible in some places. The company name is displayed on the facade. Alterations include vinyl siding and sliding windows. A comparison with a ca. 1900 photograph of the building shows it has changed little over the years. The size and roofline as well as the location of the drive-through opening on Schirmer Street have not changed. The building clearly retains its identity as a 19th century lumber business and it contributes

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 58

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

significantly to the district's historic character.

1C, 1NC

City Block 3116

7703-05 South Broadway - photo 57

Miscellaneous (South St. Louis Public Market)

see page 9 for description

1C

Center of South St. Louis Square Park - photo 60

Miscellaneous (Comfort Station)

see page 9 for description

1C

7727 South Broadway - photo 20, right

Vernacular Classicism-Stone, 1859, Anton Schmitt-owner (NR 1992, 1999 – Schmitt, Anton House)

This duplex is stone and one and one-half stories. The foundation is stone and the side gable roof is asphalt shingle. The four-bay facade includes two entrance bays flanked by window bays. The openings are boarded but the segmental arched openings and wood sills remain intact. A row of four small windows, also in segmental arched openings, are evenly spaced just below the eaves.

1NR-listed

City Block 3117

7714-18 South Broadway - photo 39, center

Commercial, ca. 1892

This three-story brick commercial building sits on a stone foundation. The material on the flat roof is not visible. The northern half of the building has a remodeled storefront that includes two window bays and two doors. Space that used to be glass has been filled. The fenestration pattern on the north half's second story has also been remodeled so that it has two rectangular window openings. It probably originally had four segmental arched bays like the south half. The lower level of the southern half remains fairly intact and includes three recessed door bays. The second level has segmental arched window bays. A wrought iron balcony is situated in front of one of the bays. The wall of the building's third level is a slate covered mansard style roof with four original pedimented dormers. A paired-bracket wood cornice extends across the facade. The intact upper level displays significant architectural features that clearly identify the building as an important commercial building. It is a significant contribution to the historic S. Broadway streetscape despite alterations to some openings.

1C

7720 South Broadway - photo 39, right

An 1883 atlas shows a building at this location but building permits indicate this building was constructed in 1892. 1892 may reflect an alteration date. The commercial and residential building is three stories and brick on a stone foundation. The material on the flat roof is not visible. The cast iron storefront includes a recessed door flanked by windows and remains intact. A secondary door accesses the second level. The second level is comprised of five bays of segmental arched windows. An asphalt shingle, mansard style roof forms the wall of the third story which has two windows in classical wood surrounds. Side windows are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 59

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

segmental arched. A bracketed wood cornice extends across the facade.

1C

City Block 3128

7814-18 South Broadway - photo 48

Commercial, Hoffmeister-owner, 1928 alteration

This two-story building (Hoffmeister Chapel) is brick with a decorative facade completed in 1928. The five-bay facade includes a center door in a slightly projecting bay flanked by two sets of windows. The openings are broad segmental arches with keystones. The lower story is faced with terra cotta blocks that imitate stone rustication. The second story is primarily brick and is trimmed with terra cotta. Eight pairs of windows flank a center three-part window. A terra cotta cornice and evenly spaced terra cotta finials decorate the parapeted roofline. A one-story brick section connects the main building to a two-story brick building at the rear of the property. The northernmost section of this building may be the oldest. It has segmental arched windows and a round arched bay opening to the alley. The opening has been bricked.

1C

City Block 3129

7801 South Broadway

Miscellaneous (Jodd's Hall)

see page 9 for description

1C

7805 South Broadway - photo 4, second from right

Flat Roofed Houses and Flats, ca. 1900

This house is brick and two stories on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes a center door flanked by windows. The windows and door are recent and the space between the glass and the brick wall has been filled with wood. Two bays of segmental arched openings are situated in the intact upper story. A cascade-patterned cornice extends across the facade. Alterations to the lower story do not prevent this building from contributing to the historic streetscape.

1C

7807 South Broadway - photo 4, center

Vernacular Classicism-Brick, ca. 1865

This two-story brick house sits on a stone foundation. The side gable roof is asphalt shingle and includes a small dormer. The four-bay facade includes three windows and a door. The windows on both levels have stone sills and shallow pedimented lintels. A dentilled cornice extends across the facade. A small area surrounding the door is stucco-covered.

1C

7809-11 South Broadway - photo 4 center-left

Vernacular Classicism-Stone, ca. 1855

This two-story building is stone on a stone foundation. The side gable roof is asphalt shingle. Six altered bays, including four doors, comprise the lower story facade. Stucco covers the walls on the lower story between the rectangular bays. Six intact bays of segmental arched openings are situated on the second story. A simple cornice extends across the facade. Alterations to the lower level do not prevent this early

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 60

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

stone building from contributing significantly from this historic streetscape.

1C

7815 South Broadway - photo 4, fifth from left

Flat Roofed Houses and Flats, 1899, Jacob Bauer-owner

This two-story store/residence has been converted to all residential. It sits on a stone foundation. The material covering the flat roof is not visible. The four-bay facade includes two doors and two windows. Some of the original store space has been filled to accommodate smaller doors. A portion of a cast iron pilaster is evident around one door. The upper story windows are segmental arched. All windows have lug sills. A wood cornice decorates the roofline.

1C

7817 South Broadway

Non-contributing, 1908

This building is one story with a flat roof. The foundation and roof materials are not visible. Pre-cast stone and an altered fenestration pattern have removed any visible evidence of a historic building.

1NC

7829 South Broadway

Commercial, 1927, L.A. Sutter-contractor, J.W. Faust-owner

The one-story building is brick on a concrete foundation. Its hipped roof is asphalt shingle. The bays include two windows flanking a center door. The window bays have smaller replacement windows but the building's original form and other features remain unaltered so that its original use as a commercial garage is clearly evident. The associated non-contributing building is a one-story metal and brick commercial garage.

1C, 1NC

7826 Pennsylvania Avenue

Non-contributing, pre-1900

This frame house is one story on a stone foundation. The front gable roof is asphalt shingle. The facade is comprised of a center door and two windows. Vinyl siding covers the walls. Altered window openings and other remodeling (including a replacement porch) have modernized the house so that it no longer appears historic. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

7818 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1906, David Schumacher-contractor, J. Zimmerman-owner

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a window and a door. A wood cornice extends across the roofline. The roof parapet projects slightly at the corners.

1C

7812-16 Pennsylvania Avenue

Vernacular Classicism-Frame, ca. 1880

This duplex is one story on a stone foundation. The hipped roof is asphalt shingle. The six-bay facade includes two doors. Although the aluminum siding covering the house is non-historic, the original form, as well as its fenestration pattern, remains intact. The building contributes significantly to the district as the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 61

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

only known frame duplex.
1C

124 Courtois Street

Vernacular Classicism-Brick, ca. 1875

This house is one and one-half stories on a stone foundation. The five-bay facade includes a transomed door and three windows, all in segmental arched openings. An asphalt shingle, side gable roof is situated over the three easternmost bays. The entrance bay is centered under the roof and has a small overhang. The roof over the two westernmost bays is flat. A dentilled brick cornice extends across the facade.

1C

122 Courtois Street

Non-contributing, pre-1900

This brick house is two stories on a stone foundation. The side gable roof is asphalt shingle and contains a dormer window. Pre-cast stone covers the facade and window openings have been altered. The fake-stone facade detracts considerably from the historic streetscape. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

120 Courtois Street

Flat Roofed Houses and Flats, 1905, Ziegelmeier & Sutter-contractor, F. Frankenbach-owner

This flat is brick and two stories on a stone foundation. The material on the flat roof is not visible. The facade includes two window bays and an entrance bay behind which are two doors. The roof is parapeted with corners projecting higher. A bracketed wood cornice extends between the two corners. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

114 Courtois Street - photo 19, right

Italianate/Mansard/Revival, ca. 1882

This two-story house is brick on a stone foundation. The low-pitched hipped roof is asphalt shingle. A door and two windows, each in a segmental arched opening, comprise the lower story facade. The second story segmental arched bays remain intact although smaller windows have replaced the original. A center door in the center of the second floor opens to a wrought iron balcony.

1C

112 Courtois Street - photo 19, center

Flat Roofed Houses and Flats, 1897, Otto Volkman-owner

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. Two window bays in segmental arched openings are situated on the facade. The door is on the side under a brick porch. The parapet peaks in the center and is decorated with recessed panels painted in a lighter color.

1C

110 Courtois Street - photo 19, left

Vernacular Classicism-Stone, ca. 1860

This house is stone and two stories on a stone foundation. The side gable roof is asphalt shingle. The three segmental arched bays include a door flanked by windows. The windows are replacements in wood

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 62

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

frames. Side windows are segmental arched.
1C

City Block 3130

7801 Pennsylvania Avenue, photo 2 right
Flat Roofed Houses and Flats, 1909, Theo. Deganhardt, contractor
The duplex is one story and brick on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes two segmental arched window bays and a round arched entrance bay behind which are recessed two doors. The shaped parapet projects higher at the corners and in the center. A bracketed wood cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.
1C, 1NC

7803 Pennsylvania Avenue, photo 2 center-right
Vernacular Classicism-Brick, ca. 1865
This brick house is one and one-half stories on a stone foundation. The side gable roof with chimney parapets is asphalt shingle. The three-bay facade includes a center door flanked by window bays. The windows have shallow stone pediments over the top and stone sills. The side window bays are segmental arched. A dentilled stringcourse extends the length of the facade.
1C

7807 Pennsylvania Avenue, photo 2 center-left
Flat Roofed Houses and Flats, 1910, F.J. Fendler-contractor, A. Ott-owner
This brick house is one story on a stone foundation. The roof material is not visible. The shaped parapet roof is pronounced at the corners with bolder brick projections. Awnings top both facade bays which include a window and door. There is a non-contributing concrete block garage with a gable roof at the rear of the property.
1C, 1NC

7809 Pennsylvania Avenue, photo 2 left
Flat Roofed Houses and Flats, 1915, Theo. Degenhardt-owner and contractor
This two-story brick flat features a tile-capped parapet with projecting corners. A corbelled brick cornice extends across the facade. The two-bay facade includes a window and an entrance bay that originally held two recessed doors. One of the doors has been boarded. The foundation is probably stone although it is not visible. The material on the flat roof is also not visible.
1C

7811 Pennsylvania Avenue, photo 2 far left edge
Non-contributing, ca. 1880
This frame house is one and one-half stories. The foundation is not visible. The side gable roof is asphalt shingle and includes a large dormer added after the period of significance. Aluminum siding covers the walls and a porch has been added along with new windows. The combination of alterations detracts substantially from the house's historic appearance. There is a non-contributing frame garage with a gable roof at the rear of the property.
2NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 63

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7817 Pennsylvania Avenue

Vernacular Classicism-Brick, ca. 1870s

This one and one-half story brick house sits on a stone foundation. The side gable roof is asphalt shingle and holds a dormer with two windows. The three-bay facade consists of a center door flanked by windows. The bays are segmental arched and remain intact despite smaller windows that replace the original. A dentilled cornice extends across the facade. Despite the dormer which is likely not historic, the house clearly illustrates significant features of the vernacular classical category and it contributes to the character of the streetscape.

1C

7819 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1905, J.B. Schaeffer-contractor, Jos. DeBishof-owner

The two-story brick flat sits on a stone foundation and the material on the flat roof is not visible. The two-bay facade includes a pair of windows in a segmental arched opening. The entrance bay is also segmental arched and opens to two recessed doorways. A brick cornice that holds a row of terra cotta panels extends across the roofline.

1C

7821 Pennsylvania Avenue

Flat Roofed Houses and Flats, ca. 1880, 1897, F. Funke-owner (1897)

The second floor was added in 1897 creating a two story, brick, flat roof house. The lower story is three bays with a center door. Each of these lower bays sits in a segmental arched opening. A brick cornice extends across the facade at the roofline. The foundation is stone. The material on the flat roof is not visible.

1C

7825 Pennsylvania Avenue

Non-contributing, ca. 1880

This house is one and one-half stories and brick on a stone foundation. The side gable roof is asphalt shingle. Asphalt siding covers the facade and aluminum the sides. Windows openings have been converted from segmental arched to rectangular. These alterations have modernized the house so that it no longer contributes to the district's historic character.

1NC

7829 Pennsylvania Avenue

Craftsman/Cottage, 1928, C.A. Frentrop-contractor, Wm. A. Kane-owner

This house is two stories and brick on a stone foundation. The jerkin head roof is asphalt shingle. A broad porch on brick piers extends across the facade. Two doors and a three-part window comprise the lower story facade bays. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7826 Minnesota Avenue

Non-contributing, ca. 1890

This brick house is two-stories under a flat roof. The wall, foundation, and roof materials are not visible. The facade includes two bays of picture windows in an enclosed porch addition. The building has been extensively remodeled so that it no longer appears historic.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 64

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7824 Minnesota Avenue

Non-contributing, ca. 1880

This frame house is one and one-half stories under a side gable, rolled asphalt roof. Asphalt siding covers the walls and hides the foundation. The second story has been raised. A new porch extends across the facade. Alterations compromise its integrity so there is little evidence of its historic appearance. There is a non-contributing frame shed with a gable roof at the rear of the property.

2NC

7820 Minnesota Avenue, photo 3

Vernacular Classicism-Brick, ca. 1880

The brick house is one and one-half stories on a stone foundation. Two segmental arched window openings flank a center door. The segmental arch over the door has been filled with brick. The asphalt shingle, side gable roof holds a historic single-window dormer. A cascade-patterned brick cornice extends across the facade.

1C

7818 Minnesota Avenue

Vernacular Classicism-Brick, ca. 1880

This brick house is one and one-half stories on a stone foundation. Two segmental arched bays, including a door and window, are situated on the facade. The asphalt shingle, side gable roof holds a large dormer with three windows. A gabled porch with wood paneled supports extends across the facade. The dormer and porch appear to be historic.

1C

7816 Minnesota Avenue

Non-contributing, ca. 1880

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle and includes a historic dormer. The application of pre-cast stone to the façade altered the window openings from segmental arched to rectangular. Segmental arched windows remain intact on the brick side elevations. An aluminum porch with wrought iron supports extends across the façade. The combination of alterations compromise the house's integrity and prevent it from contributing to the historic streetscape. There is a non-contributing frame shed with a gable roof at the rear of the property.

2NC

7810-12 Minnesota Avenue

Vernacular Classicism-Brick, ca. 1880

The brick double house is one and one-half stories and sits on a stone foundation. The roof is covered in asphalt. The facade is comprised of four bays including two doors and two windows in segmental arched openings. Although the segmental arches over the doors remain intact, they have been filled with wood. A historic single-window dormer is situated in the roof.

1C

220-222 Courtois

Vernacular Classicism-Brick, ca. 1880

This two-story brick flat sits on a stone foundation. The side gabled roof is asphalt shingle. Four segmental arched bays, including two doors and two windows, comprise the facade. The transom over one door remains intact while the other has been filled. A dentilled cornice extends across the facade.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 65

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

216 Courtois

Non-contributing, pre-1900

This building is two stories and has a low-pitched hip roof. Aluminum siding hides the walls and foundation. The windows are replacements. Alterations hide any evidence of the building's historic features.

1NC

City Block 3131

7801 Minnesota Avenue

Non-contributing, 1959

This house is brick and one story on a concrete foundation. The hip roof is asphalt shingle. An off-center door is flanked by a glass block window and a picture window.

1NC

7807 Minnesota Avenue

Vernacular Classicism-Brick, ca. 1885

The house is one story and brick on a stone foundation. The material on the hipped roof is asphalt shingle. Three facade bays include a center door flanked by two windows. The house has a cornice that includes evenly spaced brick corbels with a dentilled band between. Although not original, the gabled porch on the facade appears to be a historic alteration. A large non-contributing metal garage with an irregular roof is located at the rear of the property.

1C, 1NC

7811 Minnesota Avenue

Vernacular Classicism-Brick, ca. 1880

The brick house is one and one-half stories and brick. The foundation is stone and the roof asphalt shingle. The facade bays are comprised of a window bay and a door bay, both in segmental arched openings. A cascade-pattern brick cornice extends across the façade. The gabled porch on post supports is a historic alteration.

1C

7813-15 Minnesota Avenue - photo 31

Flat Roofed Houses and Flats, 1895, Mrs. W. Patterson

The duplex is one story and brick on a stone foundation. The material on the flat roof is not visible. The dominant characteristic is the three bays of broad arched openings on the facade that include two window bays flanking a center entrance bay. Two doors are recessed behind the entrance bay. The parapeted roof is tile capped. A corbelled brick cornice extends across the facade. There is a contributing frame garage with a gable roof at the rear of the property.

2C

7821 Minnesota Avenue - photo 23, right

Italianate/Mansard/Revival, ca. 1885

This two-story brick house displays characteristics of the Italianate and mansard styles. Features include elongated segmental arched windows with stone sills and lug sills, a recessed door, and a bracketed wood cornice. Most of the roof is flat with the mansard applied to the facade. The foundation is stone although it has been covered by concrete on the facade. There is a contributing brick garage with a gable roof at the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 66

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

rear of the property.
2C

7823 Minnesota Avenue - photo 23, left
Flat Roofed Houses and Flats, ca. 1900

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a door and window in segmental arched openings. The window appears to be a replacement but the opening remains intact. The roof has a shaped parapet with corners and the center projecting slightly. The brick has been painted. There is a contributing brick garage with a gable roof at the rear of the property.

2C

7827 Minnesota Avenue
Non-contributing, 1956

This house is brick and one story on a concrete foundation. The hip roof is asphalt shingle. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

2NC

7828 Michigan Avenue - photo 72, right
Flat Roofed Houses and Flats, 1892, 1917, S. Schutzins-owner (1892)

This two story brick flat sits on a stone foundation that is rusticated on the facade and rubble on the sides. The material on the flat roof is not visible. Two bays of segmental arched openings with ornamental brick courses outlining the arches are located on both levels of the facade. Other decoration includes a brick cornice with broad dentils. There is a non-contributing corrugated metal-covered garage with a gable roof at the rear of the property.

1C, 1NC

7822 Michigan Avenue - photo 72, second from right
Flat Roofed Houses and Flats, 1905, Edward Folle-owner

This house is painted brick and one story on a stone foundation. The material covering the flat roof is not visible. Two bays of segmental arched windows sit in the facade and are obscured by awnings. Basement windows are also segmental arched. The entrance is located on the side. A dentilled brick cornice extends across the facade between slightly projecting corners.

1C

7820 Michigan Avenue - photo 72, third from right
Italianate/Mansard/Revival, 1897, Frank Rabholz-owner

This house could have fallen into the Flat Roof category but its eclectic mix of styles made the Revival Style a more appropriate choice. The house sits one story on a rusticated stone foundation. The material on the flat roof is not visible. One of the two facade bays is a broad arched opening with a pair of windows. Bull's-eye style brick voussoirs mark the ends of the arch. A recessed wood panel separates the windows which sit on a stone sill with brick lug sills. The other facade bay is an entrance to a recessed door. Wood paneling surrounds the transom-topped door. The roof is parapeted and has a pyramidal shaped roof on one end that is centered over the entrance. This little roof has its own bracketed cornice. Marking the window bay at the roofline is a triangular shaped parapet sitting on a terra cotta stringcourse that extends across the facade. A band of brick dentils extends over the window bay.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 67

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7818 Michigan Avenue - photo 72, fourth from right
Vernacular Classicism-Brick, ca. 1880

The brick house is one and one-half stories and sits on a stone foundation. The side gabled roof is asphalt shingle. A center entrance bay with a transom is flanked by segmental arched window openings. Side bays are also segmental arched. A dormer with four windows is situated in the roof and is probably a historic addition. A fiberglass or aluminum porch roof with wrought iron supports extends across the facade and dates after the period of significance. The non-historic porch does not prevent the house from contributing to the historic character of this cohesive streetscape.

1C

7816 Michigan Avenue - photo 72, fifth from right
Vernacular Classicism-Brick, ca. 1880

This house is one and one-half stories and sits on a stone foundation. The side gabled roof is asphalt shingle. The two facade bays include a door and window, both in segmental arched openings. A gabled roof porch on post supports extends across the facade and sits on a stone foundation. The facade features a cornice with a miniature cascade pattern. The porch may date after the period of significance but does not detract substantially from this otherwise intact example from the vernacular classical category.

1C

7814 Michigan Avenue
Vernacular Classicism-Brick, ca. 1880

This house is one and one-half stories and sits on a stone foundation. The side gabled roof is asphalt shingle. Two window bays flank a center entrance. All three openings have shallow segmental arches. A subtle brick cornice extends across the facade. The dormer holds four windows and appears to be historic.

1C

7810 Michigan Avenue

Flat Roofed Houses and Flats, 1913, A. Degenhardt-contractor, H. Feldmeir-owner

This one story two-unit dwelling is brick and sits on a concrete foundation. The material on the flat roof is not visible. The highly decorated facade includes a terra cotta-capped shaped parapet with slightly projecting corners and a peak in the center. A glazed brick triangle with a checkerboard pattern in the center decorates this portion of the parapeted roof. A terra cotta cornice with dentils extends across the facade below which is a stringcourse of glazed bricks in a checkerboard pattern. A Craftsman-style overhang with a tile roof is situated over the entrance bay leading to two recessed doors. The other of the two facade bays is a window with an aluminum awning. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7808 Michigan Avenue

Italianate/Mansard/Revival, ca. 1895

This house is two stories and brick on a stone foundation. A wood-shingled mansard style roof has been applied to the second story but the actual roof is flat. Two bays of rectangular windows are located in each story of the facade. Those in the second story mansard part of the roof are pedimented. The door is located on the side. The wood shingles date after the period of significance, however, the house's form and features remain intact.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 68

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7806 Michigan Avenue

Non-contributing, 1961

This house is one story on a concrete foundation. The walls are aluminum and brick covered. The front gable roof is asphalt shingle. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

322-26 Courtois Street

Non-contributing, 1961

This brick apartment building is two stories on a concrete foundation. The material on the flat roof is not visible.

1NC

City Block 3132

7815 Michigan Avenue

Vernacular Classicism-Frame, ca. 1890

This frame house is one and one-half stories with a side gable, asphalt shingle roof. Two windows flank a center door. A historic dormer with two windows is situated in the center of the roof. The hipped porch roof appears to date within the period of significance although its base has been remodeled by the application of pre-cast stone. Shingle siding covers the walls. The pre-cast stone is minimal and detracts little from the house's historic appearance.

1C

7817 Michigan Avenue

Vernacular Classicism-Brick, ca. 1880

This house is brick and two stories on a stone foundation. The two-bay facade includes a door and window both in segmental arched openings although the space over the door has been filled. The roof is asphalt shingle. A dentilled cornice extends across the facade.

1C

7819 Michigan Avenue

Commercial, 1917, E. Fendler-contractor and owner

This two-story brick commercial (funeral chapel)/residence sits on a stone foundation. The material on the flat roof is not visible. The three-bay facade is comprised of a window bay flanked by entrance bays. Each of these lower story bays is round arched with a keystone. The arch holding the window remains intact despite the original window's replacement. Upper story bays are rectangular. An enameled brick stringcourse extends across the upper story and outlines the window bays. The shaped parapet roof peaks in the center and has projecting corners.

1C

7821 Michigan Avenue

Vernacular Classicism-Frame, ca. 1870

This frame house is one and one-half stories on a concrete foundation. The high-pitched side gable roof extends over a historic rear addition giving it a salt-box form. The facade is comprised of two window bays. The entrance is located on the side. Vinyl siding covers the walls. Although the building has a non-historic exterior material, its historic features remain intact so that it clearly retains the appearance of an early frame

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 69

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

working-class house.
1C

7825 Michigan Avenue, photo 11

Vernacular Classicism-Frame, 1869, Frank Chambers-owner

This house is frame on concrete or concrete-covered stone foundation. The side gable roof is asphalt shingle. A center door and two windows comprise the three-bay facade. Vinyl siding covers the walls. Although the building has a non-historic exterior material, its historic features remain intact so that it clearly retains the appearance of an early frame working-class house. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

1C, 1NC

7822 Virginia Avenue - photo 73, far right

Vernacular Classicism-Frame, ca. 1880

This one and one-half story frame house has a side gable, asphalt shingle roof. Aluminum siding covers the walls and hides the foundation. The three-bay facade includes a center door and two windows under a shed roof porch. Although the material covering the house is non-historic, its early form and features remain intact so that the house clearly represents an early working-class house. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

7820 Virginia Avenue - photo 73, center-right

Vernacular Classicism-Brick, ca. 1880

This brick house is one story on a stone foundation. The half-hipped roof is asphalt shingle. The two-bay facade includes an entrance bay and a door bay, both under a shed porch. A dentilled brick stringcourse extends across the facade.

1C

7818 Virginia Avenue

Vernacular Classicism-Frame, ca. 1880

This frame house is one story on a stone foundation. Asphalt shingles cover the front gable roof. The three-bay facade includes a center door flanked by windows. A gabled porch on wrought iron supports extends across the facade. Asphalt siding covers the walls. Although the material is non-historic, the house's form remains intact allowing the house to contribute to the historic streetscape. There is a non-contributing stucco-covered garage with a flat roof at the rear of the property.

1C, 1NC

7814 Virginia Avenue - photo 73, third from left

Vernacular Classicism-Frame, ca. 1880

This frame house is one story on a stone foundation. Asphalt shingles cover the side gable roof. The three-bay facade includes a center door flanked by windows. Aluminum siding covers the walls. Although the material is non-historic, the house's form remains intact so that it retains its identity as an early working-class frame house.

1C

7812 Virginia Avenue - photo 73, second from left

Non-contributing, ca. 1880

This frame house is one and one-half stories on a concrete foundation. The walls are aluminum-sided. A

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 70

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

recent porch has a gabled roof that intersects the main roof. The porch modernizes the appearance of the house and hides the features of the Vernacular Classical category from the streetscape view.

1NC

7810 Virginia Avenue - photo 73, left
Non-contributing, pre-1900

This house is one and one-half stories with an asphalt shingle, side gable roof that holds a non-historic dormer. The part of the foundation that is visible is concrete block. A bay window has been added along with vertical board siding and half-timber decoration. Alterations compromise its integrity so there is little evidence of its historic features. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

7804 Virginia Avenue
Vernacular Classicism-Frame, ca. 1880

This frame house is two stories on a concrete foundation. The front gable roof is asphalt shingle. The two-bay facade includes a door and a replacement window. A gabled roof porch is situated over the door. The walls are clad in vinyl siding. Although the material is non-historic, the house's form and features remain intact so that it clearly retains its identity as a historic working-class house.

1C

7802 Virginia Avenue
Non-contributing, pre-1900

This building has a one story and a two story section. The material on the flat roof is not visible. The one story section has a center door flanked by two small glass block windows. The second story section has one window in its second floor. Some type of shingle siding covers the exterior. Alterations compromise its integrity so there is little evidence of a historic building.

1NC

7800 Virginia Avenue
Commercial, ca. 1885

This brick building is two stories on a stone foundation. The material on the flat roof is not visible. The three-bay storefront includes a door and two recent windows. Pre-cast stone covers the storefront. Three segmental arched window bays are situated in the second floor. Although the replacement windows are smaller and the extra space filled with brick, the segmental arches remain. A cascade-pattern brick cornice extends across the facade. Alterations to the lower story do not prevent the building from contributing to the streetscape.

1C

410-12 Courtois Street
Italianate/Mansard/Revival, ca. 1885

This brick duplex is two stories on a stone foundation. The hipped roof is asphalt shingle. The four-bay facade includes two doors flanked by windows. All openings are segmental arched. The windows have stone sills with lug sills. A broad wood eave extends across the roofline. A contributing frame garage with a gable roof stands at the rear of the property.

2C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 71

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

404-06 Courtois Street

Italianate/Mansard/Revival, 1893, B. Stuckelmeyer-owner

This brick flat is two stories on a stone foundation. The material on the flat roof portion is not visible. The gabled section on the front is asphalt shingle. The three-bay facade includes two pairs of windows and a broad arched entrance bay with recessed doors. Decorative gable peaks are situated over the outer window bays on the second story.

1C

400 Courtois Street

Craftsman/Cottage, 1951

This concrete block house is one and one-half stories on a concrete foundation. The side gable roof is asphalt shingle. The three-bay facade includes a center door and two windows. An overhang is situated over the door.

1C

City Block 3133

7823 Virginia Avenue - photo 74, right

Non-contributing, ca. 1880

This one and one-half story house is brick on a stone foundation (concrete in front). The side gable roof is asphalt shingle. The three-bay facade includes a center door flanked by windows. The application of brick veneer to the facade changed the openings from segmental arched to rectangular and probably removed a brick cornice. There is little evidence of the house's Vernacular Classical features visible on the facade.

1NC

7825 Virginia Avenue - photo 74, left

Vernacular Classicism-Brick, ca. 1885

This one and one-half story house is brick on a stone foundation. The side gable roof is asphalt shingle. The three-bay facade is comprised of a center door and two windows. The openings are segmental arched although the arch over the door has been filled. A cascade-patterned brick cornice extends across the facade.

1C

7830-32 Ivory Avenue - photo 38, right

Commercial, ca. 1880

This two and one-half story commercial/residential building is brick on a stone foundation. The side gable roof is asphalt shingle. The five-bay facade includes two doors and three store windows between brick pilasters. The second story has four window bays in rectangular openings and a center segmental arched bay that has been boarded. The rectangular bays were originally segmental arched but were probably converted during the period of significance. A dentilled brick stringcourse extends across the facade. *Alterations are minor and do not compromise the building's integrity or its contribution to the streetscape.* There is a non-contributing concrete block garage with a gable roof at the rear of the property (photo 74).

1C, 1 NC

7828 Ivory Avenue - photo 38, center

Vernacular Classicism-Brick, 1883, F. Barth-owner

This brick house is one story on a stone foundation. The hipped roof is asphalt shingle. The two segmental arched facade bays include a door and window. The space over the door has been boarded but the arch

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 72

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

remains intact. A dentilled brick stringcourse extends across the facade.

1C

7824 Ivory Avenue - photo 38, left

Commercial, 1916, F. Fauhut-contractor, M. Schmitt-owner

This store/residence is brick and two stories on a stone foundation. The material on the flat roof is not visible. The storefront includes a recessed entrance flanked by glass and a secondary door accessing the upper story. Enameled brick piers are situated on the outside edges. The upper story includes four bays of recent windows. An enameled brick stringcourse extends across the facade and outlines the tops of the windows. Further decoration includes a stringcourse of enameled brick checkerboards across the second story and a terra cotta-topped shaped parapet roof.

1C

7822 Ivory Avenue - photo 38, far left

Non-contributing, pre-1900

This brick building is two stories on a stone foundation. The side gable roof is asphalt shingle. Recent brick veneer covers the lower story façade and aluminum the upper. All facade window openings have been altered. The alterations have modernized the building so that it no longer appears historic.

1NC

7816-18 Ivory Avenue

Vernacular Classicism-Brick, ca. 1880

This brick flat is two and one-half stories with an asphalt shingle side gable roof. Five facade bays include two doors and three windows. The remodeled lower story is covered with pre-cast stone. The upper story remains nearly intact with segmental arched and rectangular window bays. A dormer is situated in the northern half. A dentilled brick cornice extends across the northern half. Features of the Vernacular Classical are clearly evident and allow the building to make a contribution to the streetscape despite alterations to the lower story.

1C

7812-14 Ivory Avenue

Non-contributing, ca. 1880

This two-story brick flat sits on a stone foundation. The side gable roof is asphalt shingle. The facade includes three bays including a center door and two pairs of windows. Side windows are segmental arched. The facade has a newer brick veneer and the openings on both levels of the façade are paired rectangular windows where there were likely segmental arched bays originally. The façade shows no evidence of the building's original Vernacular Classical features.

1NC

7810 Ivory Avenue

Commercial, 1925, M.L. Latuer-contractor, W.A. Friedrichs-owner

This brick building is one story on a stone foundation. The material on the flat roof is not visible. Something, perhaps an overhang, appears to have been removed from this building that used to be a gas station. An opening has been converted to a small one with the extra space filled with wood.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 73

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7800-04 Ivory Avenue
Commercial, ca. 1880

This two-story commercial building is brick with a low-pitched hipped roof clad in asphalt shingles. The foundation material is not visible. The lower story contains large segmental arched openings that remain intact although most have been partially filled with glass blocks. Upper story windows are segmental arched. A cascade-pattern brick cornice extends along three sides.

1C

City Block 3134

7803 Ivory Avenue
Commercial, 1904, Wm. Ferderhofer-owner and contractor

This brick building is two stories under a flat roof. The roof and foundation materials are not visible. The four-bay facade includes three windows and a door. The lower story has been remodeled and is now covered with wood siding. The windows and door are recent. The upper story has four bays of rectangular windows. A simple shaped parapet roof sits over a wood cornice. The intact upper story allows the building to contribute to the commercial streetscape despite alterations to the lower story.

1C

7805-07 Ivory Avenue
Non-contributing, ca. 1907

This brick building is one story on a stone foundation. The material on the flat roof is not visible. The remodeled storefront is brick veneer and includes a series of recent windows and doors. An asphalt shingle overhang extends across the facade. The building has been modernized so that it no longer retains the appearance of a historic commercial building.

1NC

7813-15 Ivory Avenue - photo 45
Commercial, 1904, M. Berry-owner

This one-story store/residence is brick on a stone foundation. The material on the flat roof is not visible. The facade includes two entrance bays and two window bays. Although they remain in their original openings, the windows and doors are replacements. Side windows are segmental arched. A corbelled brick cornice with pronounced corners extends across the facade.

1C

7823-33 Ivory Avenue - photo 75
Commercial, 1933, Mrs. I. Lane-owner

This two-story brick commercial/residential building sits on a wedge-shaped lot. The foundation is limestone and the material covering the flat roof is not visible. The Ivory Street facade has two entrance bays (one of them is arched) and window bays under an overhang. The windows are replacements but the openings appear to be in their original locations. Upper story windows are in rectangular openings. A dentilled stringcourse extends across the Ivory Street side and the short, one-bay side facing south. The parapeted roofline has short evenly spaced projections. A one-story section (built 1935) on the north side has glass block windows filling the original openings.

1C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 74

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7802 Vermont Avenue

Flat Roofed Houses and Flats, 1901, Zieglermeyer & Sutter-contractor, J.J. Bergmann-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes an entrance bay with a recessed door and a window bay, both in segmental arched openings. A corbelled brick cornice extends over the window bay.

1C

7800 Vermont Avenue

Flat Roofed Houses and Flats, ca. 1900

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes two window bays in rectangular openings with replacement windows smaller than the original. Plywood fills the extra space between the windows and the brick wall. The door is located on the side. A brick cornice with brick positioned in an arcade design extends across the facade.

1C

City Block 3135

604 Courtois Street

Non-contributing, 1965

This house is one story and brick on a concrete foundation. The hip roof is asphalt shingle. A garage opening is on the facade.

1NC

7807 Vermont Avenue

Craftsman/Cottage, ca. 1905

Although this frame house may have an older core, early 20th century alterations such as the L wing give the house a cottage appearance and move it into the later category. It is one story on a stone foundation. The asphalt shingle-clad side gable roof has an intersecting front-gable wing with two window bays. The entrance is located in the side gable section under a porch on wood supports. The porch dates after the period of significance but likely matches the scale and appearance of the original porch. Vinyl siding covers the walls.

1C

7815 Vermont Avenue

Non-contributing, ca. 1900 - photo 76, far right

This frame house is one story on a concrete and stone foundation. The front gable roof is asphalt shingle. The facade is comprised of two window bays. The door is on the side. Vinyl siding covers the walls. Alterations (siding and altered fenestration pattern) compromise this house's integrity. There is a non-contributing frame garage with a gable roof at the rear of the property.

2NC

7819 Vermont Avenue - photo 76, center

Vernacular Classicism-Frame, ca. 1880

This frame house is one and one-half stories on a concrete foundation (Sanborn maps record the original foundation as wood). The side gable roof is asphalt shingle and extends over the facade to form a porch. The three-bay facade is comprised of a center door flanked by windows. A historic single-window dormer is situated in the roof. The house is clad in asphalt siding but its early Creole cottage form remains intact making it a significant contribution to the district. There is a contributing frame garage with a gable roof at

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 75

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

the rear of the property.

2C

7819 Vermont Avenue (rear)

Vernacular Classicism-Frame, ca. 1890

This frame house is one story on a concrete foundation. Asphalt shingles cover the front gable roof.

Asphalt siding covers the walls. The three-bay facade includes a center door flanked by windows.

Although the material covering the house is not historic, the building's form remains intact so that it retains the characteristics of a 19th century frame house.

1C

7825-27 Vermont Avenue - photo 76, second from left

Vernacular Classicism-Frame, ca. 1880

This frame duplex is two stories on the southern part and one story on the north. The two-story section has an asphalt shingle hipped roof that extends out over the facade to form a second story porch. The one-story section has a flat roof. The four-bay facade has two doors and two windows. The foundation is stone. A later Craftsman-style brick porch extends across the entire facade. A contributing brick outbuilding with a gable roof parallel to the alley is located at the rear of the property.

2C

7829 Vermont Avenue - photo 76, left

Commercial, ca. 1910

The brick building is one story on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes a center door flanked by windows. The large window openings now accommodate smaller windows, however the original openings remain intact. The facade is plain except for small enameled brick designs. This building is part of a large slaughter house/meat packing plant. Behind the 1910 building is a historic brick addition. The complex includes a contributing board and batten barn with a gable roof at the rear of the property. A vertical board addition surrounds the south and west sides of the barn and includes a recent garage door on the south side. The foundation under the barn is not visible.

2C

City Block 3145

7901 Minnesota Avenue

Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. Asphalt shingles cover the hipped roof. The three segmental arched facade bays include a transomed center door flanked by windows. A recessed door in a segmental arched opening is the only second story bay. The wrought iron supporting the porch replaces the original supports. A dentilled cornice extends across the facade.

1C

7903 Minnesota Avenue

Non-contributing, ca. 1880

This frame house has a side gable roof and sits on a stone foundation. The application of siding altered the window opening which now accommodates an incompatible paired window.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 76

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7907 Minnesota Avenue

Vernacular Classicism-Frame, ca. 1880

This house is one-story and frame on a stone foundation. Asphalt shingles cover the front gable roof. Aluminum siding covers the walls. The two-bay facade includes a replacement window and door which appear to be in their original locations. A metal awning extends across the facade. Although the material covering the walls is non-historic, the house's form and features remain intact.

1C

7909 Minnesota Avenue – photo 77, center-left

Non-contributing, ca. 1880

This frame house is one story with a side gable roof. The two-bay façade includes a door and a picture window. Some type of shingle siding covers the walls. The addition of a picture window along with non-historic siding compromises this house's integrity. There is a non-contributing frame shed with a gable roof at the rear of the property.

2NC

7911 Minnesota Avenue

Vernacular Classicism-Frame, ca. 1880

This one and one-half story frame house has an asphalt shingle side gable roof. Aluminum siding covers the walls and the foundation. Two window bays are located on the facade with the door on the side. Although the house is covered in a non-historic material, the fenestration pattern and form appear to be intact so that it retains its identity as a historic frame house. Alterations do not compromise the house's integrity or its contribution to the streetscape. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

1C, 1NC

7913 Minnesota Avenue - photo 77, left

Vernacular Classicism-Brick, ca. 1880

This house is two stories and brick on a stone foundation. Asphalt shingles cover the side gable roof. The two-bay facade includes two windows in rectangular openings. Non-functioning wood shutters flank each window. A wrought iron balcony is situated in front of the second story window bays. A dentilled cornice extends across the roofline. The roof includes a single-window dormer. Alterations, such as the shutters and wood trim around the windows, do not compromise the building's integrity or its contribution to the streetscape. There is a non-contributing brick garage with a gable roof at the rear of the property.

1C, 1NC

7928 Michigan Avenue

Vernacular Classicism-Brick, ca. 1875

This house is one and one-half stories and brick on a stone foundation. The facade includes a door and window, both in segmental arched openings. The transom over the door has been boarded. The segmental arches on the side remain intact although smaller windows replace the original. A historic brick dormer with two replacement windows is centered in the roof. A dentilled cornice extends across the facade. The replacement windows in the dormer do not prevent the house from contributing to the historic streetscape. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7926-22 Michigan Avenue - photo 9, right

Vernacular Classicism-Brick, ca. 1880, Jacob Hampel-owner

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 77

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

This two-story three-unit residence is brick on a stone foundation. The side gable roof is asphalt shingle. The six segmental arched facade bays include a door and window for each unit. Upper story and side windows are also segmental arched. A dentilled cornice extends across the facade. There is a non-contributing frame garage with a flat roof at the rear of the property.

1C, 1NC

7920 Michigan Avenue - photo 9, left
Vernacular Classicism-Brick, ca. 1875

This house is one and one-half stories and brick on a stone foundation. Asphalt shingles cover the side gable roof. The three-bay facade includes a center, transomed door flanked by windows. The openings are segmental arched. A dentilled cornice extends across the facade.

1C

7916 Michigan Avenue

Flat Roofed Houses and Flats, 1905, Thilker Bros.-contractor, J. Bergman-owner

This house is brick and one story on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes an arched entrance bay with a recessed, transom-topped door, and a broad segmental arched window opening. The roof parapet projects higher over the entrance bay. A corbelled brick cornice extends across the facade.

1C

7910-12 Michigan Avenue

Flat Roofed Houses and Flats, 1905, Henry Beckman-owner

This duplex is one story and brick on a stone foundation. The material on the flat roof is not visible. The six-bay facade includes two centrally placed entrance bays, each with an arched opening and a transomed, recessed door. The flanking windows are segmental arched. A dentilled brick stringcourse and a cornice extend across the facade.

1C

7908 Michigan Avenue

Non-contributing, ca. 1880

This frame house is one story with a side gable, asphalt shingle roof. Pre-cast stone, aluminum, and asphalt cover the exterior hiding its original material and foundation. The facade includes a door flanked by two windows. Alterations compromise its integrity so that it does not contribute.

1NC

7904-06 Michigan Avenue

Vernacular Classicism-Brick, ca. 1880

This brick duplex sits on a stone foundation. The side gable roof is asphalt shingle. The four-bay facade includes two doors with transoms and two windows, each in a segmental arched opening. A dentilled stringcourse extends across the facade.

1C

7900 Michigan Avenue

Non-contributing, 1898

This commercial building is one-story with a flat roof. Various types of siding hide the frame walls and foundation materials. Three doors face Primm Street and open onto a patio. There is no evidence of a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 78

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

historic building apparent from the street.
1NC

316 Primm Street

Vernacular Classicism-Frame, ca. 1880

This one and one-half story house is frame on a concrete block foundation. The side gable roof is asphalt shingle. Aluminum siding covers the walls although its early form remains intact. The two-bay facade includes window openings with the door situated on the side.

1C

City Block 3146

7905 Pennsylvania Avenue - photo 79, right

Vernacular Classicism-Brick, ca. 1870

This house is brick and one and one-half stories on a stone foundation. The side gable roof is asphalt shingle and includes a small dormer with a single window. A center door flanked by windows comprises the three-bay facade. All openings are segmental arched. A dentilled cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7907 Pennsylvania Avenue - photo 79, center-right

Vernacular Classicism-Brick, ca. 1870

This house is brick and one and one-half stories on a stone foundation. The side gable roof is asphalt shingle and includes a dormer with two windows. The two-bay facade includes two segmental arched window openings. A shadow in the center shows there used to be a door there, however, it was moved to the side probably during the period of significance. A dentilled cornice extends across the facade. The dormer may be a historic alteration but regardless of its age, it has little effect on the house's historic character. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7909 Pennsylvania Avenue - photo 79, center-left

Flat Roofed Houses and Flats, ca. 1890

This house is two stories and brick on a stone foundation. The roof is either flat or a low-pitched hipped and the material covering it is not visible. The facade includes two window bays, both in segmental arched openings. The door is located on the side.

1C

7911 Pennsylvania Avenue - photo 79, second from left

Vernacular Classicism-Frame, ca. 1880

This house is one and one-half stories and frame on a stone foundation. Asphalt siding covers the walls. The side gable roof is asphalt shingle and includes a historic dormer. The roof extends over the three-bay facade to form a porch. Although the porch supports are recent, the house's distinct Creole cottage form remains clearly intact so that the house makes a significant contribution to the streetscape. There is a non-contributing asphalt-covered garage with a flat roof at the rear of the property.

1C, 1NC

7913 Pennsylvania Avenue - photo 79, left

Italianate/Mansard/Revival, 1895; Elizabeth Large-owner

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 79

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

This house is two stories and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a pair of windows and an entrance bay with a door opening that was originally recessed. The parapeted roof projects at the corners. Between the corners is a slate mansard-type roof with a bracketed wood cornice. There is a non-contributing frame garage with a low-pitched gable roof at the rear of the property.

1C, 1NC

7918 Minnesota Avenue - photo 78, right
Vernacular Classicism-Brick, ca. 1880

This house is brick and one and one-half stories on a stone foundation. The side gable roof is asphalt shingle. The two-bay facade includes a door and window in segmental arched openings that remain intact despite a smaller replacement door and window. A dentilled cornice extends across the facade.

1C

7914 Minnesota Avenue - photo 78, second from right
Non-contributing, ca. 1880

This frame house is one story with a side gable roof. Pre-cast stone covers the walls and foundation. The facade includes a window bay and a door bay, both in altered openings. Alterations have significantly altered the house's historic appearance so that it no longer contributes to the streetscape.

1NC

7912 Minnesota Avenue - photo 78, center
Non-contributing, ca. 1880

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle and includes a dormer with one window. The facade includes two segmental arched window bays and there is evidence at ground level that one used to be an entrance. The combination of alterations (large, non-historic dormer and changes to the fenestration pattern) have substantially altered the house's historic appearance so that its identity as a house in the Vernacular Classical category is questionable.

1NC

7910 Minnesota Avenue - photo 78, second from left
Non-contributing, ca. 1880

This house is one and one-half stories on a stone and concrete foundation. A large non-historic dormer has been added to both sides of the roof so that the original side gable form is hardly evident. Some type of shingle siding covers the exterior. The two-bay facade includes a door and a window. Alterations compromise its integrity and prevent it from contributing.

1NC

7908 Minnesota Avenue - photo 78, far left
Vernacular Classicism-Brick, ca. 1880

This one and one-half story duplex is brick and sits on a stone foundation. The side gable roof is asphalt shingle. The four-bay facade includes two doors on the outside edges with windows between. Although the segmental arched bays remain intact, the windows are smaller replacements. Wood fills the gaps between the new windows and the brick wall. A dentilled cornice extends across the facade. The shed is recently constructed and does not contribute to the district.

1C, 1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 80

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7900 Minnesota Avenue
Non-contributing, ca. 1980

This house is brick and one story under a broad front gable roof. The foundation is concrete. A porch extends across the façade.

1NC

City Block 3147

7901-03 South Broadway - photo 36, right
Commercial, ca. 1875

This store/residence is two stories and brick on a stone foundation. The side gable roof is asphalt shingle and contains two historic dormers. The facade includes two storefronts – one with a center, slightly recessed door flanked by windows and another with a door and window. Both storefronts are remodeled but appear to be in the original openings. Upper story openings are segmental arched with replacement windows smaller than the original. A dentilled cornice extends across the facade. The building's form and features remain intact and make it a significant contribution to the historic S. Broadway streetscape.

1C

7905-07 South Broadway - photo 36, center
Vernacular Classicism-Brick, ca. 1880

This brick flat is two stories on a stone foundation. The hipped roof is asphalt shingle. The facade is comprised of seven segmental arched bays including two transomed doors. The lower story windows are replacements smaller than the original but the openings remain intact. One of the transoms has been boarded. Upper story windows are segmental arched.

1C

7909 South Broadway - photo 36, left
Vernacular Classicism-Brick, ca. 1880

This house is one and one-half stories and brick on a stone foundation. The side gable roof is asphalt shingle. The two-bay facade includes a transom-topped door and a window, both in segmental arched openings. A dentilled cornice extends across the facade. Pre-cast stone covers the portion of the facade from the window base to the ground. The house's historic character remains intact despite this alteration.

1C

7911 South Broadway
Flat Roofed Houses and Flats, 1899, Mrs. May McCormack-owner

This house is one story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes segmental arched window openings. The door is situated on the side under an overhang. A brick cornice extends across the facade.

1C

7913 South Broadway – photo 36, left
Non-contributing, ca. 1900

This building is one story with a brick veneer façade. The roof is flat. A recent asphalt awning extends across the façade. Alterations have erased nearly all evidence of a historic building.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 81

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

7915 South Broadway

Flat Roofed Houses and Flats, 1914, E. Hartman-contractor, G. Tretter-owner

This house is brick and one story on a stone foundation. The material on the flat roof is not visible. The three-bay facade includes a door and two windows. A porch on enameled brick supports is situated in front of the door. The shaped parapet curves in the middle. A bracketed cornice extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7919 South Broadway

Craftsman/Cottage, 1939, F.G. Thiermann-owner

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle. A secondary, steeply pitched gable intersects the main roof and contains a round arched entrance bay.

1C

7921-23 South Broadway

Flat Roofed Houses and Flats, 1915, E. Hartman-contractor, F.A. Dalton-owner

This flat is two stories and brick on a stone foundation. The material on the flat roof is not visible. The four-bay facade includes two windows and two round arched entrance bays, each with two recessed doors. Enameled brick stringcourses extend across each level and outline the tops of the windows. The shaped parapet roof peaks in the center. Two non-contributing frame garages with gable roofs stand at the rear of the property.

1C, 2NC

119 Tesson Street

Commercial, 1946

This concrete block commercial garage has a flat roof. A single garage door opening is centered on the facade under an overhang.

1C

121 Tesson Street

Non-contributing, ca. 1960

This house is one story and frame on a concrete foundation. The front gable roof is rolled asphalt. Two small windows face the street. The door is on the side.

1NC

7928 Pennsylvania Avenue

Flat Roofed Houses and Flats, ca. 1900, McConnell-owner

This flat is two stories and brick on a stone foundation. The material on the flat roof is not visible. The facade includes an entrance bay with a recessed door and two round arched window openings. The openings remain intact although they now accommodate smaller windows than the original. A brick cornice extends across the facade under a simply shaped parapet.

1C

7924 Pennsylvania Avenue

Vernacular Classicism-Brick, ca. 1880

This brick house is one and one-half stories on a stone foundation. The side gable roof is asphalt shingle and includes a historic dormer with a single window. The three-bay facade includes a door and two

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 82

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

windows in segmental arched openings. A cascade patterned brick cornice extends across the facade.
1C

7920 Pennsylvania Avenue

Non-contributing, ca. 1900

The original part of this house is one story and brick on a stone foundation. Its roof is flat. Multiple frame rooms have been added and hide most of the original building. The alterations compromise its integrity.

1NC

7918 Pennsylvania Avenue

Vernacular Classicism-Frame, ca. 1890

This house is one story on a stone foundation. The side gable roof with intersecting wing is asphalt shingle. The walls are clad in aluminum siding. The facade includes a window bay with two windows. The door is situated on the side under a porch. Although the house is covered in a non-historic material, its historic form and features remain intact. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7912 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1909, Leo Naert-contractor and owner

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a window and a door. A porch on wrought iron supports sits in front of the door. The parapeted roof has slightly projecting corners. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7910 Pennsylvania Avenue

Flat Roofed Houses and Flats, 1909, Leo Naert-contractor and owner

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The facade includes a window bay with a replacement window and a segmental arched entrance bay. A concrete block-based porch with a roof on wrought iron supports sits in front of the door. The parapet is simply shaped. There is a non-contributing frame garage with a gable roof at the rear of the property.

1C, 1NC

7908 Pennsylvania Avenue - photo 80, fourth from left

Flat Roofed Houses and Flats, 1909, Leo Naert-contractor and owner

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The facade includes a window bay and a door bay, both in segmental arched openings. A brick stringcourse decorates the simple parapet. There is a contributing brick garage with a gable roof at the rear of the property.

2C

7906 Pennsylvania Avenue - photo 80, third from left

Flat Roofed Houses and Flats, 1909, Leo Naert-contractor and owner

This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a transomed door under an overhang and a window, both in segmental arched openings. The parapet is plain and has slightly projecting corners. There is a contributing frame garage

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 83

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

with a gable roof at the rear of the property.
2C

7904 Pennsylvania Avenue - photo 80, second from left
Flat Roofed Houses and Flats, 1909, Leo Naert-contractor and owner
This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a door and a window. The window is a replacement but the opening remains intact. A brick stringcourse with medallions extends across the facade. There is a non-contributing frame garage with a gable roof at the rear of the property.
1C, 1NC

7900 Pennsylvania Avenue - photo 80, left
Flat Roofed Houses and Flats, 1917, Malay Realty Co.,-owner
This house is one-story and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a door under a gabled porch on brick supports and a window. The roof parapet is simply shaped and includes a brick stringcourse. There is a contributing brick garage with a flat roof at the rear of the property.
2C

City Block 3148

7902 South Broadway
Vernacular Classicism-Frame, ca. 1885
This house is one and one-half stories and frame with an asphalt shingle-clad side gable roof. Aluminum siding covers the walls and hides the foundation. The three-bay facade includes a center door and two windows. Although non-historic material covers the walls, the building's early form remains intact so that it clearly retains its identity as a 19th century working-class house.
1C

7904 South Broadway
Non-contributing, ca. 1900
The earlier portion of this building is one story and brick under a flat roof. Multiple frame additions have been added to the front so there is little evidence of a historic building.
1NC

7914 South Broadway
Flat Roofed Houses and Flats, ca. 1895
This flat is two stories and brick on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a round arch window bay and a round arch door bay with two recessed doors. The bay window is an alteration. A mansard-like roof with wood brackets extends between the two projecting corners at the roofline.
1C

7918 South Broadway
Vernacular Classicism-Brick, 1877, Wm. Kaufer-owner
This building, converted from residential to commercial purposes, is two stories and brick on a stone foundation. The side gable roof is asphalt shingle. The remodeled lower story has vertical board siding with two entrance bays and an asphalt shingle overhang. The upper story remains intact with three

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 84

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

segmental arched window bays and a cascade pattern brick cornice. There is a non-contributing concrete block garage with a gable roof at the rear of the property.

1C, 1NC

7920 South Broadway

Flat Roofed Houses and Flats, 1906, W.P. Botts-contractor, Wm. Kaufer-owner

This one-story brick house (converted into a business) sits on a stone foundation. The material on the flat roof is not visible. The two-bay facade includes a door and a window. A simple brick stringcourse extends across the roofline under the parapeted roof. There is a non-contributing concrete block garage with a flat roof at the rear of the property.

1C, 1NC

7926-28 South Broadway

Commercial, 1924, L.M. Co. and L.A. Sutter-contractors, A.B. Paule-owner

This one-story brick commercial building has two sections. The main business area has a door with flanking windows. Although the door and windows are recent and smaller than the original, the openings remain intact. The other section includes a secondary door and a boarded window. Some side windows are also boarded. Decoration is limited to a subtle cascade brick design flanking a panel that apparently held a sign.

1C

Site/Objects Descriptions

South St. Louis Square Park

The park occupies City Block 3116 minus the northwest corner where the South Public Market is located (p. 9). The South City Square Park Comfort Station (p. 9) is located in the center and the Anton Schmitt House (p. 58) is located on Broadway on the south end of the block. Concrete sidewalks extend from the corners to the comfort station.

1C

horse trough

The 1920s horse trough situated in the triangle-shaped intersection of Ivory and Virginia avenues is cast iron and has a diameter of approximately 12 feet.

1C

statue

The 1990 statue situated in the triangle-shaped intersection of Ivory and Virginia avenues is a bronze bust represents Alderman "Red" Villa. The base is polished granite.

1NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 85

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Summary

The St. Boniface Neighborhood Historic District, located near the Mississippi River about five miles south of downtown St. Louis is eligible for listing in the National Register of Historic Places under Criteria A and C and is significant under the following areas of significance: Ethnic Heritage and Architecture. Ethnic Heritage - The first and second-generation German and Irish residents who settled in the district built a cohesive, working-class community that grew to support two business districts and supply much of the workforce for the heavy industry located along the Carondelet riverfront. These hard-working mid to late 19th century immigrants organized social, charitable and cultural programs, opened shops, breweries and schools and monopolized the local building trades. Their heritage is best exemplified today by St. Boniface Church, formerly a German-speaking parish church, which dominates the skyline and gives the district its identity. Architecture - District resources are predominantly residential, with streetscapes composed of good representative examples of vernacular building types and simplified high style architecture constructed over a 100-year period. Materials include brick, frame, and native stone. A large number of *frame and freestanding buildings included within the various housing types imparts a distinctive, small town atmosphere to the neighborhood and reflects Carondelet's early history as a small community separate from St. Louis.* The collection of commercial buildings on South Broadway includes an important former market from the era before St. Louis annexed Carondelet; a triangular lot in the heart of the Ivory Avenue's business district includes one of the two planned open spaces within the district boundaries. The other is South St. Louis Square Park, which was set aside as public property in 1832. Only one former brewery (established in 1851) has been identified and represents early small-scale industry. A portion of the South St. Louis Foundry survives and represents the district's later industrial architecture. St. Boniface Catholic Church (cornerstone laid in 1860, twin towers from 1868 and 1890) is among the city's earliest Romanesque Revival churches. The period of significance is 1851-1951, starting with the earliest known construction date and ending with the arbitrary 50-year cut-off date.

Background

Historians attribute Carondelet's founding to a former French naval officer named Clement Delor de Treget who traveled approximately 60 miles up the Mississippi River in 1767 from Ste. Genevieve, Missouri and settled about five miles south of a new trading post called St. Louis. Delor received a land grant from St. Ange de Bellerive, Lieutenant Governor of Upper Louisiana Territory, and built a house of limestone supplied by the surrounding bluffs. French farmers and trappers from other Mississippi River settlements, attracted by the area's fertile soil and eager to escape English rule on the east side of the river, followed Delor's lead. Delor also established vast common fields that settlers jointly owned for cultivation and livestock grazing. His settlement grew slowly as an agricultural outpost that supplied St. Louis while St. Louis developed as a trading post.¹ By 1790, 23 years after Delor's arrival, 20 families comprising the settlement were clustered around Delor's house.²

1 Nini Harris, A History of Carondelet. (St. Louis: the Patrice Press, 1991), 5.

2 Duane Sneddeker, Mary M. Stirtz, Carolyn H. Toft. Historic Resources of Carondelet, East of Broadway. National Register Nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 86

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Carondelet remained sparsely settled many years after its founding. In July 1803, when the United States announced it had purchased the Louisiana Territory, Carondelet consisted of about fifty houses and about 250 residents, most of whom were Creole farmers and trappers.³ During the 1830s, Carondelet residents petitioned St. Louis County for incorporation as a town, a request that was granted in 1832. Deputy County Surveyor Laurentius M. Eiler, surveyed the town for the first time. Platted within its boundaries were square blocks extending south from present-day Eiler Street about twenty-two blocks to Koeln Street and from the Mississippi River four blocks to present day Michigan Avenue. The east-west streets were originally lettered and the north-south streets numbered.⁴

During the 1830s, a small population of Germans lived among the Creoles in or near Carondelet. Most of these were migratory hunters and trappers and descendants of Germans who lived in New Orleans.⁵ Gradually more Germans, most of whom were farmers, drifted into Carondelet. One of the most influential Germans to settle in the community was a glazier from Cologne named Jacob Steins. He arrived in 1843 and leased a block of land immediately south of the town limits in part of the old common fields recently opened for development. Steins became an immigration agent and, with the help of a traveling German Society, enticed a number of families from his native city and the lower Rhine valley to join him in Carondelet. The settlement that grew up around him centered around Steins' tavern and became known as Steins Town.⁶

Higher prices in St. Louis further directed German settlement to Carondelet. As St. Louis experienced unprecedented growth during the 1840s, new house construction could barely keep up with the demand. Rents for adequate housing rose and merchants and artisans found it difficult to locate a place to conduct business.⁷ Aware of the high cost of housing in the city center, Germans representing all financial ranks began to move into less expensive undeveloped land immediately adjacent the city limits. This outward movement of population produced a pattern of development around the city's edge and scattered German settlers to townships located throughout St. Louis County. Within several years after the mass immigration to St. Louis began, Germans began settling in Carondelet, St. Louis County where settlers could purchase an acre of land for only about 20 dollars.⁸

3 Harris, 7.

4 Ibid, 11.

5 Carolyn Hewes Toft, ed. *Carondelet: The Ethnic Heritage of an Urban Neighborhood*, (St. Louis, MO: Social Science Institute, Washington University, 1975), 7.

6 Gustave Heinrichs. "Carondelet Formerly and Now." *Bulletin of the Missouri Historical Society*. Part I (October 1960), 72.

7 Audry L. Olson. *St. Louis Germans, 1850-1920. The Nature of an Immigrant Community and its Relation to the Assimilation Process*. Ph.D. dissertation (University of Kansas, 1970), 13, 31.

8 George Hellmuth Kellner. *The German Element on the Urban Frontier: St. Louis, 1830-1860*. Ph.D. dissertation (University of Missouri Columbia, 1973), 125-127.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 87

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Elaboration- Period of Significance 1851-1951

Carondelet's development during the last half of the 19th century is easily attributed to the 1852 arrival of the St. Louis & Iron Mountain Railroad and the industrial growth the railroad prompted. By that time, the town's population had reached 1,265; 35 percent were foreign-born.⁹ Most of the German and Irish population remained near the river until the early 1850s when John C. Ivory, an extensive landholder in the old Carondelet common fields, opened this land for development. The opening of Ivory's subdivision on the west side of Main Street (now Broadway) attracted settlement to the area that became the St. Boniface neighborhood. One of the district's first settlers, German immigrant Captain Ignatz Uhrig, purchased a corner lot 80' x 145' fronting Steins Street and built a row of four stone dwellings in 1851 (photo 17 left) (NR listed, 1980 - Stone Houses, 200-204 Steins Street).¹⁰ The stone row represents the earliest known building in the district.

The stone quarries, located nearby along the river bluffs between present day Koeln and Steins streets, employed the majority of early German immigrants and an increasing number of Irish immigrants.¹¹ Building out of stone was a tradition that had existed in St. Louis since the 18th century. Usually, however, it was reserved for the large houses belonging to prosperous merchants or landholders. By the mid-19th century, this tradition changed with the arrival of German immigrants. The availability of stone and the Germans' familiarity with the material prompted the construction of modest stone houses in Carondelet such as the row Uhrig built.¹²

The population figures announced in the Missouri Republican in 1858 reveal Carondelet's rapid growth:

"Few towns in the Union have increased in population so rapidly as our sister city of Carondelet. In 1853 the total population was 1,580; in 1856, 1,701; and in November of the present year it is 3,102. The census has just been taken, and in the space of one year the population has nearly doubled."¹³

German immigration was the primary reason for the increase. The census showed that a German, most of whom reported their occupation as laborer, headed 61 percent of the 54 households within the district boundaries. Another approximately 18 percent of the heads of households were Irish laborers. The census records also show a number of German and Irish boarders employed as laborers. The records are not

⁹ Ibid, 128; Harris 24.

¹⁰ By 1857, German-born Ferdinand Wolf, a shoemaker, had acquired 67' of Uhrig's property. This portion, Lot 1, included the stone row where Wolf lived into the next century.

¹¹ Harris 19, Heinrichs, 175.

¹² Mary M. Stiritz and Cynthia Longwisch. *Anton Schmitt House National Register Nomination*, 1992.

¹³ "Population of Carondelet," Missouri Republican, November 16, 1858.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 88

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

specific about the type of labor involved but many men were likely employed at the quarries or the Carondelet Marine Railway and Docks Company, incorporated in 1857.¹⁴

Carondelet's ample supply of available lots for sale offered immigrants opportunities to build at low costs and also avoid St. Louis' congested conditions. Before more practical brick and frame replaced stone as the favored building material, the owner of Lot 2 next to Ferdinand Wolf, who had purchased the stone row from Uhrig, built a stone double house (photo 18) that shared a wall with the earlier stone building. Another owner constructed a substantial two-story stone house on Courtois Street around 1860 (photo 19). The 1992 relocation of the Anton Schmitt house from nearby 8000-04 Alaska Avenue (NR listed 1992, 1999) to 7727 South Broadway, adds another stone house to the St. Boniface neighborhood (photo 20). These buildings are rare surviving examples of stone construction in St. Louis. Like the brick houses that followed, the stone houses display the high-quality craftsmanship for which the German builders are known and they add substantially to the character of the district's streetscape.

While the St. Boniface neighborhood emerged primarily as a working-class neighborhood, it also accommodated those immigrants prepared to exploit Carondelet's economic opportunities. Supplying the needs of the working-class neighborhood were skilled artisans, experienced merchants, and businessmen who set up shop in the community. The late 1850s local census lists carpenters, stonemasons, painters, shoemakers, boarding house operators, a wagon maker, store keepers, a saloon operator, and a grocer living in the neighborhood. All the Irish were occupied as labor with the exception of a saloon keeper and a boarding house operator. One of the early Swiss-German residents, Rudolph Brusselbach, stands out as the owner of the district's only surviving brewery, an industry long associated with Missouri-German heritage. In 1851, Brusselbach purchased a fifty-five by 150 foot lot at the corner of Vine and Second streets (currently Koeln Street and Pennsylvania Avenue). He constructed a small stone brewery there that survives today as part of a larger two-story brick house built in two or three stages (photo 56). Brusselbach operated a brewery there until 1868 when Hermann Wetter took over the operation and adapted it to a soda and mineral water manufactory. The operation grew over the decades from the original stone building to the current two-story, six-bay brick building. Three stone walls and an underground vaulted chamber that comprised Brusselbach's 1850s brewery remain, however, and were incorporated into the brick building's southeast corner.

Contemporary observers were impressed with the extent of German property ownership and considered their modest houses mansions compared to the Creole's wooden huts. For Germans who had longed to own a share of land that had been denied most of them in Germany, ownership of a comfortable one or two-story house, however modest, must have justified the risk involved in leaving their homeland.¹⁵ The houses they built were described by Charles van Ravenswaay, a scholar of Missouri-German heritage, as not having a "self conscious or defined look about them." He explained that the local building tradition originated in German states from which the settlers had emigrated and was then adapted to suit their situation in Missouri, resulting in what van Ravenswaay termed the Missouri-German vernacular style.¹⁶

¹⁴ Carondelet Census of Wards, 1857-1858.

¹⁵ Kellner 128, 154.

¹⁶ Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri (Columbia, MO: University of Missouri Press, 1977), 225.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 89

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

The St. Boniface neighborhood includes a number of good examples of these Missouri-German vernacular buildings identified most easily in brick examples by segmental arched openings and simple classical detail at the roofline. Corbelled brick cornices were common among the German builders who included this feature in nearly all their buildings. 7624 Vermont is an excellent example of this generation of single-family houses (photo 1). The presence of less commonly found shaped stone lintels recalls Greek Revival detailing appears on buildings such as those at 7803 Pennsylvania and at 7807 South Broadway (photos 2 center, 4 center).

Until 1860, the German residents in Carondelet, most of whom were Roman Catholic, worshipped at Sts. Mary's and Joseph's Church where the priests conducted Mass in both French and English. In 1859, Father John Baptist Gamber (a recently ordained priest and German native) came to Carondelet and organized the German Catholics, forming the first German congregation in Carondelet. The parish's boundaries extended over a broad area and attracted German Catholics from established parishes in St. Louis as well. While the 1860 German population was scattered throughout Carondelet, the heaviest concentration remained in the southern end of town making this a logical location for a new church. Father Gamber, under the direction of Archbishop Kenrick, secured four lots from John Ivory on the northeast corner of Michigan Avenue and Schirmer Street as the site for a new church. The parish contracted with St. Louis architect, Thomas J. Brady, to design the church, and a local contracting company, Rogers and Gamache, to construct it. Celebrations marking the day the cornerstone for St. Boniface Church was laid in May 1860 included a parade and ceremonies with speeches by Catholic dignitaries from St. Louis. The building was dedicated in December 1860 in a roughly finished and barely useable condition.¹⁷

Enthusiasm for the new church remained high. Most of the parish's congregation could contribute little to financing the building's construction, however, and debts mounted by the time the incomplete church was dedicated. Before Father Gamber resigned over his frustration with the lack of funding, he organized the St. Boniface Benevolent Society, an organization with many purposes including assisting the community's newly arrived Germans. Residents of the St. Boniface neighborhood were among the Benevolent Society's founding members.¹⁸ Other church organizations in which neighborhood members were active included the Young Ladies' and Young Men's Sodality, the St. Boniface Branch of the German St. Vincent's Orphan Society, and the School Society along with more social oriented programs such as the Dramatic Club and sewing circles.¹⁹

Father Gamber also founded the parish's first school, a priority so high that the school was in operation before he even purchased the lot for the church. The school operated in several locations during the first few years before the parish built its first school building. Classes met in 1860 in a rented room on Ivory Avenue before transferring to the basement of Father Gamber's residence. The school remained there until the parish raised enough money to construct a school building under Father Schindel's tenure. The two-story building (razed), located on the east half of the block behind the church, accommodated 155

17 St. Boniface Parish. Diamond Jubilee, 1860-1935, 8.

18 St. Boniface Parish, St. Louis, MO, 1860-1960.

19 St. Boniface Parish. Diamond Jubilee, 1860-1935, 109-131.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 90

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

students initially in January 1866 and grew to an enrollment of 230 by May of the same year. The School Sisters of Notre Dame staffed the school and resided in the second story.²⁰

Industrial growth during the 1860s brought greater prosperity to the St. Boniface parishioners and provided them extra funds to contribute to the school's construction. A boat yard operated by St. Louis businessman James B. Eads required 800 men to carry out his commission to produce gunboats for the United States Navy. Boat production also boosted business for the recently established foundries and sawmills in Carondelet. In addition, extensive railroad machine shops were built in Carondelet employing more than 500 people.²¹ New subdivisions in the St. Boniface neighborhood opened and housed a substantial number of laborers for these industries.

One of the most important industries to develop during the late 1860s was the iron industry which probably employed the largest number of those recorded as a laborer in the 1870 census. Carondelet's situation along the river, its proximity to the iron ore supply, the good rail connections, and an abundant supply of skilled and unskilled immigrant labor made it an ideal location for heavy industry.²² The Carondelet Iron Works, the first large-scale furnace in Carondelet, opened in 1869. Others followed and by the late 1870s, almost the entire area along the river was occupied by iron and zinc works.

Prosperity among its congregation allowed construction to continue on St. Boniface Church while reducing the debt. By 1868, the south tower was completed and two bells placed inside. In addition, parishioners funded the construction of a three-story addition to the school building. The school's enrollment had expanded so quickly that the original building was too small almost immediately. The new building included classrooms, a chapel, and more adequate accommodations for the Sisters. The addition of this building satisfied the parish's needs for a number of years. The complex now included a substantial church, a school with a healthy enrollment, and adequate housing for the priest and Sisters.²³

The number of new households in the St. Boniface neighborhood had grown substantially during the 1860s as a result of the industrial development. The percentage of Irish households increased mainly due to the completion of Carondelet's largest industrial plant, the Vulcan Iron Works which employed about 500 workers, mostly Irish. The 1870 census shows that all Irish heads of households recorded were laborers with a few Irish plasterers and carpenters as exceptions. The sizeable Irish population prompted Archbishop Kenrick to establish St. Columbkille's Church in 1872 which was located immediately south of the St. Boniface neighborhood (razed).²⁴

²⁰ Ibid, 35.

²¹ Norbury L. Wayman. History of St. Louis Neighborhoods. Carondelet. (St. Louis Community Development Agency, no date), 26.

²² Heinrichs, 162.

²³ St. Boniface Parish. Diamond Jubilee, 1860-1935, 11, 35.

²⁴ Toft, 19.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 91

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Non-Catholic Germans formed their own congregations. The German Evangelical Congregation, Zion German Methodist Episcopal Church, and St. Trinity Lutheran Church claimed many district residents as members although the church buildings fall outside the district boundaries. The German population also participated in secular organizations such as the Carondelet Germania Turnverein that formed in 1875. Turnvereins were popular organizations among German communities across the United States, operating principally as fitness clubs that encouraged good health, intellectual pursuits and political involvement.²⁵ The Carondelet Turnverein activities were held at a gymnasium on Michigan Avenue just a few blocks outside the St. Boniface neighborhood.

Although many German heads of households and boarders were listed as laborer in the 1870 census, a number held other positions such as carpenter, teamster, bricklayer, and machinist. Local businesses were nearly all German-operated. Among the businesses located in the St. Boniface neighborhood in 1871 were a bakery, brewery, grocers, a number of saloons, a druggist, variety stores, a furniture store, a cigar manufacturer, a soda water manufacturer, a livery stable, boot and shoemakers, a physician, a marble dealer, blacksmiths, wagon makers and a wheelwright. Most of the businesses were situated on Main Street (currently Broadway) although a number also occupied buildings on Ivory Avenue, an old county trade route.²⁶ During the 1870s, Daniel Paule, an Ivory Avenue hay and grain merchant, placed a horse trough in the triangle formed in front of his business by the intersection of Ivory and Virginia avenues. It served the horses of south county farmers enroute to and from St. Louis markets (photo 62).²⁷ Primarily residential Steins Street supported a number of small enterprises including a midwife business operated by Mathalia Kraus. She purchased one-half of a lot in City Block 3096 in 1866 from a bankrupt St. Louis firm and was in business there as a midwife by 1871. Her frame house, wedged between a stone house on one side and brick on the other, remained in her possession until she sold it in 1886 (photo 18 right).²⁸

Most of the district's blocks had opened for development by 1870, the year that St. Louis uneventfully annexed Carondelet. One block in the neighborhood that remains undeveloped to this day is the site of Carondelet's oldest park, called South St. Louis Square. It is part of the original Spanish land grant given to Delor, Carondelet's founder, and has the distinction of never having been privately owned. It was set aside as a public square when Eiler laid out the town in 1832 and served as a gathering place for farmers who peddled their crops to villagers. Prior to the Civil War, the park was used as a militia parade ground; after the war Carondelet located one of its two public town markets on the northeast corner of the block (photo 57, figure 2). The 1869 market, completed just before the town's annexation to St. Louis, represents one of Carondelet's final community projects. Residents named it the South Public Market to distinguish it from the North Public Market (now Quinn Chapel, NR 1974) built around the same time in Carondelet. Just as they had done before the construction of the building, farmers from the surrounding area brought their goods to the market for sale to the public. Eventually, the city leased the market for use as a private

²⁵ Harris, 40.

²⁶ St. Louis City Register. "1871 Carondelet Business Directory".

²⁷ Audrey R. Femmer. "It's the Last One Left. A Plan for the Preservation of the horse Trough Area of Carondelet," 1978. The city replaced the original horse trough in the 1920s. A 1990 bust of Alderman "Red" Villa is also located in the triangle.

²⁸ St. Louis, City of. Office of the Recorder of Deeds. Book of Deeds.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 92

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

grocery store but it remained publicly owned until the 1970s when it was sold into private hands.²⁹ The park is also the location of the previously mentioned Anton Schmitt House which was moved to the park's southeast corner from Alaska Avenue in 1992 (photo 20). A third building, a 1940 restroom facility referred to on construction plans as a comfort station, stands in the center of the park (photo 60). The comfort station is one of many constructed in St. Louis, including those in Forest Park, from 1935 to 1941 by the St. Louis Department of the Board of Public Service.

New German and Irish settlers along with a few immigrants from Belgium, Switzerland, France, and England, and a number of U.S.-born newcomers found jobs plentiful and land cheap enough to purchase. They also had their choice of building materials from which to choose. Stone was still available; however, most builders opted for brick or frame, both readily available nearby. City directories show that the Gillick & McBride Brickyard located immediately south of the district was opened for business in 1871 and no doubt supplied the materials for many district buildings. Prior to that, builders found bricks easily accessible from yards between St. Louis and Carondelet. Fidel Ganahl opened a lumber business during the mid-1860s within the district boundaries at the southeast corner of Schirmer Street and Pennsylvania Avenue (formerly Second Street) offering local builders a less costly construction material. Ganahl's lumber yard dominated the area's lumber business until 1880 when Joseph Degenhart opened a yard at the corner of Vine and Fourth streets (currently Koeln Street and Michigan Avenue). The Degenhart family eventually moved into other trades and their building was razed. Ganahl's lumber business, however, continues to operate in its original location as Reis-Moran Lumber Company.

The availability of low cost land and construction materials allowed many immigrants in Carondelet to build and own their houses unlike their counterparts living in rented quarters inside the congested city. A comparison of Carondelet's 1869 Assessment List with the 1870 federal census records indicates a high level of home ownership among both immigrant groups. In 1869, Frank Chambers, an Irish laborer, paid taxes on his Michigan Avenue property and built his house there around the same time. Typical of the size of other single-family houses in the neighborhood, Chambers' house reflects characteristics of other early frame houses with its one and one-half stories, side gable roof, and three-bay facade (photo 11). City directories indicate he lived there with his family in 1871 and remained in 1900 at the age of 72, still occupied as laborer. Census records reveal that Irish, German, and American-born laborers were mixed among one another in most blocks throughout the district although a few blocks were entirely German. Chambers' neighbors included Swiss-born and German-born brick makers, a German teamster and other Irish laborers.

The backgrounds of residents and their occupations listed in the 1880 census are consistent with those ten years before — mostly German and Irish laborers with Americans and others of European ancestry mixed in. The occupations recorded in 1880 were more specific and indicate a larger number of men in the St. Boniface neighborhood were employed on the St. Louis and Iron Mountain Railroad. Railroad-associated positions included brakeman, watchman, conductor, and engineer. However, zinc smelter and iron worker were the most common labor occupations listed. A number of these laborers were likely employed at the South St. Louis Foundry located at Steins and Water streets in City Block 3084 (photos 58-59, figure 3). Incorporated in 1876 by Joseph Gray and Robert J. and Joseph Kilpatrick, the foundry manufactured and sold engines, boilers and machinery. By the following year, the company was in business operating from

²⁹ Joseph J. Hanses. "Carondelet," 15; Wayman, 10; "South Public Market Redeemed its Share of World War II Ration Coupons in 1945," St. Louis Inquirer, June 1990.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 93

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

the southeast corner of the block. The foundry increased its holdings with the 1887 acquisition of a 50-foot lot on Broadway. By 1916 when Western Foundry purchased the property, the company owned the entire eastern half of the city block plus an additional 80 feet on Broadway.³⁰

Two new subdivisions opened for development during the 1880s. Building permits show the construction trades were busy filling these blocks along with gaps among the previously subdivided blocks. Generally, architectural styles in the 1880s remained similar to the previous two decades. In The Arts and Architecture of German Settlements in Missouri, Charles van Ravenswaay observed that building traditions changed little among German communities, making it difficult to specifically date buildings. This holds true in Carondelet where 1880s houses closely resemble earlier buildings. Buildings at 225-29 Steins Street (photo 7), 7523 Michigan Avenue (photo 6 right), and 7922-26 Michigan Avenue (photo 9), for example were built during the late 1870s to early 1880s. The dentilled brick cornices, segmental arched openings and similar fenestration patterns are characteristics found on buildings constructed during the 1860s. Builders during the 1880s sometimes departed from the traditional dentilled cornice and instead created a cascade-patterned cornice illustrated at 218-20 and 214-16 Steins Street (photo 8) and 7620 Minnesota Avenue (photo 3).

Increasing prosperity prompted some established immigrants to add modest income-producing properties to their holdings. In the early 1870s, Anton Gog, a German-born wagon maker, lived on Steins Street and operated a business on Michigan Avenue (formerly Fourth Street) with his brother. In 1879, he built a two-unit flat on Michigan Avenue where he lived and continued to operate his business, apparently without his brother (photo 6). Over the next several years, Gog increased his holdings. A 1905 plat map records him as owner of two lots in City Block 3081 in addition to his Michigan Avenue flat. In 1882, Ferdinand Wolf built a two-story, four-family unit on Steins Street west of the stone row he acquired from Ignatz Uhrig in the 1850s (photo 8 left). By 1910, this four-unit building at 214-6 Steins Street and another four-unit building next door at 218-220 Steins Street (photo 8 right) remained in the Wolf family. Teamster Jacob Hampel, another first-generation German, owned two lots in John Ivory's subdivision on Michigan Avenue, according to the 1869 assessment list. City directories indicate the teamster lived on this block during the 1870s. Business was likely good for him and allowed him to build a row of three brick townhouses (7822-26 Michigan Avenue) around 1880 or before (photo 9).

During the late 1870s and early 1880s, some builders introduced elements of high style design to the St. Boniface neighborhood's residential buildings in response to national stylistic trends. Around 1880, about the time Anton Gog built his traditional style flat on Michigan Avenue, a Frenchman named Marconnot built a house next door at 7525 Michigan Avenue (photo 6 left). The elongated windows with limestone lug sills, keystones, and voussoirs, as well as the rusticated stone foundation and recessed paired doors are more formal Italianate details that added further variety to the streetscape. The Marconnots had been associated with property in this block since the 1850s when Alexander Marconnot, a French-born teamster, resided here. The family's association continued at least until 1900 when Alexander's widow, Victorine, owned and occupied this house.

Another house with Italianate characteristics stands at 7505-09 Michigan Avenue. In 1879, Edward Meyer built a two-story, three-bay house with some of the same simple Italianate elements as Marconnot's house (photo 21 right). In 1884, permits indicate that Meyer doubled his Michigan Avenue house, attaching an

³⁰ St. Louis, City of. Office of the Recorder of Deeds, Book of Deeds.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 94

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

identical two-story building. The bracketed wood cornice that extends across the roofline is a distinctive Italianate feature that appears on other St. Boniface neighborhood houses, including one built in 1882 by Jacob Kuntz on Steins Street (photo 7 right). Kuntz, a German-born blacksmith who immigrated to the United States in 1850, owned three lots in this block where he lived in 1869. The new two-story Italianate house suggests Kuntz was a successful businessman. Although its segmental arches and proportions remain much the same as the earlier generation of houses, the bold bracketed cornice and the recessed door slip Kuntz's house into a more refined style category.

Building permits show that frame construction continued to be popular among builders in the 1880s and 1890s but dropped off after 1900. Although the roofline on most of these later frame houses shifted from side gable orientation to front gable or hipped, their proportions and small scale continued the trend established by earlier single-family houses in the Vernacular Classical category. In 1888, Patrick Mulligan, a Louisianan born to Irish parents, built a frame house on Virginia Avenue (photo 14 right). Common on frame houses built later in the 19th century, Mulligan's house has a hipped roof and a narrow facade suggesting a shotgun-type floor plan. In 1900, Mulligan, along with his next-door neighbor, Joseph Mulligan, resided here and were both occupied as police officers. Occasionally frame working-class houses boasted some high style decoration. In 1888, Ida Cardvalder built a frame house with a hipped roof on Vermont Street and decorated it with a simple bracketed cornice (photo 22). During the early to mid 1890s, five property owners acquired lots on Vermont Avenue and built frame front gable houses (photo 15). Owners included a retired German stone mason and a Missouri-Irish railroad car inspector. At the turn of the century, the owner occupied all but one of these five houses. Another good example of a late 19th century frame house is located on Vermont Avenue. Charles Lindhorst, a Missouri-German planer in a sawmill, built this one and one-half story, front gable house in 1895 (photo 16 center).

A few buildings with more developed high style architectural characteristics were built in the St. Boniface neighborhood during the 1890s. Mansard roofed houses, which line the streets in many St. Louis working-class neighborhoods, are scarce in the St. Boniface neighborhood. Those that are present are late examples. In 1892, George Knopper, a German-born wagon maker whose family had owned property on this block for at least 25 years, built a two-story brick house with a mansard roof (photo 24). Its proportions are the same as the two-story houses built earlier and it employs the traditional segmental arched opening. As a variation that adds further detail, however, the builder used an ornamental brick course outlining the arches. In 1891, Mrs. J. Uhrig built one of the district's most elaborate residential buildings at 7628 Pennsylvania Avenue (photo 28). Its mansard roof, pedimented dormers, broad arched openings and irregular plan is an eclectic mix of elements popular during the Victorian period.

The 1890s also witnessed the completion of St. Boniface Church. Progress had continued, often slowly, since construction began in 1860. In 1868, the south tower was completed but construction of the north tower was delayed as the parish diverted funds to completing the interior. The walls and ceiling of the sanctuary were richly painted in 1877 followed in 1882 by paintings in the apse executed by Charles Krueger. The second tower was completed in 1890 followed four years later by the installation of stained glass windows imported from Europe. The Romanesque Revival style church dominates the neighborhood's skyline with its twin one hundred foot towers (photos 50-53). Twenty years had passed since the last addition to the school and in 1891, increased enrollment prompted the parish to build a two-story addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 95

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

By the 1890s, builders were no longer constructing the traditional Vernacular Classical houses with the side gable roofs and parapeted chimneys. Instead, on the many unimproved lots that remained inside the district, builders began constructing houses in the 1890s with flat roofs and a shotgun type floor plan. The new flat roof style was used for single-, two-, and multi-family houses; their sizes varied little from earlier counterparts. In 1893, Jacob Willi, a German stonemason, built a two-story house at 7601 Virginia Avenue that is perhaps one of the earliest to use the flat roof form (photo 27 right). The dentilled cornice, still evident at the roofline, was no longer the only decorative detail. The roofline on Willi's house also introduced a new feature typical of the flat roof style: an elaborated stepped parapet, in this case with bold corners joined to the house by a cascading brick pattern. The use of segmental arches continued on many of these houses well into the 20th century; however, a simple rectangular opening gradually grew more common. Some builders applied late 19th century stylistic elements to the flat roofed houses. For example, broad arches recalling the Romanesque style dominate the facade of the duplex built in 1895 by Mrs. W. Patterson on Minnesota Avenue (photo 31).

The 1900 census shows the St. Boniface district remained a solid working-class neighborhood into the 20th century with residents of German heritage continuing to dominate. Nearly 60 percent of the heads of households were either first or second-generation Germans. Approximately 30 percent of the district's population in 1900 was first-generation German. The Irish population had lost some strength but first or second-generation Irish residents still made up nearly fifteen percent of the population. District residents of other European backgrounds made up just over ten percent. The same kinds of occupations as previous decades, namely laborer, were represented. In 1900, only about one-third of the households were owner-occupied.

Flat roof houses dominated house construction and eventually filled vacant lots between earlier brick and frame houses. The new houses mimicked the detail of their predecessors', often with a dentil pattern carrying on the tradition German builders introduced in the mid-19th century. Classical style wood cornices similar to brick cornices found on earlier 19th century houses appear on flat roof houses built in early the 1900s at 7801 Pennsylvania Avenue and 7601 Vermont Avenue (photos 2, 30).

Shortly after the turn of the century, City Block 3101, the only district block exhibiting a homogenous architectural character, began rapid improvement. Prior to 1900, only a stone house (razed) stood in the block. Then in 1904 and 1905, John H. Uthoff, a dry goods merchant on nearby Ivory Avenue, received permits to construct eight one-story brick houses. Other builders contributed similar buildings and by 1907, nearly the entire block was filled with one-story, brick, flat-roof houses (photo 29).

Aside from the flat roof houses, only a few residential buildings were constructed in the 20th century. F. Michael built a frame house on Alabama Avenue in 1907 that could easily be confused with front gable houses built during the previous century except that it stands on a concrete foundation instead of stone (photo 33). Other examples of 20th century architecture include a row of brick bungalow type houses built in 1927 on Koeln Avenue (photo 34) and a few English cottage houses built during the 1930s and 1940s (photos 25, 35).

By the early 20th century, the St. Boniface neighborhood displayed characteristics of a developed urban immigrant neighborhood yet it retained an atmosphere of a small town that grew over a number of decades. The area maintained two active business districts on Broadway and Ivory Avenue where there stood grocery and hardware stores, bakeries, drug stores, corner saloons, and clothiers. St. Boniface

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 96

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Church remained a center of activity for the German Catholic community despite its declining membership as new parishes were formed inside the old St. Boniface parish boundaries. The congregation welcomed a new immigrant group into its ranks, the Spanish, who settled in a neighborhood north of the district's boundaries at the start of the 20th century. The popularity of the German social and cultural organizations continued until the start of World War I at which time Germans tended to prefer a lower profile. Many organizations ceased to exist and others changed their names.

Twentieth century improvements to the St. Boniface Church complex included a third addition to the school in 1912. In 1921, the parish replaced the 1860 rectory with a spacious new house on the same site (photo 50). A few years after the rectory's completion, the parish constructed a convent for the Sisters who, until then, had resided in cramped quarters of the school complex. The ten Sisters moved into their new home, conveniently located cater corner from the church, in 1925 (photo 54). The parish undertook no other major improvements to the property until 1948. Increased enrollment, partly due to Father Reker's recruitment of more Spanish members to the congregation during the late 1930s-early 1940s, forced parishioners to decide whether to add again to the school complex or construct a new building. In 1948, ground was broken for a modern school building that accommodated 365 students, and included a gym and auditorium (photo 55). The 1866 school building and its three additions were razed.

A turnover in the industrial base occurred during the 20th century as some furnaces and plants closed down and new ones opened. New industries, such as a metallurgical coke plant, two steel casting companies, and a paint company had arrived by 1930.³¹ This turnover, along with improved transportation that facilitated scattered employment, promoted the decline of the district's ethnic identity as its population grew more transient. Despite these factors, the district continued its status as a working-class neighborhood supporting industrial bases along the river in Carondelet and elsewhere in St. Louis. Residents have retained a strong sense of their community's historical significance. In 1966 a group formed the Carondelet Historical Society to increase awareness of their unique history and building stock. Faced with an aging population and an abundance of more than century-old houses, the Carondelet Community Betterment Federation formed and undertook a variety of tasks including helping residents maintain their houses. Buildings considered hazardous and beyond repair were razed; without the home repair programs, many more no doubt would have met the same fate. Instead, the St. Boniface neighborhood remains cohesive and retains the integrity necessary to convey its historic significance. Most blocks are lined with houses or commercial buildings representing a wide range of types and a variety of materials. This mix gives the community a distinctive small-town atmosphere with reminders of its once-strong ethnic heritage evident in St. Boniface Church; its collection Missouri-German vernacular buildings, frame houses, and German and Irish-built stone houses.

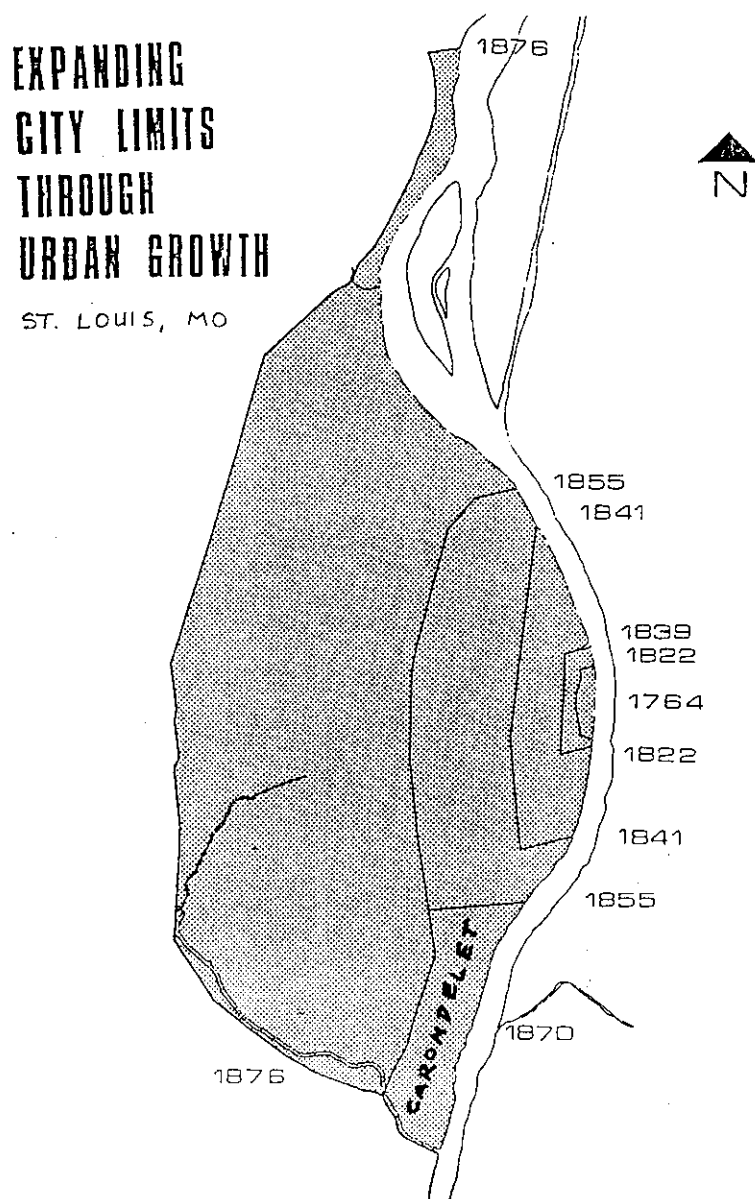
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 97

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Figure 1



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 98

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Figure 2

South Public Market, ca. 1870



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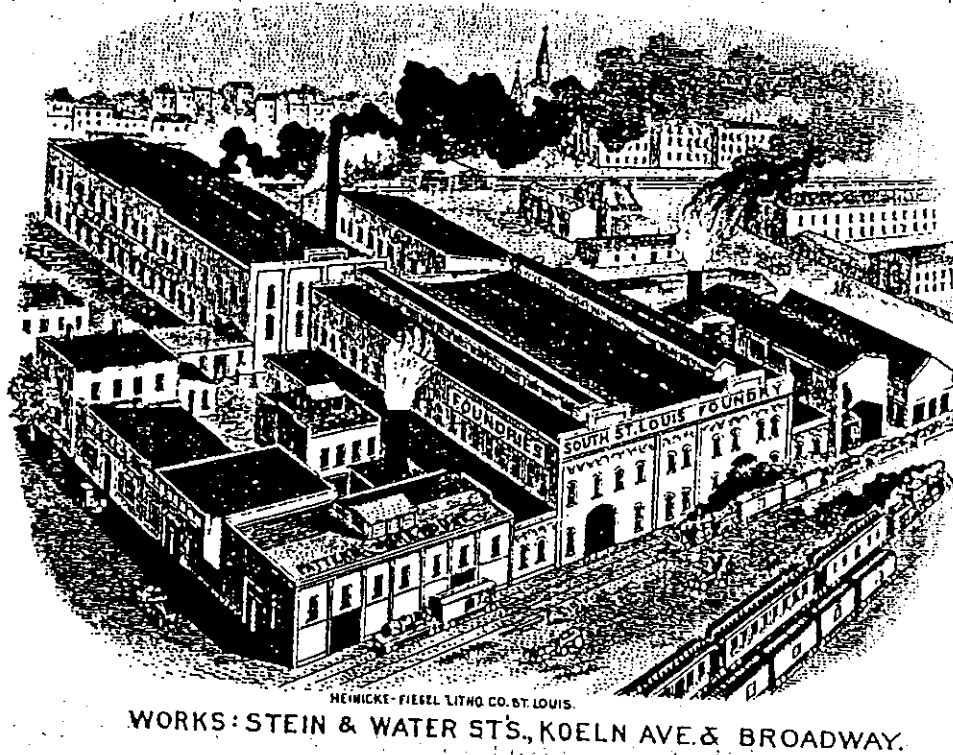
National Register of Historic Places
Continuation Sheet

Section 8 Page 99

St. Boniface Neighborhood Historic District
St. Louis (Independent City), Missouri

Figure 3

South St. Louis Foundry as it appeared 1893



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 100

St. Boniface Neighborhood Historic District
St. Louis (Independent City), MO

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United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 9 Page 101

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National Register of Historic Places
Continuation Sheet

Section 9 Page 102

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 103

St. Boniface Neighborhood Historic District
St. Louis (Independent City), MO

Verbal Boundary Description

The boundary of the St. Boniface Neighborhood Historic District is shown as the solid gray line on the accompanying map entitled "Boundary Map."

Boundary Justification

The St. Boniface Neighborhood Historic District fell immediately outside Carondelet's original town boundaries established in 1832 at current day Koeln Avenue. In addition to forming a logical northern boundary for the district, Koeln Avenue is also point for a gradual rise in terrain toward the north. Broadway, a major north-south thoroughfare, determined boundaries on the east. Significant buildings east of Broadway were recorded in a survey and nominated to the National Register of Historic Places in 1980 (Carondelet-East of Broadway). A Missouri Pacific Railroad branch line forms the southern boundary beyond which is low historic building density. Vacant land and a lack of sufficient building density on the district's west side determined the western boundary. Drawing the boundary lines to eliminate parking lots and non-contributing buildings accounts for the district's uneven edges.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs Page 104

St. Boniface Neighborhood Historic District
St. Louis (Independent City), MO

Photographs

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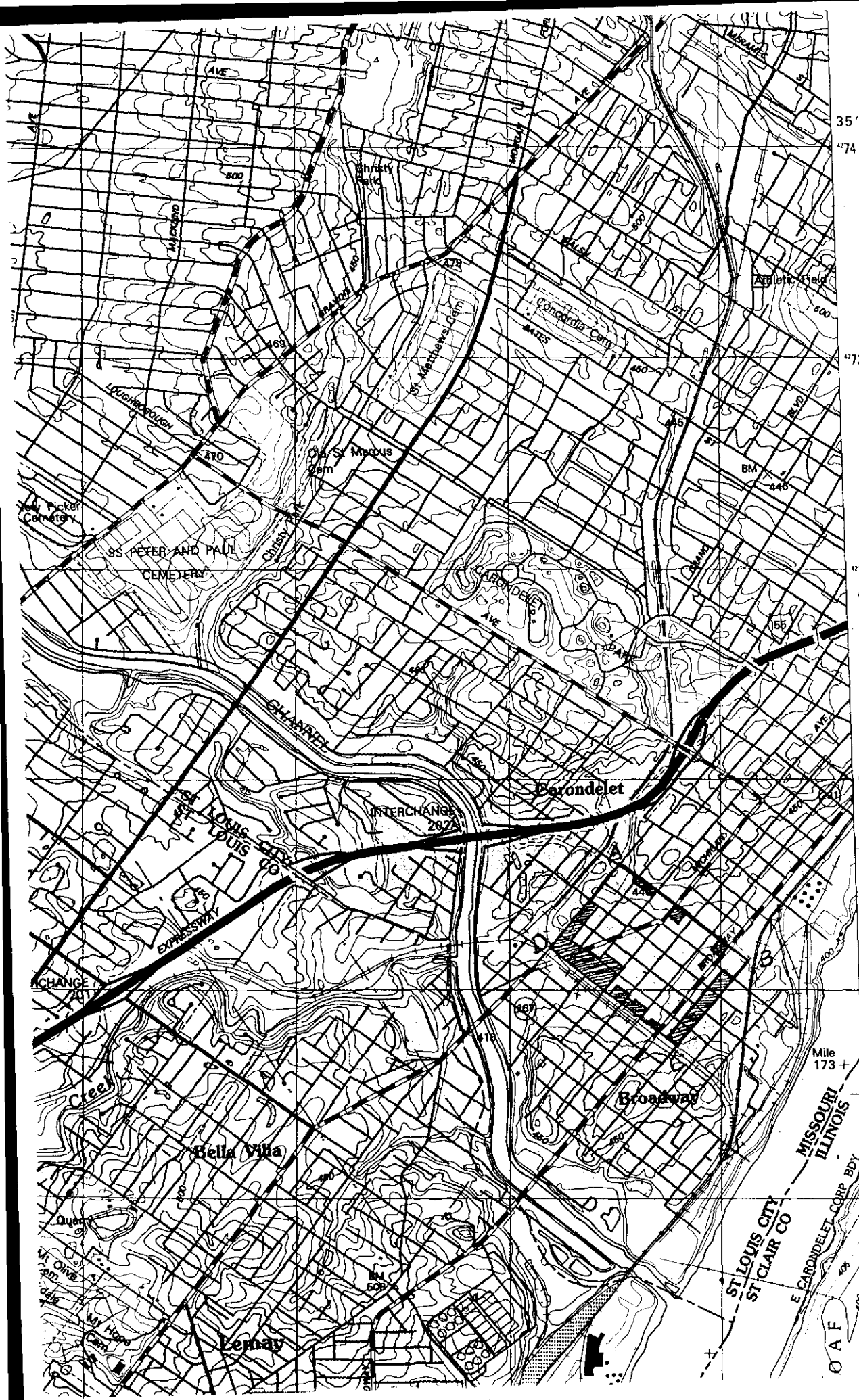
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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection Photographs Page 105St. Boniface Neighborhood Historic District
St. Louis (Independent City), MO

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 St. Louis (Independence
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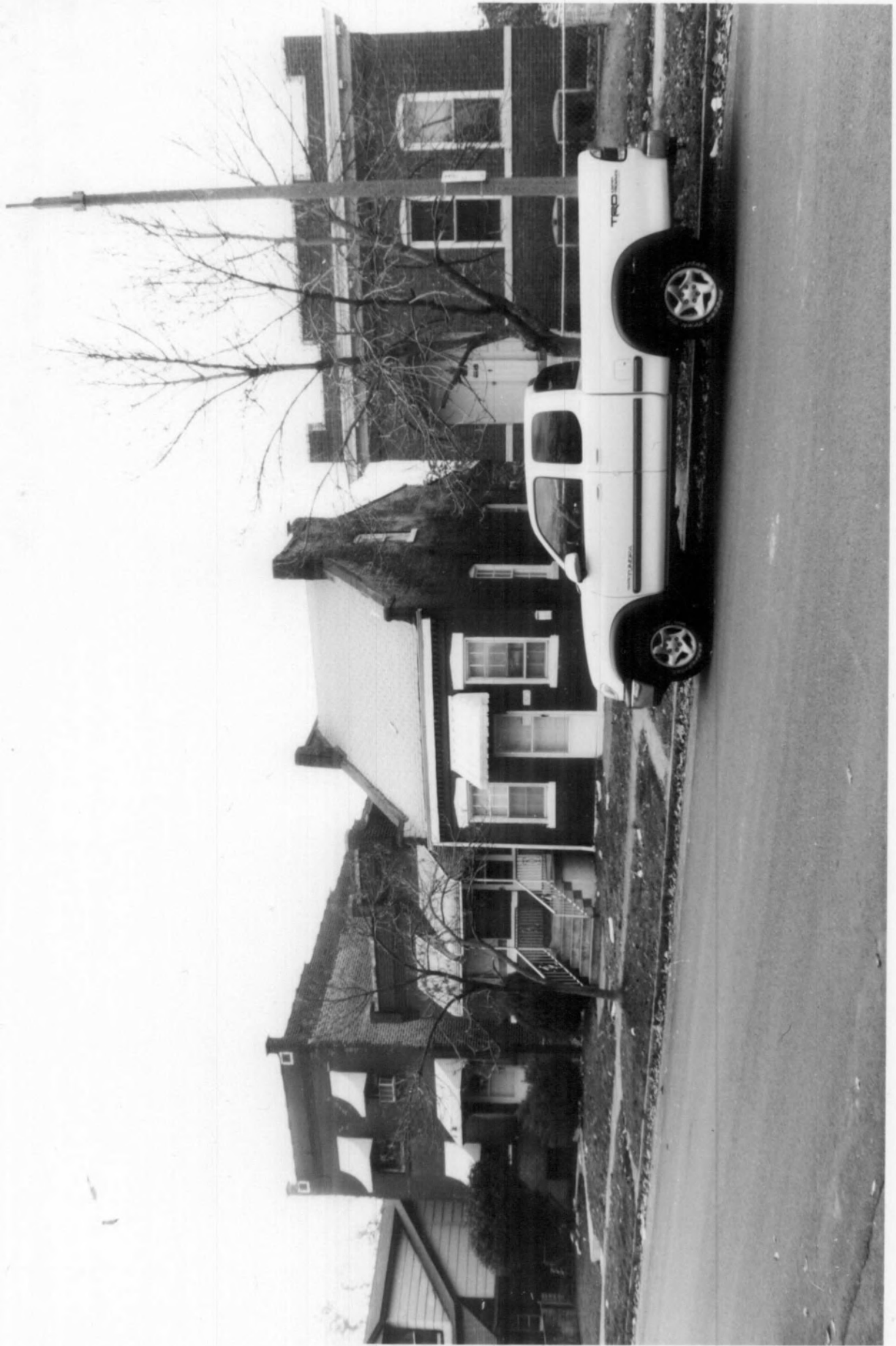
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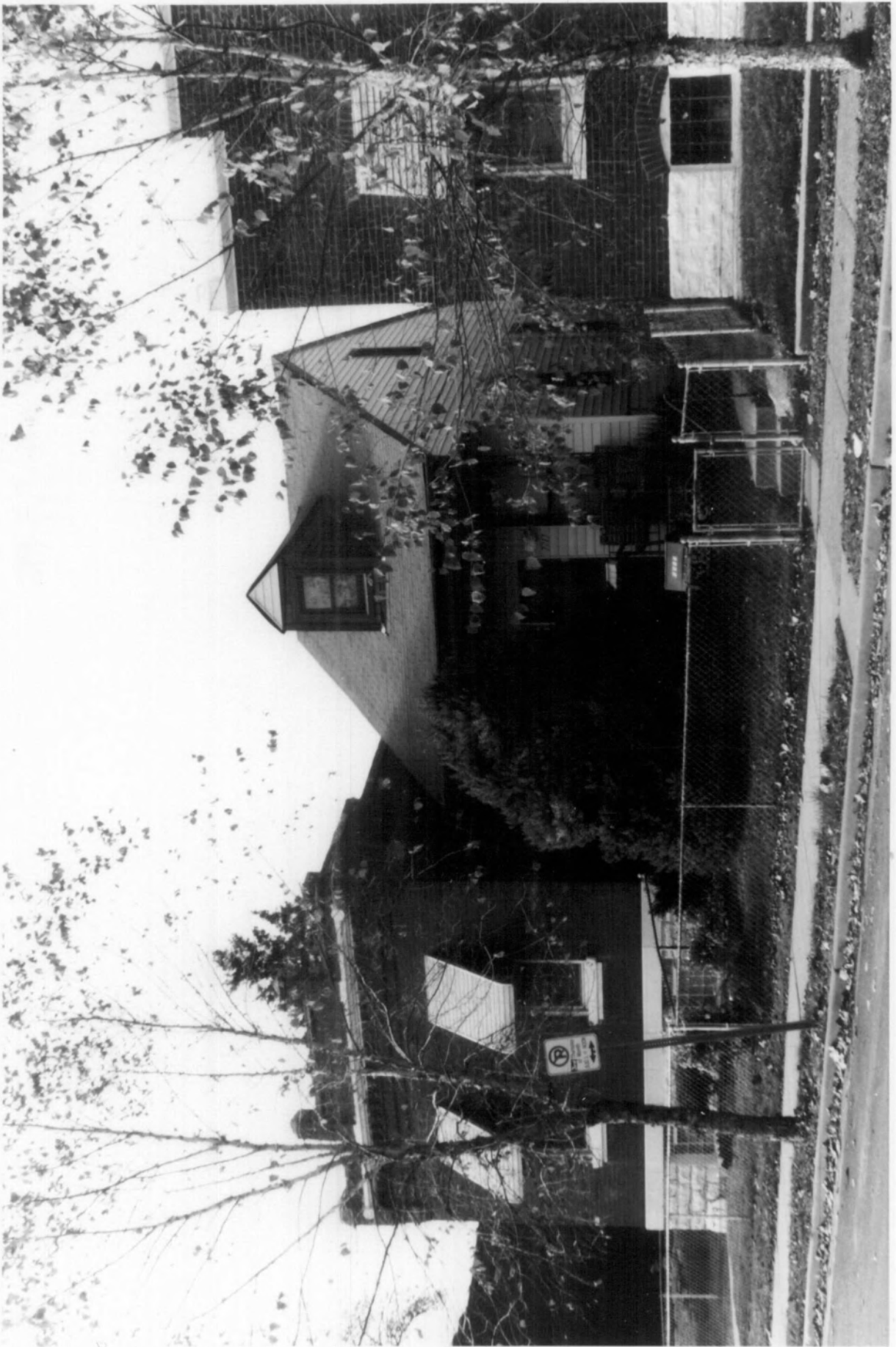








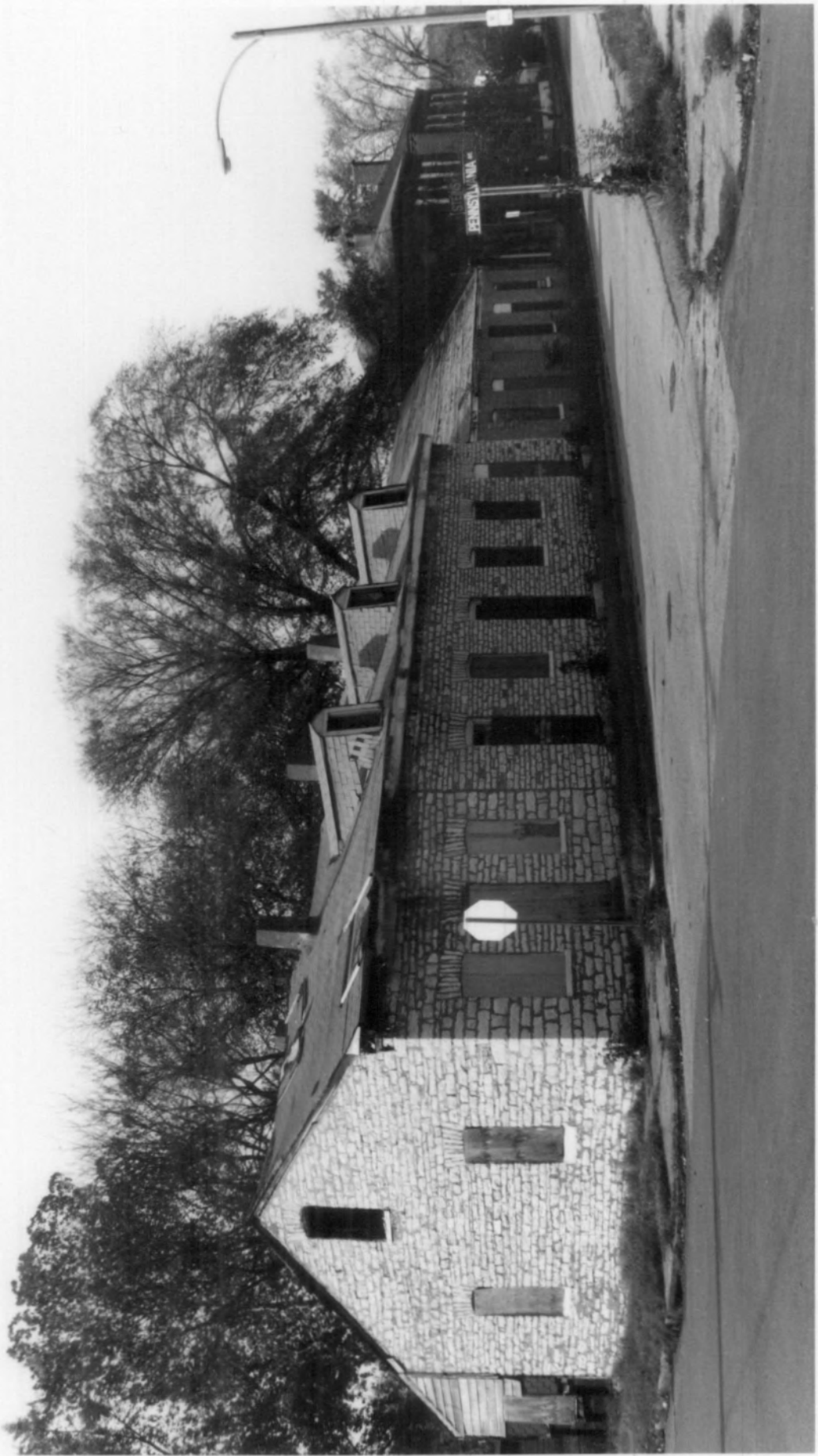
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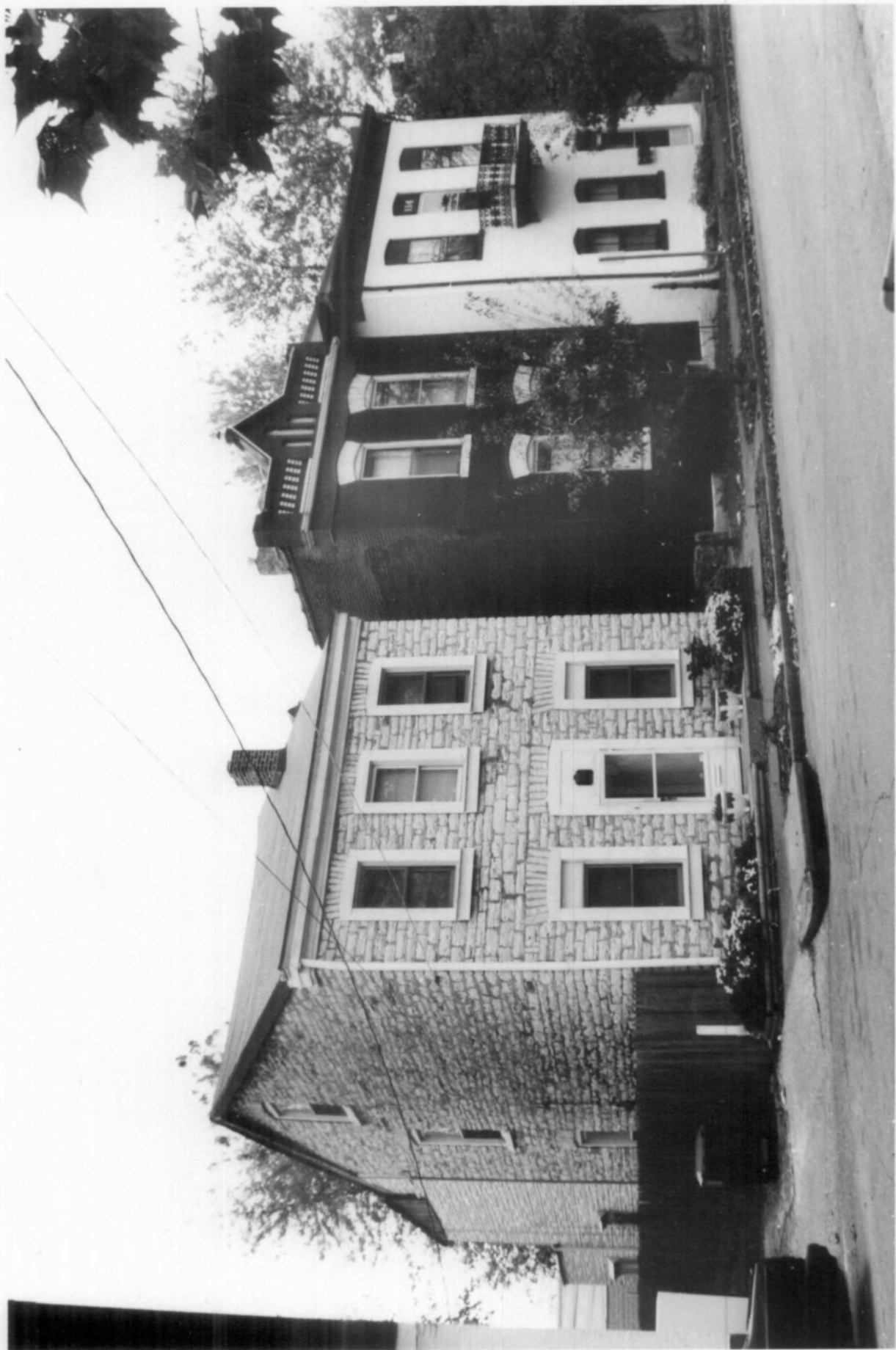










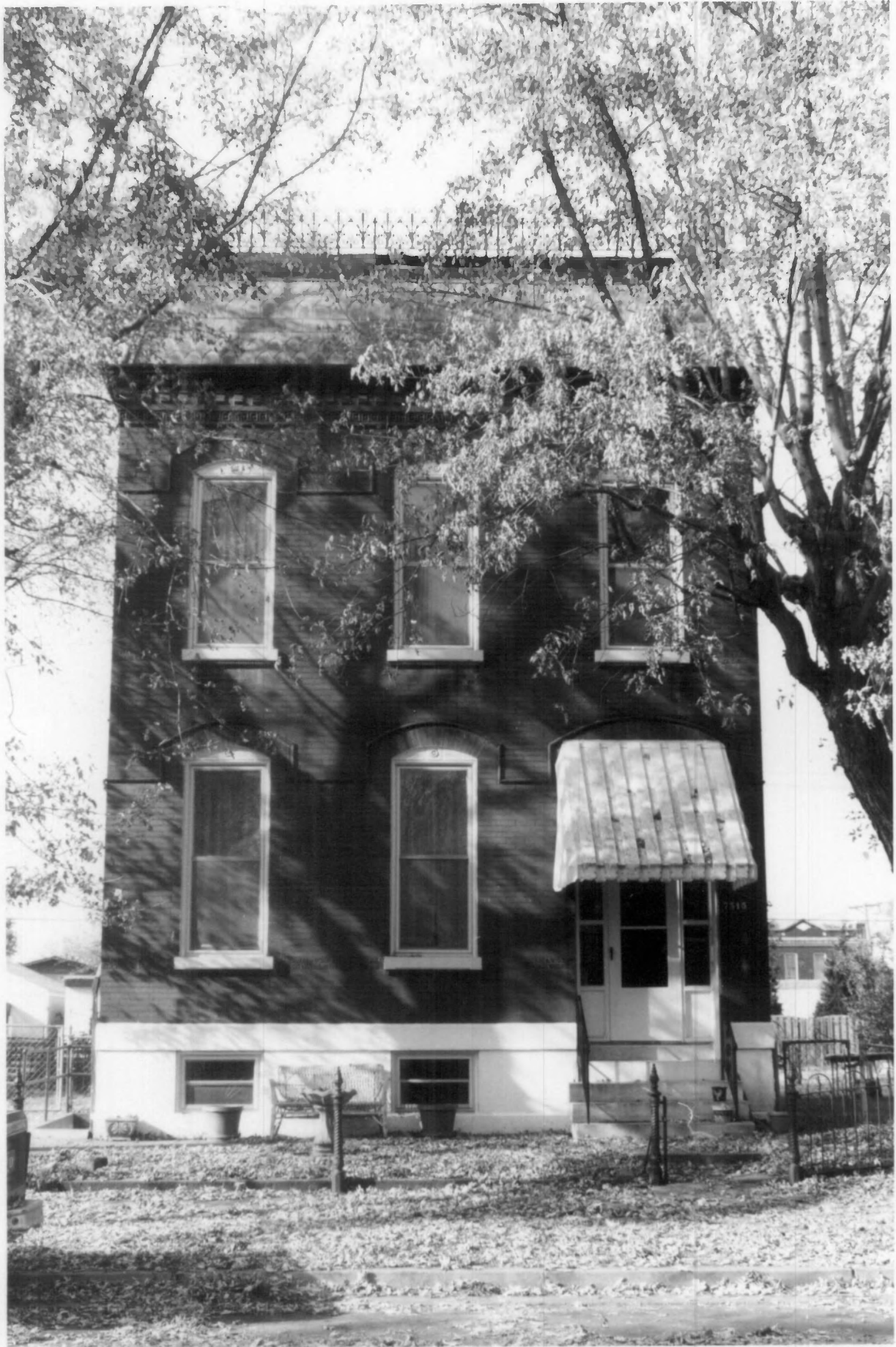












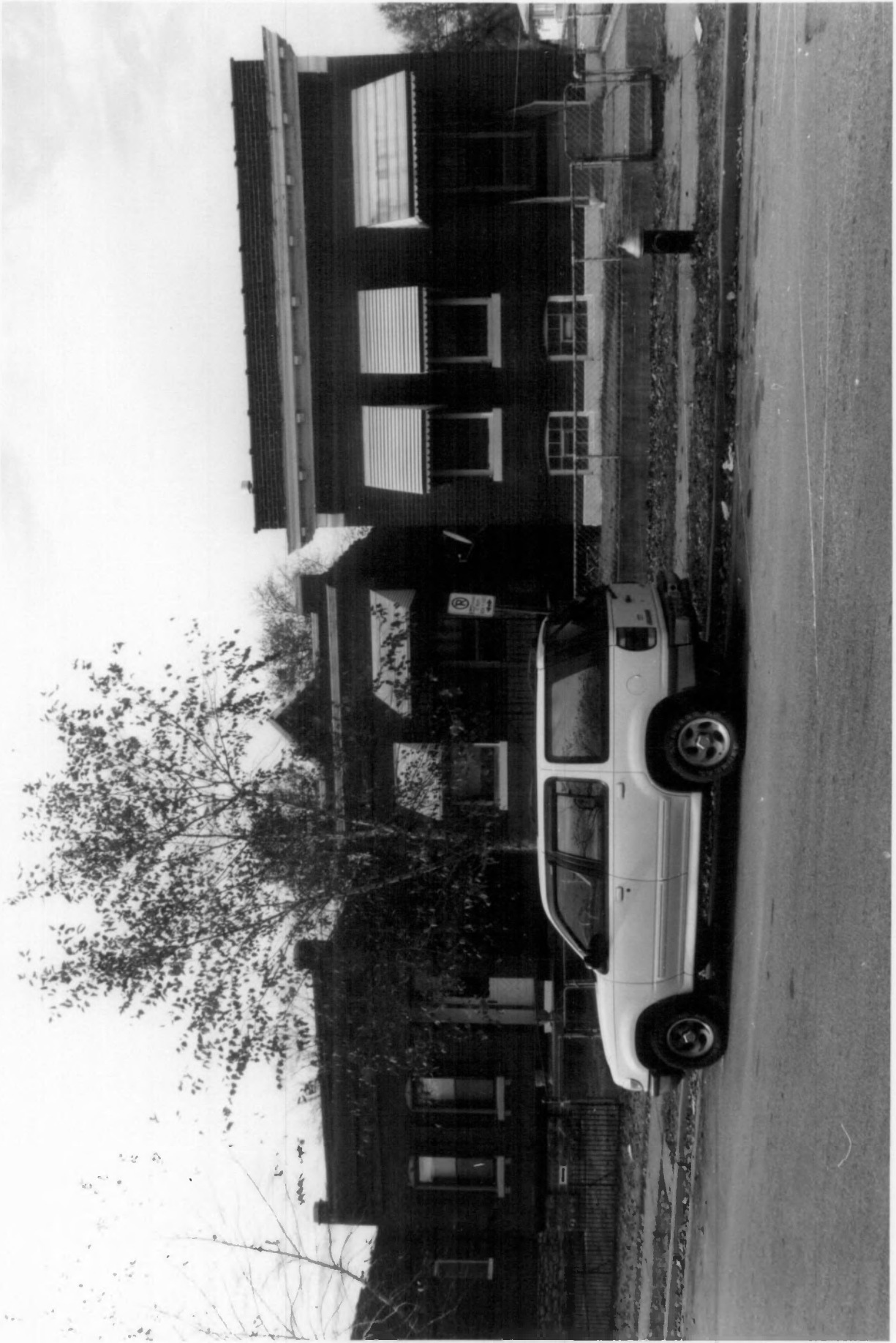




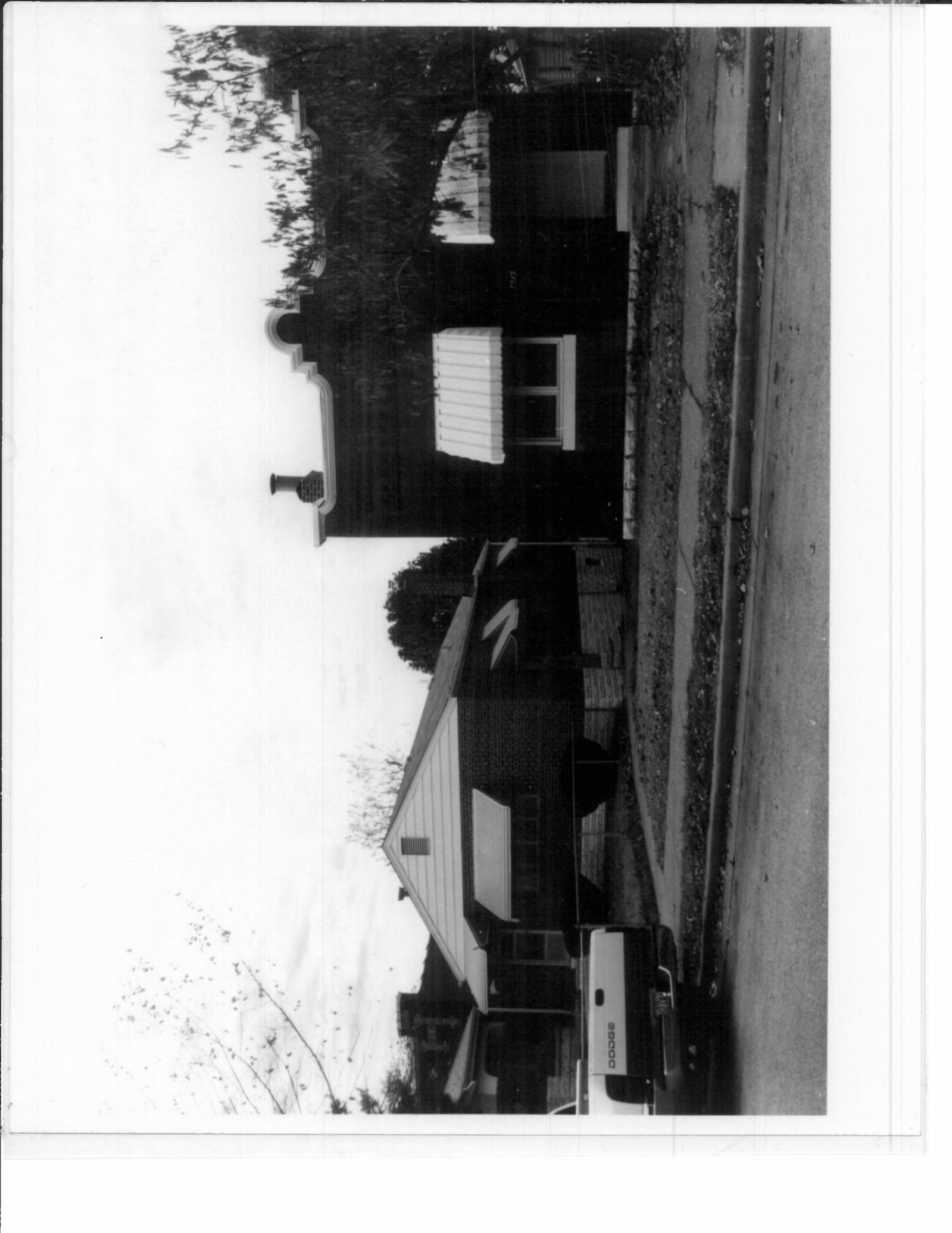


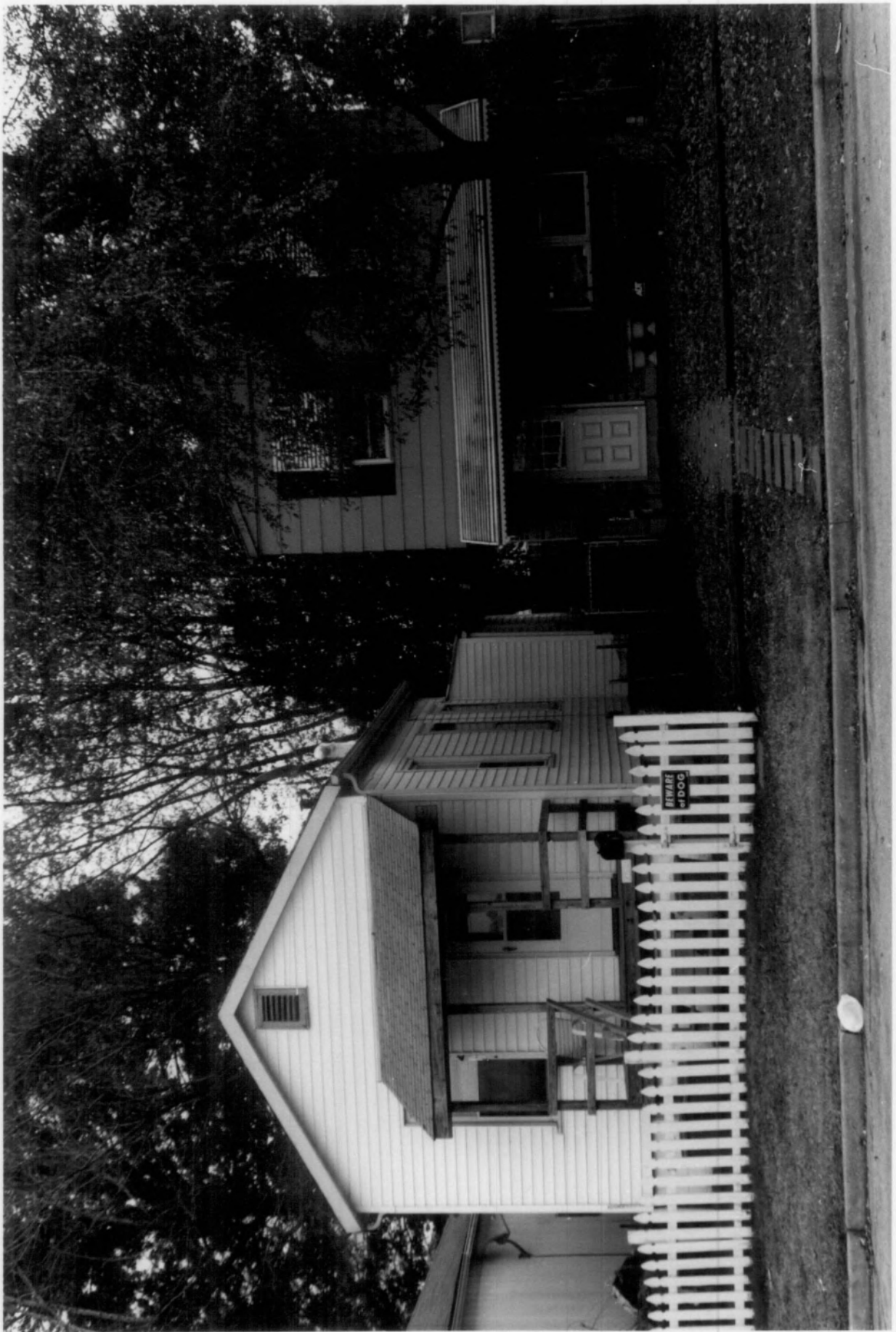










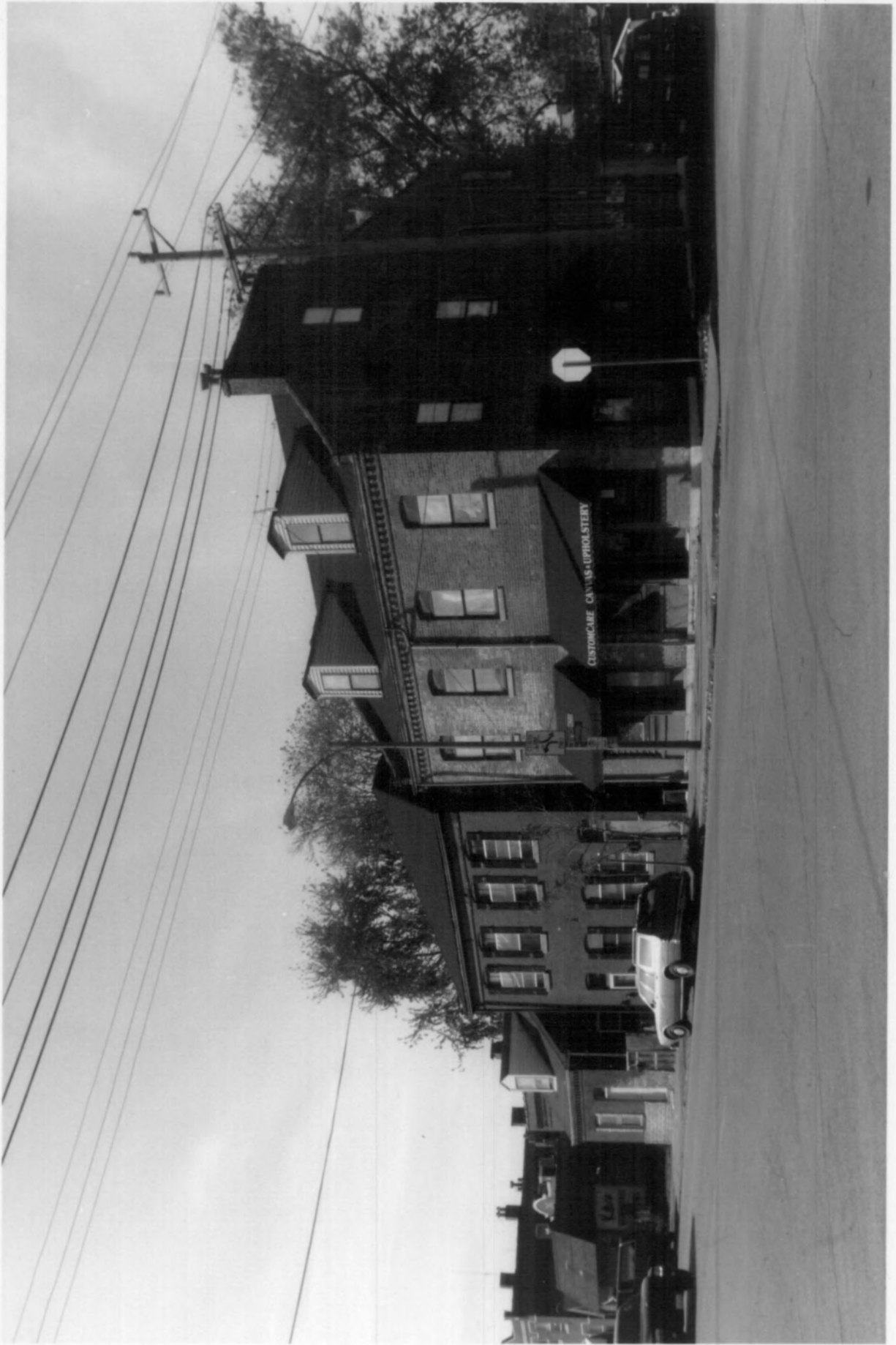




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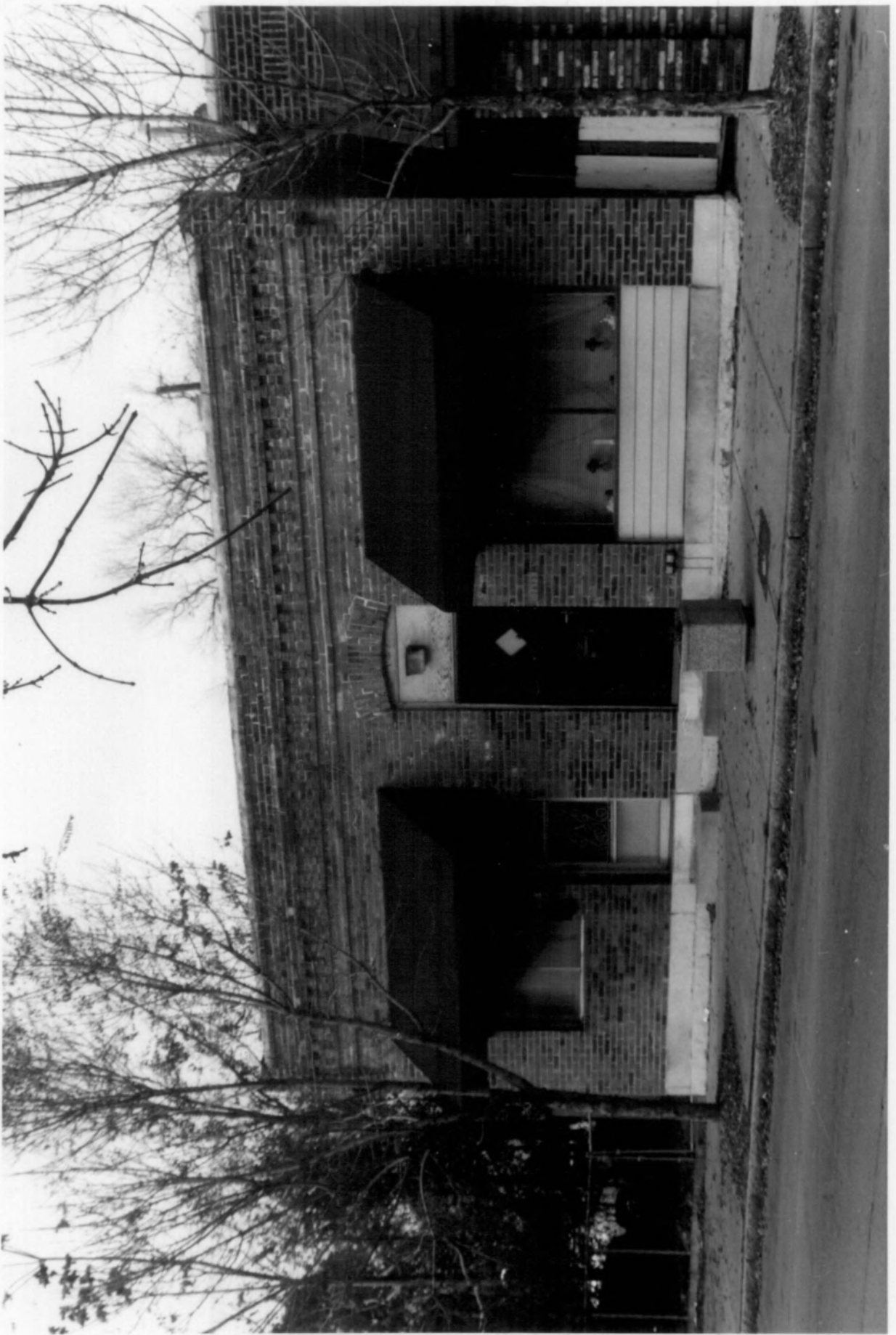






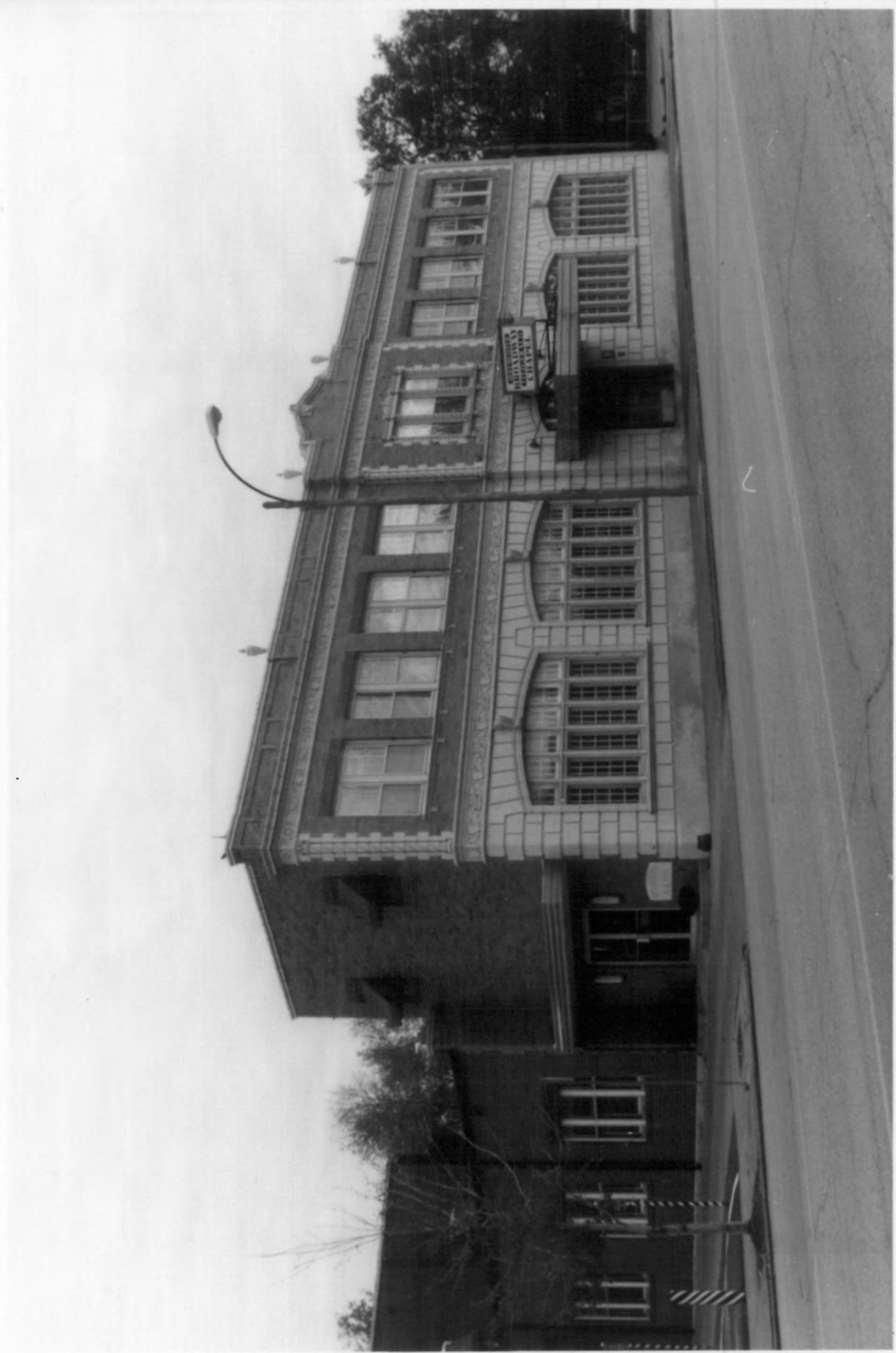










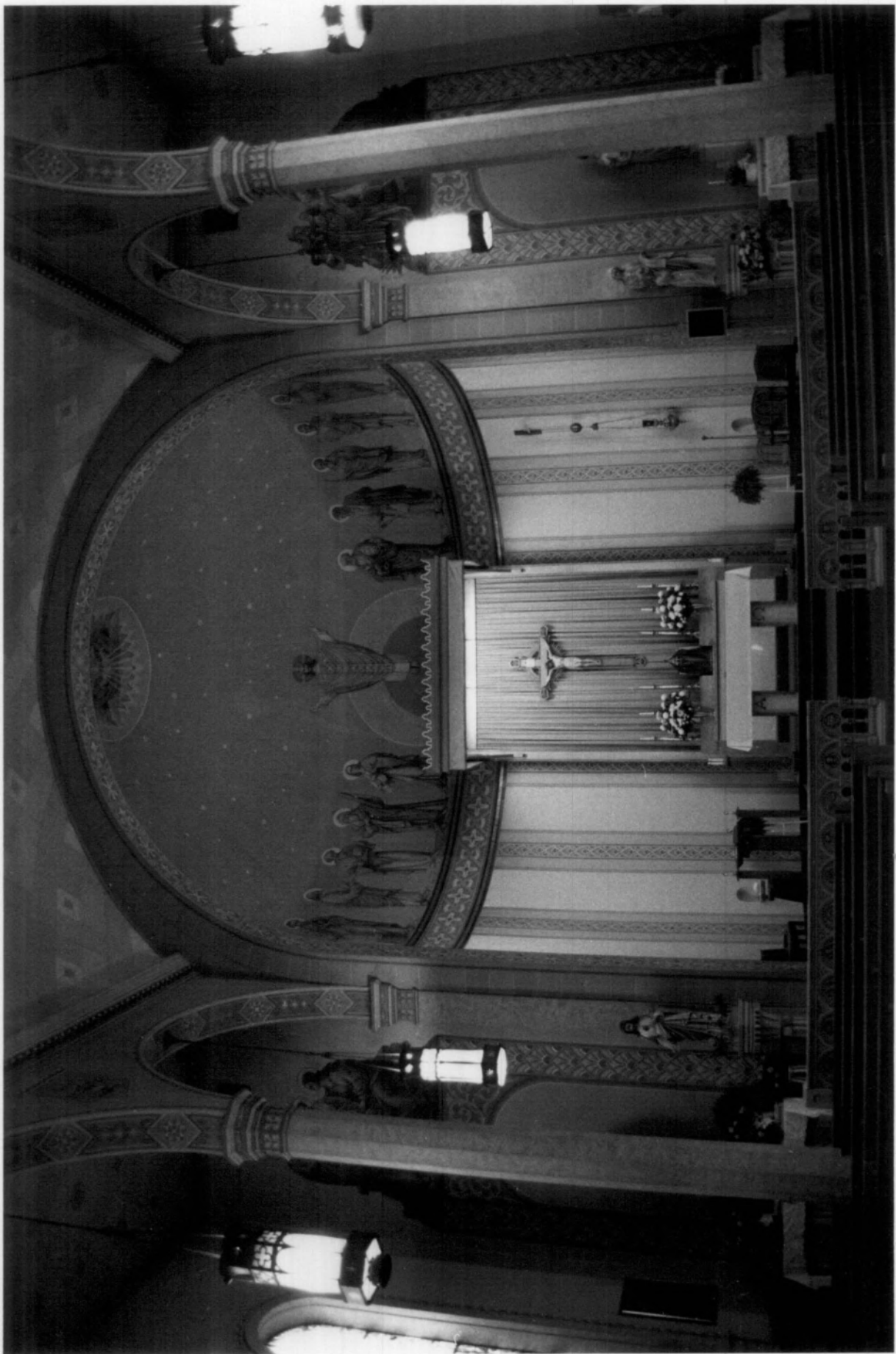






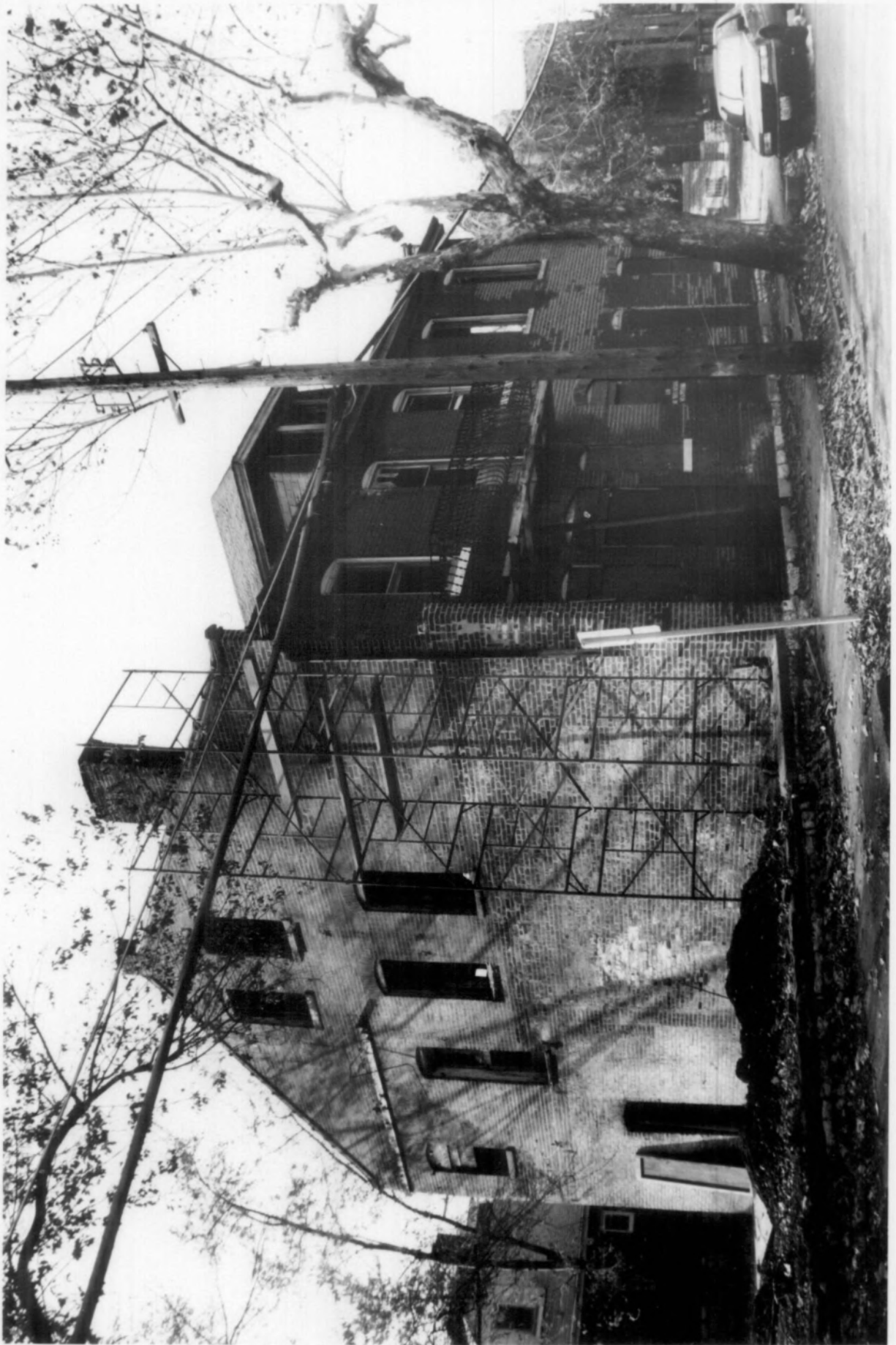




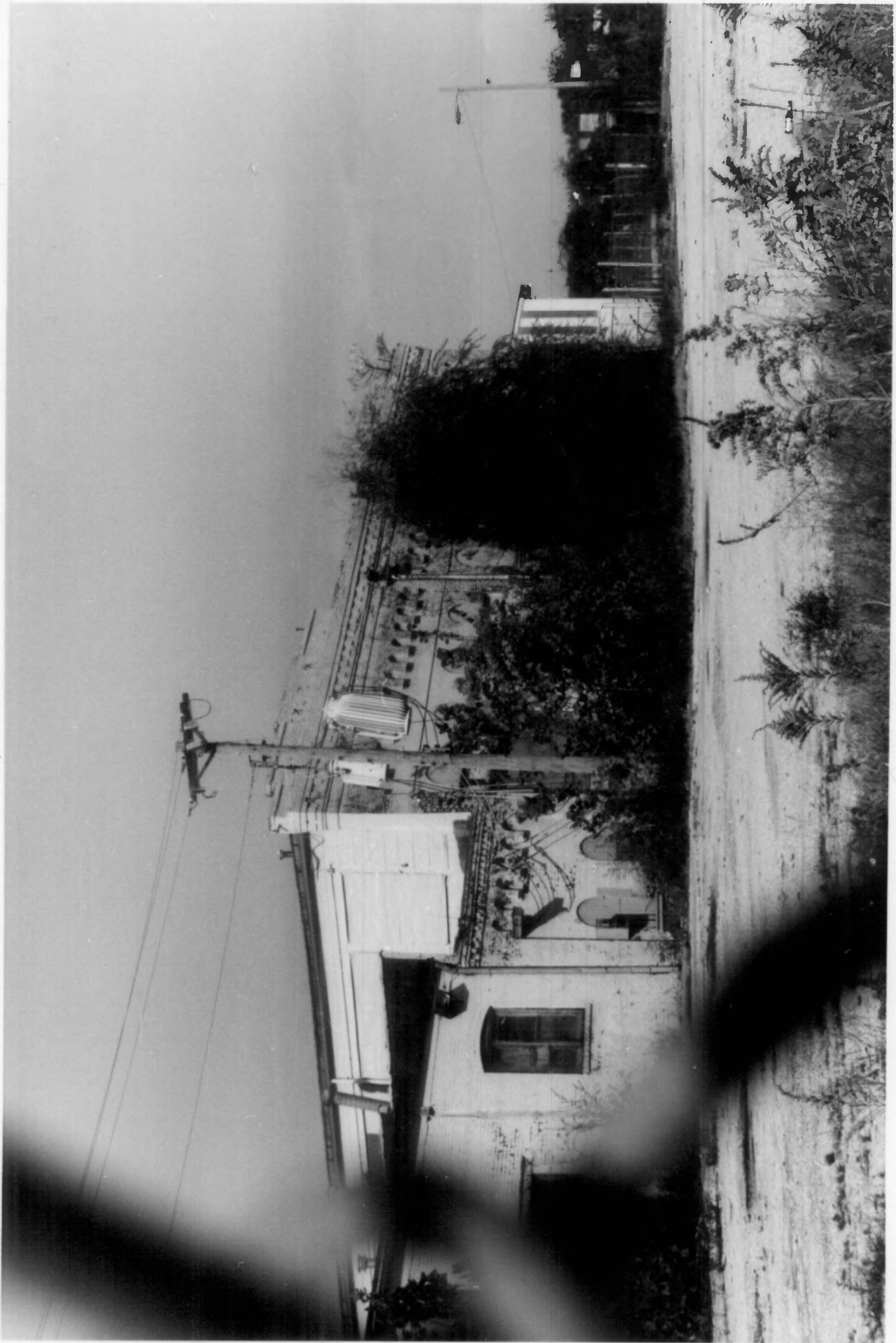




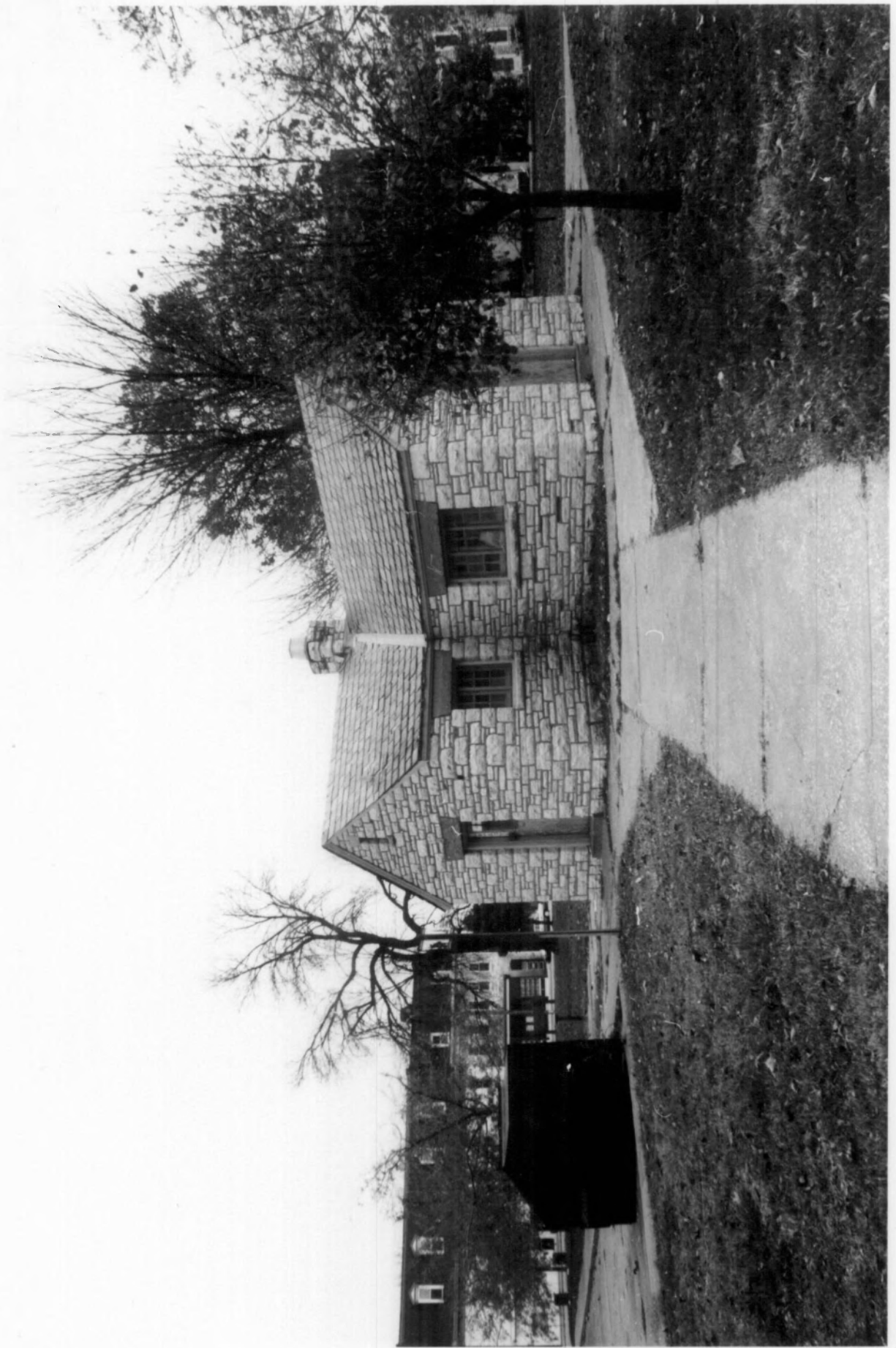


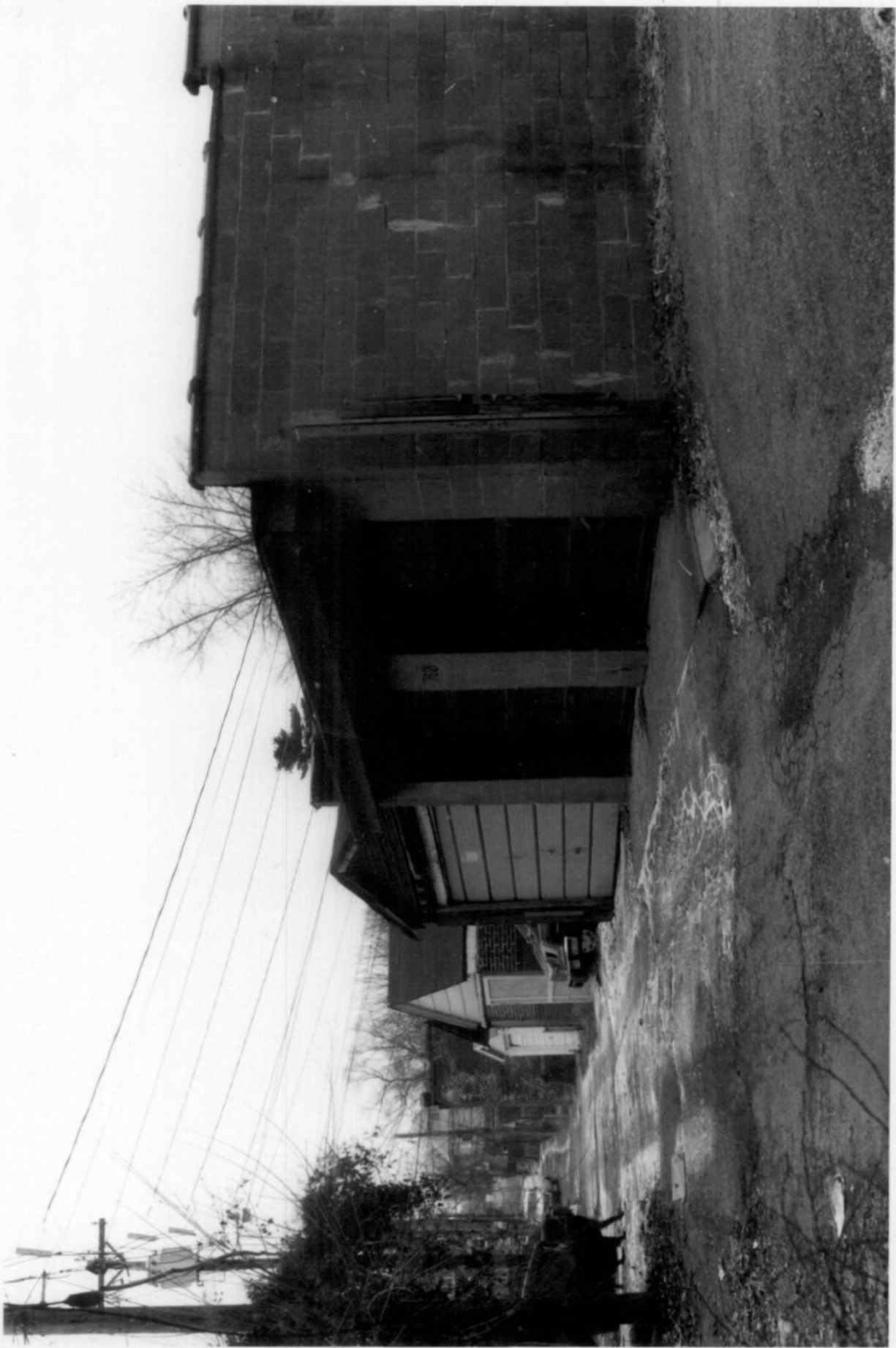




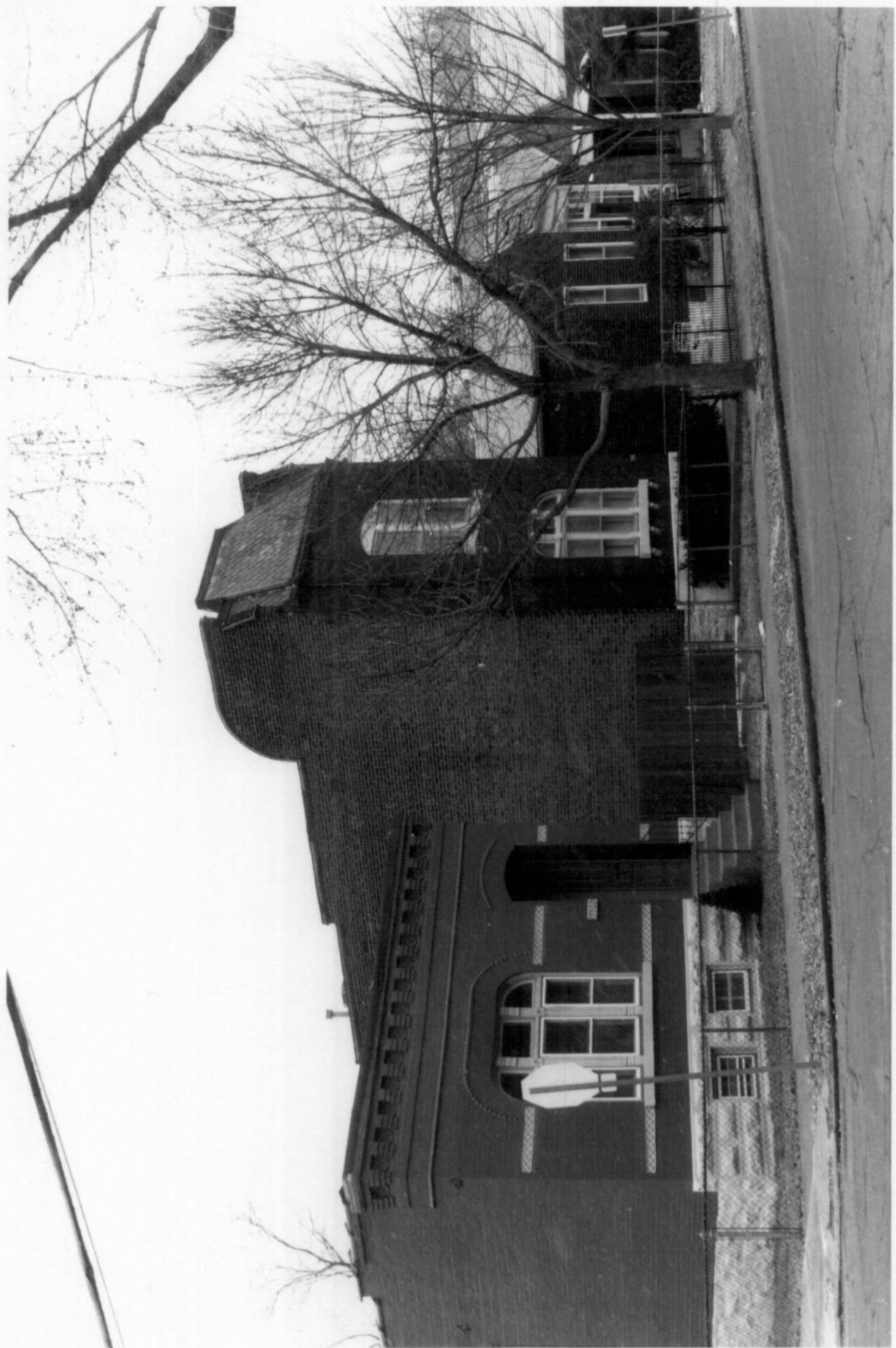




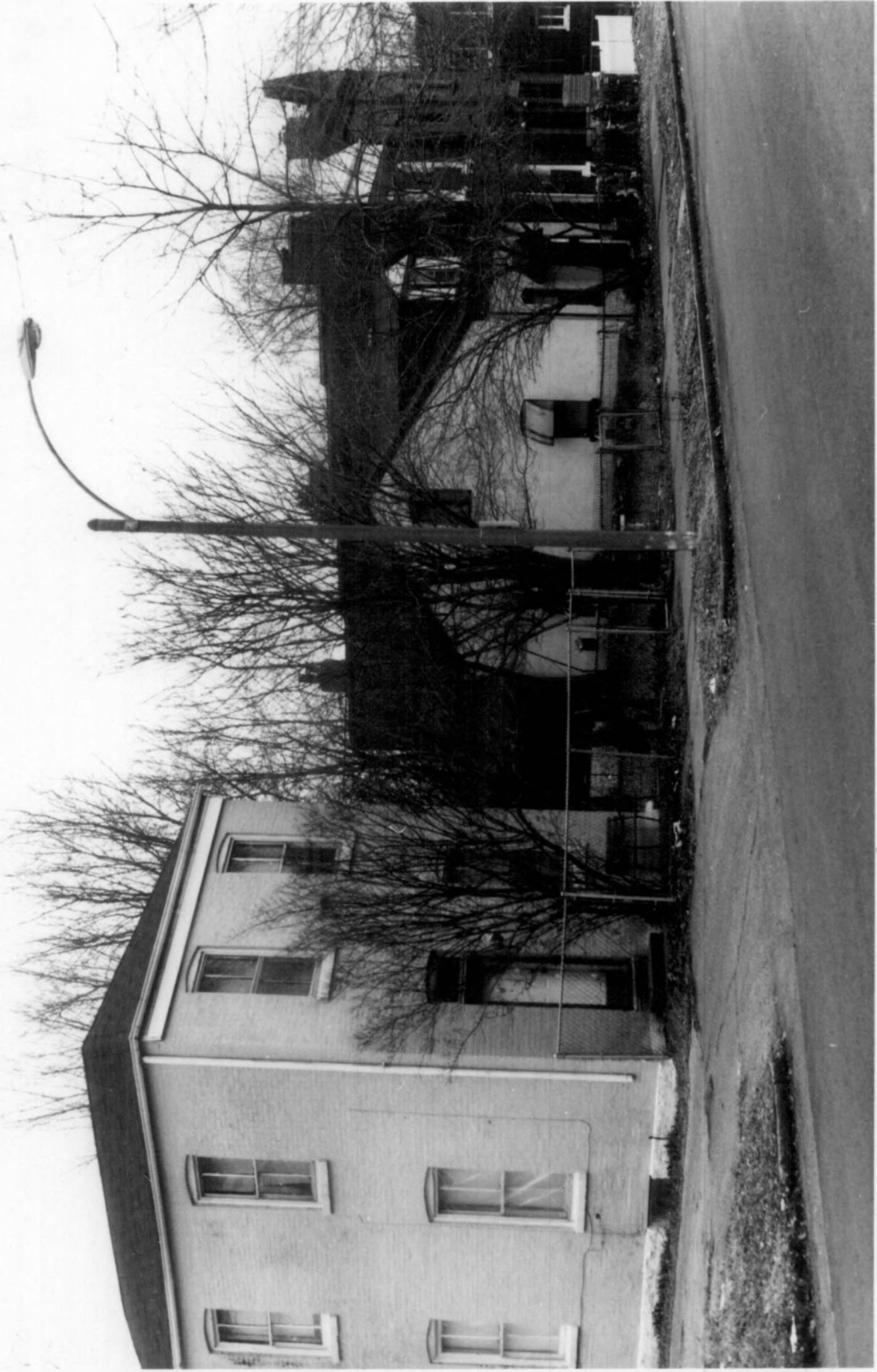




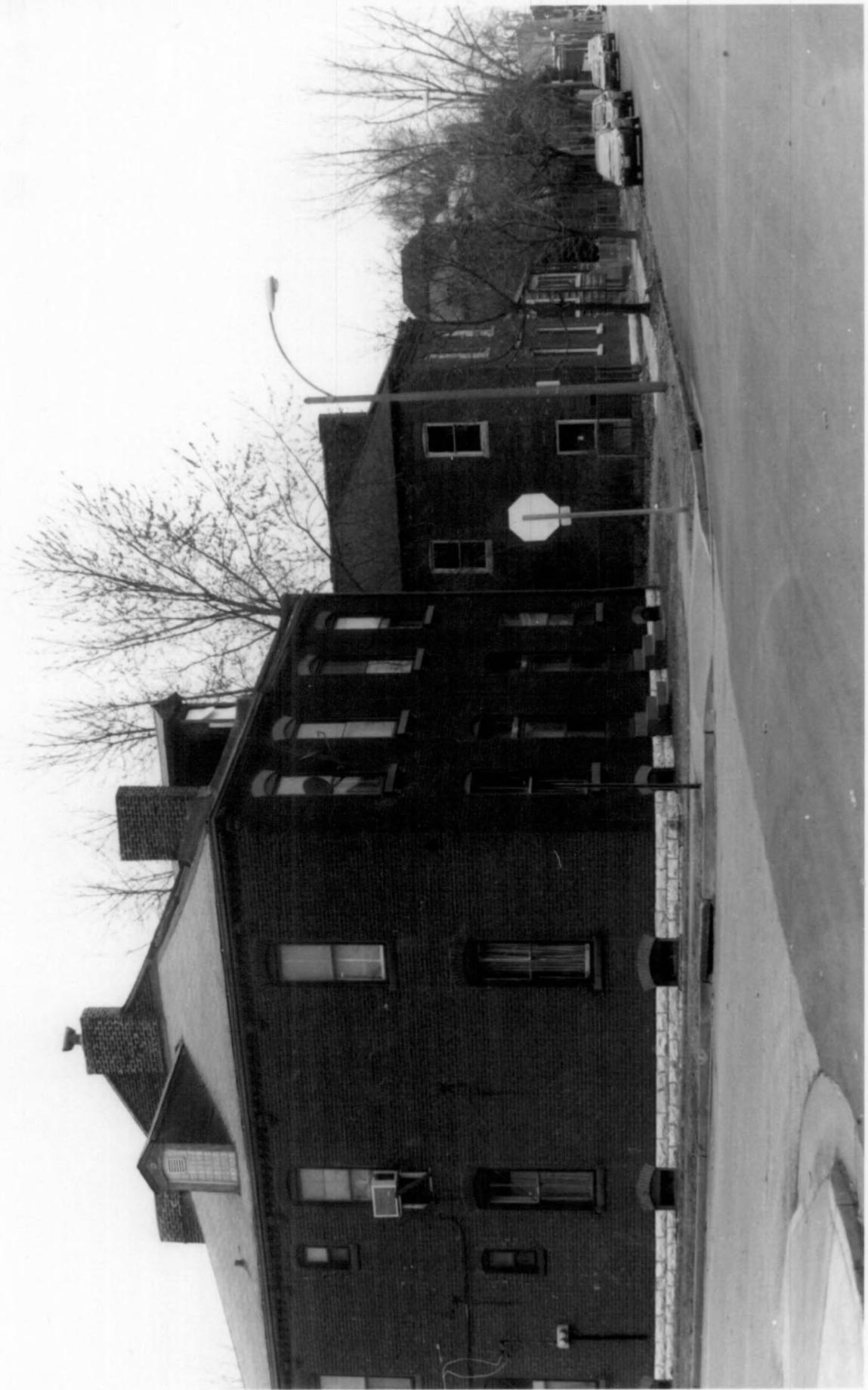


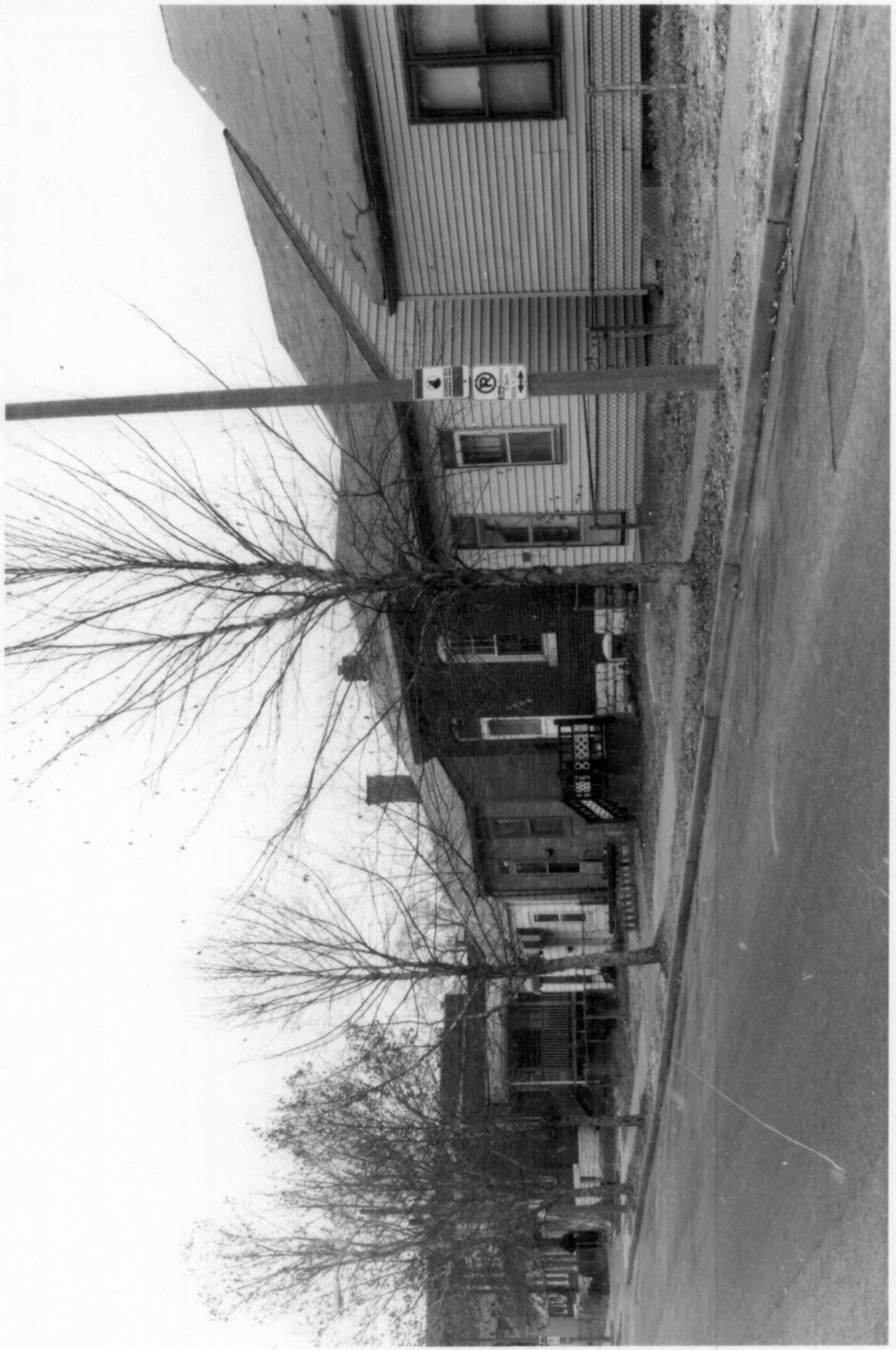


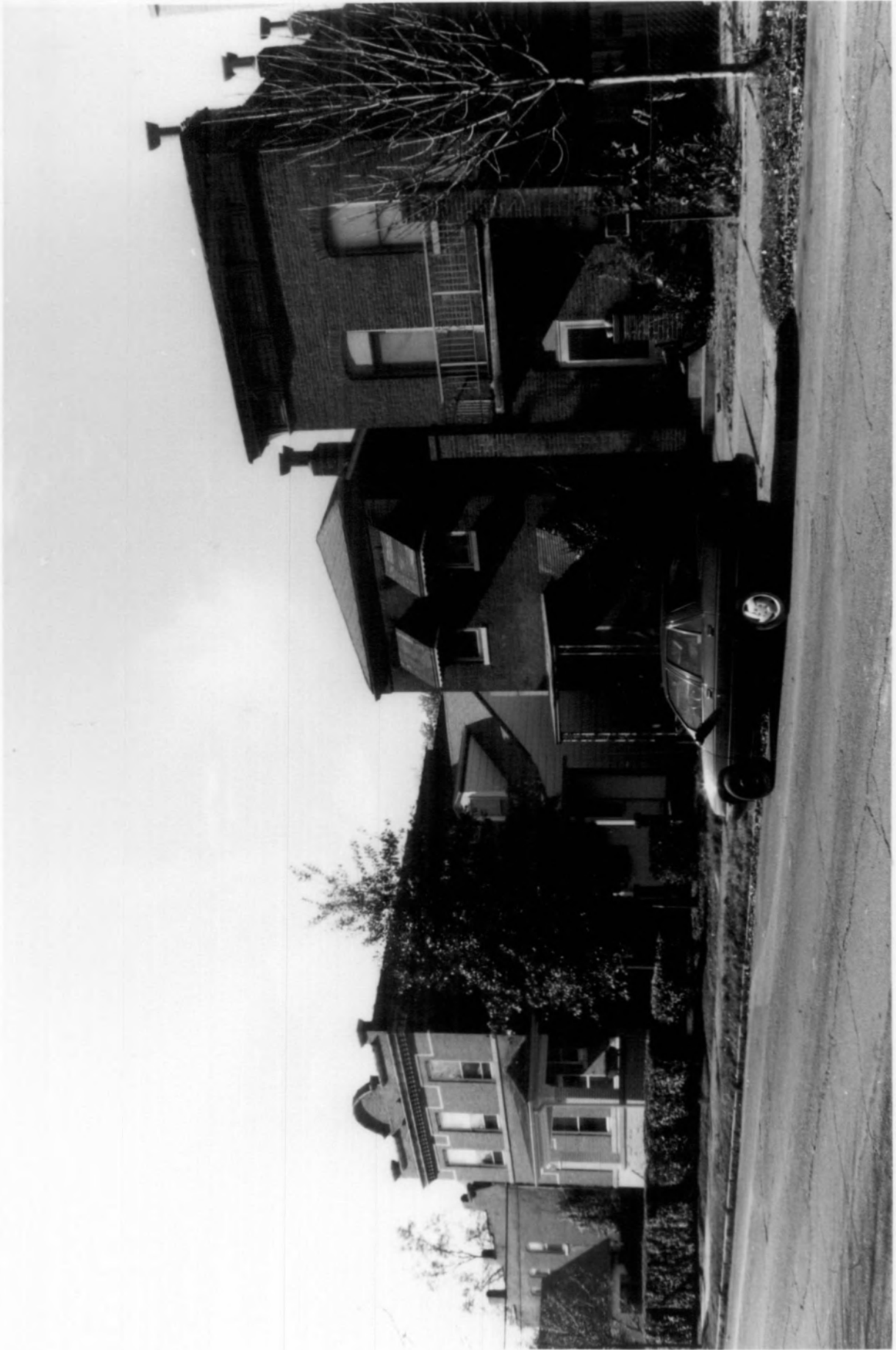






















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