

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name St. Francis de Sales Historic District

other names/site number Fox Park

2. Location

street & number Bounded by Nebraska Ave. to the west, Gravois Rd. & Jefferson Ave. not for publication

to the east, Victor Ave. to the north & Pestalozzi St. to the south N/A

city or town St. Louis Vicinity N/A

state MO code MO county St. Louis City code 510 zip code 63104

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 at the following level(s) of significance:

 national statewide x local

Mark A. Miles Oct 09, 2012
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Signature of the Keeper Date of Action

St. Francis de Sales Historic District
Name of Property

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

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
282	61	buildings
0	0	district
5	24	site
10	4	structure
0	0	object
297	89	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

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6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/warehouse

INDUSTRY/manufacturing facility

RELIGION/religious facility

RELIGION/church school

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/warehouse

INDUSTRY/manufacturing facility

RELIGION/religious facility

RELIGION/church school

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Late 19th and Early 20th Century Revivals

Late 19th and 20th Century American Movements

Gothic Revival

Second Empire

Italianate

Romanesque Revival

foundation: Stone, concrete

walls: Brick

Stone

roof: _____

other: Wood

Metal

St. Francis de Sales Historic District
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St. Louis (Ind. City), MO
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

ETHNIC HERITAGE

Period of Significance

1875 - 1942

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Klutho, Victor J./Architect

Preisler, Ernst/Architect

Lucas, William A./Architect (et al.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

St. Francis de Sales Historic District
Name of Property

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

10. Geographical Data

Acreage of Property 62.2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 4276 900 741 260
Zone Easting Northing

3 15 4276 520 741 740
Zone Easting Northing

2 15 4276 740 741 850
Zone Easting Northing

4 15 4276 350 741 190
Zone Easting Northing

11. Form Prepared By

name/title Lindsey Derrington and Michael R. Allen with Kara Clark Holland, Lynn Josse, Tia Shepard, Alyssa J. Stein and Christopher Webster

organization Preservation Research Office date May 3, 2012

street & number 3407 S. Jefferson Avenue #211 telephone 314-920-5680

city or town St. Louis state MO zip code 63118

e-mail michael@preservationresearch.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name See attached.

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Summary

The St. Francis de Sales Historic District is an urban historic district located on all or part of 18 blocks in south St. Louis. Laid out on a street grid, the district mostly encompasses single and multi-family residential buildings, but its character is marked also by groups of commercial and industrial buildings and a Roman Catholic parish complex. The resource count is as follows:

	Primary Resources	Secondary Resources	Structures	Sites	Totals
Contributing	257	25	10	5	297
Non-Contributing	26	35	4	24	89
Previously Listed	(6)	(0)	0	0	(6)
Totals	283	60	14	29	386

Extant structures were constructed beginning in 1875, and the period of significance ends in 1942. The District contains a variety of domestic buildings from that period in common styles and forms for St. Louis. Commercial buildings one, two and three stories in height are found along Jefferson and Gravois avenues and at some corners. At the north end of the district are industrial buildings including the Koken Barber Supply Company Historic District (NR 2/07/07) bounded by Ohio, Sidney and Victor streets and the alley east of Texas Avenue. At the northwest corner of Ohio and Gravois avenues, the complex of St. Francis de Sales Roman Catholic Church (NR 2/11/1978) occupies much of its block. The church, four buildings of the Koken district, and the Wachter Motor Car Co. Building at 2600-14 Nebraska Avenue constitute six previously listed contributing properties. While these listed properties have not been counted a second time, two properties which were non-contributing within the Koken complex are counted (as non-contributing) in this nomination.

Setting

The District is located approximately three miles southwest of the Mississippi River at downtown St. Louis. The District is located in a portion of the city that was largely built out by the start of the twentieth century. The portion of the city around the District is laid out on a street grid that includes several shifts in the orientation of the long sides of blocks, but generally there are regular intervals of streets running north-south and east-west. The exception to the grid pattern is the eastern boundary of the District, Gravois Avenue. Widened to its current 120-foot width in 1931, Gravois Avenue is laid out as an irregular diagonal street running southwest-northeast. The contour of the District contains upward slopes running south from Sidney Street and a slight eastward slope as well.

Gravois Avenue runs through neighborhoods whose building stock consists largely of one-, two- and three-story vernacular domestic and commercial buildings erected between 1870 and 1930. This landscape is punctuated by large religious buildings, factories and schools. The building stock largely is of red brick masonry, and buildings maintain consistent setbacks from the street

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and each other. The standard parcel dimension in the area measures 25 feet at the street, with depths of 125 feet most common. Irregularities in the grid create non-standard parcels at corners and alleys. Many of these sites are occupied by two-part or three-part commercial blocks, churches or manufacturing buildings.

North of the District is the Fox Park Historic District, a Certified Local Historic District (Certified 7/1/1985). To the south and east is the Gravois-Jefferson Historic Streetcar Suburb District (NR 5/11/2005). To the west is the Tower Grove East neighborhood, currently being nominated as a National Register of Historic Places historic district. The architectural character of these areas is very similar to that of the St. Francis de Sales District, although they lack the concentration of industrial resources found in the northern portion of the District. Immediately north of the District on the block bounded by California, Shenandoah, Ohio and Victor streets is Fox Park, a 2.69-acre public park laid out in 1931 on combined blocks that once were occupied by the Fox Brothers Manufacturing Company's lumber yards on the east and the Merchants Ice and Coal Company yard on the west. Fox Park largely consists of open space, with a baseball field on the east and a public pavilion at center. The District's east-west residential streets, Victor, Sidney and Magnolia, lead to Grand Avenue eight blocks to the west. At the southwest corner of Magnolia Avenue and Grand Avenue is Tower Grove Park (1872; NHL 12/20/1989).

Architectural Character

The layout of streets in the District follows a generally perpendicular plan of 60-foot-wide streets, but the orientation of blocks shifts throughout. Most of the plan is oriented on blocks with the long sides on the north-south dimensions. Between Sidney Street on the north, and Magnolia Street on the south, the blocks are laid out in similar widths and lengths, interrupted only by Gravois Avenue's path. Oregon Avenue, which does not connect south to Magnolia, is an exception to the pattern. North of Sidney Street and west of California Avenue, the grid is oriented with long block sides on the east-west dimension. The proximity of Victor to Sidney makes the blocks east of California and west of Jefferson Avenue shorter, although they have their short sides on the east-west dimension.

A small fragment of Lynch Street runs from Gravois on the east to California on the west, with a width of less than 40 feet. Jefferson Avenue is 120 feet wide and is a major city artery. West of California, Magnolia has a long street face while its south block faces show the return of the dominant pattern of the grid. Alleys generally bisect blocks at centers and run parallel to streets. Exceptions are the irregularities caused by Gravois' placement, which leads to several diagonal alleys and alley segments. The two blocks between California, Pestalozzi, Nebraska and Magnolia have T-shaped alley plans. Throughout the District, sidewalks are separated from the curbs by tree lawns which contain trees in some sections. The industrial blocks along Sidney, Victor, Iowa, Ohio and Texas are almost completely bereft of street trees. Lawns created by building setbacks are sloped upward and are planted with shrubs and plantings.

Of the district's 283 primary buildings, 247 are residential. These buildings dominate the inventory, even though physically the residential building lots are offset by larger industrial and

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parish buildings occupying large parcels. Overall, the characteristics of the residential, industrial and commercial blocks are very different despite common use of brick masonry construction and a shared period of construction and significance. Areas closer to St. Francis de Sales Roman Catholic Church and the southern and eastern parts of the District are older, characterized by more organic development largely driven by individuals constructing one or two buildings at a time resulting in a lack of standardized setbacks and stylistic cohesiveness. Blocks built this way after 1880 and before 1910 are 2600 Ohio, 2800 Oregon and 2800 Magnolia. The north end of Oregon (2600 block), 2600-2800 Nebraska, 2800 Victor, west/residential 2800 Sidney are characterized far more by developers building several speculative residences at a time. These blocks were largely developed after 1890 and before 1920.

The northeastern part of the district is industrial, largely developed between the 1880s and 1920s by a few large companies. This area includes the listed buildings of the Koken Barber Supply Co. Development along Jefferson and Gravois began in the 1870s. What we have today likely dates from the 1880s to the 1920s and presents a cohesive commercial streetscape with storefronts below second and third story residential units. Corner commercial/residential buildings throughout the rest of the neighborhood are scattered and scarce.

Overall, the architectural character of the district is consistent although representative of diverse building types and uses. Almost all of the contributing buildings are built in brick masonry with limestone foundations. Use of decorative brick, terra cotta and stone can be found throughout the District. Buildings generally have wooden doors and double-hung windows, flat roofs, stone steps and other traits common to their era of construction.

Stylistically, the range of the District is compact. Besides the Gothic Revival and Classical Revival buildings of the parish complex, nearly all of the buildings are vernacular works that freely mix classical elements with common local building forms, and thus fall within the Late 19th and 20th Century American Movements or Late 19th and Early 20th Century Revival styles categories. Decorative elements define a few residential buildings in the Italianate and Romanesque Revival styles, but few have strong enough associations to be so classified. Architects whose work can be found in the District include several well-known prolific designers working in the city in the 19th and early 20th centuries. These include Henry Hess, Victor Klutho, William A. Lucas, Edward Nolte, Oliver J. Popp, Ernst Preisler, Henry Schaumberg and Joseph Stauder & Son.

There are 26 non-contributing primary resources within the District, some of which have been altered beyond historic appearance but most of which were built after the end of the period of significance in 1942. Among these are 12 Modern Movement single-story houses built between 1955 and 1960 on the sites of demolished houses. These homes, with overhanging hipped roofs, red brick walls and simple detailing, can be found in concentrations on California, Nebraska and Oregon avenues as well as singularly on Iowa and Magnolia avenues. Their scale and materials maintains the District's historic architectural character to some extent, although these houses generally replaced multi-story buildings.

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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Within the District are 60 secondary buildings, of which 25 are contributing resources. All but one of these buildings are vehicle garages located at the alley, and most are flat-roofed brick garages with parapet walls or front-gabled frame garages historically clad in wooden siding. The non-contributing secondary buildings largely are altered frame garages whose integrity is compromised by later cladding that does not maintain the historic appearance.

Integrity

To assess the integrity of both the District and individual resources, the preparers applied the standards for assessing integrity established in National Register Bulletin 16A, *How to Complete the National Register Registration Form*. The seven aspects of integrity established in the bulletin are location, setting, design, materials, workmanship, feeling and association

The District retains the seven aspects of integrity. With few non-contributing primary resources, the District strongly evinces its historic character through its layout and built environment. Alterations to the buildings are minor, even on the industrial buildings in the northern section. The St. Francis de Sales Historic district evokes the appearance of an early twentieth century, streetcar-served walking neighborhood with a parish church, residential blocks, commercial buildings and several industrial buildings.

The largest impact to integrity comes through the number of vacant lots located within the boundary. The boundary navigates an alley between Sidney and Texas streets to exclude a small group of noncontributing buildings facing Gravois Avenue and ends at the property line on the north side of Pestalozzi Avenue. Within the District are several vacant lots, but the cumulative impact does not remove integrity of setting, materials, feeling or association. Vacant lots are inventoried as sites, while paved lots are inventoried as structures. Both types of lot are evaluated as contributing or non-contributing based on their appearance during the period of significance. If lots' contemporary appearance is similar to that at the close of the period of significance, they are contributing. The preparers utilized building permits and the 1951 Sanborn fire insurance maps for the area in the lot evaluations.

There are single vacant lots on California, Magnolia, Nebraska, Oregon and Oregon Avenue that have minimal impact. The largest concentrations of vacant lots are on the east side of the District on Ohio Avenue between Sidney and Gravois, where there are eight vacant parcels and seven buildings. Yet the buildings are spaced to convey historic character, and the west side of Ohio has a nearly continuous building line. There also are larger vacant lots in the industrial area. The vacant lot at the northwest corner of Ohio and Sidney is where a historic industrial building was demolished after the period of significance, while the vacant lot facing Victor Street between Ohio and California consists of land where Iowa Avenue was vacated and a historically undeveloped lot. The visual impact of vacant lots in the District is not significant.

Individual buildings are evaluated utilizing evidence from photographs, permits or the buildings themselves that demonstrate likely appearance during the period of significance. The buildings

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St. Louis (Ind. City), Missouri

are evaluated in terms of the characteristics that express the District's significance under Criterion A for Ethnic Heritage. These characteristics include original design and materials, since many of the buildings were built by members of the St. Francis de Sales parish for which the area is significant.

Buildings are considered to be non-contributing if wall cladding has been covered or replaced, such as with the simulated masonry-clad buildings at 2529 S. Jefferson and 2842 Magnolia. This alteration is reversible but does remove integrity of materials, design, workmanship and feeling. Parged brick buildings, like the one at 2632 Ohio Avenue, are considered to possess integrity if original fenestration and entrances are evident and functional. Buildings with large additions, like the industrial building at 2601 Ohio Avenue, are considered contributing if the addition does not overwhelm or obscure the primary elevations of the original building. Likewise, buildings that have substantial board-up or recessed infill of window openings are considered contributing if the openings have not been infilled with toothed-in masonry.

Window and door replacement is common throughout the District and is not considered to remove integrity unless the size or shape of openings is altered or the replacement is not of the same kind (i.e., hinged door or double-hung window). Nonetheless, the building at 2640 Ohio Avenue is considered contributing despite an inappropriate alteration of the first-floor window opening because the rest of the front elevation is intact and possesses a historic feeling.

Secondary resources are evaluated for retention of original roof form, vehicle door orientation (if a garage) and wall materials. Secondary resources that have lost documented historic roof forms or had been re-clad in materials that removed historic appearance do not have sufficient integrity of materials, design, workmanship or feeling to be considered contributing. Contributing secondary resources are considered to lack integrity of vehicle or pedestrian doors or windows were replaced, infilled or covered over.

Inventory

C denotes contributing resources; NC denotes non-contributing resources.

2500 California Avenue (1NC) (Photograph 2)
1960
Style: Modern Movement
Original Use: single dwelling Present Use: single dwelling
Architect: Builder:

This one-story, red brick building has a gable roof, concrete stoop with metal balustrades and entrance in the left bay, a wide triple window on the right with gray stone below, and wooden shutters.

2504-6 California Avenue (1C) (Photograph 2)
1911
Style: Late 19th and Early 20th Century American Movements

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Original Use: multiple dwelling
Architect: F. Schmidt

Present Use: multiple dwelling
Builder:

This two-story, red brick building has a flat roof with shaped parapet featuring a central step-up, end blocks, terra cotta tile caps, three rectangles of gray brick in the elevation, and a cornice mold with large and small dentils. Below that, on the second story, is a ribbon band of brick, two balcony entrances with transom windows in the center of the elevation, a balcony with metal balustrades, and a one-over-one window with stone sill on either side. The basement, and the knee walls and three squared piers of the porch are made of glossy, white brick. There are two sets of concrete stairs that lead to two sets of double entrances. Other features of the porch include a flat roof, cornice with dentils, decorative wood capitals and a stone band course. On either side of the porch there is a one-over-one window.

2510 California Avenue (1C)
1897

(Photograph 2)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder:

This two and half story, red brick building has a flat roof with false mansard front and paired window, hipped dormer. A simple cornice mold sits above a dotted row of projecting yellow brick. The front elevation contains three, one-over-one windows with decorative brick, baskethandle-arch, header courses, stone sills and vinyl siding on the elevation between the window and header, two on the second story and one in the right bay of the first floor. The double entrance way is in the left bay, protected by a metal shed-roof awning and metal supports and balustrades. The basement is clad in yellow brick and has two single-paned windows with segmental arch, brick, header courses.

2510 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with pressed wood siding.

2512 California Avenue (1C)
1897

(Photograph 2)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder:

This two and half story, red brick building has a flat roof with false hipped-roof front and triple-window, hipped dormer and a row of projecting brick dentils below the eaves. There are three, slightly recessed windows with baskethandle arch header courses made of decorative brick, stone sills and wood panel surrounds. The second floor left bay and first floor window are single, one-over-one windows, and the second floor right bay is a paired window. There is a

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wooden porch with shed roof that leads to the double entranceway. The basement is clad in yellow brick and has two boarded windows with radiating brick header courses.

2514 California Avenue (1C) (Photograph 2)
1897

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof with false hipped roof, triple-window dormer and yellow brick dentils below the eaves. All three windows have baskethandle arch header courses mad with decorative brick and stone sills. The second story, left bay window has a semi circle panel above the glaze and leads onto a balcony with metal balustrades. The second story, right bay window is a double window and also has a semi circle panel above it. The first story, right bay window had a double window with a semi-circle transom light above it. The wooden porch has a flat roof with dotted cornice and intricate brackets and leads to a double entranceway with transom windows. The basement is clad in yellow brick with red brick vertical header courses above the two, single-paned windows.

2516 California Avenue (1C) (Photograph 2)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof with false hipped front and paired window shed dormer. The second story has four, projecting brick, pilasters that separates two, one-over-one windows in the right bay and a French door in the left bay and a decorative brick frieze. The door leads to a balcony with metal balustrades. In the right bay on the first story there are two one-over-one windows separated by a brick pilaster and surrounded by a rectangular label course. The left bay contains a porch with a recessed double entranceway set behind a metal outer door that has side and transom lights and a segmental arch surround. The porch has a flat roof, squared brick piers, and solid brick knee walls. The basement has two boarded windows with radiating brick header courses.

2520 California Avenue (1C) (Photograph 2)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof with a false mansard front and two pyramidal dormers. There are three, one-over-one windows on the second story with stone sills and intricate soldier and decorative brick headers. The first story has a recessed double

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entranceway with transom lights in the left bay and two, rounded, one-over-one windows in the right bay, all with arched brick header courses. The entranceway has a wooden hood mold and a brick and concrete front stoop. Below the rounded windows is a stone band course and a basement with two, multi-paned windows and radiating brick headers. The building widens on each side, set back from the front and has another set of one-over-one windows one each floor.

2522 California Avenue (1C) (Photograph 2)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof, a false hipped front and a triple window shed dormer. The second story has a single one-over-one window in the left bay and a paired window in the right bay, both with a rectangular label course and cornice header course. The first story, right bay, has a paired window with rectangular label course and a header course cornice above that. The entrance in the left bay has a porch with a gable roof, pediment with a wreath, garland and dentil details, cornice with dentils, a transom window, squared brick piers, and brick knee walls. The basement has two single-paned windows with radiating brick headers. Set-back on the right side is another bay with three floors and a one-over-one window with segmental arch headers on each.

2522 California Avenue, Ancillary Structure (1C)

There is a one-story, gabled roof, contributing frame garage with shiplap siding.

2526 California Avenue (1C) (Photograph 2)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and half story, red brick building has a flat roof, a false mansard front, and a pyramidal dormer with two, one-over-one windows. The second story has a single window in the left bay and a paired window in the right bay featuring semi-circle header courses. There is a recessed entrance with two doors and transom windows in the lower, left bay and features a semi-circle arch header set atop column-like pilasters and round fanlight at the elevation. To the right of the entrance is a paired window with a pilaster on each side, one between, and a cornice like brick header course. The basement has three single-paned windows with radiating header courses. Set back from the right side is another bay with three stories and a one-over-one window on each.

2528 California Avenue (1C) (Photograph 2)
1896

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St. Louis (Ind. City), Missouri

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof, false hipped front, a paired window, shed dormer and brick dentils just below the eaves. The second story has three, one-over-one windows with a decorative brick band course above, rowlock brick sills and wood shutters. The front elevation, between the second and first story sills has twelve projecting band courses. There is a recessed entranceway in the left bay with transom and side lights and a brick, segmental arch detail in the front elevation, while the right bay contains a paired window with radiating brick header course, rowlock brick sill and wood shutters. The basement has two, single-paned windows with radiating brick header courses. To the right of the building is a three story bay set back from the front with a one-over-one window with segmental arch header on each floor.

2532 California Avenue (1C)
1896

(Photograph 2)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building has a flat roof, false mansard front, two gable dormers with fleur-de-lis pediment details, and a cornice with dentils and brackets. The second story has three rounded windows with horizontal courses of white tile with wave details breaking up the brick elevation and dividing the brick arched label course into sections, while below each window lies a recessed brick rectangle and a decorative ceramic band course. There is a recessed double entranceway with transom windows in the left bay, behind a brick arch and pilaster embellishment on the face of the building. To the right of the entrance is a paired window featuring segmental arch label course and a ceramic sill decorated with a wave design. The basement has two boarded windows with brick header courses featuring brick "keystones" in the center of each.

2532 California Avenue, Ancillary Structure (1C)

There is a one-story, gabled roof, contributing frame garage with weatherboard siding.

2534 California Avenue (1C)
1896

(Photograph 2)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick building had a flat roof, false mansard front, paired window, pyramidal dormer and cornice with small dentils. The second story has a wide window in the right bay and a smaller, one-over-one window in the left bay, both feature squared brick label

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courses, horizontal ceramic rows with wave details, and keystones with flower details. The double entranceway with transom lights is set back from the front elevation which features a brick arch with three intersecting pieces of ceramic, one in a keystone position and two with wave detailing and a semi-circle transom window. The first story has a horizontal brick pattern alternating projecting with flush bands. The right bay contains a paired window with a semi-circle glaze filling out the area below the arched brick label course with keystone and wave stone intersections. There is a basement.

2600 California Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: F. J. Cornwall & Sons

Builder: F. J. Cornwall & Sons

This two-story, red brick building has a flat roof, parapet with a central step-up and an endstone at each corner, projecting brick quoins and a false mansard front with wide eaves, brackets and long, narrow dentils. The right bay contains a gable-roofed porch with squared wood columns and brick knee walls, entrance with transom and side lights, and one-over-one window just above the porch. The left bay contains two, one-over-one windows on each floor, stone sills on the second story and a stone band course on the first. There is a basement with two boarded windows and horizontal inset courses.

2601 California Avenue (1C)
1919

(partially visible, Photograph 3)

Style: Late 19th and Early 20th Century American Movements

Original Use: automobile shop

Present Use: automobile shop

Architect:

Builder:

This one-story, red brick garage has a mansard roof with shed dormer and rounded eaves at the front (California side) and a shed roof at the back. The front has two large windows, six panes wide and three panes high with a flush rowlock brick header and a projecting rowlock brick sill. In order from front to back there are two arched garage doors, a store with various windows and another pair of garage doors.

2604-8 California Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2607 California Avenue (1C)
c. 1905

(partially visible, Photograph 3)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This two-story, red brick building has a flat roof with shaped parapet that features end blocks, a stepped-up pediment, brick relief designs and a vinyl cornice mold. The right bay has a porch with brick knee walls, squared brick piers, two entrances, and a flat roof that doubles as a balcony for the second story, which has an entrance and metal awning with metal supports and balustrades. The left bay contains a rounded window with arched brick header course on the first floor and a window with squared brick header course that runs into a decorative band course on the second, both have stone sills. There is a basement with one window. All windows and entrances are boarded up.

2610 California Avenue (1C)
1910

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Frank Thiele Builder: Faverie Bros

This two-story, red brick building has a flat roof, a parapet with end blocks and trim mold, a wooden cornice mold and decorative brick dentils. There is a limestone water table and brown brick cladding under a continuous first floor sill course. Openings have jack arches. There are three one-over-one windows on the second floor each with a stone sill. The first story has two one-over-one windows in bays to the right of a flat-roofed porch. The porch has stone steps, brick knee walls with stone caps, red brick columns with stone base and capital blocks and a wooden entablature. Behind the porch are two transomed entrances containing replacement doors.

2611 California Avenue (1C) (Photograph 3)
1923

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Oliver Popp Builder: J. Ruben

This two-story, red brick building has a flat roof with a false gable front. The entrance is on the ground floor in the center and has side lights on either side. Directly above the entrance is a one-over-one window with stone sill and soldier brick header, a decorative stone rectangle in a decorative stone/brick band course in the elevation above that and a cross-gable in the false roof topping the central section. The left and right bays contain a triple window on each floor separated by a stone lozenge and the soldier brick header of the first story windows.

2612 California Avenue (1C)
1901

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Dreher & Heun Builder:

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This two and a half story, red brick building has a flat roof, false mansard front, left bay hipped dormer and right bay steeply-hipped, shaped dormer with a paired-window with transom, brick wall and round pediment design. The left bay is slightly recessed and features an open wooden porch, an arched brick entranceway that leads to two wooden doors with transom windows, and a second story rounded window with arched brick header course and stone sill. The right bay contains a pair of squared one-over-one windows on the first floor and a pair of rounded windows on the second. Three pilasters with decorative capitals flank the windows and lead up the front elevation to top the windows with brick arches. The basement has two glass block windows and horizontal, brick band courses.

2614 California Avenue (1C)

c. 1897

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two-story, red brick building has a flat roof with a decorative brick cornice that extends into wooden trim. The left bay elevation extends slightly and features a one-over-one window with segmental arch header and a stone band course sill and a pyramidal-roof porch that shelters the entranceway. Other porch characteristics include: squared brick piers, solid brick knee walls, transom and side lights and a cornice with dentils. The right bay has a paired window with flat arch, brick header course and stone sill above a rounded paired window with an arched brick header course. The basement is separated by a stone band course and contains a small, horizontal window with a segmental brick header.

2615 California Avenue (1C)

(Photograph 3)

1923

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Oliver Popp

Builder: J. Ruben

This two-story, red brick building has a flat roof with false cross-gabled roof. The entrance is in the center of the elevation and features a brick Tudor arch and a glazed door with side lights. Just above that is a label course of soldier brick and stone squares that leads up to a one-over-one window with soldier brick header and stone sill, all topped by a stone lozenge centerpiece in the front elevation. On either side of the entrance a cross-gable sits above a triple window on each floor with a stone lozenge just below the stone sills.

2616 California Avenue (1C)

1897

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This two-story, red brick building has a flat roof and a parapet with end blocks. The façade has a very detailed brick cornice composed of intricately molded bricks. On the second story, the one-over-one window on the left and the paired window on the right have fancy, squared brick surrounds and sit above a stone sill that runs the width of front elevation. The first floor has the entrance with side and transom lights and a gable-roofed porch with decorated pediment, dentiled cornice, squared brick piers and brick knee walls in the left bay, while the right bay contains a pair of one-over-one windows with fanlights, a brick arch header and a stone sill. Other features include: the left bay projects slightly forward, the basement is made of yellow brick and contains two windows with brick, flattened arch headers.

2619 California Avenue (1C) (Photograph 3)

1923

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Oliver Popp

Builder:

This two-story, red brick building has a flat roof with a false mansard front. There is a central entrance with side lights that sits just below a one-over-one window. Each side contains a triple window on each floor with a stone sill and a stone and brick lozenge between them. There are two band courses of brick and stone that run across the width and frame the windows on each floor.

2620 California Avenue (1C)

1904

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Ernest Hess

Builder: Henry Beetz

This two-story, red brick building has a flat roof, parapet with end blocks, and a wooden cornice mold with brackets that frame fleur-de-lis. The second story has three, one-over-one windows with rowlock brick header courses and wood sills with decorative brick. Brick, arch header courses frame the two rounded windows in the right bay and the recessed double entrance with transom windows in the left bay. The basement is yellow brick and has two, small, two-paned windows with flattened arch, brick headers.

2622 California Avenue (1C)

1904

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Ernest Hess

Builder: Henry Beetz

This two-story, brown brick building has a flat roof, parapet with end blocks and a wood cornice mold with large dentils and a bracket on each end. There are five, one-over-one windows with rowlock brick header courses and stone sills, three across the second story elevation and two in

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the right bay of the first story. The squared entranceway in the left bay has a rowlock brick header and two doors with transom windows recessed from the front elevation. The basement has two window places with flattened arch, brick headers and is separated from the first story by a stone band course.

2622 California Avenue, Ancillary Structure (1C)

There is a one-story, contributing flat roofed brick garage with parapet walls.

2624 California Avenue (1C)

1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Louis Hermann

Builder: Dreher & Heun

This two-story, painted brick building has a flat roof and shaped parapet that steps up in the right, slightly projected side. There are three pilasters that extend from the basement to the decorative façade of the parapet that feature two lion-face terra cotta blocks and rectangular brick work, all of which project from the front elevation and surround a pair of windows with stone sills on each floor. Where the pilasters come in there are decorative capitals. The far left bay houses a double entranceway with squared brick surround, a window in the second story and relief brick designs in the frieze that feature a semi-circle surrounded by a rectangle. Metal awnings hood all of the windows and the entrance, and the basement has two glass block windows.

2625 California Avenue (1C)

(Photograph 3)

1923

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Oliver Popp

Builder:

This two-story, red brick, flat-roofed building has a brick Tudor arch entrance with side lights in the center. Just above the entrance is a one-over-one window with stone sill and soldier brick header course. Above that is a lozenge-shaped stone that is the center of a brick and stone band course that bisects the second story windows and mimics the shape of the cross-gable in the center of the false, clay-tiled gable-roof front. There is a triple window on each floor in both the right and left bay, all with stone sills and a stone lozenge set beneath. The first story windows has a soldier brick and stone band course that wrap around the windows.

2626 California Avenue (1C)

1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

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Architect: Louis Hermann

Builder: Dreher & Heun

This two-story, red brick, flat-roofed building projects slightly in the left bay that features a brick arch entranceway with pilasters and capitals that leads back to two recessed doors with transom lights. As you move up the front elevation from the entrance you encounter a side-by-side window with transom and squared brick header course in relief, a band course set with decorative bricks, a frieze with a face, and then a pyramidal tower roof. As you move up the right bay, there are two glass block windows in the basement, a single-paned window with stained glass transom and squared brick surround on the first floor, a relief tile with a lions face, a one-over-one window with pilasters on either side and decorative brick header on the second floor, and topped with a step up in the parapet.

2626 California Avenue, Ancillary Structure (1NC)

There is a one-story, non-contributing concrete masonry unit garage with parapet walls.

2629 California Avenue (1C)
1923

(Photograph 3)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Oliver Popp

Builder: J. Ruben

This two-story, red brick, flat-roofed building has a clay- tiled false hipped roof, a central one-over-one window with soldier brick header and stone keystone and sill and a central entrance with side lights. In both the right and left bay there is a triple window on each floor with a single stone lozenge between the floors. There are two band courses of soldier brick and rectangular stone blocks, one that intersects the second story windows and one that outlines the first story windows.

2630 California Avenue (1C)
1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Louis Hermann

Builder: Dreher & Heun

This two-story, painted brick, flat-roofed building has a left bay that contains a recessed two-door, transom lit entrance with a brick arch and pilaster surround that is crossed by a decorative metal bar. Above the entrance is a paired, one-over-one window with squared brick surround and a stone sill. Starting from the ground up, the right bay includes, horizontal windows and relief brick band courses in the basement, three pilasters that span the two stories and are topped with capitals, a pair of one-over-one windows on the first story that have a thin header course and a lion tile above each, the second story has a pair of rounded windows with arched brick headers that sit atop the pilasters, and finally on the facade of the parapet step-up are two decorative panels with faces.

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2631-33 California Avenue (1C) (Photograph 3)
1925

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: O. J. Popp

Builder: Pomeroy Construction Co

This two-story, red brick, flat-roofed building has a false cross-gabled roof. The central two bays project from the front elevation, where there is a flat-roofed porch shielding four entrances each with a transom window. Other central bay details include squared brick piers, solid brick knee walls, a second story balcony with metal balustrades, two second story entrances with a brick and stone rectangle design between them, and a false half timber gable. The first story has a paired window with soldier brick header, stone keystone and sill and another soldier brick course just below the sill in each of the outer bays. Just above each of these is another set of paired windows with stone sills.

2631-33 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame and concrete masonry unit garage.

2634 California Avenue (1C)
1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: E.D. Taylor

Builder:

This two-story, red brick, flat-roofed building has a parapet with end blocks, a cornice mold with dentils, a band course with alternating projected and flush soldier bricks and a rope-like band course. Below that, on the second story, there are three, one-over-one windows with a thin, squared, label course header and shared stone band course sill. The first story has recessed entrance in the left bay with a brick arch header. The right bay contains two, rounded windows with a shared, brick arch header and a stone band course sill. The basement is made of yellow brick and has two single-paned windows with a shared, square soldier brick header.

2635-9 California Avenue, Site (1NC)

There is a noncontributing grass-covered vacant lot.

2638 California Avenue (1C)
c. 1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This two-story, painted brick, flat-roofed building has a stack bond frieze across the front of the parapet. The second story has a single, one-over-one window in the left bay and a double, one-over-one window in the right bay, both have segmental arch brick headers and stone and decorative brick sills. On the first story, both the recessed entrance in the left bay and the rounded window in the right bay have arched brick header courses. An ornamental brick band course runs across the first floor at the window arch's impost level. The window also has a stone and brick sill like the others. The basement wall is made of rough stone and has two glass block windows.

2638 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2641 California Avenue (1C) (Photograph 3)
1906

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder: Jno. F. Wildermuth

This two-story, red brick, flat-roofed, building has a shaped parapet with end blocks, a central step-up with two decorative bricks in its façade and a brick cornice that features triangular designs in relief. The second story has three rounded windows with arched brick header courses and stone sills. The first story has a one-over-one window with a stone sill in the left bay and, in the right bay, a gable-roofed porch with a plain pediment and narrow wooden columns that protects the double entranceway with transom lights. The basement is faced with rough stone and has two small windows.

2642 California Avenue (1C)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two and a half story, red brick, flat-roofed building has a false mansard roof with a gabled dormer that features a rounded window with side lights and vinyl siding. There is a cornice with dentils and a bracket at each end that hoods decorative bricks in the façade just above the second story, one-over-one windows and their squared brick surrounds that lead down into stone dentils below a stone band course. The rounded window in the right bay and the recessed double entrance with transom lights, both have an arched brick header course and tall brick keystone. The basement is separated from the first story by a stone band course and has window with squared brick surrounds.

2644 California Avenue (1C)
1895

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Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This two-story, red brick, flat-roofed building has a detailed brick cornice with various sized dentils and a zig-zag pattern just above three, one-over-one windows with intricate squared surrounds and stone sills. The first story features, in the left bay, a recessed double entrance with a segmental arch, brick header and markings suggesting the previous existence of a hood. In the right bay is a wide, side-by-side window with a squared brick surround and stone sill. All four of the windows and the entrance have aluminum awnings. The basement has a double window with flattened arch, brick header.

2645-47 California Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: F. L. Stewart Building and Realty Co. Builder: F. L. Stewart Building and Realty Co.

This two-story, red brick, flat-roofed, four-family building has a shaped parapet with a step-up on each end and in the center, a cornice mold and brick dentils. In the two, center bays, resides the four entrances with transom windows, a flat-roofed porch with narrow, squared, wooden supports and wooden balustrades, a balcony wood banisters and two, transom lit entrances featuring soldier brick headers. The outer bays contain one, one-over-one window with soldier brick headers and stone sills on each floor. There is a basement clad in brown brick with windows and soldier brick headers.

2648 California Avenue (1C)
1895

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This two-story, painted brick, flat-roofed building is crowned with a cornice mold, varying brick dentils and decorative brick. The second story contains three rounded windows with arched brick header courses, stone sills, rectangular designs between the glazes and another band course of brick dentils. There is a pair of one-over-one windows in the right bay, on the first story, with a pilaster separating them, a squared, brick surround and a stone band course sill. The two doors in the entrance have transom windows and are hooded by a pyramidal-roofed porch with squared brick piers and solid brick knee walls. The basement has two, single-paned windows with segmental arch headers.

2649 California Avenue (1C)
1905

Style: Late 19th and Early 20th Century American Movements

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Original Use: multiple dwelling
Architect: Victor J. Klutho

Present Use: multiple dwelling
Builder: Henry Beetz

This two-story, red brick, flat-roofed building has three step-ups along the parapet, two white brick cross designs in the upper façade and a brick band course above the second story. There are three, single, one-over-one windows in the second story and one, double, window in the left bay of the first floor. All four windows have stone sills and flattened arch headers. There is a double entrance with transom lights, in the right bay, that has full length, squared brick piers supporting a pyramidal roof. The raise basement is separated from the first floor by a stone band course.

2649 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2650 California Avenue (1C)
1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder:

This two-story, painted brick, flat-roofed building has a shaped parapet with a slight step-up in the center and at either corner and is lined with a rowlock brick course. Just below this is a rowlock brick, rectangle design that spans most of the width, a narrow band course, and three, one-over-one windows with a single squared surround and a stone band course sill. There is a paired one-over-one window, with square brick surround and stone band course sill in the right bay of the first story. Below the stone course is a basement with two, single-paned windows with flattened arch header course. There is a recessed entrance in the left bay featuring a segmental arch, transom windows, and a hipped-roof porch with squared brick piers and knee walls.

2652 California Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2653 California Avenue (1C)
1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect: Victor J. Klutho

Present Use: multiple dwelling
Builder: Ken Spanbauer & Co., H. A. Johnston

This two-story, red brick, flat-roofed building has a parapet with end blocks that meet the wall on a curve and a wooden cornice mold with large dentils. The five, one-over-one windows, three on the second story and two in the first story left bay, have flattened arch, brick header

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courses with brick keystones slightly elevated from the face of the wall and stone sills. There is a recessed double entrance behind an arched brick header opening, the right door with transom is parallel with the front elevation while the left door with transom is set at an angle. The basement sits below the stone band course, is made of a slightly different shade of brick and has two windows.

2655 California Avenue (1C)
1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two-story, red brick, flat-roofed building has a rounded two-over-two window with arched brick label courses and stone sills on each floor of the extended left bay. The narrow right bay is set back from the elevation and features an arched brick entranceway with two recessed doors with transom windows and a rounded, one-over-one window with the arched label course header and stone sill on the second floor. The top of the front elevation has a decorative brick cornice and a parapet with end blocks. The basement is made of rough stone and contains a window.

2656 California Avenue (1C)
1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two-story, red brick, flat-roofed building has a basement that contains a small paired window with a flattened arch, brick header. There is a stone band course on each floor that acts as the sill for the four windows. On the first story, in the right bay, is a paired window with transom and squared brick surround, while the second story houses three one-over-one windows with an arched brick header set inside of a squared brick surround. Above the windows there is detailed brick corbelling that supports a metal cap. There is a recessed double entrance in the left bay that is hooded by an aluminum awning and has markings that indicate there was a hoodmold or porch roof.

2657 California Avenue (1C)
1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two-story, red brick, flat-roofed building has a shed roof porch with squared brick supports and brick knee walls that hood the entrance, a transom light and narrow window to the right of the entrance and sits in the right bay. Just above the porch is a single one-over-one window

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with segmental arch header and stone sill. The entire right bay is set back slightly from the front elevation. The left bay contains a set of paired windows with segmental arch, brick header courses and stone sills on each floor. The basement has two small windows set in a rough stone wall. The flat parapet has a decorative brick cornice with dentils and patterned bricks.

2659 California Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Jno. Breugher

Builder: Henry Beotz

This two and a half story, red brick building has a flat roof, false mansard front, two, pyramidal dormers and wooden cornice mold with large dentils. There are five, one-over-one windows with stone sills in the front elevation, three on the second story and two on the first story in the left bay. There are two entrances with transom windows in the right bay, shielded by a shed roof porch with squared brick piers and solid brick knee walls. The basement is made of brown brick and contains two, single-paned windows.

2660 California Avenue (1C)
c. 1890

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This two-story, red brick, flat-roofed building has a rough stone basement with two single-paned windows. The first story has a paired window with rounded transom lights, a brick, basket handle arch header and a stone sill. The second story has a paired window with squared transom, a flattened arch, brick header and a stone sill. From there, brick corbelling leads up to the parapet that features an end stone on each corner. The entrance has a paired, glass block transom window, a segmental arch header course and is set in a bay towards the back of the building on the right side. Above the entrance is a one-over-one window with a stone sill and segmental arch brick header.

2661 California Avenue (1C)
c. 1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Paul Forsythe

This two-story, red brick, flat-roofed building has a recessed entrance in the right bay, with two doors and two transom lights set behind a decorative brick, arched label course that mirrors the header course of the paired window in the left bay. The second story has a one-over-one window just above the entrance with the same arched brick header. To the left of this is a paired window with a brick, segmental arch header. All three windows have stone sills. The

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parapet has a painted brick façade with brick patterns and corbelling and the basement is made of rough stone and contains two boarded windows.

2662 California Avenue (1C)
1904

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: R.A. Richardson

Builder: R.A. Richardson

This two-story, brick building has a rough stone façade and an overhanging gable roof with six brackets. There are three, one-over-one windows with stone sills, two on the second story and one in the right bay of the first floor. The entrance, in the left bay, has square wooden columns and wooden side panel. There is a full width wooden porch with wooden banisters and balustrades.

2664 California Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: A. Wand

This two and a half story, painted brick building has a gable roof with small paired window and wooden shingles on the pediment. There are three, one-over-one windows with stone sills, two on the second story and one in the right bay of the first story. The entrance is in the left bay of the first story and has both a transom and side light. There is a full width, hipped-roof porch with simple cornice, three round columns, and wooden stairs, banisters and balustrades.

2664 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage.

2665 California Avenue (1NC)
1955

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: John Dresner

This one-story, brick building has a low-hipped roof, a small, side-by-side window on each side of a slightly off-center entrance, with stacked brick surround and plastic awning, and a concrete stoop.

2665 California Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing concrete masonry unit garage.

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2666 California Avenue (1C)
1904

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: R.A. Richardson

Builder: R.A. Richardson

This two and a half story, brick building has a rough stone façade and gable roof clad in clay tile. The gable has a paired window with a false shed roof header, vinyl siding, and a false shed roof eave. There are three, one-over-one windows, two on the second story and one in the right bay of the first story. The entrance is in the left bay and has a transom and side light. There is a full width porch with a shed roof, squared brick piers, solid brick knee walls and a concrete base.

2669 California Avenue (1NC)
1955

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: John Dresner

This one-story, brick building has a hipped-roof, a side-by-side window in the left bay with a plastic awning, an entrance just right of center with stacked brick surround and awning that is shared with a side-by-side window to the right, and a concrete stoop.

2800-04 California Avenue (1C) (Photograph 4)
c. 1910

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This two-story, gray brick corner building has a flat roof, with a peak at the angle corner of the parapet. The parapet façade features brick corbelling that leads to a ceramic cornice mold and span all parts of the front elevations. There are two parts to the California side of the building. There is a storefront with wood panel walls and a recessed entrance on the angled, corner elevation. The second part is a recessed right bay that has a recessed double entrance with transom windows set behind a flattened brick arch header and two, one-over-one windows to the right of the entrance. The other side of the building has an entrance in the far left bay and two, single-paned window on the first story. There are ten, one-over-one windows with stone sills, on the second story, that wrap around, across all front elevations.

2810 California Avenue (1C)
c. 1920

Style: Late 19th and Early 20th Century American Movements

Original Use: warehouse

Present Use: warehouse

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Architect:

Builder:

This one-story, brick building has a flat roof and a brick wing in the left bay that projects further than the rest of the building. This wing has four windows on the front elevation and two windows and an entrance on the side elevation. They are set in a concrete wall and headed with a panel of vinyl siding and a soldier brick header course. The recessed part of the building has a garage door, another panel of windows and a carport-like shed roof awning that extends to be flush with the wing. There is a concrete, shed-roof addition on the right, side elevation.

2817-2825 California Avenue (1C) (Photograph 5)
1910

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial

Present Use: commercial

Architect: F. Boach, J. C. Settle

Builder: Henry. Luehrmann

This two-story, red brick, flat-roofed, corner building has a front elevation one each street and an angled elevation at the corner. The parapet façade features stepped, rectangular designs and an arched date plate on the corner. There are eleven pilasters across all of the elevations that separate it into sections and run from the ground to extend into the parapet and create step-ups and end blocks. There are two, one-over-one windows with segmental arch, brick headers and stone sills on the second story, in each section, with the exception of the corner elevation which has three windows of that description. The corner elevation and the section on either side, contain a bricked-over storefront on the first story with an entrance in the center. The rest of the first story to the right of the entrance either has matching windows or boarded window openings. There are two sections to the left, that contain three boarded window openings and an entrance with covered transom.

2631 Gravois Avenue (1C) (Photograph 6)
c. 1885

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial

Architect:

Builder:

Six buildings are internally connected and have had their parcels combined into one parcel by the current occupant. This is a hipped red brick building that stands two and a half stories tall and three bays wide on the Gravois elevation and six bays wide on the side elevation. It has an overhanging eave supported by a bracketed cornice. There are two center-gabled dormers, one above the second bay to the right and the other above the second bay to the left, and both are covered in contemporary metal siding. Above the middle bay are two stone chimneys, one on either side of the roof. The second story bays on the Gravois elevation are contemporary window replacements; the second story bays on the side elevation are filled in with concrete. The first story on the Gravois elevation is slightly recessed and features a concrete finish. The first story on the side elevation is slightly recessed on the left for the length three bays, and features a concrete bay. There are two tan brick pilasters to delineate the storefront. The

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entrance in the center bay and windows in the bays on the right are filled in with concrete masonry units.

2635 Gravois Avenue (1C) (Photograph 6)
1881

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial/dwelling Present Use: commercial
Architect: H. Albers, N. J. Ruhaach Builder:

This is a side-gabled red brick building that stands three stories tall and four bays wide on a basement. It has side parapets capped in metal cotta coping and overhanging eaves supported by a bracketed cornice. There is a single centered gabled dormer, covered in contemporary metal siding. The second story bays are contemporary window replacements over a limestone sill course. The first story is slightly recessed and features a concrete finish, a contemporary entrance in the center, flanked by two large single-paned windows. Centered above and below the windows (under the awning) are wood molding details.

2639 Gravois Avenue (1C) (Photograph 6)
1884

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial/dwelling Present Use: commercial
Architect: Builder:

This is a side-gabled red brick building that stands three stories tall and two bays wide on a basement. It has side parapets capped in metal cotta coping and overhanging eaves supported by a bracketed cornice. There is a single centered gabled dormer, covered in contemporary metal siding. There is a stone chimney on the right side of the roof. The second story bays have openings that contain contemporary window replacements over a limestone sill course. The first story is slightly recessed and features infill with a concrete finish around one centered contemporary window framed by a wooden molding.

2639A Gravois Avenue (1C) (Photograph 6)
1913

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial/dwelling Present Use: commercial
Architect: Builder: J. Walshauser

There is a flat-roofed red brick building that stands one and a half stories tall. The first story has a concrete front, and the half story is brick.

2641 Gravois Avenue (1C) (Photograph 6)
1898

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial/dwelling Present Use: commercial

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Architect:

Builder:

There is a side-gabled red brick building that stands two stories tall and two bays wide on a basement. It has a side-gabled front roof with side parapets capped in metal cotta coping and overhanging eaves supported by a bracketed cornice. The second story bays are contemporary window replacements. The first story is slightly recessed and has a concrete finish, a single entrance in the center of the elevation, and two brick pilasters of tan brick delineating the corners of the storefront.

2643 Gravois Avenue (1C) (Photograph 6)
1898

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial

Architect:

Builder:

There is a flat-roofed red brick building that stands three stories tall and four bays wide on a basement. It has a side-gabled front roof with stepped side parapets capped in terra cotta coping and overhanging eaves supported by a bracketed cornice. There are two centered gabled dormers, centered between the second story window bays, with one contemporary window replacement in each dormer. Each second story window bay is a contemporary replacement window. The first story is slightly recessed and features wood siding, one contemporary replacement entrance on the left side, a contemporary replacement window underneath the second story window bay, and an entrance on the far right. There is a stone tile featuring leaf design on both corners of the first story end piers.

2649 Gravois Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2649 Gravois Avenue (1C) (Photograph 6)
1885

Style: Italianate

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This red brick, two-story building is four bays wide. The foundation is built of limestone. The building has a side-gabled front roof with stepped side parapets capped in metal coping and overhanging eaves supported by a bracketed cornice. Each segmental-arch second story opening has a contemporary replacement window. A painted stone sill course runs continuous beneath these windows. The first story features wooden siding, one entrance on the left side flanked by two transomed block windows, and a store front with three, large, single-paned windows in the right bay. Above the entrance and the storefront are three single-paned transom windows that span the entirety of the front. There is a large metal and Plexiglas sign spanning the entirety of the front elevation.

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2651 Gravois Avenue (1C)

1889

Style: Second Empire

Original Use: commercial/dwelling

Present Use: commercial

Architect: N. J. Ruhaack

Builder:

This is a two-story brick building with a high-pitched mansard third story that terminates with a wooden cornice and runs between stepped parapets. Beneath the third story is a bracketed pressed metal cornice. The façade is painted. The second story has six window openings with segmental arches and stone sills, all covered over in wood. On the first story, under the first window bay on the left of the second story, is a contemporary vinyl door with a window barred up window with a segmental arch above the door. Under the second window bay from the right is a vinyl door. Directly above the door is a smaller single-paned window with a segmental arch. Under the second window bay from the left and under the farthest right window bay is a window bay with an over-one window with segmental arch, covered over in wood. Under the middle two window bays is a historical wooden stable opening, which is now no longer in use.

2657 Gravois Avenue (1C)

1885

Style: Second Empire

Original Use: commercial/dwelling

Present Use: commercial

Architect:

Builder:

This is a two-story brick building with a high-pitched mansard third story between brick side parapets, and terminating in a wooden cornice. Beneath the third story is a bracketed sheet metal cornice. The first story has wood paneling and the second is white painted brick. The second story has six window openings with segmental arches, all covered over in wood. On the first story, under the farthest left window bay, is a recessed entrance of contemporary vinyl. Directly next to the door is a skinny single-paned window bay, which sits next to a double single-paned window, which is under the second window bay of the second story.

2663 Gravois Avenue (1C)

1875, 1884

Style: Italianate

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: Dreher & Heun

Builder:

This is a flat roofed red brick corner building that is three stories tall and seven bays wide on a limestone water table. There is a chamfered corner that acts as a return of the main elevation. On the front elevations, the third floor is a mansard clad in painted slate tiles. Underneath the third floor is a bracketed wooden cornice. There is a brick chimney in the center of the roof, and four dormers with segmental arch pediments and end brackets centered between the second story bays. The dormers contain wooden arch-top two-over-two windows in openings. The

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second floor has seven two-over-one arch-top wooden windows in openings that have segmental arches, soldier course headers and stone sills. On the first floor are two storefront openings broken by an entrance under the third bay from left. The entrance is boarded but shows a two-light arch-top transom window. The storefront openings have jack arches, cast iron interval columns, wooden bulkheads, transom windows and a mix of single-light and four-light main windows. There is an entrance with replacement door in the right storefront. On the chamfered corner is a transomed entrance with sidelights around a replacement door underneath a tall opening with a two-over-two arch-top wooden window above wood infill. The earliest part of this building dates to 1875.

2711 Gravois Avenue (1C)

c. 1895

Style: Second Empire

Original Use: commercial/dwelling

Present Use: vacant

Architect: C. W. Schuler

Builder:

This is a flat-roofed brick building that is five bays wide. The third floor has a mansard front clad in slate tiles. The building has a shaped front parapet capped in metal coping and overhanging eaves supported by a decorative bracketed cornice. The roof rises at center, and the center section has a shed-roofed dormer containing a wooden one-over-one window. There are shed-roofed dormers centered on the left side and the right side of the wing, housing paired wooden one-over-one windows. The second story bays are contemporary window replacements. The openings second from the left and second from the right are filled in with wood. These openings are set above a continuous limestone sill course. An enameled blue brick label course runs above each of the bays. The first story is clad in a simulated stone masonry and is divided into two bays. The section on the left contains a recessed central entrance, and two large storefront windows. The section on the right contains a recessed central entrance, and two large double-paned storefront windows.

2717 Gravois Avenue (1C)

1887

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This is a flat roofed brick building that stands one story tall and two bays wide. There are side parapets capped in terra cotta coping, and a chimney on the front right side. The first bay is slightly recessed, and features wood siding. There is a historic stable door in the center of the bay, which opens fully as a stable door. The second bay is slightly recessed, in filled with wooden flats.

2717 Gravois Avenue, Structure (1NC)

There is a parking lot paved in asphalt.

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2721-2727 Gravois Avenue (1NC)

1980

Style: No Style

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: Henry Wind

Builder:

This is a side-gabled contemporary metal siding building that stands one story tall. There is a single contemporary replacement window in the center of the elevation, covered with metal bars. The first story is a storefront. On the left, a large single-paned window, with four wooden vertical divisions is directly adjacent to a contemporary replacement entrance. On the right is a larger single-paned window, with six wooden vertical divisions. On the left of the addition is a contemporary entrance, in the middle a contemporary replacement window, and on the right a contemporary garage door.

2721-2727 Gravois Avenue, Structure (1NC)

There is a large parking lot paved in asphalt.

2735 Gravois Avenue (1C)

c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This is a flat roofed, buff brick building that stands two stories tall and five bays wide, with a flat roofed, single stucco attachment that stands one story tall and two bays wide. The roof has a parapet featuring end blocks and has a terra cotta cap. The second story features a brick finishing, with a lozenge on the top center, flanked by two rectangles. Centered under the rectangles are double over-one windows, over a brick sill and with a brick molding. In between the windows is a brick pattern.

2743 Gravois Avenue (1NC)

1965

Style: No Style

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This one story contemporary aluminum siding building has a flat roof. On the far left side of the left elevation, there is a vinyl door. A vinyl door is centered on the left side of the front elevation. On either side are contemporary replacement windows.

2743 Gravois Avenue, Structure (1C)

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There is a contributing asphalt paved parking lot.

2761-2763-2765 Gravois Avenue (1C)

c. 1905, 1935 alteration

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This building has a similar façade design as its neighbor at 2767-71 Gravois Avenue. This is a two-story red and yellow tapestry brick building that stands six bays wide and has a flat roof. It has a shaped front parapet capped in terra cotta coping with raised center and end blocks. On the parapet there are three stone lozenges, centered between the window bays, inside of a red brick rowlock label course that forms a surround and two vertical dividers. There are stone corner blocks in this pattern. The first story contains four brick pilasters, delineating the corners and three storefront openings of the building, which are covered in contemporary metal siding. The far left section one large, single-pane, horizontal sliding window, and a contemporary entrance on its right. The middle section is directly opposite of the far left section. The far right section has a single-pane window, and an entrance to its left. Each entrance in the infilled storefront openings has a broken triangular and segmental pediment of Colonial Revival period.

2767-2771 Gravois Avenue (1C)

(Photograph 7)

c. 1905, 1931 alteration

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This building has a similar façade design as its neighbor at 2761-63-65 Gravois Avenue. This is a two-story red and yellow tapestry brick building that stands six bays wide and has a flat roof. It has a shaped front parapet capped in terra cotta coping with raised center and end blocks. On the parapet there are three stone lozenges, centered between the window bays, inside of a red brick rowlock label course that forms a surround and two vertical dividers. There are stone corner blocks in this pattern. The first story contains four brick pilasters, delineating the corners and three storefront openings of the building that share a continuous soldier course header. At the south end, there is a chamfered bay with side wall facing California Avenue that is articulated like the primary elevation. The corner has a transomed entrance with replacement door and covered sidelights under a second story window opening. The parapet above this bay and over the California side have a stone lozenges and label course surrounds like those on the main elevation. On California Avenue, the parapet is shaped with a center step and end blocks. There are three window openings at the second floor and storefront openings with soldier course header at the first floor (infilled with wood). To the left of this two-story section is a one-story section with a shaped parapet (center step, end blocks) and single small window opening with stone still, jack arch and single-pane wooden window inside. The second floor windows on both street-facing elevations are boarded up with vertical boards that have horizontal center braces that somewhat imitate the appearance of a double-hung window. The storefront

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openings on Gravois have wooden transoms over windows and doors that are obscured by plywood and vinyl cladding. The northernmost opening retains an entrance with wooden door.

2511 Iowa Avenue (1NC)

c. 1915, 1966

Style: Two-Part Commercial Block

Original Use: commercial

Present Use: vacant

Architect:

Builder:

The original building (c. 1915) consists of a two-story flat-roofed brick section and a one-story flat-roofed brick section. The two-story section is at the northeast corner. Along the eastern façade of the two-story portion there are three large rectangular openings on the right side of the second story and six smaller segmental arch headers to the left. Across the first story of the façade there is an array of different sized segmental arch openings on either side of a large overhead door. All of the openings along this façade are filled in with recessed brick. The two-story building runs slightly down the northern façade along Victor Street and features two wooden 1/1 windows. Below the windows there is a large concrete course above the first story. The entire first story façade is clad in simulated stone masonry. There is a door recessed into the left side of the façade and several rectangular openings to the right. The openings have also been filled in. There are two additional large entrances on the right side of the façade. The building is topped by a simple brick parapet wall, which is capped with clay tile. The later addition (1966) is a large windowless commercial building that features corrugated metal siding above a concrete foundation. The building returns inwards framing a sloping loading dock, which contains three overhead doors sheltered by metal shed roof overhangs.

2600 Iowa Avenue (1C)

(Photograph 22)

1908

Style: Late 19th and Early 20th Century American Movements

Original Use: social hall

Present Use: industrial

Architect: Victor J. Klutho

Builder:

A hipped roof clad with light grey asphalt shingles tops this large two-story red brick building. The façade along Iowa Ave features painted brick and is divided into three bays. Each bay is lined on either side by brick pilasters and features a corbelled brick cornice. The right and left hand bays contain a trio of windows with thick stone sills centered on the second story above an extruded rectangle of brick. On the first story there is a large segmental arch opening with a thick stone sill and a rectangular opening into the basement. The basement story openings are filled in with concrete blocks and the first and second story windows are filled in with horizontal siding. The center bay features two windows with heavy stone sills above another extruded brick rectangle. On the first story there is a large round arch opening in between two narrow windows on stone sills. All of these windows are filled in with modern siding as well. There is a transom topped corner entrance recessed into the corner of the façade behind a steel column. The left hand façade along Sidney Street is divided into five equal bays. Each bay is lined with brick pilasters and topped by a corbelled brick cornice. The four left hand bays each contain a large coupled pair of windows behind shutters, which are topped by brick segmental arch

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headers and sit on top of stone sills. There are large rectangular openings set into the basement stories, which have been filled in with concrete blocks. The right hand bay features a trio of small windows on a stone sill and behind modern siding on the second story and half of a large round arch window on the first.

2601 Iowa Avenue (1C) (Photograph 22)
1904

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder: W. J. Knoll

This is a two-story flat-roofed red brick building with a limestone foundation. The first story is fronted by a cast iron storefront with iron columns and steel box beam with applied rosettes. The storefront window area has brick infill and two large glass block windows. There is a steel door in an entrance at right, and a steel door under a transom window in the entrance at left framed by iron columns. On the second story there are four 1/1 windows with stone sills set into larger segmental arch openings. The upper portion of each opening has been filled with brick to accommodate the smaller windows. An ornamental cornice lined with brick modillions and ornamental brick tops the façade beneath a tile capped parapet.

2603 Iowa Avenue (1C)
1906

Style: Romanesque Revival

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: H. Albers

Builder: William Walsh

There is a large round arch opening centered on the first story of this two-story flat-roofed brick building. The opening is topped with a brick round arch header that is lined with a decorative brick label course, which springs from engaged pilasters. The arch opens to an integral porch which opens to four transom topped wooden entrances. On either side of the center opening there are two 1/1 replacement windows repeated on each story. The windows are in openings with stone sills that have consoles and are segmental arch headers with brick label courses. There is a large brick lozenge-shaped design laid into the middle of the second story. Corbelling rises under a parapet featuring panels formed by ornamental brick. The metal-capped parapet has a center step.

2603 Iowa Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing concrete masonry unit garage.

2608 Iowa Avenue (1C)
c. 1908

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: U. J. Ruhaack

Builder:

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This one story flat-roofed brick building features a small concrete porch elevated on the left side of the façade. The porch has a concrete base and steps and is sheltered by a gabled roof supported by thin iron columns. Behind the porch is a transomed entrance with historic wooden door. To the right of the entrance is a large 1/1 wooden window in an opening atop a continuous stone sill course. The opening has a jack arch and an ornamental brick label course framing the header area. Below the sill course the façade is clad using tan brick and there is a single-light wooden window inside of the jack-arched basement opening. The façade is topped by a corbelled brick cornice beneath a brick parapet wall. The tile capped parapet steps upwards at each end and again in the center.

2608 Iowa Avenue, Ancillary Structure (1C)

There is a tall one-story flat-roofed brick garage with parapets. The contributing outbuilding stands behind both primary buildings at 2608 and 2610 Iowa Avenue.

2609 Iowa Avenue (1C)

c. 2602

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This large two story brick building features a metal-capped parapet wall that is interrupted by a large brick triangular pediment with ornamental brick pattern work in its tympanum. The base of the pediment rests on top of a corbel table of ornamental brick. Below on the second story there are four replacement 1/1 windows in openings with bracketed stone sills and brick segmental arch headers. The bricks of all opening headers alternate between rough and smooth brick. The headers are further accented by decorative molded brick label courses. In the middle of the first story there are two transomed entrances (wooden doors) topped by brick segmental arched with soldier headers. On either side there is a replacement 1/1 window in openings with bracketed stone sills and brick segmental arch headers. The headers of the four first story openings are treated in the same manner as the second story. Below a large stone sill course the basement story is clad using rough limestone blocks and there are two single-light replacement windows behind iron grilles in basement openings.

2610 Iowa Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Dreher & Heun

Builder: Dreher and Heun

This one story flat-roofed brick building has a painted brick façade. The second floor from is a mansard roof clad in composite shingles between two stepped brick parapet walls. There is a gabled dormer with a replacement 1/1 window in an opening centered above the façade. There

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is brick dentillation under the second floor. On the first story there are two replacement 1/1 windows in openings on bracketed stone sills and topped by brick segmental arches with soldier headers. Below a large stone sill course the basement story is clad in rusticated limestone and has two single-light wooden rectangular windows behind iron grilles in openings. The entrance is on the south elevation.

2613 Iowa Avenue (1C)
c. 1895

Style: Romanesque Revival

Original Use: multiple dwelling

Architect:

Present Use: multiple dwelling

Builder:

This is two-story flat-roofed red brick building with a limestone foundation. There is a large round arch opening on the right side of the first floor opening to an integral porch sheltering two transomed entrances (wooden replacement doors). The opening is topped by a brick round arch header with alternating brick types and a molded brick label course. Above there is a replacement 1/1 window in an opening with a bracketed stone sill and a brick segmental arch header with alternating brick types and a molded brick label course. On the left side of the façade there is a coupled pair of narrow replacement 1/1 windows in openings with bracketed stone sills and brick segmental arch headers with alternating brick types and molded brick label courses. This opening is on a projecting part of the wall plane formed by a corbel table. Below a large stone sill course the basement story is clad in rusticated limestone and has a pair of openings containing single-light rectangular windows behind iron grilles. The façade is topped by a brick architrave with inset ornamental brick elements, supported by corbelling.

2617 Iowa Avenue (1C)
1910

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Architect:

Present Use: single dwelling

Builder: E.A. Tacoma Investment Co.

This is a two-story flat-roofed brick building with a brown brick front elevation. There is a rectangular opening topped by a brick jack arch header on the right side of the front elevation leading to a recessed entrance. Inside the façade is clad using vinyl siding and there is a single replacement door. Above there is a trapezoidal bay window containing a replacement 1/1 window in between two narrow replacement 1/1 windows. The bay window is clad with modern vinyl siding. On the left side of the façade there is a broad replacement 1/1 window in an opening. The window openings have jack arches and splayed vertical brick headers. The second story window opening has a stone sill and the first story window opening sits on an stone sill course. Below the façade is clad with red brick and there is a pair of wooden single-light windows behind iron grilles in a jack-arch opening with splayed vertical header. The façade is topped by a wooden cornice above a wooden frieze board lined with wooden dentils. Above there is a wooden capped parapet wall that steps upwards on either end and again in the

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middle while forming a peak. The peak frames a decorative terra cotta wreath laid into the façade.

2619 Iowa Avenue (1C)
1910

(Photograph 8)

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder: E.A. Tacoma Investment Co.

This is a two-story flat-roofed red brick building with a limestone foundation. There is a rectangular opening topped by a soldier brick header and label course on the right side of the façade leading to a recessed entrance. Inside there are two transom topped entrances set at a 45 degree angle. Above there is a wooden bay window containing a 1/1 window in between two narrow 1/1 windows. On the left side of the façade there is a broad 1/1 window with a soldier brick header and label course repeated on each story. The second story window has a stone sill and the first story window sits on an extruded stone sill course. Below the façade is clad with lighter brick and there is a pair of square windows behind iron grilles and topped by a brick header. The façade is topped by a wooden cornice above a wooden frieze board lined with painted wooden dentils. Above there is a metal-capped parapet wall that steps upwards on either end and again in the middle.

2620 Iowa Avenue (1C)
1923

Style: Late 19th and Early 20th Century America Movements

Original Use: religious facility

Present Use: religious facility

Architect:

Builder:

This large brick building is topped by a gabled roof clad using grey asphalt shingles. The shallow overhangs are lined with stone. There is a small vent with a stone sill and header at the peak of the gable wall above a colorful tiled mosaic portrait. The portrait is in between a stone sill and header and is set within a recessed portion of the façade topped by corbelled brick. Directly below there is a vent topped by a brick jack arch header with a pronounced keystone. On either side there is another façade recession topped by corbelled brick housing a vent topped by a brick jack arch header with a pronounced keystone. Above each of these there is a square tiled mosaic laid into the façade. The first story façade is extruded outwards and topped by a shed roof sloping away from the façade. The roof is clad with grey asphalt shingles and is interrupted by a large gabled entrance in the middle. The ridge of the gable is capped with clay tile. Stone courses with brackets run under each gable overhang. The pediment is lined with horizontal siding and there is a large full height round arch opening centered below. The opening houses two large wooden doors set in a stone entry surround. The round arch opening is topped with a soldier brick header with pronounced stone key and end stones. There are two small windows with stone sills and brick headers with stone end blocks on the left side of the entrance and another to the right before a secondary wooden entrance. To the far right side

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there is a trio of narrow windows on top of a stone sill. The limestone foundation is topped by a large stone sill course.

2620 Iowa Avenue, Structure (1C)

There is a contributing asphalt-paved parking area.

2623 Iowa Avenue (1C) (Photograph 8)

1898

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

The entrance to this two story flat-roofed brick building sits within a small porch placed on an ell halfway down the left hand side of the building. The porch is sheltered by a hipped roof supported by wooden columns and contains a transom topped entrance set within a segmental arch opening. The front elevation terminates in a corbel table flanked by rising stone-capped end blocks. There is a rusticated limestone foundation with cap course. The front elevation is divided into two bays with segmental arch openings containing 1/1 replacement windows at the upper stories and jack-arch openings containing glass block at the basement. The openings have stone sills with brick consoles and double rowlock headers. Label courses run horizontally above the sill level and at the header level, where they trace the headers.

2623 Iowa Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with aluminum siding.

2625 Iowa Avenue (1C) (Photograph 8)

c. 1900

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

The entrance to this two story flat-roofed brick building sits within a small porch placed on an ell halfway down the left hand side of the building. The porch is sheltered by a hipped roof supported by wooden columns and contains a transom topped entrance set within a segmental arch opening. The front elevation terminates in a corbel table flanked by rising stone-capped end blocks. There is a rusticated limestone foundation with cap course. The front elevation is divided into two bays with segmental arch openings containing 1/1 replacement windows at the upper stories and jack-arch openings containing glass block at the basement. The openings have stone sills with brick consoles and double rowlock headers. Label courses run horizontally above the sill level and at the header level, where they trace the headers. The front elevation is painted.

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2627-29 Iowa Avenue (1C) (Photograph 8)

1902

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Henry Schaumberg

Builder: Albert Doerflinger

This large two-story flat-roofed brick building features a large round arch opening at first floor center. The opening leads to an integral porch and is topped by a deep round arch brick header lined with a molded brick label course springing from small brick capitals. Inside there are two transom topped entrances set at 45 degree angles with carved wooden enframements. On either side there are wide 1/1 replacement windows in openings with segmental arch headers. These openings sit on top of a stone sill course. Below the sill course the façade is clad using a tan colored brick and at the basement is a pair of wooden windows behind iron grilles in openings topped by a segmental arch headers. At the second story there are four replacement 1/1 windows in openings with stone sills and segmental arch headers. Below a metal-capped parapet wall there is a metal cornice which forms a triangular pediment while puncturing through the parapet roof line. Centered within the peak there is a small round arch opening on a stone sill which is topped by a deep round arch brick header. The opening is filled in with recessed brick.

2631-33 Iowa Avenue (1C) (Photograph 8)

c. 1890

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: C. W. Schuler

Builder: A.G. Buxton

The façade of this large two story brick building is topped by a large mansard that spans in between two brick parapet walls and is clad with slate tile. There are two hipped dormers in the roof, each containing a pair of replacement 1/1 windows. Below there is an ornate cornice of brick modillions and molded brick stringcourses above five openings with bracketed stone sills and brick segmental arch headers. The middle opening is filling in with recessed brick while the other four contain replacement 1/1 windows. On each side of the first story and again in the middle there is a transom topped replacement door with a brick segmental arch header. In between each door there is an opening containing a replacement 1/1 window on a bracketed stone sill and topped by a brick segmental arch header. A molded brick label course runs across the first story at header level, tracing the headers. Below a large smooth stone header the basement façade is clad with rusticated limestone.

2635-37 Iowa Avenue (1C) (Photograph 8)

1894

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: A.G. Buxton

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This is a two-story flat-roofed red brick building. At center there is a wooden front porch covered by a hipped roof supported by wooden piers with fretwork between at top. Beneath the porch are two transom topped entrances set within segmental arch openings. On either side of the porch there are openings containing wooden 1/1 windows in openings with bracketed stone sills and brick segmental arch headers. The headers are traced with a molded brick label course. Below a limestone sill course the basement story is clad in rusticated limestone. There is a pair of wooden single-light windows behind iron grilles in jack-arch basement openings. At the second story there are four centered wooden 1/1 windows in openings with bracketed stone sills and brick segmental arch headers. Above there is a wooden cornice molding running in between two corbelled brick pilasters.

2639-41 Iowa Avenue (1C)
1893

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: A.G. Buxton

This is a two-story flat-roofed red brick building. At center there is a wooden front porch covered by a hipped roof supported by wooden piers with fretwork between at top. Beneath the porch are two transom topped entrances set within segmental arch openings. On either side of the porch there are openings containing wooden 1/1 windows in openings with bracketed stone sills and brick segmental arch headers. The headers on this story and the second story are traced with a molded brick label course. Below a limestone sill course the basement story is clad in rusticated limestone. There is a pair of wooden single-light windows behind iron grilles in jack-arch basement openings. At the second story there are four centered wooden 1/1 windows in openings with bracketed stone sills and brick segmental arch headers. Above the second floor two end blocks step out to frame a corbel table that includes pattern work composed of ornamental brick.

2643 Iowa Avenue (1C)
1906

Style: Late 19th and Early 20th Century America Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: E. Zeppenfeld

Builder: E. Zeppenfeld

This is a one-story, L-shaped, flat-roofed brick building on a limestone foundation. There is a small wooden porch on the right side of the façade sheltered by a hipped roof clad in composite shingles. Behind the porch is a transomed entrance with wooden door. To the left there is a 1/1 arch-top wooden window behind a metal storm window, set in an opening with a round arch top and soldier course headers. A stone sill course runs under the opening across the elevation, with brick consoles beneath. A molded brick label course runs across the elevation, tracing the window opening header. Below the sill course the elevation is clad in darker brick. There is a pair of wooden single-light windows in a basement opening with a limestone lintel. The façade is topped by a projecting stamped metal cornice lined with wooden egg and dart details and

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brick dentils. Above there is a flat parapet wall topped with metal coping which runs in between two brick end blocks.

2645 Iowa Avenue (1NC)
1906

Style: Late 19th and Early 20th Century America Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: J. W. Shutta

Builder:

This one story building is clad with simulated stone masonry, and would be contributing if that were removed and its historic brick walls were intact underneath. The building features a full-width concrete stoop running the width of the façade with an iron railing and glass block enclosure between its concrete block piers. On the right side of the façade there is a replacement door underneath a boarded transom window. To the left there is a replacement 1/1 window set within a large round arch opening which sits on a sill course and is topped with a stepped stone header. The sides of the new window are filled in with wood and the top features a round arch transom comprised of glass block. Above there is a stone capped parapet wall which steps up at either end.

2649 Iowa Avenue (1C)
1909

Style: Late 19th and Early 20th Century America Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Oscar Gebhers

Builder: Phillip Sauerweier Jr.

This two story brick building has a front porch beneath a second story balcony on the left side of the façade. Inside there is an entrance topped by a segmental arch transom. The balcony is supported by large stone piers that extend to the foundation, which are spanned by stone knee walls. The porch then continues uncovered across the right side of the façade below a wooden 1/1 segmental arch window on a bracketed stone sill. The window is topped by a deep segmental arch brick header with a large keystone. Above on the second story there is another wooden 1/1 segmental arch window on a bracketed stone sill with a brick segmental arch header. The balcony is enclosed by a metal railing and is accessed through a wooden door lined with muntins and topped by a small transom window. The door is topped by a brick segmental arch header. Above there is a heavily corbelled brick cornice beneath a tile capped parapet wall that runs in between two large brick pilasters.

2651 Iowa Avenue (1C)
1908

Style: Late 19th and Early 20th Century America Movements

Original Use: commercial/dwelling

Present Use: commercial

Architect:

Builder:

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This one story brick building has a wooden front porch running across the width of the façade. There is a replacement door in the middle underneath a modern awning. To the right there is a coupled pair of replacement 1/1 windows in an opening with a wooden bulkhead wall. On the left side there is a trio of replacement 1/1 windows in an opening with a wooden bulkhead wall. Both window openings have jack arches and rowlock headers. The façade is topped by a corbelled brick cornice which runs below a renovated parapet wall.

2651 Iowa Avenue, Ancillary Structure (1C)

There is a two-story, contributing brick garage with no door.

2653 Iowa Avenue (1C)

1906

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Geo. Geers

This two story brick building features an entrance set flush on the left hand side of the building. There are two wooden 1/1 windows set into segmental arched openings with stone sills that are lined with egg and dart molded brick on the second story of the façade. Below there are two replacement 1/1 windows set within segmental arched openings on top of a stone sill course that is also lined with egg and dart molded brick. The four windows are topped by deep segmental arch brick headers. The façade is topped by a terra cotta cornice above ornamental festoons. Above there is a terra cotta cornice that runs in between two brick pilasters and steps slightly upwards in the middle.

2655 Iowa Avenue (1C)

1901

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder: Pernikoff Cont. Co

This two-story, flat-roofed red brick building features an entrance recessed at the ell of the building. The entrance is sheltered by shed-roofed wooden hood clad in composite shingles. There are two wooden 1/1 windows set into segmental arched openings on top of a stone sill course that is lined with egg and dart molded brick on each story of the façade. The four windows are topped by deep segmental arch brick headers. Below a heavy stone sill course the basement façade is clad with rough stone block and there are two rectangular windows behind iron grilles. The façade is topped by another stone sill course beneath a large gable wall dormer lined with a wooden cornice and an array of dentils. The pediment of the dormer contains a Palladian window on a large stone sill. The windows are filled in with recessed brick.

2657 Iowa Avenue (1NC)

1960

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Style: Modern Movement
Original Use: single dwelling
Architect:

Present Use: single dwelling
Builder: Modern Development Co.

This is a one story brick building that is topped by a hipped roof clad with composite shingles. There is a small concrete porch on the right side of the façade housing a replacement door lined with stone quoins. On the left side of the façade there are three rectangular windows grouped together on top of a stone sill. The brick of this building is laid using a common bond above a concrete foundation.

2661 Iowa Avenue (1C)

c. 1880, 1919 (addition)

Style: Late 19th and Early 20th Century America Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder: Wm. J. Heun (addition)

This is a large brick building compiled of two different building masses. The left hand building is topped by a hipped roof clad with composite shingles. Underneath the roof there is a corbel table that wraps around the façade. On the right side of the façade there are two bays of wooden 1/1 windows in openings with stone sills and brick segmental arch headers at each story. Below there are two rectangular window openings topped with brick segmental arch headers and containing wooden windows. The foundation is parged. On the left side there is another wooden 1/1 window on a stone sill and topped by a brick segmental arch header above a small wooden front porch. The porch is covered by a shed roof clad with dark grey asphalt shingles and supported by wooden piers. Inside there is a replacement door. The right hand portion of the building features a painted brick façade and a tile-capped parapet wall. There are two wooden 1/1 windows in openings with stone sills and brick segmental arch headers on either side of the second story. Below there is another wooden 1/1 window in an opening with a stone sill and a brick segmental arch header on the right side of the first story façade. At the basement level are Below two wooden windows behind iron grilles in openings topped by brick segmental arch headers.

2661 Iowa Avenue, Ancillary Structure (1C)

There is a one-story, contributing flat roofed brick garage with parapet walls.

2663-5 Iowa Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2501 S. Jefferson Avenue (1C)

1921

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: E.J. Hess

Builder: A. Walchshouser

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This two-story building has a stucco front and a brick body. There is a flat roof with a shaped parapet featuring end blocks, an arched step-up in the center with a decorative shield on the front elevation, and white terra cotta trim and cornice mold. The front elevation is slightly recessed and features two pilasters in relief that divide the elevation into three sections, a large central bay and two smaller bays on each side. The first story has a store front with entrance in the right bay and a wall of windows in the center. The second story has five, one-over-one windows, three in the center flanked on each side by a pilaster and one window. The second story windows are surrounded by vinyl siding. The back of the building is made of brick and concrete and has four sets of warehouse windows on each floor.

2505 S. Jefferson Avenue (1NC)
c. 1890

Style: One-Part Commercial Block

Original Use: commercial

Architect:

Present Use: commercial/dwelling

Builder: Billingsley Contracting Co

This two-story brick building has a flat roof, a vinyl door in the far, lower, left corner and the entire front elevation is covered in false brick siding.

2509 S. Jefferson Avenue (1C)
c. 1910

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Architect:

Present Use: commercial/dwelling

Builder: Chas Dubman

This two-story, red brick building has a flat roof with a layer of dark rowlock at the top of the façade and a rectangle of darker rowlock bricks in the upper elevation. The second story has four, one-over-one windows, each with a dark, rowlock brick header course and a red brick, rowlock sill that protrudes from the elevation, and decorative shutters. There is a band course of soldier bricks separating the two stories and the first story features an entrance in the left bay and three small, glass block windows covered by metals grates.

2511-15 S. Jefferson Avenue (1C)
1910, 1958 (addition)

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial

Architect: A. Fugel (addition)

Present Use: commercial

Builder: William Widmair (original), Clarence E. Collier (addition)

This structure is composed of a one-story painted brick garage connected to a two-story painted brick building. The one-story building is on the left and has a flat roof with a terra cotta-capped parapet, a garage door in the left bay and a large, glass block window in the center. The two-story building has a cast iron store front on the first floor, complete with a recessed entrance in the right bay, three single-paned windows in the center, wooden panels in the left

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bay and a full-width aluminum awning. The second story has three window openings (replacement window) and a cornice mold with dentils that leads to a flat roof featuring a shaped parapet with a step-up in the center and an end block at each corner.

2519 S. Jefferson Avenue (1C)
1922

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: V.A. Chinberg

Builder:

This two-story, brick building has a flat roof with a parapet featuring end blocks and a terra cotta cap. There are four stone lozenges along the top of the front elevation with a band course of soldier bricks just below. The second story features a triple window in the right bay and a single, smaller boarded over window in the left bay, both have stone sills. The first story is slightly recessed and features metal siding, two entrances on the left side and a store front with two, large, single-paned windows in the right bay.

2525 S. Jefferson Avenue (1C)
c. 1910

(Photograph 9)

Style: One-Part Commercial Block

Original Use: commercial

Present Use: commercial

Architect:

Builder: John Miller

This single-story, brick building has a flat roof with a painted terra cotta parapet cap. The front elevation is divided in two horizontally by a metal awning; the top is a stucco façade with signage for the business, while the lower half contains four dark brick pilasters, delineating the corners and three sections of the building. The far left side has four, large, single-paned windows and an entrance, the center section has another entrance and two, large, single-paned windows and the right side contains five, large, single-paned windows.

2527 S. Jefferson Avenue (1C)
c. 1905

(Photograph 9)

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: Rahaack Co.

Builder: Rahaack Co.

This two-story, red brick building has three bays. The roof is flat with a wooden cornice front that features brackets and dentils and steps down in the far left bay. The second story has three, two-over-two windows with bracketed stone sills and segmental arch, brick header courses above the two on the right side. The first story is slightly recessed and contains a storefront in the right two bays, with a large window, an entrance on the left, and a canvas awning. The left bay has another entrance with large transom and side lights. The two sections are separated and flanked by piers of enameled green bricks, while the two floors are separated by a wooden band with floral decorations.

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2527 S. Jefferson Avenue, Ancillary Structure (1C)

There is a one-story, contributing brick garage with parapet walls and wood car doors.

2529 S. Jefferson Avenue (1NC) (Photograph 9)
c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: Geo. Dabold

Builder:

This two-story, brick building has a flat roof with raised stone-like elements distributed across the front parapet. The entire front elevation is covered in simulated stone masonry. The first story has a recessed entrance in the center of two, large panels of storefront windows and the second story has four, one-over-one windows evenly spaced across the façade, each with a painted stone sill. There is a large metal and Plexiglas sign in the center of the front elevation.

2533 S. Jefferson Avenue (1C) (Photograph 9)
1891

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This three-story, red brick, corner building has a flat roof with parapet roof that features a cap of segmental clay cotta tiles and a corbelled brick table with dentillation and ornamental brick friezes. On the Jefferson elevation, there are two, paired, one-over-one windows on the second and third floor whose features include basket handle arch brick header courses made from decorative bricks and stone sills with brackets. The corner elevation has a single, one-over-one window on each of the second and third floors that also feature a basket handle header course of decorative brick and bracketed stone sills. The Sidney St side has ten more one-over-one windows shared between the two upper floors, each with a plain stone sill and segmental arch brick header course. The first story is a store front with a painted wood elevation, four pilasters with decorative painted capitals on the Jefferson side, recessed entrance with side lights in the angled corner, large, single-paned windows with large transoms along both the front and side elevation and an entrance for the upper levels in the right bay on Jefferson. Along Sidney St. there is a wall of yellow brick below the windows and a partial basement with glass block windows.

2753 Magnolia Avenue (1NC) (Photograph 29)
1965, 1970, c. 1990

Style: Modern Movement

Original Use: industrial

Present Use: industrial

Architect:

Builder:

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This flat-roofed brick and concrete masonry unit industrial complex consists of three connected one-story buildings. Most of its walls are blind. On California Avenue at north the building presents a solid brick front elevation with a large garage door on the left side elevation. At south the one-story, painted brick warehouse has a flat roof, interlocking corner joints, solid brick side elevation, and a solid brick front elevation interrupted by a single entrance sandwiched between two garage doors. On Magnolia the newest wing of the building is clad in both red and brown brick with a triple soldier band running high across the elevation and single soldier courses near the base and at the very tops of the walls. Windows are narrow, tall single-light windows in openings with rowlock sills and soldier headers. A garage bay faces the street at the east, and the building there is set back across a small fenced paved lot. The main entrance is on the west side of that lot, and is sheltered under an open porch with brick piers.

2801 Magnolia Avenue (1C) (Photograph 10)
1890

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

This hipped-roof brick corner building stands three and one-half stories tall and four bays wide on a basement. It has a corbelled brick cornice, and a chamfered corner comprises the rightmost bay. All windows have limestone lug sills and limestone lug lintels. There are single windows in the rightmost second and third story bays, and the remaining second and third story bays each have two windows. A hipped brick dormer sits above the inner-left bay with a bracketed pressed metal cornice and two windows, one with historic 3/1 wooden sashes. On the first story, a cast iron storefront with large commercial windows (now boarded) comprises the inner-right and rightmost corner bays. The inner-left and leftmost bays were remodeled circa 1940, when part of the original cast iron storefront was presumably bricked-in with an entrance and a small horizontal window.

2804 Magnolia Avenue, Structure (1NC)

There is a non-contributing fenced electrical substation consisting of freestanding transformers and a metal shed.

2806 Magnolia Avenue (1C)
1890

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands three stories tall and three bays wide on a basement. It has a false mansard framed by shaped side parapets; the mansard has a molded pressed metal upper cornice and a pressed metal and corbelled brick primary cornice. All first and second story bays have contemporary replacement windows with segmental-arched lintels and

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bracketed limestone lug sills below patterned brick label molds. The building has a side entrance, and the foundation is faced in rough-cut ashlar limestone.

2806 Magnolia Avenue, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls and wood doors.

2808 Magnolia Avenue (1C) (Photograph 11)

1884

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a corbelled brick cornice. A raised transomed entrance occupies the first story left bay; it has a wooden bracketed and gabled hood with historic vergeboards and timbering. There are single contemporary replacement windows with segmental-arched lintels and bracketed limestone lug sills in each remaining bay.

2808 Magnolia Avenue, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls and wood car doors.

2809 Magnolia Avenue (1C) (Photograph 10)

1907

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: M. Arhelger

Builder: C.W. Schuler

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shed front roof framed by stepped side parapets with a pressed metal molded cornice. All windows are square-headed contemporary replacements. A three-sided, two-story brick cant bay with a pyramidal roof and copper finial occupies the entire left bay. Limestone sill courses run across the cant bay on both stories, and each of its sides has a single window on both stories. Two raised, transomed entrances with a molded wooden surround occupy the first story right bay. There is a single window with a limestone lug sill in the second story right bay.

2810 Magnolia Avenue (1C) (Photograph 11)

c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: C. W. Schueler & Co.

Builder:

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This brick building stands one and one-half stories tall and two bays wide on a basement. It has a front-gabled roof framed by a molded cornice and raked molding, and the gable front is shingled in wood. A raised, hipped-roof porch occupies the first story left bay over a transomed entrance. The porch has squared brick corner piers, a wooden entablature, and a solid brick balustrade. There is a ribbon of three contemporary replacement windows in the first story right bay. The gable front has a second story pair of historic 2/2 wooden windows.

2810 Magnolia Avenue, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls and wood car doors.

2811 Magnolia Avenue (1C) (Photograph 10)

c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a crenellated front parapet capped in terra cotta over a heavily-patterned brick cornice. A raised, round-arched integral porch occupies the first story center bay over four entrances. The first and second story outer bays each have two windows with segmental-arched lintels with bracketed limestone lug sills. A patterned brick inlay decorates the façade in the second story center bay.

2811 Magnolia Avenue, Ancillary Structure (1C)

There is a one-story, flat roofed brick garage with parapet walls.

2812 Magnolia Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2814 Magnolia Avenue (1C) (Photograph 11)

1884

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This side-gabled brick building stands two and one-half stories tall and two bays wide on a basement. It has shaped side parapets and a corbelled brick cornice. A raised and open contemporary frame porch with a wood and metal balustrade stretches across the main façade. All window and door openings have segmental-arched lintels and wooden surrounds with incised details, and the windows are contemporary replacements with bracketed limestone lug sills. The first story bays have entrances and single windows, and each second story bay has

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two windows. There are single frame gabled dormers with raked wooden molding above each bay.

2817 Magnolia Avenue (1C) (Photograph 10)
1893

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling Present Use: multiple dwelling

Architect: Builder: Triple A Heating & Air Conditioning Co, John Walshauer (const.)

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with overhanging eaves and a central frame hipped dormer with a paired window. The right bay projects from the wall plane. A raised hipped-roof porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a dentillated wooden entablature, a metal balustrade, and metal cornice supports. All windows are contemporary replacements. The first and second story right bays each have two square-headed windows with molded brick enframements over limestone sill courses. The second story left bay has a round-arched window with a bracketed limestone lug sill and molded brick hood mold.

2817 Magnolia Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing concrete masonry unit garage.

2819 Magnolia Avenue (1C) (Photograph 10)
1911

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling Present Use: single dwelling

Architect: Jos. Stauder & Son Builder: Jos Stauder & Son, Dreher and Heun
(const.)

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with a raised center block. A raised entrance with sidelights and a metal awning occupies the first story left bay. All windows are square-headed contemporary replacements. There are single windows in the first story center and right bays over a limestone sill course. Each second story bay has a single window with limestone lug sill. A white glazed brick pattern decorates the parapet.

2820 Magnolia Avenue (1C)
1902

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling Present Use: single dwelling

Architect: Henry Ewers Builder:

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This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks with finials. A pressed metal molded cornice with dentils runs over a patterned brick course. A raised, round-arched integral porch occupies the first story right bay over a transomed entrance with sidelights and an historic wood- and vision-paneled door. All windows are contemporary replacements with segmental-arched lintels. There are single windows with patterned brick hood molds in the first story center and left bays over a limestone sill course. Each second story bay has a single window with a limestone lug sill, all under a patterned brick running label mold.

2821 Magnolia Avenue (1C) (Photograph 10)
1904

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Dreher & Heun

Builder: Dreher & Heun

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks. A bracketed pressed metal cornice with modillions runs over a pressed metal swag frieze. A raised, round-arched integral porch with a patterned hood mold shelters two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround in the first story left bay. All windows are contemporary replacements. The first story center and right bays have single windows with patterned brick hood molds over a limestone sill course. Each second story bay has a single window with a limestone lug sill and soldier course lintel.

2822 Magnolia Avenue (1C) (Photograph 11)
1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick corner building stands two stories tall and six bays wide on a basement. It has a pressed metal and patterned brick cornice. The corner is chamfered with a cantilevered rounded oriel supported by brackets on the second story. The first story is comprised of a series of cast-iron framed commercial windows and doors with decorated vertical members. The main entrance is on the corner with a transom and historic wood- and vision-paneled door. There are single contemporary replacement windows with limestone sills and exaggerated brick lintels in each second story bay.

2825 Magnolia Avenue (1C) (Photograph 10)
1891

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This flat-roofed brick building stands three stories tall and the bays wide on a basement. It has a hipped front-roof with overhanging eaves; there are frame gabled dormers with single windows over the outer bays, and there is a shed-roofed dormer with two windows over the center bay. A raised, round-arched integral porch occupies the first story center bay over two transomed entrances with a molded wooden surround. All windows are square-headed contemporary replacements with bracketed limestone lug sills. The outer first story bays and all second story bays have two windows apiece. The foundation is faced in rough-cut ashlar limestone.

2825 Magnolia Avenue, Ancillary Structure (1NC)

There is a one-story, flat roofed, non-contributing concrete masonry unit garage with parapet walls.

2829 Magnolia Avenue (1C)

1892

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands three stories tall and four bays wide on a basement. It has a shed front roof framed by shaped side parapets over a patterned brick cornice. All window and door openings are segmental-arched with bracketed limestone lug sills. First story windows boarded, but those on the second story have historic 1/1 wooden sashes. Boarded entrances with historic 2-paned wooden transoms occupy the center two first story bays. There are single windows in the first story outer bays and in each second story bay. There are first and second story patterned brick running label molds, and the foundation is faced in rough-cut ashlar limestone.

2830-6 Magnolia Avenue, Site (1C).

There is a contributing grass-covered vacant lot.

2831 Magnolia Avenue (1NC)

c. 1955

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This brick building stands one story tall and two bays wide on a basement. It has a hipped-roof with overhanging eaves. A raised entrance over an open concrete porch occupies the left bay, and there is a metal-framed three-part window with brick sill in the right bay.

2833 Magnolia Avenue (1C)

1891

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Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This brick building stands three stories tall and three bays wide on a basement. It has a shed front roof with overhanging eaves and modillions framed by shaped side parapet capped in terra cotta coping. There are frame hipped dormers with two windows apiece over the left and right bays; the latter has historic 8-paned fixed-sash wooden windows. An eyebrow dormer with wooden fixed-sash windows occupies the center bay. The first story center bay has a raised, round-arched integral porch over two transomed entrances, all accessed by a flight of steps framed by brick knee walls. The first story left and right bays have rounded brick bays wide semi-conical roofs; each has two windows with limestone lug sills, one of which has historic 4/1 wooden sashes. The second story outer bays each have two windows with limestone lug sills and splayed brick lintels. The center second story bay has a squat square-headed window opening with what appears to be an historic wood-and vision-paneled door, though there is no evidence of a removed balcony structure below it.

2837 Magnolia Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2838 Magnolia Avenue (1C)
1885

(Photograph 12)

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two and one-half stories tall and three bays wide on a basement. It has a false flat-topped hipped roof with slate hexagonal shingles, a pressed metal upper cornice, and a bracketed pressed metal primary cornice. A raised integral porch with a segmental-arched lintel and wooden surround with incised details occupies the first story left bay over a transomed entrance with an historic wood- and vision-paneled door. Each remaining bay has a single window with a segmental-arched lintel, wooden surround, and bracketed limestone lug sill.

2839 Magnolia Avenue (1C)
1890

Style: Second Empire

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This brick building stands three stories tall and four bays wide on a basement. It has a false mansard roof with slate fish-scale shingles framed by shaped brick side parapets with a pressed metal molded cornice and a bracketed and patterned brick primary cornice. The

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building has side entrances and the foundation is faced in rough-cut ashlar limestone. The four first story bays and four second story bays have single segmental-arched windows (boarded) with bracketed limestone lug sills and patterned brick hood molds. There are two frame gabled dormers with shaped wooden entrancements.

2842 Magnolia Avenue (1NC) (Photograph 12)
c. 1890
Style: Late 19th and Early 20th Century American Movements
Original Use: single dwelling Present Use: single dwelling
Architect: Builder:

This front-gabled brick building stands one story tall and three bays wide on a basement. Its façade is faced in a simulated stone masonry cladding, and the building has a side entrance. The left bay is blind, and the center and right bays have single square-headed windows with limestone lug sills. The east side elevation is clad in rolled asphalt siding mimicking brick.

2845 Magnolia Avenue (1C) (Photograph 13)
c. 1890
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This brick building stands two and one-half stories tall and three bays wide on a basement. It has a hipped roof with a patterned brick cornice, and the center bay projects from the wall plane to terminate in a large stepped-parapet cross gable. A raised, integral porch with a wide Romanesque arch occupies the first story center bay over two entrances with a central sidelight; it is framed by low solid brick balustrade decorated by green glazed brick inlays. The second story center bay has four round-arched windows with limestone lug sills. The first and second story outer bays each have ribbons of three windows with limestone lug sills, and there are two narrow third story windows with limestone lug sills and a shared sandstone lintel on the parapet.

2846 Magnolia Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2850 Magnolia Avenue (1C)
1892
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This flat-roofed brick building stands three stories tall and two bays wide on a basement. It has a false flat-topped hipped roof with slate shingles; it has a pressed metal upper cornice and a

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pressed metal and patterned brick primary cornice. The left bay projects from the wall plane and has sill courses on the first and second stories. There is a large bracketed and hipped frame dormer with a ribbon of three 2-paned wooden windows over the left bay, and there is smaller hipped dormer over the right bay. A raised, round-arched integral porch occupies the first story right bay over two entrances with a molded wooden surround. All windows have wooden surrounds and segmental-arched lintels. There are two windows in both the first and second story left bays, and there is single window with a limestone lug sill in the second story right bay.

2852 Magnolia Avenue (1C)
1893

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands three stories tall and three bays wide on a basement. It has a false mansard with slate shingles framed by shaped side parapets. There is a pressed metal upper cornice and a patterned brick primary cornice. All window and door openings have segmental-arched lintels, and the windows are contemporary replacements with limestone lug sills. A raised, transomed door occupies the first story right bay. There are single windows in the center and left first story bays, and single windows in each second story bay, the center of which is blind. A frame hipped-dormer with two windows sits at the center of the mansard.

2854 Magnolia Avenue (1C)
1885

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This brick building stands one story tall and four bays wide on a basement. It has a side-gabled roof with low side parapets capped in terra cotta coping and a dentilled brick cornice. All window and door openings have segmental-arched lintels. The inner-right bay has a raised, transomed door accessed by an open concrete-block porch with a wooden balustrade. The remaining bays have historic 2/2 wooden windows with limestone lug sills.

2855 Magnolia Avenue (1C)
1930

Style: Commercial

Original Use: automobile repair shop

Present Use: warehouse

Architect:

Builder:

This one-story brick building sits on a reinforced concrete slab foundation. The walls are painted. The flat roof slopes to the east and the main elevation faces west. The front elevation has a parapet with center step, coped with segmental clay tiles and a recessed panel of brick.

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Beneath, there are three garage openings at left with jack arches and metal roll-up doors. To the right is a jack-arch window opening with rowlock sill containing paired single-pane window behind a metal grille, with an entrance containing a steel door behind metal bars at right. The openings on the side elevations are infilled with concrete masonry units.

2600-14 Nebraska Avenue (previously listed in the NRHP)
1896

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder:

NRHP: Wachter Motor Car Co. Building

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks. All window and door openings have soldier course lintels with limestone end blocks, and all windows are contemporary replacements with brick sills. The second story center bay has a ribbon of three windows and the outer second story bays have paired windows. On the first story, there are two historic wood- and vision-panel garage doors in the right bay. The left bay storefront has a transomed entrance with an historic wood- and vision-paneled door framed by pairs of transomed windows. Parged or stuccoed bands framed by header courses run at the cornice line and above the first story lintel line.

2618 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2620 Nebraska Avenue, Site (1C)

There is a contributing site consisting of a grass-covered vacant lot.

2624 Nebraska Avenue (1C)

1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet with a pressed metal cornice over heavily-patterned brick courses. The building has a side entrance, with single windows occupying each first and second story bay. All windows are contemporary replacements with segmental-arched lintels, patterned brick label molds, and bracketed limestone lug sills. The foundation is faced in rough-cut ashlar limestone.

2624 Nebraska Avenue, Ancillary Structure (1NC)

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There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2626 Nebraska Avenue (1C)

1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Dreher & Heun

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet with a pressed metal cornice over heavily-patterned brick courses. The building has a side entrance, with single windows occupying each first and second story bay. All windows are contemporary replacements with segmental-arched lintels, patterned brick label molds, and bracketed limestone lug sills. The foundation is faced in rough-cut ashlar limestone.

2630 Nebraska Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet with a pressed metal cornice over heavily-patterned brick courses. The left bay projects slightly from the wall plane, and the foundation is faced in rough-cut ashlar limestone beneath a smooth limestone course. The first story left bay has a raised integral porch beneath a round arch; this shelters a pair of transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. All windows have historic 1/1 wooden sashes and limestone lug sills. The right first story bay has a pair of round-arched windows with a molded wooden mullion and incised detailing in its wooden surround, all beneath a segmental-arched lintel. There is a single square-headed window in the second story left bay, and there are two square-headed windows with a shared sill in the second story right bay. Both first story bays have molded brick hoods, and both second story bays have patterned and molded brick enframements.

2632 Nebraska Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J.B. Westermeyer

Builder: J.B. Westermeyer

This hipped-roof brick building stands two and one-half stories tall and three bays wide on a basement. It has a large frame, central hipped dormer with a pair of windows. The left first story bay has an open concrete porch leading to a pair of transomed entrances with a molded wooden surround. All windows are contemporary replacements. Two square-headed windows with a molded brick enframement occupy the first story right bay over a limestone sill course.

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Each second story bay has a round-arched lintel with a hood-mold and splayed limestone keystone. The left second story bay has an historic wood- and vision-paneled door which has been sealed (a flat-roofed first story porch which would have served as a second story balcony has been removed). The center and right second story bays have single windows over a limestone sill course.

2634 Nebraska Avenue (1C)
c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: J.B. Westermeyer

Builder: J.B. Westermeyer

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet with a patterned brick cornice. The building has a side entrance, and all first and second story bays on the main façade have single contemporary replacement windows with segmental-arched lintels and bracketed limestone lug sills. Running patterned brick label molds run at the first and second story lintel lines. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course.

2636 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2640 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2642 Nebraska Avenue (1C)
1897

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped front-roof with a large frame hipped dormer with a ribbon of three windows. The first story left bay has a raised, flat-roofed porch over a transomed entrance with sidelight. The porch has squared brick corner piers, a brick entablature, and a solid brick balustrade. All remaining window and door openings are segmental-arched with patterned brick hood molds. The first and second story right bays have large single windows with limestone lug sills. The second story left bay has a transomed door leading to the porch roof, which serves as a balcony with a metal balustrade framed by squared brick half-piers.

2642 Nebraska Avenue, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with vinyl siding.

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2644 Nebraska Avenue (1C)

1893

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a patterned brick course at the cornice line in the right bay and molded brick courses in the left bay. The right bay projects slightly from the wall plane. The first story right bay has a raised, cross-gabled porch over a transomed entrance with sidelight framed by a segmental-arched lintel. The porch has thin wooden corner piers, a concrete base, a metal balustrade, and decoration in the wooden gable front. All windows have bracketed limestone lug sills, and patterned brick label molds run at the first and second story lintel lines. There is a paired segmental-arched window in the first story left bay. There are two round-arched windows in the second story left bay, and there is a segmental-arched window in the second story right bay. The foundation is faced in rough-cut ashlar limestone.

2644 Nebraska Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with asbestos siding.

2646 Nebraska Avenue (1C)

1893

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta coping with raised center and end blocks capped in pressed metal molding. The right bay projects slightly from the wall plane. The first story right bay has a hipped-roof porch over a transomed entrance with sidelight framed by a segmental-arched lintel. The porch has squared brick corner piers, a wooden entablature, and a metal balustrade. All windows are contemporary replacements. The first story left bay has a paired window with a segmental-arched lintel and bracketed limestone lug sill. There is a paired round-arched window with a limestone lug sill and patterned brick label mold in the second story left bay, and the second story right bay has a single round-arched window with limestone sill. The parapet is adorned with white glazed brick inlays and a patterned brick course runs at the cornice line. The foundation is faced in rough-cut ashlar limestone.

2648 Nebraska Avenue (1C)

1893

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

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Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a patterned brick cornice. The right bay projects slightly from the wall plane. A one-story full-width porch has a concrete block base, a metal awning, metal supports, and a metal balustrade. The first story right bay has a transomed entrance with sidelight beneath a segmental-arched lintel. The first story left bay has two windows with round-arched lintels and bracketed limestone lug sills under a patterned brick running label mold. The second story left bay has two windows with sandstone lintels and bracketed limestone lug sills, and the right bay has a single window with a limestone sill and sandstone lintel.

2650 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2654 Nebraska Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a patterned brick cornice. The building has a side entrance. All main façade bays have contemporary replacement windows with limestone lug sills and segmental-arched lintels with patterned brick hoods.

2656 Nebraska Avenue (1C)

1894

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands three stories tall and two bays wide on a basement. It has a false mansard roof framed by stepped side parapets and upper and lower pressed metal cornices, the latter of which is supported by patterned brackets. The roof has hexagonal shingles and a central frame, hipped dormer with a pair of windows and a copper finial. The building has a side entrance. All main façade bays have contemporary replacement windows with limestone lug sills and segmental-arched lintels with patterned brick hoods.

2658 Nebraska Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

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Architect:

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a heavily-patterned brick cornice. A raised integral porch occupies the first story left bay beneath a wide round arch; this shelters a pair of transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. All windows are contemporary replacements with bracketed limestone sills. The center and right first story bays have single round-arched windows. All second story bays have single segmental-arched windows sharing a patterned brick running label mold. Patterned brick courses run at the first and second story sill lines. The foundation is faced in rough-cut ashlar limestone beneath a smooth limestone course.

2660 Nebraska Avenue (1C)

1896

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks over a pressed metal and patterned brick cornice. All windows have bracketed limestone lug sills. A raised entrance occupies the first story left bay beneath a round arch. The first story right bay has a paired window with an segmental-arched transom and molded wooden mullion. Both first story bays share a running molded brick label mold. Both second story windows are square-headed; the left bay has a single window, and the right bay has a paired window with a molded wooden mullion. The foundation is faced in rough-cut ashlar limestone beneath a smooth limestone course.

2660 Nebraska Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with asphalt siding.

2664 Nebraska Avenue (1C)

1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Victor J. Klutho

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet capped in pressed metal molding over a molded and dentillated pressed metal cornice. All first story bays have round-arched lintels with steep limestone keystones, and all second story windows are square-headed. Limestone and dentillated brick courses run at the first and second story sill lines, and all windows are contemporary replacements. A raised integral porch shelters a pair of transomed entrances with historic wood- and vision-paneled

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doors and a molded wooden surround; its round-arched opening has a brick hood. There are two windows sharing a running brick hood mold in the first story right bay. The second story left bay has a single window, and there are two windows in the right bay, all under a header course at the lintel line.

2666 Nebraska Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Henry Beetz

Builder:

This flat-roofed brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with stepped and rounded raised end block over the outer bay, and the parapet is decorated with limestone or terra cotta inlays. The façade is faced in white glazed terra cotta below the first story sill line. A raised, hipped-roof porch occupies the center two first story bays over two pairs of transomed entrances (one of the entrances has been enclosed). The porch has squared brick piers with Corinthian capitals, a dentillated wooden entablature, and a solid brick balustrade capped in limestone. All windows are square-headed contemporary replacements. The first story outer bays have paired windows over a limestone sill course. There are paired windows in the outer second story bays, and single windows in the inner second story bays, all with limestone lug sills. A molded pressed metal course runs at the second story lintel line.

2666 Nebraska Avenue, Ancillary Structure (1C)

There is a two-story, flat roofed, contributing brick garage with parapet walls.

2812 Nebraska Avenue (1C)
c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta coping with a raised and stepped center block over a parged cornice. The foundation is rubble-course limestone, and the entrances are on side facades. All main façade bays have contemporary replacement windows with segmental-arched soldier course lintels and limestone lug sills.

2816-18 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2820 Nebraska Avenue (1C)

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c. 1880

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This side-gabled brick building stands one and one-half stories tall and two bays wide on a basement. It has a narrow frame gabled dormer and a dentillated cornice. The house has a side entrance, and both first story bays have segmental-arched windows limestone sills and metal awnings.

2822 Nebraska Avenue (1C)

1896

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Greer & Co.

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks over a patterned brick cornice. The entrances are on side facades. All main façade windows are contemporary replacements with molded brick enframements. Limestone courses run at the first and second story sill lines. There are single round-arched windows in each first story bay, and each second story bay has a square-headed window.

2826 Nebraska Avenue (1C)

1906

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Dreher & Hener

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet with low raised end blocks over an overhanging pressed metal cornice with modillions. A raised integral porch has a pedimented hood with a molded entablature supported by large molded brackets; this shelters a pair of transomed entrances. All windows are contemporary replacements with limestone lintels with splayed keystones and end blocks. Limestone courses run at the first and second story sill lines.

2828-2830 Nebraska Avenue (1NC)

c. 1955

Style: Modern Movement

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This one story brick building has a gable-on-hip roof with wide overhanging eaves. It stands three bays wide. The center bay has two entrances, and the outer bays have metal-framed three-part windows.

2832-2834 Nebraska Avenue (1NC)

c. 1955

Style: Modern

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This one-story brick building stand four bays wide. It has a front-gabled roof with overhanging eaves and shaped vergeboards. The outer bays have entrances, and the inner bays have metal-framed three-part windows.

2838 Nebraska Avenue (1C)

c. 1890

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks, and the parapet is decorated with white glazed brick inlays. The building's entrance is on a side façade. All main façade bays have single contemporary replacement windows with segmental-arched lintels and bracketed limestone lug sills.

2846 Nebraska Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2500 Ohio Avenue (Previously listed in the NRHP) (Photograph 14)

1892

Style: Late 19th and Early 20th Century American Movements

Original Use: industrial

Present Use: commercial

Architect:

Builder:

This three-story red brick flat-roofed industrial building is already listed in the National Register of Historic Places.

2517 Ohio Avenue, Site (1NC)

There is a non-contributing large gravel-covered lot.

2600 Ohio Avenue, Structure (1C)

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There is a contributing concrete-paved parking lot.

2601 Ohio Avenue (1C)

c. 1910

Style: Modern Movement

Original Use: industrial

Architect:

Present Use: industrial

Builder:

This flat-roofed red brick industrial building is one story tall on a concrete foundation. The main elevation faces Ohio Avenue and has a parapet with three low steps following the rise of the street; the parapet has segmental clay tile coping. At right are three large jack arched openings partly infilled with recessed brick knee walls that terminate in the rowlock sills of banks of single-pane metal windows under concrete-clad infill above. There is an entrance in the rightmost bay containing a metal-framed glass door. To the left of the three bays is an entrance containing a metal door and a garage opening containing a metal roll-up door. The north elevation faces Sidney Street and has eight metal 1/1 windows in openings along with six evident bricked-in openings. A large addition on the south end has a taller roof and presents two openings to Ohio Avenue; one is high on the elevation and contains a metal roll-up door, while the other contains a recessed entrance with concrete steps leading to a metal door.

2601 Ohio Avenue, Structure (1NC)

There is a non-contributing asphalt-paved parking lot.

2604 Ohio Avenue, Structure (1C)

There is a contributing concrete-paved parking lot.

2606 Ohio Avenue, Structure (1C)

There is a contributing concrete-paved parking lot.

2608 Ohio Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2610 Ohio Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2612 Ohio Avenue (1C)

c. 1890

Style: Late 19th and Early 20th Century American Movements

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Original Use: single dwelling
Architect:

Present Use: single dwelling
Builder:

This two-story building has a limestone foundation, painted brick walls and a mansard roof between sloped parapet walls at the second floor front. The entrance is at the south side accessed by concrete steps. The front elevation is divided into two bays below corbelling at the second floor; there are boarded window openings with brick rowlock sills and consoles, segmental arches and soldier course headers at the first floor. At the basement are two openings with segmental arches and soldier headers; one is boarded and the other contains a two-light wooden window. The slate-clad mansard roof has a gabled frame dormer at center; its face is boarded but shows two window openings.

2618 Ohio Avenue (1NC)

c. 1900

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Hy Schaumberg Jr.

Builder: Albert Doerflinger

This one-story, front-gabled frame house sits on a paged limestone foundation and is clad in vinyl siding. Steps lead to an entrance containing a metal replacement door at right, while a window opening is boarded in the first floor at left. Wooden vergeboards remain.

2618 Ohio Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2620 Ohio Avenue (1C)

c. 1880

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

This three-story building has a front gabled, composite shingle-clad roof, painted brick walls and a limestone foundation. The entrance is on the south side elevation. The front elevation has a chimney rising at the south end, and a creasing course running along the gable end. All openings have rowlock sills, segmental arches and soldier course headers. There are three bays distributed symmetrically, with the center bay extending through the third floor. The first and second floor have replacement 1/1 windows in partly-infilled openings, while the third floor opening contains a 1/1 replacement window with simulated dividers.

2623-25 Ohio Avenue (1C)

1889

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: vacant

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Architect:

Builder:

This three story, flat roofed building has a foundation clad in limestone, red brick walls and a slate-clad mansard at its third floor. The entrances are on the side elevations. The foundation is raised high, with smooth band courses at top and bottom. The front elevation is divided into four bays, with basement openings having flat arches and the upper floor openings having stone sills with consoles, segmental arches and soldier course headers. Basement window openings are boarded, while the others contain 1/1 replacement windows. A corbelled cornice is under the slate-clad third floor, which has two gabled frame dormers containing paired window openings containing single-light windows. There is a metal cornice at top. At center on the second floor is a sandstone plaque reading "B. HAFERTEPE Jnr., Anno. 1889."

2624 Ohio Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2627 Ohio Avenue (1C)

c. 1894

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: vacant

Architect:

Builder:

This three story, flat roofed building has a raised rubble limestone foundation, red brick walls and a slate-clad mansard roof between brick parapets at its third floor. At the first floor, a concrete porch with steps has metal railings, and is located under a bracketed, cantilevered shed roof clad in composite shingles. There is a single basement window in an opening at the right bay; it is a single-light wooden window. Above there are two bays, with openings having segmental arches, soldier course headers and stone sills with consoles for windows. The entrance is at left on the first floor, and contains a replacement metal door under a clad transom. There is a 2/2 wooden window at the first floor, with 2/2 replacement windows on the second floor. Corbelling is under the third floor, which features a wooden dormer that has a rounded pediment at top. The dormer face has two wooden 1/1 windows in openings. A metal cornice is at top of the mansard.

2627 Ohio Avenue, Ancillary Structure (1NC)

There is a one-story, non-contributing flat roofed concrete masonry unit garage with parapet walls.

2628 Ohio Avenue (1C)

c. 1880

Style: Late Victorian

Original Use: single dwelling

Present Use: single dwelling

Architect: W. A. Falkers

Builder: Hummel Mfg. Co.

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This is a one-story red brick flounder house with its roof pitched toward south. The house has a rubble limestone foundation and segmental clay tile coping. On the front elevation, a wooden deck spans most of the wall. At right is the transomed entrance in an opening with a segmental arch and rowlock header, which contains a replacement door. At left is a jack-arch opening containing a 1/1 replacement window.

2630 Ohio Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2632 Ohio Avenue (1C) (Photograph 16)
c. 1895
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: W. A. Falkers Builder: J. Wegner

This is a two-story, flat-roofed parged brick building on a limestone foundation. The top of the wall is a shaped parapet with center and end steps; there is terra cotta coping. There are three bays of windows composed on openings with segmental arches and stone sills; 1/1 replacement windows are in these openings. At the right side of the first floor is a jack arched entrance containing a metal replacement door.

2634 Ohio Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2640 Ohio Avenue (1C) (Photograph 16)
c. 1880
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: vacant
Architect: Builder:

This is a two-story, flat-roofed red brick building with a limestone foundation and corbelling at the top of its front wall. The basement has a boarded flat arched opening at left. At the first floor, a non-original window opening at left has a jack arch and limestone sill; it contains a large fixed-pane window. To its right is an entrance with a jack arch, soldier header and metal replacement door. At the second floor are two window openings with jack arches, stone sills and 1/1 replacement windows.

2642 Ohio Avenue (1C) (Photograph 16)
c. 1880
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: vacant

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Architect:

Builder:

This is a two-and-a-half-story red brick flounder house on a limestone foundation. The roof is hipped at the front, and is clad in composite shingles, while the parapet wall has segmental clay tile coping. There is corbelling at the top of the front wall. There are two bays. Openings have segmental arches, soldier course headers and stone sills for windows. All windows are 1/1 replacements. The entrance is in the right bay on the first floor, and contains a transomed wooden window. At the basement is a single-light window in a jack arched opening at left.

2642 Ohio Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with pressed wood walls.

2647 Ohio Avenue (1C)

1888, 1939

Style: Late 19th and Early 20th Century American Movements

Original Use: church school

Present Use: church school

Architect: Henry Hess (1939)

Builder:

1939 Building

(Photograph 15)

This is a four-story story, flat-roofed building on a concrete foundation and clad in pressed red tapestry brick. Parts of the foundation are clad in limestone in an ashlar bond. There are molded limestone band courses running continuous above the first floor and at the third floor header level. The front elevation is divided into three sections, with the long center section recessed from the sidewalk. The left section is four stories tall and divided into three bays of openings that have stone sills, jack arches and soldier course headers save where they meet stone courses. The openings contain paired 1/1 replacement windows save the center bay above the first floor and the openings at the third floor, which contain single 1/1 windows. Set in the parapet at center above is a stone tablet with a cross in relief. The center section has a four-story projecting entrance bay at left. At the first floor, double-leaf doors are at the entrance, and paired 1/1 windows are in openings above. Openings are trimmed with interconnected stone quoins and limestone lintels, while the entrance has a projecting ornamental limestone surround. To the right, this section is three stories tall and has two bays of wide openings at center where openings are filled with groups of five 1/1 replacement windows. At right is a bay articulated as the entrance bay, but without an entrance at the first floor. To the right of this section is the other section that meets the sidewalk line, and it has one bay with openings containing five 1/1 replacement windows at each of its three levels. The parapet above is notched around a center step where a triangular pediment is atop. The parapet walls have a limestone cap.

1888 Building

This is a large three story brick building adjoined to a larger brick complex. The school is topped by a hipped roof and there is a large gabled wall dormer centered on each of the long facades. The short façade along Iowa Avenue is divided into three bays by large brick pilasters

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spanned by corbelled brick cornices. Each bay contains a large segmental arch opening on top of a stone sill on each story. The second and third story openings have been filled in with recessed brick and the first story opening houses a large metal window. The main long façade is divided into nine equal bays by large brick pilasters spanned by corbelled brick cornices. The pilasters spring from a stone sill course that tops the first story of the façade. The three bays on either end of the facade each contain a large metal window set within a large segmental arch opening on the third story. The window sits on a stone sill that is lined with corbelled brick and is topped by a brick segmental arch header. On the second story there is another large metal window set within a round arch opening with a filled in transom. The opening is lined with a recessed round arch inside a second round arch brick header which springs from decorative brick pilasters. The middle three bays of the façade are topped by the large gabled wall dormer. The pediment of the dormer is decoratively lined with recessed brick. Each of the middle three bays contains a large metal window placed within a round arch opening with a filled in transom on the third story. The window sits on top of a stone sill lined with corbelled brick. On the second story there is another large metal window set within a round arch opening with a filled in transom. The opening is lined with a recessed round arch inside a second round arch brick header which springs from decorative brick pilasters. On the middle bay of the façade there is a large stone entryway which is extruded outwards and topped by a gabled roof. The ornate stone pediment proudly carries the construction date of the building; 1888. The second story of the entryway is clad using large rough stone blocks supported by massive stone pilasters with molded capitals. The pilasters frame a large wooden round arch opening. Above there is a round arch transom area housing a large carved stone. On either side of the entrance there are two large metal windows set within segmental arch openings with stone sills lined with corbelled brick. Next to these there is a large brick pilaster with a stone cap before a wooden entrance set within a shallow wooden lined alcove and topped by two square transoms. The door is also topped by a brick segmental arch. On either end of the first story façade there is a large metal window set within a segmental arch opening with a stone sill. The basement story of the building is clad with rough stone blocks beneath a smooth stone sill course. The rear façade of the building is identical to the front except there is no stone entryway. Instead, there are metal fire escapes stepping down the façade.

2653A Ohio Avenue (1C)
1899

Style: Gothic Revival
Original Use: rectory
Architect:

Present Use: rectory
Builder:

This is a three-story red brick building with a hipped roof clad in slate and a smooth-cut limestone foundation. The third floor is an attic under the roof. The foundation cladding terminates in a continuous sill course on the first floor. There is a limestone sill course continuously running on the second floor above. Corbelling forms a continuous cornice. At the south is a two-story flat-roofed connector between this building and the sanctuary building of St. Francis de Sales Roman Catholic Church. The connector is articulated like the rectory building, and has three bays facing Ohio Street. The left bay featured paired window openings at each

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floor, the middle bay features an opening at the second floor over a recessed entrance (wooden shed-roofed hood, stone steps, transomed wooden door with sidelights), and the rightmost bay features window openings at each level. The window openings have stone lintels with beveled bottoms at center, and they all contain wooden one-over-one windows behind metal storm windows. All other openings have the same windows configurations, unless noted.

On the main building, there are both street-facing and a church-facing formal elevations, with an octagonal tower at the corner. The tower rises to a turret with copper pinnacle, and has window openings at each floor on its chamfered faces. The church-facing southern elevation has a projecting section at left where there are paired window openings at each floor (connected lintels). To the right are two bays with window openings at each floor flanking the entrance bay, which has a window opening at the second floor. The entrance has stone steps and a Roman arch with soldier headers, a raised label course, a limestone keystone and limestone elements at its spring points. Behind is a transomed wooden door surrounded by wooden paneling. At the third floor are three brick-faced dormers with jack-arch openings on their faces. The center dormer has a broken gable with stone coping and has metal louver sin its opening, while the outer dormers have overhanging jerkinhead roofs and one-over-one wooden windows in their openings. On the street-facing elevation, the center bay is recessed between the tower and a projecting wall plane. Paired window openings are at each level with a brick-faced dormer at the third floor. The dormer has a broken gable roof, stone coping and two openings containing wooden one-over-one windows. The projecting bay features paired window openings at each level under a slightly recessed intersecting gable. The gable end is slate clad with copper fascia, and contains a trefoil window at center. On all sides of the building there are single-light windows in basement openings aligned with each bay, with some exceptions.

2653 Ohio Avenue (previously listed in the NRHP) (Photograph 1)
1907

Style: Gothic Revival

Original Use: church

Architect: Victor Klutho

Present Use: church

Builder:

NRHP: St. Francis de Sales Roman Catholic Church

This massive brick and stone church has a 300-foot spire and a hall-church plan, and is already listed in the National Register of Historic Places.

2600 Oregon Avenue (1C)

1915

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Architect: Henry Schaumberg

Present Use: multiple dwelling

Builder:

This flat-roofed brick building stands two stories tall and six bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with five evenly-spaced raised blocks. Terra cotta lozenge inlays and glazed white brick patterns decorate the parapet over a subtle

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patterned brick cornice. Raised square-headed integral porches occupy the outer first story bays over pairs of transomed entrances. The remaining four first story bays, and the six second story bays, all are square-headed contemporary replacements with limestone lug sills.

2606 Oregon Avenue (1C)

1916

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: U R Saving and Loan Assn.

Builder: H. Thiebes

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with low raised blocks over each bay. The left bay projects from the wall plane, and there is a molded terra cotta cornice. First story window and door openings have white glazed brick soldier course lintels with shaped terra cotta keystones, and there is a white glazed brick soldier course at the second story lintel line. The first story left bay has a raised, slightly-recessed porch with two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. There is a paired window over a limestone sill course in the first story right bay. The second story right bay has a paired window with a limestone lug sill, and the second story left bay has a single window. All windows and the porch have metal awnings.

2608 Oregon Avenue (1C)

1916

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: George A. Sanguine

Builder: Bonded Building Co.

This flat-roofed brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks. White glazed brick patterns decorate the parapet over a molded terra cotta cornice supported by brick corbels. A raised, shed-roof porch occupies the center two first story bays over two pairs of transomed entrances. The porch has squared wooden supports, a wooden entablature, and a concrete base. All windows are contemporary replacements with segmental-arched lintels and limestone lug sills. The first and second story outer bays have single windows. The center two second story bays have single windows as well, though the two innermost windows are half the size of the others.

2608 Oregon Avenue, Ancillary Structure (1NC)

There is a one-story, shed roof, non-contributing frame garage with asphalt siding.

2611 Oregon Avenue (1C)

(Photograph 18)

1923

Style: Late 19th and Early 20th Century American Movements

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Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a hipped front roof with overhanging eaves and terra cotta coping. The first story left bay has an entrance with enclosed sidelights under a front-gabled frame hood; the hood is supported by large wooden brackets and has terra cotta coping. All windows are square-headed contemporary replacements. A single window with a brick sill and soldier course header sits in the left bay between the first and second stories. Both right bays have paired windows over brick header courses at the sills lines, and a brick soldier course runs at the first story lintel line.

2614 Oregon Avenue (1C)
1908

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder: William. Degenhardt

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised center and end blocks over a bracketed pressed metal overhanging cornice. A raised, round-arched integral porch shelters two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. All windows are square-headed contemporary replacements. There are single windows in the center and right first story bays over a bracketed limestone sill course. All second story bays have single windows with limestone lug sills.

2615 Oregon Avenue (1C)
1909

(Photograph 18)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect: H. Luehrman

Present Use: multiple dwelling
Builder:

This flat-roofed brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet with diminutive raised blocks between each bay over a heavily-patterned cornice with dentils and patterned brick courses. The center two first-story bays are sheltered by a shed-roofed metal porch over two pairs of entrances; the porch has metal supports, a metal balustrade, and a concrete base faced in a Permastone-like material. All windows are contemporary replacements. The first story outer bays have large round-arched windows over a limestone sill course. Each second story bay has a square-headed window with a limestone lug sill.

2616 Oregon Avenue (1C)
1905

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

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Architect:

Builder: H.W. Dadeck and Bro

This flat-roofed brick building stands one story tall and two bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a patterned brick cornice. The foundation is faced in rough-cut ashlar limestone. Both bays have single windows with segmental-arched lintels and limestone lug sills under a patterned brick running label mold. A hipped-roof frame entrance porch projects from a side façade.

2619 Oregon Avenue (1C)
c. 1920

(Photograph 18)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks and a peak raised center block. The first story right bay has a raised open porch with a battered brick base and solid brick balustrade capped in limestone. This leads to a pair of entrances, the right of which has been enclosed; these are sheltered by a front-gabled frame hood with large wooden brackets. All windows are contemporary replacements with soldier course lintels and brick sills. There is a paired window in the first story left bay, and a three-part window in the second story left bay.

2619 Oregon Avenue, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2623 Oregon Avenue (1NC)
2007

(Photograph 18)

Style: Contemporary

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed frame building stands two stories tall and four bays wide on a basement. It has a brick façade and a shaped front parapet with raised center and end blocks. The first story outer bays have raised entrances with hoods. The second story outer bays have single windows, and the four center bays have paired windows.

2624 Oregon Avenue (1C)
1926

(Photograph 17)

Style: Craftsman/Bungalow

Original Use: single dwelling

Present Use: single dwelling

Architect: J. A. Saries

Builder: J. A. Saries

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This brick one and one-half story building stands two bays wide. It has a side-gabled roof with a large central, shed-roofed frame dormer with a ribbon of three historic 3/1 wooden windows. A raised full-width, shed-roofed porch shelters the first story; it has battered brick corner piers, a solid brick balustrade capped in limestone, and a flight of steps framed by brick knee walls capped in limestone. An entrance (boarded) occupies the first story right bay, and the first story left bay has a pair of historic 3/1 wooden windows.

2625 Oregon Avenue (1C)
1908

Style: Late 19th and Early 20th Century American Movements
Original Use: single dwelling Present Use: single dwelling
Architect: T.F. Knittel Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with diminutive raised end blocks over a patterned brick cornice. The first story right bay has a raised integral porch with an entrance (now-boarded) beneath a round-arch. The center and left first story bays have single windows (now boarded) with segmental-arched lintels and brick sills, and a limestone course runs at the sill line. Each second story bay has a square-headed contemporary replacement window with a brick sill.

2625 Oregon Avenue, Ancillary Structure (1C)

There is a one-story, flat roofed, contributing brick residence with parapet walls.

2626 Oregon Avenue (1C) (Photograph 17)
c. 1905

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet with raised end blocks over a pressed metal molded cornice supported by brick corbels. A raised, round-arched integral porch occupies the first story left bay over two transomed entrances (boarded) with a molded wooden surround. All windows are contemporary replacements, and there are first and second story patterned brick running label molds. The first and second story right bays each have two round-arched windows; the former sit above a limestone sill course, and the latter have limestone lug sills. There is a single square-headed window in the second story left bay.

2628 Oregon Avenue (1C) (Photograph 17)
1905

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling

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Architect: E. Zeppenfeld

Builder: E. Zeppenfeld

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks over a pressed metal and patterned brick cornice. A raised, round-arched integral porch with a patterned brick hood mold occupies the first story left bay over two transomed entrances. All windows are contemporary replacements with segmental-arched lintels and patterned brick label molds. There are single windows in each remaining bay.

2629 Oregon Avenue (1C)
1913

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: E. Fendler

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet decorated with white glazed brick inlays and capped in pressed metal molding with raised center and end blocks. The right first story bay has a raised integral porch under a round arch with two entrances, the right of which is enclosed and the left of which is transomed. All remaining bays have single contemporary replacement windows with square-headed with limestone lug sills.

2630 Oregon Avenue (1C)
1904

(Photograph 17)

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: A.A. Mueller

This flat-roofed brick building stands one story tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks over a patterned brick cornice. Both bays have contemporary replacement windows with segmental-arched lintels and metal awnings over a limestone sill course. A raised and open concrete entrance porch projects from a side façade.

2630 Oregon Avenue, Ancillary Structure (1C)

There is a one-story, flat-roofed contributing brick garage with parapet walls.

2631 Oregon Avenue (1C)
1911

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: A. Mertz Co

Builder:

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This flat-roofed brick building stands one-story tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a stepped and rounded center block. A pressed metal cornice is supported by brick corbels. The right bay has a raised integral porch under a round arch with two entrances under a shared transom. The center and left bays have square-headed contemporary replacement windows over a limestone sill course. The façade is faced in white glazed brick below the sill line.

2631 Oregon Avenue, Ancillary Structure (1C)

There is a two-story, flat roofed contributing brick garage with an original wood car door.

2632 Oregon Avenue (1C) (Photograph 17)
c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed parged brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in pressed metal molding, with a raised peaked center block; this rises from a pressed metal molded cornice supported by brick corbels. The foundation is faced in rough-cut ashlar limestone. The center two first story bays each have raised, round-arched integral porches over two transomed entrances apiece. All windows are contemporary replacements with limestone lug sills. The first story outer bays each have single round-arched windows, and each second story bay has a window with a soldier course header. A dark brick course runs in the place of a first story label mold.

2636 Oregon Avenue (1C) (Photograph 17)
1905

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Degenhardt

Builder: Anton Degenhardt

This flat-roofed brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a stepped and rounded center block. There is a pressed metal molded cornice. The two innermost first story bays have raised, round-arched integral porches with two transomed entrances apiece. All windows are contemporary replacements. The outer first story bays have round-arched windows over a limestone sill course. There are square-headed windows with limestone lug sills in the outer second story bays. The innermost second story bays have smaller windows with share a limestone lug sill and limestone lug lintel.

2637 Oregon Avenue (1C)
1907

Style: Late 19th and Early 20th Century American Movements

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Original Use: multiple dwelling
Architect: John Mueller

Present Use: multiple dwelling
Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a flat front parapet capped in pressed metal molding over a pressed metal cornice with dentils, and the right bay rises above the roof line to terminate in a pyramidal roof with a metal finial. The right first story bay has a pair of raised transomed entrances over an open porch with a metal balustrade. All windows are square-headed contemporary replacements with limestone lug sills. There are single windows in the center and left first story bays. Each second story bay has a single window, all under raised brick courses that run at the lintel line.

2641 Oregon Avenue (1C)
1913

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect: H. Jeffrey

Present Use: multiple dwelling
Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks and peaked and raised center blocks. Raised brick courses run at the cornice line. The center first story bay has a flat-roofed porch over two pairs of transomed entrances with molded wooden surrounds. The porch has squared brick supports and a solid brick balustrade. The first and second story left and right bays have three-part contemporary replacement windows with soldier course lintels; those on the first story sit over a limestone sill course, and those on the second story have limestone lug sills. The second story center bay has two transomed historic wood- and vision-paneled doors; these lead to the porch roof, which serves as a balcony with a metal balustrade.

2641 Oregon Avenue, Ancillary Structure (1C)

There is a one-story, shed roof, contributing frame garage with weatherboard siding.

2644 Oregon Avenue (1C)
1898

(Photograph 17)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder:

This flat-roofed brick building stands two stories tall and five bays wide on a basement. It has a shaped front parapet with raised end blocks and three raised center blocks over a patterned brick cornice. All first story window and door openings have segmental-arched lintels, and the windows have limestone lug sills. Both first story outer bays have raised, transomed entrances and single windows; the inner-left and inner-right bays each have two raised transomed entrances; and the center first story bay has a single window. There are three square-headed

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windows at the center of the second story framed by two round-arched windows to either side; all of these are framed by a limestone sill course and a running brick label mold.

2645 Oregon Avenue (1C)
1906

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Henry Schaumberg Builder:

This flat-roofed brick building stands two stories tall and six bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks over a pressed metal cornice with dentils. The center two first story bays have raised integral porches under round arches, each with pairs of transomed entrances set at an angle. All windows are contemporary replacements. The outer four first story bays have round-arched windows under a patterned brick running label mold, all over a limestone sill course. All six second story windows have limestone lug sills under a molded brick lintel course.

2648 Oregon Avenue (1C)
1905

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder: H.W. Kehr

This flat-roofed brick building stands two stories tall and six bays wide on a basement. It has a flat front parapet capped in pressed metal molding over a dentillated pressed metal cornice and swag frieze. Raised brick enframements surround the first and second story windows, all of which are square-headed contemporary replacements. Alternating first story bays have raised, hipped-roofed porches sheltering pairs of transomed entrances, and the remaining first story bays have single windows over a limestone sill course. The porches have squared brick corner piers, solid brick balustrades capped in limestone, and dentillated wooden entablatures. Each second story bay has a single window with limestone lug sill.

2649-53 Oregon Avenue, Site (1C)

There is a contributing grass-covered vacant lot.

2654 Oregon Avenue (1C)
1923

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: C. Breiticuch Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It had a shaped front parapet capped in terra cotta with raised center and end blocks over a patterned

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brick cornice. A raised, hipped-roof porch occupies the first story right bay over two transomed entrances with historic wood-and vision-paneled doors. The porch has squared brick corner piers, a wooden entablature, and a solid brick balustrade. All windows are contemporary replacements with limestone lug sills, and soldier courses run at the first and second lintel lines. There are single windows in the center and left first story bays, and in each second story bay.

2655 Oregon Avenue (1C)
1908

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: E.W. Schuler

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet with diminutive end blocks capped in pressed metal molding, and a shed front roof with overhanging eaves. The first story right bay has a raised, flat-roofed porch over a recessed entrance beneath a round arch. The porch has squared brick corner piers, a molded wooden entablature, and a solid brick balustrade capped in limestone. The first story left bay has a contemporary replacement window with a round-arched lintel over a limestone sill course. The second story left bay has a square-headed contemporary replacement window with limestone lug sill. The second story right bay has an historic wood- and vision-paneled door with a covered transom; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2656 Oregon Avenue (1C)
1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a peaked raised center block, all over a patterned brick cornice. A raised, flat-roofed frame porch occupies the first story left bay over two entrances, one enclosed, and one with transom. The porch has wooden corner supports, a wooden balustrade, and a wooden entablature. Both the first and second story right bays have round-arched contemporary replacement windows with brick hood molds, and there are first and second story limestone sill courses. The second story left bay has a transomed door with a round-arched lintel and brick hood mold; this leads to the porch roof, which serves as a balcony with a wooden balustrade.

2657 Oregon Avenue (1NC)
1959

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

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This front-gabled brick building stands one story tall and two bays wide on a basement. It has a front-gabled porch over an entrance in the right bay. The left bay has a metal-framed three-part window.

2659 Oregon Avenue (1C)
1909

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Henry Beetz

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a rounded raised center block over a pressed metal cornice with modillions. A raised integral porch with a flat lintel occupies the first story right bay over a transomed entrance. All windows are square-headed contemporary replacements. There are single windows over a limestone sill course in the center and left first story bays. Each second story bay has a window with a limestone lug sill. White glazed brick inlays adorn the parapet.

2660 Oregon Avenue (1C)
c. 1900

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: Home Improvement and Supply Co.

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks. All window and door openings have segmental-arched headers. The first story right bay has an entrance, and all remaining bays have single contemporary replacement windows with limestone lug sills.

2661 Oregon Avenue, Site (1C)

There is a contributing grass-covered vacant lot.

2662 Oregon Avenue (1NC)
c. 1955

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect: John Sweeney

Builder: Brian O'Neill

This hipped-roofed brick building with wide overhanging eaves stands one story tall and three bays wide. An entrance occupies the center bay, flanked by paired metal frame windows in the outer bays.

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2816 Oregon Avenue (1C)

c. 1895

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with a raised center block over a pressed metal cornice supported by a dentillated brick course. A raised, shed-roofed porch occupies the first story right bay over a transomed entrance with a segmental-arched lintel; the porch has a concrete block base, wooden corner supports, and a wooden balustrade. All windows are contemporary replacements with segmental-arched headers and bracketed limestone lug sills. Patterned running brick label molds run at the first and second story lintel lines. Four rounded attached pilasters extend downwards from the cornice to terminate in tapered bases framing each second story bay. The first story center and left bays have single windows, as do all three second story bays. The foundation is faced in rough-cut ashlar limestone framed by smooth limestone courses.

2819 Oregon Avenue (1C)

(Photograph 19)

c. 1890

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with diminutive raised end blocks over a corbelled and patterned brick cornice. Both first story bays have segmental-arched lintels; the left bay contains a recessed porch with an entrance, and the right bay has a paired window with an historic shaped wooded mullion. A patterned brick label course runs at the first story sill line. Both second story bays have segmental-arched lintels; the left bay has a single window, and the right bay has a paired window with a shaped wooden mullion. All windows have limestone lug sills. The foundation is faced in rough-cut ashlar limestone framed by smooth limestone courses. The building abuts the neighboring house at 2821 Oregon Avenue though they do not share a party wall.

2819 Oregon Avenue, Ancillary Structure (1C)

There is a one-story, shed roof, contributing brick garage.

2820 Oregon Avenue (1C)

1913

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Dreher & Heun

Builder:

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This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks; the parapet is decorated with white glazed brick inlays and overhangs the façade, terminating in a brick corbel course. A raised, integral porch with a flat lintel occupies the first story left bay over two transomed entrances (now boarded). All windows are square-headed contemporary replacements with glazed brick label molds and limestone lug sills.

2821 Oregon Avenue (1C)
1890

(Photograph 19)

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands three stories tall and two bays wide on a basement. It has a false mansard roof framed by stepped side parapets and pressed metal upper and lower cornices, all over a primary cornice with dentillated and patterned brick courses. The building has a side entrance, and each first and second story bay has a single contemporary replacement window with a segmental-arched soldier course lintel and a bracketed limestone lug sill. The foundation is faced in rough-cut ashlar limestone. There is a central framed, gabled dormer on the third story. The building abuts the neighboring house at 2819 Oregon Avenue though they do not share a party wall.

2823 Oregon Avenue (1C)
c. 1890

(Photograph 19)

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a false mansard roof framed by stepped side parapets, pressed metal upper and lower cornices, and a corbelled brick primary cornice. The building has a side entrance. Both first story bays have contemporary replacement windows with segmental-arched soldier course lintels and bracketed limestone lug sills. There is a central framed, gabled dormer with a paired window on the second story. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course.

2824 Oregon Avenue (1NC)
c. 1955

Style: Modern Movement

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

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This front-gabled brick building stands one story tall and two bays wide. It has a front-gabled porch over an entrance in the left bay, and a metal-framed three-part window with a metal awning in the right bay.

2826 Oregon Avenue (1NC)

c. 1955

Style: Modern Movement

Original Use: single dwelling

Architect:

Present Use: single dwelling

Builder:

This front-gabled brick building stands one story tall and two bays wide. It has a front-gabled porch over an entrance in the left bay, and a metal-framed three-part window with a metal awning in the right bay.

2827 Oregon Avenue (1C)

(Photograph 19)

1884

Style: Second Empire

Original Use: single dwelling

Architect:

Present Use: single dwelling

Builder:

This flat-roofed brick building stands four bays wide on a basement. It is L-shaped with a rear two-story, two-bay wing and a main three-story, two-bay main wing. The main wing has a false mansard roof framed by stepped side parapets and pressed metal upper and lower cornices, the latter of which is supported by modillions and brackets. The false mansard is clad in hexagonal slate shingles and has a central framed, round-arched gabled dormer with a paired window and brackets. All first and second story windows have segmental-arched soldier course lintels; those on the rear wing have limestone lug sills and historic 2/2 wooden windows, and those on the main wing are contemporary replacements with bracketed limestone lug sills. A hipped-roof one-story porch runs along the left side of the main wing to terminate on the rear wing's inner bay, which has an entrance. The porch has squared brick piers, a wooden entablature, and a solid brick balustrade capped in limestone. All remaining rear wing bays have single windows. The four first and second story main-wing bays have single windows as well. The foundation is faced in smooth ashlar limestone.

2828 Oregon Avenue (1C)

c. 1880

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Architect:

Present Use: single dwelling

Builder:

This side-gabled brick building stands one and one-half stories tall and three bays wide on a basement. The roof is framed by low side parapets capped in terra cotta coping and has a large frame, narrow central gabled dormer with an historic 1/1 wooden window and raked molding. There is a shallow pressed metal molded cornice with dentils. The right first story bay has a flat-

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roofed porch with turned wooden corner supports over an entrance. The central and left first story bays have historic 8/12 wooden windows with segmental-arched soldier course lintels and brick sills.

2830 Oregon Avenue (1NC)

c. 1955

Style: Modern Movement

Original Use: multiple dwelling

Architect:

Present Use: multiple dwelling

Builder:

This front-gabled brick building stands one story tall and two bays wide. It has a front-gabled porch over an entrance in the left bay, and a ribbon of three metal-framed three-part windows in the right bay.

2836 Oregon Avenue (1C)

c. 1905

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Architect:

Present Use: single dwelling

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet with diminutive raised end blocks and a peaked raised block over the left bays. The cornice is heavily patterned with dentils and molded brick courses. The first story left bay has a raised integral porch under an segmental-arched lintel; it formerly sheltered two entrances, one with a door and one enclosed in glass block. All windows are contemporary replacements with round-arched lintels and limestone lug sills, and patterned brick running label molds run at the first and second story lintel lines. A smooth limestone course flush with the wall plane runs at the first story sill line.

2838 Oregon Avenue, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2844 Oregon Avenue, Structure (1C)

There is a contributing concrete-paved parking lot.

2841 Pestalozzi Street (1NC)

1915, 1931

Style: No Style

Original Use: industrial/commercial

Architect: Henry Schaumberg

(Photograph 20)

Present Use: industrial/commercial

Builder: C.W. Schuler

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This is a large one-story flat-roofed red brick warehouse on a limestone foundation. The side walls are divided by extruded brick piers. The front elevation has been reclad in stained vertical wooden siding under a projecting mansard roof clad in composite shingles. There is an entrance containing a metal door flanked by three tall, narrow single-light windows at left and two at right. The west elevation faces a fenced yard, and two garage bays with metal roll-up doors are on this side.

2841 Pestalozzi Street, Structure (1C)

There is a contributing concrete-paved storage yard and parking area.

2847 Pestalozzi Street (1C) (Photograph 20)
1907

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: C.L. Bainma

Builder: H. L. Peters and Sons

This is a two-story, flat-roofed, painted brick building on a limestone foundation. The front elevation is symmetrical. At top, there is a wooden cornice with seven brackets spaced evenly under a gutter. A party wall at center divides two short mansard roofs clad in composite shingles. The basement and first floor window openings have stone sills, segmental arches and soldier course headers, while the second floor window openings have jack arches. At center on the first floor, accessed by concrete steps, are paired integral porches with round arches and gauged soldier course surrounds. In these porches are entrances containing single replacement doors. Flanking the entrances at the first floor are wide openings with single-light replacement windows inside, while above at center is brick pattern work flanked by openings with 1/1 replacement windows inside. At each side are paired window bays with single-light replacement windows at the basement at 1/1 replacement windows at each floor above. This building is nearly identical to the building at 2851 Pestalozzi Street.

2851 Pestalozzi Street (1C) (Photograph 20)
1907

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: C.L. Bainma

Builder: H.L. Peters and Sons

This is a two-story, flat-roofed, painted brick building on a limestone foundation. The front elevation is symmetrical. At top, there is a wooden cornice with seven brackets spaced evenly under a gutter. A party wall at center divides two short mansard roofs clad in composite shingles. The basement and first floor window openings have stone sills, segmental arches and soldier course headers, while the second floor window openings have jack arches. At center on the first floor, accessed by concrete steps, are paired integral porches with round arches and gauged soldier course surrounds. In these porches are entrances containing single replacement doors. Flanking the entrances at the first floor are wide openings with single-light

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replacement windows inside, while above at center is brick pattern work flanked by openings with 1/1 replacement windows inside. At each side are paired window bays with single-light replacement windows at the basement at 1/1 replacement windows at each floor above. This building is nearly identical to the building at 2847 Pestalozzi Street.

2618 Sidney Street, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2620 Sidney Street (1C)

c. 1890

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Dreher and Heun

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a flat front parapet capped in terra cotta coping over a patterned brick cornice. The building has a side entrance, and all windows on the main façade are contemporary replacements with segmental-arched lintels and brick sills.

2626 Sidney Street (1C)

c. 1910

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect: Ruhaack & Co.

Builder: Ruhaack & Co.

This flat-roofed brick corner building stands two stories tall and two bays wide. All window openings are square-headed with brick sills. All windows are square-headed with brick sills. The first story left bay has an entrance with a glass-block transom and a glass block window, and the first story right bay has as glass block window as well. Both second story bays have three-part contemporary replacement windows.

2717 Sidney Street (1C)

(Photograph 21)

1925

Style: Late 19th and Early 20th Century American Movements

Original Use: industrial

Present Use: industrial

Architect: Charles T. Hall

Builder:

This flat-roofed brick building stands two stories tall and nine bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks, a peaked raised center block, and raised blocks framing the center three and five bays. Terra cotta lozenge inlays decorate the parapet above the cornice line. An entrance with a molded brick surround and terra cotta entablature occupies the first story center bay beneath a wide window opening, now boarded. All remaining first and second story bays have window openings with soldier course

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lintels and brick sills; all of those on the first story are boarded, and those on the second story are either wholly or partially boarded. The latter reveal what are likely ribbons of three historic wooden 6/3 single or double-hung windows.

2748 Sidney Street (1C)

1926

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: M. Clark

This front-gabled brick building stands one story tall and two bays wide on a basement. A raised, front-gabled porch occupies the first story left bay over an entrance and an historic 8/1 wooden window. The porch has metal corner supports and a metal balustrade. Its base is faced in Permastone, a material which also frames the entrance. The right bay has an historic 8/1 wooden window with a soldier course header. Both windows have white glazed brick sills, and a white glazed brick lozenge pattern sits below the roof peak.

2750 Sidney Street (1C)

1926

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder: M. Clark

This front-gabled brick building stands one story tall and two bays wide on a basement. A raised, front-gabled porch occupies the first story left bay over an entrance and a window. The porch has battered wooden corner supports, a metal balustrade, and a concrete block base. The right bay has a single window under a soldier course at the lintel line. Both windows are contemporary replacements with white glazed brick sills. A small vent framed by brick header courses and limestone blocks sits below the roof peak.

2801 Sidney Street (2517-2525 California) (1C)

1909

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial/dwelling

Present Use: commercial/dwelling

Architect:

Builder: Henry Luehrmann

This brick corner building stands two and one-half stories tall with three bays facing Sidney Street and several bays stretching back along California. Wide cast iron transomed commercial windows occupy most of the main façade's first story windows, though a transomed door sits in the leftmost first story bay. The corner is chamfered with another transomed entrance, and the overhanging second story is supported by a cast iron column. A large boxed and framed bay projects from the building's second story above the corner entrance; this has a ribbon of three front-facing windows and single side windows, a pyramidal terra cotta tiled roof, and decorative

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paneling. The center and left second story bays each have single square-headed contemporary replacement windows with limestone lug sills.

2801 Sidney Street, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls and original wooden car doors.

2809 Sidney Street (1C) (Photograph 23)
1909

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: M. Arhelger Builder: Dreher & Heun

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal with raised end blocks and a stepped raised center block. Terra cotta inlays decorate the parapet over a pressed metal molded cornice. A raised, square-headed integral porch with a molded brick label mold shelters two transomed entrances with a wooden surround. All windows are square-headed contemporary replacements with limestone lug sills. There are single windows with flat molded brick hoods in the first story center and right bays, and there are single windows in each second story bay. A molded brick course runs above the second story lintel line.

2811 Sidney Street (1C) (Photograph 23)
1910

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Arthur Krueger Builder: Arthur Hess

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal with raised end blocks and a raised center block. Terra cotta inlays decorate the parapet over a pressed metal molded cornice. The façade is faced in white glazed brick below the first story sill line, and the first story window and door openings have white glazed brick label molds. All windows are square-headed with limestone lug sills and metal awnings. A raised integral porch occupies the first story left bay over two transomed entrances, and there is a paired window in the first story right bay. The second story right bay has a paired window as well, and the second story left bay has a single window.

2811 Sidney Street, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls and original wood doors.

2815 Sidney Street (1C) (Photograph 23)

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1911

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Leo K. Milberger

Builder: Adolph Braun

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks and a stepped raised center block crowned with a stone finial. Terra cotta inlays decorate the parapet over a brick and pressed metal cornice. The first story left bay has a raised gabled porch over a transomed entrance with an historic wood- and vision-paneled door. The porch has squared brick corner piers with brackets, timbering in the gable front, historic wooden vergeboards, terra cotta coping, and a solid brick balustrade capped in limestone. All windows are square-headed with limestone lug sills, metal awnings, and soldier course lintels with limestone end blocks and keystones. The first and second story right bays each have paired windows, and the second story left bay has a single window.

2817 Sidney Street (1C)

(Photograph 23)

1910

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Chas W. Schuler

This flat-roofed brick building stands two stories tall and two bays wide on basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and raised center blocks capped in finials. An overhanging pressed metal cornice with dentils runs over white glazed brick inlays. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances. The porch has squared brick corner piers, a dentillated wooden entablature, and a solid brick balustrade capped in limestone. All windows are square-headed contemporary replacements. There are two windows in the first story right bay over a limestone sill course, and there are two second story windows with limestone lug sills. The second story left bay has an historic Jefferson door leading to the porch roof, which serves as a balcony with a metal balustrade.

2819 Sidney Street (1C)

1910

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Henry Schaumberg

Builder: William Gruenwald

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a peaked, raised center block. The first story left bay has a raised and recessed entrance. All windows are square-headed contemporary replacements with limestone lug sills. There is a single window in the first story right bay, and there are two windows on the second story.

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2821 Sidney Street (1C)

1910

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: H. Boehnigh

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks; the parapet is corbelled and decorated with white glazed brick inlays. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances. The porch has squared brick corner piers, a dentillated wooden entablature, and a solid brick balustrade capped in limestone. All windows are square-headed contemporary replacements with limestone lug sills, and there are single windows in the center and right first and second story bays. The second story left bay has a transomed door leading to the porch roof, which serves as a balcony with a metal balustrade.

2825 Sidney Street (1C)

1914

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Boufs Ubrech

Builder: Jas. Heun & Son

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks over a molded terra cotta cornice supported by brick corbels. All window and door openings are boarded. A raised, front-gabled porch occupies the first story left bay over a transomed entrance with sidelight. The porch has squared brick corner piers, a shaped wooden entablature, timbering in the gable front, historic wooden vergeboards, and a solid brick balustrade capped in limestone. A first story limestone sill course runs beneath a wide window in the right bay. Both second story bays have wide window openings with limestone lug sills.

2829 Sidney Street (1C)

1912

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: L.H. Carigh

Builder: L. H. Carigh

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks behind a shallow but wide applied gable with timbering, raked molding, and modillions. Brick quoins decorated the wall edges. A raised, flat-roofed porch occupies the first story left bay over a transomed door with sidelights. The porch has a wooden entablature, metal corner supports, and a masonry base faced in permastone. All windows are square-headed with limestone lug sills.

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There are two historic 6/1 wooden windows in the first story right bay, and there are two contemporary replacement windows in the second story right bay. The second story left bay has a pair of French doors with transom; these lead to the porch roof, which serves as a balcony with a metal balustrade.

2829 Sidney Street, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with asphalt siding.

2833 Sidney Street (1C)

1911

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: T.C. Aufderhelde

Builder: T.C. Aufderhelde

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks over a molded terra cotta cornice supported by brick corbels. All window and door openings are square-headed, and all windows are contemporary replacements with limestone lug sills. A raised, integral porch occupies the first story left bay over two transomed entrances. There are single windows in each remaining bay.

2834 Sidney Street (1C)

(Photograph 24)

1923

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a hipped front roof with overhanging eaves and terra cotta coping. An entrance with an historic wood- and vision-paneled door with multi-paned sidelights occupies the first story center bay; this is sheltered by a gabled and bracketed hood with terra cotta shingling. Above the entrance, mid-way between the first and second stories, is an historic 6/6 wooden window with a soldier course lintel and header course sill. Header courses run at the first and second story sill lines, and a soldier course runs at the first story lintel line. Both the first and second story outer bays have pairs of historic 3/2 wooden windows.

2835-2837 Sidney Street (1C)

(Photograph 24)

1911

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Leo Rottier

Builder: Ed Remmers

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This flat-roofed brick building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks and a peaked raised center block. Brick corbels run at the cornice line. The center two first story bays have raised, round-arched integral porches with pairs of historic wood- and vision-paneled doors and wooden surrounds. All windows have limestone lug sills. The left and right first story bays have windows with round-arched lintels, and a double white glazed brick stretcher course runs at the first story sill line. Each second story bay has a single window. All window and door openings have metal awnings.

2838 Sidney Street (1C) (Photograph 24)
1923

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a hipped front roof with overhanging eaves and terra cotta coping. An entrance with an historic wood- and vision-paneled door with multi-paned sidelights occupies the first story center bay; this is sheltered by a gabled and bracketed hood with terra cotta shingling. Above the entrance, mid-way between the first and second stories, is an historic 6/6 wooden window with a soldier course lintel and header course sill. Header courses run at the first and second story sill lines, and a soldier course runs at the first story lintel line. Both the first and second story outer bays have pairs of historic 3/2 wooden windows.

2841 Sidney Street (1C) (Photograph 24)
1912

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Ernst Hess Builder: Henry Beetz

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised center blocks and a stepped raised center block. An overhanging pressed metal cornice with modillions runs over a pressed metal course above the second story lintel line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has squared brick corner piers with Corinthian capitals, a molded wooden entablature, and a metal balustrade. All windows are square-headed contemporary replacements with metal awnings. A window with a soldier course lintel and limestone keystone and end blocks occupies the first story right bay over a limestone sill course. The center and right second story bays each have single windows with limestone lug sills. The left second story bay has a door leading to the porch roof, which serves as a balcony with a metal balustrade.

2842 Sidney Street (1C) (Photograph 24)

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1923

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a hipped front roof with overhanging eaves. An entrance with an historic wood- and vision-paneled door with multi-paned sidelights occupies the first story center bay; this is sheltered by a gabled and bracketed hood with terra cotta shingling. All windows are contemporary replacements. Above the entrance, mid-way between the first and second stories, is a single window with a soldier course lintel and header course sill. Header courses run at the first and second story sill lines, and a soldier course runs at the first story lintel line. Both the first and second story outer bays have paired windows.

2843 Sidney Street (1C)

(Photograph 24)

1910

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: E. Nolte

Builder: F. H. Menke

This brick building stands two stories tall and two bays wide on a basement. It has a front-gabled roof with overhanging eaves. A raised, full-width porch with a hipped roof shelters the first story with squared brick corner piers, a wooden entablature, and a metal balustrade. The left first story bay has a transomed door with sidelight. All windows are square-headed contemporary replacements with limestone lug sills. There is a single window in the first story right bay, and there are single windows with brick label molds in each second story bay. A patterned brick inlay sits beneath the roof peak.

2845 Sidney Street (1C)

(Photograph 24)

1910

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: E. Nolte

Builder: F. H. Menke

This brick building stands two stories tall and two bays wide on a basement. It has a front-gabled roof with overhanging eaves. A raised, full-width porch with a hipped roof shelters the first story with squared brick corner piers, a wooden entablature, and a metal balustrade. The left first story bay has a transomed door with sidelight. All windows are square-headed contemporary replacements with limestone lug sills. There is a single window in the first story right bay, and there are single windows with brick label molds in each second story bay. A patterned brick inlay sits beneath the roof peak.

2849 Sidney Street (1C)

(Photograph 24)

1912

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Style: Dutch Colonial Revival

Original Use: single dwelling

Architect: Leisner Realty and B. Co

Present Use: single dwelling

Builder: Leisner Realty and Bldg. Co.

This brick building stands one and one-half stories tall and two bays wide on a basement. It is gambrel-roofed with cornice returns. A raised, front-gabled porch occupies the first story right bay over a transomed entrance. The porch has paneling in the gable, metal corner supports and a concrete base. All windows are paired, square-headed contemporary replacements with limestone lug sills. There is a paired window in the first story left bay, and there is a paired window with a brick label mold and metal awning at the center of the second story. A louvered vent sits beneath the roof peak.

2851 Sidney Street (1C)

1912

Style: Dutch Colonial Revival

Original Use: single dwelling

Architect: Leisner Realty and B. Co

Present Use: single dwelling

Builder: Leisner Realty and Bldg. Co.

This brick building stands one and one-half stories tall and two bays wide on a basement. It is gambrel-roofed with cornice returns. A raised and open full-width masonry porch runs across the first story with a wood and metal balustrade. A gabled hood with large brackets and timbering shelters an entrance in the right first story bay, and there is a paired window in the left bay. There are two closely-spaced second story windows with limestone lug sills and soldier course lintels. A louvered vent sits beneath the roof peak.

2853 Sidney Street (1C)

1912

Style: Dutch Colonial Revival

Original Use: single dwelling

Architect: Leisner Realty and B. Co

Present Use: single dwelling

Builder: Leisner Realty and Bldg. Co.

This brick building stands one and one-half stories tall and two bays wide on a basement. It is gambrel-roofed with cornice returns. A raised, front-gabled porch with metal corner supports and a concrete base occupies the first story right bay over a transomed entrance. All windows are square-headed contemporary replacements with limestone lug sills, and there are two in the first story left bay. There is a paired window with a brick label mold at the center of the second story. A louvered vent sits beneath the roof peak.

2855 Sidney Street (1C)

1912

Style: Dutch Colonial Revival

Original Use: single dwelling

Architect: Leisner Realty and B. Co

Present Use: single dwelling

Builder: Leisner Realty and Bldg. Co.

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This brick building stands one and one-half stories tall and two bays wide on a basement. It is gambrel-roofed with cornice returns. A raised, full-width porch with a hipped roof shelters the first story with metal supports and a metal balustrade. A transomed entrance occupies the first story right bay. All windows are square-headed contemporary replacements with limestone lug sills, and there is a paired window in the first story left bay. Two windows with soldier course lintels sit at the center of the second story just above the porch.

2857-2859 Sidney Street (1C)
1912

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial/dwelling Present Use: commercial/dwelling
Architect: Henry Schaumberg Builder: Faveere Bros.

This flat-roofed brick corner building stands two stories tall and four bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks and raised and peaked center blocks over terra cotta inlays and raised brick courses. An entrance occupies the right first story bay, framed by green glazed brick. The remaining bays have a ribbon of transomed cast iron commercial windows, and the chamfered corner contains a transomed entrance under a second story cantilever. Each second story bay has a contemporary replacement window with a limestone lug sill, and a soldier course with alternating limestone blocks runs at the second story lintel line.

2500 Texas Avenue (1C)
1910

Style: Late 19th and Early 20th Century American Movements
Original Use: commercial Present Use: commercial
Architect: William A. Lucas Builder: Neier & Meng

This is a large two story flat-roofed red brick commercial building with a rubble stone foundation. A projecting buff terra cotta cornice has plain brackets at intervals. Paired terra cotta knee braces frame a center step where the cornice projects further over the entrance on the west elevation. Pale brown brick forms slightly projecting quoins at the corners, and a soldier course that runs continuously over the first floor on the west elevation. The west elevation has a recessed jack-arch entrance at center of the first floor flanked by two small jack-arch, stone-sill window openings high on the wall to each side. These openings are filled with glass block. Centered on the second floor are two small windows with terra cotta sills with end consoles flanked by taller stone-silled openings; are are infilled with brick. On the north elevation, the second floor has five wide, tall openings with stone sills that are infilled with glass block and metal louvers, while the first floor has seven small openings high on the wall filled with brick (six retail stone sills) to the right of a jack-arch entrance containing a steel door. At the east of the building is an addition that presents a blind wall on its north, street-facing elevation. Yet the wall shows infill of four window openings at each level (one on the second floor contains metal louvers). At the south is a two-story addition with an open loading dock inset on the first floor. A concrete column at the southwest corner stands spaced out from a

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brick side wall; a brick wall encloses the rest of the first floor against the original building. The second floor face is framed by a brick band double-stepped out from the wall plane. At center is a jack-arch, stone-sill window opening that has been infilled with brick.

2501 Texas Avenue (previously listed in the NRHP)

c. 1910

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling, industrial Present Use: industrial

Architect: E.J. Hess Builder:

NRHP: Koken Barber Supply Company Historic District

This large two story side-gabled brick building and adjacent addition are already listed in the National Register of Historic Places.

2501 Texas Avenue, Structure (1C)

There is a contributing asphalt-paved parking lot.

2521 Texas Avenue (previously listed in the NRHP)

1947

Style: No Style

Original Use: industrial

Present Use: industrial

Architect:

Builder: Missouri Roofing Company

NRHP: Koken Barber Supply Company Historic District

There is a one-story three-vaulted metal Quonset hut already listed in the National Register of Historic Places.

2521A Texas Avenue (1NC)

1970

Style: No Style

Original Use: industrial

Present Use: industrial

Architect:

Builder:

This is a one-story flat-roofed concrete building. The building's walls are painted but show an exposed structure of concrete piers and beams. The areas between the piers are filled with concrete masonry units. There are two small jack-arch window openings on the south elevation and an entrance with concrete steps and metal rail, a single window opening and a vehicle opening with roll-up metal door on the east elevation.

2521B Texas Avenue (1NC)

1990

Style: No Style

Original Use: industrial

Present Use: industrial

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Architect:

Builder:

This is a one-story steel-framed building clad in corrugated metal siding. The shed roof slopes to the west. There is a tall vehicle entrance with metal roll-up door on the south elevation at right. To the left is an entrance with a steel person door. Otherwise the walls are blind.

2528 Texas Avenue (previously listed in the NRHP)
1912

Style: Commercial Style

Original Use: industrial

Present Use: industrial

Architect: William A. Lucas

Builder: Hill & O'Moore

NRHP: Koken Barber Supply Company Historic District

This is a large five story flat-roofed brick building located at the corner of Texas Avenue and Sidney Street.

2528 Texas Avenue, Structure (1C)

There is a contributing asphalt-paved parking lot.

2601 Texas Avenue, Ancillary Structure (1C)

There is a one-story, gabled roof, contributing shed with stucco walls.

2601 Texas Avenue, Structure (1C)

There is a contributing asphalt-paved storage and parking lot.

2607 Texas Avenue (1C)

(Photograph 25)

1912

Style: Late 19th and Early 20th Century American Movements

Original Use: commercial

Present Use: commercial

Architect:

Builder:

This one-story brick building's front elevation is divided into four bays by brick piers with stone bases. The front elevation is clad in brown brick. The center bay features two pairs of tall window openings with brick sills and brick headers. The piers feature brick patternwork accented by stone blocks. The window openings each feature paired or triple tall windows, and have brick sills and brick headers over jack arches. The right hand bay contains a single entrance set within a wooden enframement. The window openings are filled in using vertical wooden siding. The façade is topped by a brick parapet wall capped in terra cotta. The parapet arches gracefully while stepping upwards above the right and left bays. Centered below these there is brick patternwork with stone accent blocks.

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2611 Texas Avenue, Site (1C)

There is a contributing grass and gravel-covered vacant lot.

2615 Texas Ave. (1NC) (Photograph 25)

c. 1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

This two story historic brick building features a large modern addition on the right side. The historic building is relatively intact and would be contributing if the addition were removed. The two-story, flat-roofed original building has painted brick walls and a painted stone foundation. The front elevation is divided into two bays, with openings having round arches and soldier course headers. The window openings have stone sills and the second floor has an ornamental brick label course running across the façade and around the window headers. The windows are 1/1 replacements while the entrance (in the right bay) contains a metal replacement door. There is a full-width raised front porch with concrete steps at the entrance, brick knee walls and brick piers supporting a composite-shingle clad hipped roof (wooden eaves). The newer addition is clad with both vinyl and aluminum siding and has a shed roof that slopes away from the original building. There is a pair of square metal windows set within a broad wooden enframement placed on the second story. On the right side of the first story there is a large garage door with a single entrance to the left.

2617 Texas Avenue (1C) (Photograph 25)

c. 1900

Style: No Style

Original Use: garage

Present Use: garage

Architect:

Builder:

This building features an aluminum overhead door in a vehicle opening centered on the small brick building. The allotted opening is larger than the door and the difference is clad with vertical wooden siding. The façade of the garage is clad with a tan colored brick as opposed to the dark red of the rest of the building. There is a stone foundation at base and a terra cotta cap at top. Two courses of enameled white brick run under the vehicle opening header level.

2621 Texas Avenue (1C) (Photograph 25)

1924

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: single dwelling

Architect:

Builder:

This flat-roofed brick two-family building has a limestone foundation and a front elevation clad in brown brick. The parapet has high end blocks and terra cotta coping. Running below the parapet there is an belt course of tan brick in a basket weave pattern with contrasting terra

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cotta blocks. There are three additional terra cotta lozenges. There are wooden 3/1 windows behind metal storm windows within jack-arched openings centered on the second story of the façade (stone sills and tan soldier course headers frame the openings). The two windows interrupt a band course of tan soldier brick with decorative 'H' shaped inlays at either end. On the right side of the first story façade there is a wooden 4/1 window behind a storm window in an opening like the others. On the left side of the façade there is a large rectangular opening topped by a tan soldier course of brick. Inside there are two replacement doors set at an angle and topped by small transoms.

2621 Texas Avenue, Ancillary Structure (1NC)

There is a one-story, non-contributing brick garage with parged walls.

2623 Texas Avenue (1C)
1885

(Photograph 25)

Style: Second Empire

Original Use: single dwelling

Present Use: single dwelling

Architect:

Builder:

This two story brick building has a large mansard roof that spans in between two steeply sloped parapet walls. Centered on the roof there is a wooden dormer with segmental arch pediment and a pair of replacement 1/1 windows in openings on the face. Below the second story there is a dentillated wooden cornice above a brick wall. The first floor has a segmental-arch opening with a stone sill that contains a 1/1 replacement window at right, and a segmental-arched opening containing a replacement door below a transom window at left. The limestone foundation has a rectangular jack-arch opening at right containing a wooden single-light window.

2625 Texas Avenue (1C)
c. 1895

(Photograph 25)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: vacant

Architect:

Builder:

This large multifamily brick building has a limestone foundation and has a brick corbel table at the top of its front elevation. There are four replacement 1/1 windows in openings with wooden sills and brick segmental arch headers centered across the second floor. There is a gabled front porch centered on the first story of the façade supported by wooden piers on small concrete knee walls. The porch has a slate-clad roof and has ornamental tracery in the gable end and spindle work between the piers. At the center of the first floor sheltered by the porch are two segmental-arched transomed entrances containing wooden doors. On either side of the porch there are openings with wooden sills and brick segmental arch headers containing replacement 1/1 windows.

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2708 Victor Street (1C) (Photograph 26)
c. 1910
Style: Late 19th and Early 20th Century American Movements
Original Use: warehouse/factory Present Use: vacant
Architect: Builder:

This flat-roofed two-story building has a limestone foundation and painted brick walls. There is a stepped shaped parapet on the north elevation facing Victor Street. Window openings on the north elevation have segmental arches with triple rowlock headers and stone sills, save those in the easternmost bay which have jack arches and stone sills. The street-facing east elevation has the same type of window openings. All window openings are divided into two windows by a thick wooden mullion, but all openings are boarded. There are six window bays on the north elevation and three on the east. The center first floor bay opening on the east contains a raised loading dock with an opening containing a metal roll-up door framed by plywood-clad walls.

2800 Victor Street (1C) (partially visible, Photograph 28)
1925
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: H. Laehrmann Builder: H. Laehrmann

This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised end blocks and a peaked, raised center block. White glazed brick soldier courses decorate the parapet over the cornice line. The first story center bay has a raised, flat-roofed porch over two pairs of transomed entrances with historic wood- and vision-paneled doors. There are pairs of square-headed historic 3/1 wooden windows with limestone lug sills in both the first and second story outer bays. The center second story bay has two historic wood- and vision-paneled doors with 3-paned transoms; these lead to the porch roof, which serves as a balcony with a metal balustrade.

2800 Victor Street, Ancillary Structure (1C)

There is a one-story, flat roofed, contributing brick garage with parapet walls.

2800 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with vinyl siding and brick.

2801 Victor Street (1C)
c. 1910
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

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This flat-roofed brick building stands two stories tall and three bays wide on a basement. It has a shaped front parapet capped in terra cotta with raised center and end blocks. Terra cotta lozenge inlays decorate the parapet over a molded terra cotta cornice supported by brick and terra cotta brackets. All windows are contemporary replacements with limestone lug sills. A raised full-width, one-story front-gabled porch has squared brick piers, four sets of stairs, and a solid brick balustrade capped in limestone. The center first story bay has two entrances, and the outer bays each have an entrance and a window. Each second story outer bay has a paired window with solid course lintel.

2801 Victor Street, Ancillary Structure (1C)

There is a one-story, flat roofed contributing brick garage with parapet walls.

2805 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. All windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised porch with a flat-top hipped roof occupies the first story left bay over two entrances with covered transoms. The porch has a masonry base, turned wooden corner piers, a wooden entablature, and a wooden balustrade. There is a paired round-arched window in the first story right bay, and each second story bay has a paired segmental-arched window with a limestone lug sill.

2807 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with shallow eaves and a central shingled, hipped dormer with battered sides and two historic 7/1 wooden windows. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two entrances with covered transoms. The porch has a concrete base, metal corner piers, and a metal balustrade. Two round-arched contemporary replacement windows share a running hood mold in the first story right bay. There are two contemporary replacement windows with a shared lintel and shared limestone lug sill over brick corbels in the second story right bay. A door in the

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second story left bay leads to the porch roof, which serves as a balcony with a metal balustrade.

2808 Victor Street (1C) (Photograph 28)
1900

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling Present Use: single dwelling

Architect: W. A. Lucas, George W. Plegge Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a bracketed side-gabled roof and there are frame gabled dormers with historic lozenge-paned windows in each bay. The foundation is faced in rough-cut ashlar limestone below a smooth limestone course at the first story sill line. A raised, flat-roofed frame porch occupies the first story right bay over a transomed entrance and high window with limestone lug sill. The porch has a molded and dentillated entablature, fluted corner columns, and a wooden balustrade. All first and second story windows are contemporary replacements. There are two round-arched windows below a running patterned brick label mold in the first story left bay. The second story left bay has two square-headed windows over a limestone sill course. The second story right bay has a three-sided frame cant bay with a door flanked by windows; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2808 Victor Street, Ancillary Structure (1NC)

There is non-contributing a flat-roofed wooden car port.

2810 Victor Street (1C) (Photograph 28)
1898

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling Present Use: single dwelling

Architect: Builder: Youngstown Window and Siding Co

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a flared hipped roof with overhanging eaves and a central frame hipped dormer with a paired window, battered sides, and a flared roof. The foundation is flared beneath a first story limestone sill course, and there is a second story limestone sill course as well. A raised frame, hipped-roof porch occupies the first story right bay over a transomed entrance with an historic wood- and vision-paneled door and a high window with limestone lug sill. All windows are contemporary replacements. There are two round-arched windows under a running hood mold in the first story left bay, and there are two square-headed windows in the second story left bay. There are two diminutive square-headed windows in the second story right bay.

2810 Victor Street, Ancillary Structure (1C) (Photograph 30)

There is a one-story, gabled roof contributing garage with wood doors.

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2812 Victor Street (1C) (Photograph 28)
1898
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a flared hipped roof with a large flared, projecting cross-hip in the left bay, all with overhanging eaves over a bracketed cornice. The cross-hip has a frame dormer with a pair of historic wooden windows, battered sides, and flared roof, and the principal roof has an oval dormer with an historic wooden window in the right bay. The first story right bay has a raised, hipped-roof porch over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has bracketed and squared brick corner piers, a metal balustrade, and a molded wooden entablature. The foundation and porch are faced in alternating smooth and rough-cut limestone courses up to the first story sill line. There are two square-headed contemporary replacement windows in both the first and second story left bays; the former sit below a limestone lintel course, and the latter sit above a limestone sill course. There are two historic wooden lancet windows with a shared running brick label mold over a limestone lug sill in the second story right bay. Various brick patterns decorate the façade.

2812 Victor Street, Ancillary Structure (1C, 1 NC) (Photograph 30)

There is a one-story, gabled contributing brick garage. The wall facing the alley is blind. There also is a one-story non-contributing shed-roofed garage clad in vinyl siding.

2811 Victor Street, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2813 Victor Street (1C)
1898
Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Anton Riewe Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two historic 7/1 wooden windows. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled windows and a molded wooden surround. The porch has a masonry base, squared wooden corner piers, and a dentillated wooden entablature. All windows are contemporary replacements. Each first and second story right bay has two windows with a molded brick surround, and the latter set of windows shares a

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limestone lug sill over brick corbels. The left second story bay has a transomed pair of historic wood- and vision-paneled French doors within a molded brick surround; these lead to the porch roof, which serves as a balcony with a metal balustrade.

2814 Victor Street (1C)

1899

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a flared hipped roof with overhanging eaves and two frame hipped dormers with flared roofs. A raised, flat-roofed porch occupies the first story right bay over two transomed entrances with historic wood- and vision-paneled doors. The porch has a molded wooden entablature, metal corner supports, a metal balustrade and a concrete base. The foundation is faced in smooth limestone below a first story limestone sill course. There are two square-headed historic 1/1 windows in both the first and second story left bays, the latter over a limestone lug sill. The second story right bay has a pair of historic wood- and vision-paneled French doors with a segmental-arched transom; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2817 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a cross-hipped roof with a shallow hip projecting from the wall plane; both this and the principal roof structure have hipped dormers with battered sides and historic 6/1 and 7/1 wooden windows. All first and second story windows are contemporary replacements with patterned brick hood molds, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has squared brick corner piers, a molded wooden entablature, and a solid brick balustrade capped in limestone. There is a paired round-arched window in the first story right bay, and the second story right bay has a paired segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a door with an segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a metal balustrade.

2817 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing, frame garage with vinyl siding and brick.

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2819 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: dwelling

Present Use: dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed frame porch occupies the first story left bay over two transomed entrances with historic with a molded wooden surround. All windows are contemporary replacements. Each first and second story right bay has two windows with a molded brick surround, and the latter set of windows shares a limestone lug sill over brick corbels. The left second story bay has a transomed pair of historic wood- and vision-paneled French doors within a molded brick surround; these lead to the porch roof, which serves as a balcony with a metal balustrade.

2819 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with vinyl siding.

2820 Victor Street (1C)

c. 1920

Style: Craftsman/Bungalow

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

This brick building stands two stories tall and three bays wide on a basement. It has a front-gabled roof with overhanging eaves. A raised full-width, front-gabled porch faced in random rough-cut limestone shelters the first story. It has timbering in the gable front, battered corner piers, and a solid balustrade. The center first story bay has a ribbon of three historic 3/1 wooden windows with a limestone lug sill framed by entrances in the outer bays. There is another ribbon of three historic 3/1 wooden windows in the center second story bay, and there is a louvered vent beneath the roof peak.

2820 Victor Street, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2822 Victor Street (1C)

1899

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

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Architect:

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a flared hipped roof with overhanging eaves and modillions. There are hipped dormers with exaggerated overhanging eaves and battered sides in each bay. A raised, flat-roofed porch occupies the first story right bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a molded wooden entablature, corner columns, and a metal balustrade. The foundation is faced in alternating smooth and rough-cut limestone courses up to the first story sill line. All windows are contemporary replacements. There are two round-arched windows under a running brick label mold with limestone keystones in the first story right bay, and there are two square-headed windows with limestone keystones in the second story bay. Limestone courses run at the second story sill line and above the first story lintel line. The second story right bay has a pair of historic wood- and vision-paneled French doors with a segmental-arched transom; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2822 Victor Street, Ancillary Structure (1NC)

There is a one-story, gabled roof, non-contributing frame garage with vinyl siding.

2823 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: dwelling

Present Use: dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled windows and a molded wooden surround. The porch has a masonry base, metal corner piers, and a molded wooden entablature. All windows are contemporary replacements. Each first and second story right bay has two windows with a molded brick surround, and the latter set of windows shares a limestone lug sill over brick corbels. The left second story bay has a transomed door within a molded brick surround; this lead to the porch roof, which serves as a balcony with a metal balustrade.

2824 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder:

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This brick building stands two and one-half stories tall and two bays wide on a basement. It has a flared hipped roof with overhanging eaves over a pressed metal cornice with running bead course and swag frieze. A central frame gabled dormer has battered sides and a paired window. A raised frame porch with a cross-gabled roof occupies the first story right bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has raked molding and timbering in the gable front, squared wooden corner supports, and a wooden balustrade. The foundation is faced in alternating smooth and rough-cut limestone courses up to the first story sill line. All windows are contemporary replacements. There is a round-arched window with a terra cotta keystone and molded brick hood mold in the first story left bay. Both second story windows have segmental-arched lintels, and each had a single windows over a limestone sill course.

2825 Victor Street (1C)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. All first and second story windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors. The porch has a masonry base, metal corner piers, and a metal balustrade. There is a paired round-arched window in the first story right bay, and the second story right bay has a paired segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a pair of historic wood- and vision-paneled French doors with an segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a metal balustrade.

2825 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with asphalt siding.

2826 Victor Street (1C)

1900

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Chas Lahn and Ed Strasberg

Builder:

This brick building stands two and one-half stories tall and three bays wide on a basement. It has a side-gabled roof with low side parapets capped in terra cotta coping and an overhanging pressed metal molded cornice with modillions. A central frame hipped-roof dormer has a pair of

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windows with a molded wooden mullion. A raised entrance occupies the first story right bay with an historic wood- and vision-paneled door under a metal awning. All windows are contemporary replacements and there are first and second story limestone sill courses. The first story left and center bays have round-arched windows under a running pattern brick label mold. Each second story bay has a single window with segmental-arched lintels.

2826 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with asphalt and wood siding.

2827 Victor Street (1C) (Photograph 27)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. All first and second story windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors. The porch has squared brick corner piers, a molded wooden entablature, and a solid brick balustrade capped in limestone. There is a paired round-arched window in the first story right bay, and the second story right bay has a paired segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a pair of historic wood- and vision-paneled French doors with an segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a metal balustrade.

2827 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with vinyl siding.

2828 Victor Street (1C)

1900

Style: Late 19th and Early 20th Century American Movements

Original Use: single dwelling

Present Use: single dwelling

Architect: Ed Strassberg

Builder:

This brick building stands two and one-half stories tall and three bays wide on a basement. It has a side-gabled roof with low side parapets capped in terra cotta coping and an overhanging pressed metal molded cornice with modillions. A central frame hipped-roof dormer has a finial and a pair of windows with a molded wooden mullion. A raised entrance occupies the first story

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right bay with an historic wood- and vision-paneled door under a fabric awning. All windows are contemporary replacements and there are first and second story limestone sill courses. The first story left and center bays have round-arched windows under a running pattern brick label mold. Each second story bay has a single window with segmental-arched lintels.

2831 Victor Street, Site (1NC)

There is a non-contributing grass-covered vacant lot.

2832 Victor Street (1C)

1900

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J.B. Westermeyer

Builder: J.B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with a central hipped, frame dormer with a paired window. The foundation is faced in rough-cut ashlar limestone under a smooth first story limestone sill course. A raised, flat-roofed porch occupies the first story right bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a wooden entablature, metal corner supports, a metal balustrade, and a concrete block base. There is a round-arched window with a brick hood mold in the first story left bay. The masonry framing the second story left bay projects from the wall plane, and at its center is a paired window with a limestone lug sill and segmental-arched lintel. The second story right bay has a round-arched Jefferson door with a brick hood mold; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2833 Victor Street (1C)

(Photograph 27)

1898

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two historic 7/1 wooden windows. All remaining windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors. The porch has squared brick corner piers, a molded wooden entablature, and a solid brick balustrade capped in limestone. There is a paired round-arched window in the first story right bay, and the second story right bay has a paired segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a pair of historic wood- and vision-paneled French doors with an

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segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a metal balustrade.

2834 Victor Street (1C)
1900

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: J.B. Westermeyer Builder: J.B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with a central hipped, frame dormer with a paired window. The foundation is faced in rough-cut ashlar limestone under a smooth first story limestone sill course. A raised porch occupies the first story right bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a metal awning and a concrete base. All windows are contemporary replacements with segmental-arched lintels and recessed brick enframements. There is a paired window in the first story left bay and there is a single window in the second story right bay. The masonry framing the second story left bay projects from the wall plane, and at its center are two windows with shared a limestone lug sill.

2837 Victor Street (1C) (Photograph 27)
1898

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: Anton Riewe Builder:

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. All first and second story windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors. The porch has squared brick corner piers, a molded wooden entablature, and a solid brick balustrade capped in limestone. There is a paired round-arched window in the first story right bay, and the second story right bay has a paired segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a pair of historic wood- and vision-paneled French doors with an segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a metal balustrade.

2838 Victor Street (1C)
1901

Style: Late 19th and Early 20th Century American Movements
Original Use: multiple dwelling Present Use: multiple dwelling
Architect: J. B. Westermeyer Builder: J. B. Westermeyer

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This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with a central frame hipped dormer with a paired window. A raised, flat-roofed porch occupies the first story right bay over a pair of transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a molded wooden entablature, squared brick corner piers with Corinthian capitals, and a solid brick balustrade capped in limestone. The foundation is faced in rough-cut ashlar limestone under a smooth limestone sill course. All windows are contemporary replacements, and the remaining window and door openings have patterned lintels with molded brick hood molds. There is a round-arched window in the first story left bay, and the second story left bay has two segmental-arched windows with a shared limestone sill. The second story right bay has a door with a segmental-arched transom; this leads to the porch roof, which serves as a balcony with a metal balustrade.

2839 Victor Street (1C)
1898

(Photograph 27)

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J.B. Westermeyer

Builder: J.B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a hipped roof with shallow eaves and a central shingled, hipped dormer with battered sides and two windows. All first and second story windows are contemporary replacements with patterned brick hood molds, and the right bay shallowly projects from the wall plane. The foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances. The porch has a masonry base, a molded wooden entablature, wooden corner columns, and a wooden balustrade. There is a round-arched window in the first story right bay, and the second story right bay has an segmental-arched window with a limestone lug sill over a beaded brick course. The second story left bay has a Jefferson door with an segmental-arched transom and patterned brick hood mold; this leads to the porch roof which serves as a balcony with a synthetic wooden balustrade.

2840 Victor Street (1C)
1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J. B. Westermeyer

Builder: J. B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with a central frame hipped dormer with a paired window and molded mullion. A raised, flat-roofed frame porch occupies the first story right bay over a pair of transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a molded wooden entablature, squared wooden corner piers, and a wooden balustrade. The foundation is faced in alternating smooth and rough-cut ashlar

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limestone. All windows are round-arched contemporary replacements. There are two windows under running hood molds in both the first story and second story left bays, the latter with a shared limestone sill. The second story right bay has a door leading to the porch roof, which serves as a balcony with a metal balustrade.

2842 Victor Street (1C)
1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J. B. Westermeyer

Builder: J. B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with a central frame hipped dormer with a paired window and molded wooden surround. A raised, flat-roofed frame porch occupies the first story right bay over a pair of transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a molded wooden entablature, wooden corner columns, and a wooden balustrade. The foundation is faced in alternating smooth and rough-cut ashlar limestone. All windows are segmental-arched contemporary replacements, and the remaining window and door openings have patterned brick lintels and hood molds. There is a single window in the first story left bay. The masonry framing the second story left bay projects from the wall plane, and at its center is are two windows with a shared limestone lug sill. The second story right bay has a door with a round-arched lintel leading to the porch roof, which serves as a balcony with a metal balustrade.

2843 Victor Street (1C)
c. 1900

(Photograph 27)

Style: Late 19th and Early 20th Century American Movements

Original Use: dwelling

Present Use: dwelling

Architect: Anton Riewe

Builder:

This brick building stands two and one-half stories tall on a basement. It has a hipped roof with a large cross gable with raked molding and cornice returns in the right bay. The foundation is faced in smooth limestone. A raised, hipped-roof porch occupies the first story left bay over two transomed entrances. The porch has metal corner supports, a solid brick balustrade capped in limestone, and a wooden entablature. All windows are contemporary replacements. The first and second story right bays have round-arched windows with patterned brick hood molds with limestone end blocks; the former has a limestone lug sill, and the latter sits above limestone sill course. The second story left bay has a square-headed window with a molded brick surround. The gable front has small Palladian window with a limestone lug sill, patterned brick hood mold, and limestone lintels. The second and third story right bays project from the wall plane.

2845 Victor Street (1C)
1902

(Photograph 27)

Style: Late 19th and Early 20th Century American Movements

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Original Use: multiple dwelling
Architect:

Present Use: multiple dwelling
Builder: John B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with shallow eaves and a central polygonal-roofed dormer with battered sides and a two-sided cant bay window. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised, flat-roofed porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has squared brick corner piers, a wooden entablature, a solid brick balustrade, and a flight of brick steps framed by brick knee walls. All remaining window and door openings are round-arched with patterned brick hood molds. The first and second story right bays have historic wooden 1/1 windows, the latter with a limestone lug sill. The second story left bay has a Jefferson door leading to the porch roof, which serves as a balcony with a metal balustrade framed by squared brick half-piers.

2845 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed-roofed, non-contributing frame garage with asphalt siding.

2846 Victor Street (1C)

1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J. B. Westermeyer

Builder: J. B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with overhanging eaves and a central frame polygonal dormer with a two-sided cant bay window. The foundation is faced in rough cut ashlar limestone beneath a smooth first story sill course. The left bay is raised slightly from the wall plane though its windows are recessed. A raised, slightly-recessed round-arched porch occupies the first story right bay and contains two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch is sheltered by a flat wooden hood supported by large brackets. All windows are contemporary replacements. There are two square-headed windows in the first story left bay, and there are two round-arched windows with limestone lug sills and patterned brick lintels and hood molds in the second story left bay. The second story right bay has a Jefferson door with a round-arched patterned brick lintel and hood mold; this leads to the porch hood, which serves as a balcony with a metal balustrade.

2847 Victor Street (1C)

(Photograph 27)

1902

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Anton Riewe

Builder: Edward Stosling

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This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a steeply-pitched and flared hipped front roof with deep overhanging eaves and modillions; this has two small gabled dormers with wooden louvered vents and is framed by raised brick blocks capped in pressed metal molding. A raised, flat-roofed frame porch occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors. All windows are contemporary replacements, and limestone courses run at the first and second story sill lines. There is a round-arched window under a patterned brick running label mold in the first story right bay. The second story right bay has two square-headed windows, and the second story left bay has a transomed historic wood- and vision-paneled door; this leads to the porch roof, which serves as a balcony with a wooden balustrade.

2848 Victor Street (1C)
1901

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: J. B. Westermeyer

Builder: J. B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with overhanging eaves and a central frame polygonal dormer with a two-sided cant bay window and finial. The foundation is faced in rough-cut ashlar limestone beneath a smooth first story sill course. The left bay is raised slightly from the wall plane though its windows are recessed. A raised, slightly-recessed round-arched porch occupies the first story right bay and contains two transomed entrances. All windows are contemporary replacements. There are two square-headed windows in the first story left bay. All second story windows have round-arched windows with limestone lug sills and patterned brick lintels and hood molds. There are two windows in the second story left bay, and there is a single window in the second story right bay.

2851 Victor Street (1C)
1902

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: John B. Westermeyer

This brick building stands two and one-half stories tall and two bays wide on a basement. It has a side-gabled roof with shallow eaves and a central polygonal-roofed dormer with battered sides and a two-sided cant bay window. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised porch with a metal awning occupies the first story left bay over two transomed entrances with historic wood- and vision-paneled doors and a molded wooden surround. The porch has a masonry base, metal corner supports, and a metal balustrade. All remaining window and door openings are round-arched with patterned brick hood molds, and all windows are contemporary replacements. The first story right bay and both second story bays have single windows, and the latter two have limestone lug sills.

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2851 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with asphalt siding.

2852 Victor Street (1C)
1908

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: L. Grunewald

Builder:

This flat-roofed brick building stands two stories tall and two bays wide on a basement. It has a shaped front parapet capped in pressed metal molding with raised end blocks over a bracketed and dentillated pressed metal overhanging cornice. The first story right bay has a raised, hipped-roof porch over two transomed entrances with historic wood- and vision-paneled doors. The porch has a dentillated wooden entablature, metal corner supports, a metal balustrade, and a masonry base. All windows are square-headed contemporary replacements. There are two windows over a limestone sill course in the first story left bay. All second story windows have limestone lug sills, and there are two in the second story left bay and one in the second story right bay.

2852 Victor Street, Ancillary Structure (1C)

There is a one-story, flat roofed, contributing brick garage with parapet walls.

2853 Victor Street (1C)
1902

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: John B. Westermeyer

This brick building stands two and one-half stories tall on a basement. It has a side-gabled roof with shallow eaves and a central polygonal-roofed dormer with battered sides and a two-sided cant bay window. The right bay shallowly projects from the wall plane, and the foundation is faced in rough-cut ashlar limestone under a smooth limestone course at the first story sill line. A raised porch with a metal awning, metal corner supports, a masonry base, and a metal balustrade occupies the first story left bay over two transomed entrances. All windows are round-arched contemporary replacements with patterned brick hood molds. There are single windows in the first story right bay and both second story bays, the latter two with limestone lug sills. The second story right bay projects slightly from the wall plane.

2853 Victor Street, Ancillary Structure (1NC)

There is a one-story, shed roofed, non-contributing frame garage with asphalt siding.

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2854 Victor Street (1C)

1912

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Harry F. Luepke

This two-story flat-roofed red brick building has a limestone foundation and water table. At the left bay, stone steps rise to a porch with stone side walls, brick knee walls and piers and a hipped composite shingle-clad roof. Two transomed entrances with wooden doors behind metal storm doors open onto the porch. Above is a window opening containing a one-over-one replacement window. This opening and all others have jack arches with stone lintels and side blocks as well as stone sills. The right bay has a single window opening at the basement level filled with glass block, a single window opening at the first floor with a one-over-one replacement window and two window openings at the second floor containing one-over-one replacement windows. At the top of the elevation is a continuous row of I-shaped stone inserts under a corbel table. The parapet has a center step and end blocks as well as terra cotta coping; there are stone elements on the faces that repeat the I-shape except that it is rotated 90 degrees.

2857-2859 Victor Street (1C)

1910

Style: Craftsman/Bungalow

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect: Ernest Preisler

Builder: B. J. Charleville

This hipped-roof brick building stands two stories tall and three bays wide on a basement. There are large cross gables over the shallowly-projecting outer bays, each with bracketed overhanging eaves and timbering. A raised, hipped-roof porch shelters the first story center bay over two pairs of transomed entrances with historic wood- and vision-paneled doors and molded wooden surrounds. The porch has bracketed and squared brick corner piers, overhanging eaves, and a solid brick balustrade capped in limestone. There are two windows with brick label molds in each first story outer bay, all over a limestone sill course. Each second story bay has two windows with limestone lug sills, all of which share a running brick label mold.

2858 Victor Street (1C)

1912

Style: Late 19th and Early 20th Century American Movements

Original Use: multiple dwelling

Present Use: multiple dwelling

Architect:

Builder: Harry F. Luepke

This two-story flat-roofed red brick building has a limestone foundation and water table. At the left bay, stone steps rise to a porch with stone side walls, brick knee walls and piers and a hipped composite shingle-clad roof. Two transomed entrances with wooden doors behind metal

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storm doors open onto the porch. Above is a window opening containing a one-over-one replacement window. This opening and all others have jack arches with stone lintels and side blocks as well as stone sills. The right bay has a single window opening at the basement level with a single-pane window behind three horizontal metal bars, a single window opening at the first floor with a one-over-one replacement window and two window openings at the second floor containing one-over-one replacement windows. At the top of the elevation is a continuous row of I-shaped stone inserts. The parapet above has terra cotta coping.

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Summary

The St. Francis de Sales Historic District is located in the Fox Park neighborhood of St. Louis, Missouri. Locally significant under Criterion A: Ethnic Heritage, the District is an excellent example of a German working- and middle-class urban neighborhood developed during the late 19th and early 20th centuries around the Roman Catholic St. Francis de Sales Church. The parish, founded in 1867 by German dairymen in a then rural part of St. Louis, prospered over the course of seventy-five years in what became one of the city's most densely-populated German communities by the end of the century. De Sales' parishioners built and occupied homes and businesses throughout the District, contributing to its thriving and remarkably stable community. The parish's extant German Gothic church (NR 11/02/78, Photo 1, Figure 9), built in stages between 1895 and 1908, was designed and constructed on the heels of a bitter controversy between the city's German national parishes and the Archdiocese of St. Louis. De Sales, known as the "Cathedral of the South Side," became a symbol of cultural autonomy in the face of assimilationist pressures, and an alternative spiritual and cultural leader for the city's German Catholics. Its active membership supported the growth of a large parish plant into the 1930s, but by De Sales' Diamond Jubilee in 1942 both it and the District showed signs of major demographic shifts that marked the end of their mutual association with St. Louis' Germans and German Catholics. The period of significance is from 1875 to 1942, reflecting the date of the District's earliest extant building and that of its Diamond Jubilee.

Context: Germans and German Catholics in St. Louis

At the turn of the 20th century Germans constituted the largest immigrant community in St. Louis, surpassing other European groups such as the Irish, Italians and Russians by the tens of thousands.¹ Tumultuous political shifts and a desire for opportunity brought 23,000 Germans to St. Louis by 1850, making up a roughly of third of the city's population. This number more than doubled over the next thirty years and by 1880 Germans represented 51 percent of St. Louis' foreign-born residents.² Most fell into the working and middle classes as skilled laborers, craftsmen, merchants and educators. Mid- to large-scale German-owned industrial interests helped define the city's manufacturing sector and produced a distinct class of German elites.³ By the turn of the century there were five German-language daily newspapers, twenty-six German singing societies, a thriving Turnverein community, and thousands of children who attended German-language schools.⁴ The 1910 federal census revealed the extent to which German-born St. Louisans and their first and second generation descendants impacted the city both physically and culturally; numbering 234,169 in total, they constituted a full third of the city's population and resided in all of its twenty-eight wards.⁵

¹ William Hyde and Howard L. Conard, *Encyclopedia of the History of St. Louis*, p. 890.; Audrey Olson, *St. Louis Germans, 1850-1920*, p. 78.

² Audrey Olson, *St. Louis Germans, 1850-1920*, p. 46-47.

³ Ibid, p. 72; Martin G. Towey, "Kerry Patch Revisited: Irish Assimilation in St. Louis in the Turn of the Century Era," p. 146.

⁴ William Hyde and Howard L. Conard, *Encyclopedia of the History of St. Louis*, p. 891; William Barnaby Faherty, *St. Louis German Catholics*, p. 38.

⁵ Audrey Olson, *St. Louis Germans, 1850-1920*, p. 78.

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While those who comprised the city's ethnic German population shared significant cultural values—most prominently the desire to speak their native language in their homes, schools, and churches—they were an exceptionally diverse group drawing from each of the German states.⁶ Politics ranged from radical to staunchly conservative, while Lutherans, Catholics, Jews, Baptists, Evangelicals, Swedenborgians, and atheist Free Thinkers established dozens of congregations throughout the city.⁷ German Catholics were particularly numerous and thrived in St. Louis' previously-established Catholic community.⁸

The need for German-speaking Catholic churches in St. Louis was already apparent by the early 1840s when, despite its growth in population, the city had but one diocesan parish in the Old Cathedral. Between 1843 and 1844 newly-installed Bishop, and soon to be Archbishop, Peter Kenrick subdivided the diocese into three English-speaking parishes and one dual-language parish offering services in German. Growing demand, however, led him to establish a network of succursal, or subsidiary parishes for individual nationalities the following year. National churches in this two-tiered system would have their own priests and conduct Mass in their own languages but lacked official standing within church hierarchy.⁹ Kenrick appointed German Catholics their own vicar general, and for a time national parishes appeared an adequate compromise allowing immigrant parishes to worship as they chose.¹⁰

German parishes quickly multiplied in this framework. A vibrant German-language Catholic press flourished, starting with the founding of *Herold des Glaubens* in 1850 and followed by *Tager-Chronik*, *Pastoral-Blatt*, and *Amerika*, the latter established in 1870 to counter anti-Catholic sentiment in local German secular and German Protestant presses.¹¹ Starting with St. Mary of Victories in 1844, nine national parishes were established by the close of the Civil War, most on the city's near north side.¹² Sts. Peter and Paul (Soulard Neighborhood Historic District, NR 12/26/72) was founded on the city's near south side in 1849. The "mother church of south side German Catholics," its congregants fragmented into a number of south city churches, among them St. Francis de Sales.¹³

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German dairy farmers began settling the area around Jefferson and Gravois Avenues, a largely rural region characterized by rolling fields and sinkholes, at the close of the Civil War.¹⁴ Located within Sts. Peter and Paul parish boundaries, which then encompassed most of south St. Louis,

⁶ Elaine C. Tillinger, "German Church Irish Church," p. 46.

⁷ Mary M. Stiritz, *St. Louis: Historic Churches & Synagogues*.

⁸ Elaine C. Tillinger, "German Church Irish Church," p. 45-46.

⁹ *Ibid*, p. 46-47.

¹⁰ Archdiocese of St. Louis Archives & Records, "Three Centuries of Catholicism: The Immigrant Church, 1843-1903," Web.

¹¹ William Barnaby Faherty, *St. Louis German Catholics*, p. 63.

¹² *Ibid*, p. 80.

¹³ Mary M. Stiritz, *St. Louis: Historic Churches & Synagogues*, p. 42.

¹⁴ Rev. Frederick Holweck, *Andenken an das Goldene Jubiläum der St. Franz von Sales Gemeinde*, p. 197; *Compton's Pictorial St. Louis*, pls. 36, 37, 57, 60.

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the community was a full mile and a half to the southwest of the church and far different from the dense working-class Soulard neighborhood which comprised much of its membership. In 1867 eight of these remote parishioners met in secret to discuss the formation of their own church, and an all-German board of officers soon organized to establish the new, German national St. Francis de Sales parish. That April, twenty-eight individuals pledged funds for the purchase of a \$4,000 175x125 foot site at Ohio Avenue and Lynch Street. The Catholic community rallied for the parish's cornerstone-laying ceremony on September 15, 1867, with thousands of German, Irish and Bohemian Catholics parading from Lafayette Square to the church site. German-born carpenter Henry Kotte designed the \$12,500 Romanesque Revival church which the parish's thirty-one families dedicated the following spring (Figure 1).¹⁵ Within a year the De Sales' congregation had jumped to 800 members and soon supported the construction of a parochial school and rectory (both demolished).¹⁶

As the parish grew, so did the neighborhood around it. Compton & Dry's *Pictorial St. Louis* of 1875 shows early development in the southern part of the District below Magnolia Avenue and around De Sales itself, particularly along Ohio and Gravois Avenues (Figure 2). Building permits and Hopkin's 1883 atlas show continued growth in these areas, and though approximately a third of those buildings shown on the atlas are of frame construction and no longer remain, 2620 Ohio Avenue, 2628 Ohio Avenue, 2640 Ohio Avenue (Photo 16, second from right), 2642 Ohio Avenue (Photo 16, right), and 2661 Iowa Avenue - for which permits do not exist - are represented.¹⁷ A horse car line established along Gravois Avenue in 1874 and transit line along Sidney Street in the early 1880s facilitated this development.¹⁸

De Sales' presence drew residents as well. The District was part of a larger German community developing in this part of the city, standing within the city's 21st ward roughly bounded by Jefferson Avenue to the east, Grand Avenue to the west, Victor Street and Shenandoah Avenue to the north, and Chippewa Street to the south. In 1880 the ward's 1,098 German-born people totaled 26.2 percent of its population, giving it the fourth highest percentage of Germans in St. Louis.¹⁹ While the vast majority of these residents occupied developing neighborhoods to the east and south, these had grown considerably closer in the years since De Sales' establishment.²⁰ The church's boundaries too encompassed most of the ward, including additional land to the east, and stretched from Lemp Avenue and Salena Street to the east, Tower Grove Avenue to the west, Potomac Street to the south, and Russell Avenue to the north.²¹ The western portion of this area, including most of the land within the District, remained

¹⁵ Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 197, 201; *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; Elaine C. Tillinger, "German Church Irish Church," p. 45; United States Census, 1870.

¹⁶ Parish Survey, 1925; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 201.

¹⁷ *Compton's Pictorial St. Louis*, pls. 36, 37, 57, 60; Griffith Morgan Hopkins, *Atlas of the City of St. Louis*; Building Permits.

¹⁸ Eric Sandweiss, *St. Louis: The Evolution of an American Urban Landscape*, p. 102.; Andrew D. Young, *The St. Louis Streetcar Story*, p. 16.

¹⁹ Audrey Olson, *St. Louis Germans, 1850-1920*, p. 47-50.

²⁰ *Compton's Pictorial St. Louis*, pls. 36, 37, 57, 60; Griffith Morgan Hopkins, *Atlas of the City of St. Louis*.

²¹ Parish Boundaries, Archdiocesan Archives & Records.

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virtually untouched.²² These circumstances gave German Catholics at the east end of the parish an opportunity to build anew next to their church in an era when ethnic parishes functioned as cultural lynchpins in immigrant communities.²³

Of those buildings from the 1870s and 1880s with confirmed permits, at least six were constructed by life-long De Sales parishioners.²⁴ These include 2663-2665 Gravois Avenue, built in two stages by German-born cobbler Anton Steinkamp. The first, a two-story brick store and residence at the corner of Ohio and Gravois Avenues, was completed in 1875 making this the earliest known resource in the District. Steinkamp made substantial additions to the building in 1884 and maintained his shop on its first story until his death in the early 20th century. His family continued to occupy its second story apartments and rent out the two storefronts into the 1920s.²⁵ Next door, German-born saloon operator Anton Bruns built 2657-2659 Gravois Avenue in 1885. He opened a grocery store on the first floor and lived with his family above. Though he moved from the District within a few years, his store remained at this location into the 1910s.²⁶

French-born George Enger and his German-born wife Magdalena built their Second Empire home and dairy at 2829 Oregon Avenue in 1884 (Photo 19, left). Though he died before 1900, she maintained the dairy's operation and died here in 1932.²⁷ Down the street from De Sales, first-generation German Bernard Hafertepe, Jr. built 2623-25 Ohio Avenue in 1889. A laborer at Anheuser Busch brewery, he lived here with his wife and ten children alongside two other German Catholic families headed by planing mill operator Aloys Schulte and machinist Anthony Vass.²⁸ Though Hafertepe later moved, an engraved plaque bearing his name remains on the building's façade (Figure 3). His brother, brick manufacturer Gerhard Henry Hafertepe, later built 2627 Ohio Avenue a few doors down in 1894 and remained there until his death in 1930.²⁹

These residents were typical of the District's early growth during which piecemeal development by individuals characterized the era. They also typified an ensuing decades-long trend wherein modest but upwardly mobile residents settled and remained in the District for life. Working- and middle-class families built single- and multi-family homes in the area south of Magnolia Avenues, while dual dwelling/commercial buildings grew along Gravois and Jefferson Avenues. In all, twenty buildings remain from this first phase of the District's development.³⁰

²² *Compton's Pictorial St. Louis*, pls. 36, 37, 57, 60; Griffith Morgan Hopkins, *Atlas of the City of St. Louis*.

²³ Audrey Olson, *St. Louis Germans, 1850-1920*, p. 62.

²⁴ St. Francis de Sales' membership has been determined using available death records which note the deceased's place of burial. Due to scarcity of land and resources De Sales, like many other parishes, never established its own cemetery. However Sts. Peter and Paul Cemetery, established in 1864 on Gravois Avenue south of the city, served a number of south side parishes into the 20th century. Someone buried in Sts. Peter and Paul Cemetery, or any other Catholic cemetery, would necessarily be Catholic. If they were German and lived in the District, always at the heart of De Sales' boundaries, they would have been parishioners.

²⁵ Building Permit; United States Census, 1910; City Directory; Death Record.

²⁶ City Directory; Building Permit; Gould's Red Book; Death Record.

²⁷ Building Permit; United States Census, 1880, 1910; City Directory; Death Record.

²⁸ Ibid.

²⁹ Death Record; Building Permits.

³⁰ Building Permits; Griffith Morgan Hopkins, *Atlas of the City of St. Louis*.

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The 1890s ushered in a thirty-year building boom during which the District took on much of its present appearance. Previously untouched land between Iowa and Nebraska Avenues, Lynch and Victor Streets opened for development, and ninety extant buildings were constructed between 1890 and 1900 alone. Lots along Victor Street and Nebraska, California, and Oregon Avenues filled with single family homes and two and four family flats. Blocks such as 2500 California Avenue (Photo 2) and 2600 Nebraska Avenue were largely developed by a handful of people within only a few years. Unlike the District's earlier buildings, many of these were constructed several at a time as speculative measures and were stylistically far more cohesive with uniform setbacks and building heights.³¹ A range of working- and middle-class German residents predominated, many of whom had immigrated to St. Louis relatively late in the 1870s and 1880s. Of these, many were St. Francis de Sales parishioners who both constructed buildings in the District and rented there. Of the former group, German-born plasterer John Peter Kesselheim commissioned the two-family building at 2829 Magnolia Avenue in 1892. His family resided there and rented out the building's second apartment until building its own single-family home at 2821 Magnolia Avenue. Kesselheim died in 1913 and his wife remained in their home until her death in 1929.³² German-born carpenter Joseph Herdler built 2623 Iowa Avenue in 1898; in 1910 two of his adult sons, still at home, worked as a marble setter and a planing mill machinist. Herdler and his wife lived here until their deaths in 1917 and 1918, after which their daughter's family resided in the home into the 1920s.³³

By 1893 De Sales numbered several hundred members with 692 students enrolled in its school.³⁴ The parish had long outgrown its original sanctuary, by this time a relatively dated structure out of keeping with the surrounding neighborhood. Reverend Peter Lotz, the congregation's long-time pastor, organized a building committee to explore options for the construction of a new church.³⁵ Half of the committee members either resided or owned businesses in the District, illustrating the active relationship between the church and its immediate surroundings. These include bookstore salesman Anthony F. Strauss, later the builder and resident of 2610 Iowa (1903); John Bernard Scheer, who built his now-demolished residence and dairy at 2755 Magnolia Avenue and later built 2601 Iowa Avenue (1904) and 2603 Iowa Avenue (1906), the former for his grocer son who opened a store on its ground floor and lived in an apartment above; and the aforementioned Anton Bruns, builder of 2657-2659 Gravois Avenue. All members of the committee were either German-born or first-generation Germans, and all were of the middle class.³⁶

The committee allocated \$135,000 for a new church.³⁷ The following year Lotz traveled first to New York, then to Germany in search of appropriate architectural precedents on which to base the new church as well as an architect to execute the design. "Determined to have the largest

³¹ Building Permits; *Whipple Fire Insurance Map*, 1896.

³² Building Permits; Death Records; United States Census, 1900, 1910.

³³ *Ibid*; United States Census, 1920.

³⁴ Archdiocesan Survey, 3 October 1893.

³⁵ Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213.

³⁶ *Ibid*; United States Census, 1900, 1910; Building Permits; City Directory; Death Records.

³⁷ Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213.

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and finest church in the city," he returned with plans by Berlin architect Engelbert Seibertz for a gargantuan stone church combining elements of Seibertz' own St. Paul's Church in Berlin (1893) and the 14th century Cathedral of Frankfurt am Main (Figure 5).³⁸ The design called for a 375 foot central spire with two 330 foot supporting towers and additional towers at the transepts, an ostentatious scheme which would have made the church not only the largest of its kind but the tallest structure in the city.³⁹ The project stalled, however, when local architect Joseph Conradi, brought on to realize Seibertz' plans, estimated their actual cost at \$500,000. The parish opted to start construction on the new church's basement alone, demolishing its original rectory and purchasing additional land at Iowa Avenue and Lynch Street for the project.⁴⁰ Two years later the 1896 tornado destroyed De Sales' 1868 church and wreaked havoc on parishioners' homes and businesses (Figure 4). Progress on the church halted indefinitely, and De Sales held services in the new basement for the next decade as its members struggled to recover.⁴¹

Throughout these setbacks, the parish's ultimate goals for its new church - that it be German in character and large enough to make a statement - held strong. The practice of modeling domestic churches on those in Germany was common among St. Louis' more "nationalistic" German Catholics at the time. Since the completion of Sts. Peter and Paul in 1875, these parishes had routinely built German Gothic *Hallenkirche*, or hall churches, with eleven of the city's twenty-one German parishes doing so by 1910. The style, readily identifiable at the time, connoted their "desire for a German identity" at a time when the English-speaking, largely Irish church hierarchy was seeking to "Americanize" their parishes.⁴² Since the 1880s, pastors of German national churches had been calling for full rights within the Archdiocese without forgoing their distinct cultural practices. German-language services, in particular, were incredibly important to the German Catholic community, many members of which had fled German chancellor Otto von Bismarck's harsh anti-Catholic laws in the early 1870s.⁴³ St. Louis' German community at large fiercely protected its ability to speak German in public schools, churches, and newspapers. While the English-speaking clergy "[described] German Catholic nationalism as a 'canker eating away the life of the church in the United States,'" German Catholics "maintained that 'Language Saves Faith.'"⁴⁴ The controversy quickly rose through the ranks of the American church, with opposing views harshly combated in widely circulating German and English-language publications. The Vatican itself became involved, and the fight dragged on until 1893's Third Diocesan Synod in St. Louis during which Archbishop John J. Kain circulated a pastoral letter granting full rights to national parishes.⁴⁵

³⁸ Ibid, p. 209, 213; Elaine C. Tillinger, "St. Francis de Sales Church," p. 54-55.

³⁹ *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; "Tallest Church Steeple in America," St. Louis Post-Dispatch, 24 July 1898.

⁴⁰ *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 205, 213; Building Permit.

⁴¹ Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213; *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*.

⁴² Mary M. Stiritz, *St. Louis: Historic Churches and Synagogues*, p. 17.

⁴³ Elaine C. Tillinger, "German Church Irish Church," p. 45-46; William Barnaby Faherty, *St. Louis German Catholics*, p. 50.

⁴⁴ Elaine C. Tillinger, "German Church Irish Church," p. 46-47.

⁴⁵ Ibid, p. 46-51.

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Though canonically resolved, the bitterness was slow to wane. Triumphant German churches had an even greater impetus to assert their national identity, putting De Sales' desire for the largest, most German of German churches in context. The circumstances surrounding the church's basement cornerstone-laying fully two years after the archbishop's letter illustrate this point; in one of the largest such celebrations of its time, "almost the entire Germanic population of St. Louis and many outside delegations were present," with revelers bearing signs reading "Welcome, Welcome, German, Polish and Bohemian Brothers: Don't let anyone take the old faith from you" and "We are a United Brotherhood."⁴⁶ Coming off the heels of the controversy, both Lotz and his parishioners were adamant that their church become a city-wide symbol of German Catholics' struggle and victory over assimilationist pressures.⁴⁷

Reverend Lotz died suddenly in 1903. His successor, the German-born Reverend Frederick Holweck, resumed planning for De Sales' building campaign the following year and enlisted architect Victor J. Klutho to rework the Seibertz plans.⁴⁸ By this time Klutho, a long-time parishioner who lived outside the District, had designed four residential projects within it at 2642 California Avenue (1896), 2653 California Avenue (1900), 2664 Nebraska Avenue (1900), and 2642 California Avenue (1905). All were commissioned by parishioners for their personal residences.⁴⁹ Klutho would later design the \$7,500 De Sales Drill Corps Hall at 2600 Iowa Avenue (1908) as well (Photo 22, left).⁵⁰ He pared down the church's design, eliminating the three ancillary towers and changing the building material from stone to brick. On March 28, 1907 the parish took out a building permit for a \$310,000 church, and the first brick was laid on April 3, 1907.⁵¹ It was completed in January 1908 and dedicated with much fanfare that November.⁵²

The new St. Francis de Sales church towered over its environs with a single 300 foot spire, still the tallest in the city and visible from every vantage point in the District.⁵³ Klutho had taken elements from Seibertz' design and added features from Berlin's St. Sebastian Church (1890-1893), lowering the cost without sacrificing its style or visual impact. The church's completion was widely covered in both the English and German-language press, both of which marveled at its sheer scale.⁵⁴ According to historian Elaine Tillinger, the building was intended as

⁴⁶ Ibid, p. 45; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213.

⁴⁷ Elaine C. Tillinger, "St. Francis de Sales Church," p. 55; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 209.

⁴⁸ Walter B. Stevens, *Centennial History of Missouri*, p. 174; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213.

⁴⁹ Building Permits; *St. Louis Daily Record*.

⁵⁰ Building Permits; Sanborn Map, 1909.

⁵¹ Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 209, 213; Building Permits.

⁵² Elaine C Tillinger, "German Church Irish Church," p. 55; *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 213.

⁵³ "City's Tallest Spire is on De Sales Church," *St. Louis Post-Dispatch*, 12 July 1908.

⁵⁴ Ibid, p. 55; "New South Side Church to Have Skyscraper Steeple," *St. Louis Post-Dispatch*, 28 February 1907; "St. Francis de Sales Church," *St. Louis Post-Dispatch* 14 June 1895; "Tallest Church Steeple in America," *St. Louis Post-Dispatch*, 24 July 1898.

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a monument to German cultural perseverance [which] served as a symbol of [its parishioners'] religious enthusiasm and their determination to maintain their cultural identity. In building a German Gothic church they built a symbolic sanctuary to protect immigrant Catholics from their hostile, secular surroundings.”⁵⁵

Rising above the predominately German neighborhood around it, de Sales became known as the “Cathedral of the South Side,” an alternative spiritual and cultural leader for the city’s Catholic Germans. Supported by a dedicated congregation in a notably stable working- and middle-class neighborhood, the church continued in that role for the next three and a half decades.

Meanwhile the District witnessed development on nearly all of its blocks in the first twenty years of the 20th century. Single buildings filled scattered gaps in older streetscapes on its southern end (Photos 10, 11) and along its peripheral commercial corridors (Photo 6), while whole residential blocks rose on the District’s north end within a few years (Photos 3, 23, 27, 28, 24). Eighty-six extant buildings were constructed between 1900 and 1910, followed by another forty-seven between 1910 and 1920.⁵⁶ Most of these were single and multi-family homes similar to those constructed in the 1890s, catering to the demographic as before. The District’s overwhelmingly ethnic German residents displayed a full range of early 20th century working- and middle-class professions, including a barber, grocer, dressmaker, waffle baker, Photographer, meat cutter, streetcar conductor, theatre musician, city fireman, corset salesman, and engineer. Sons living at home worked in their fathers’ shops or as low-level laborers, and a number of teenage daughters worked outside the home as seamstresses or shop girls.⁵⁷ Gravois and Jefferson Avenues too were lined with German-owned businesses ranging from locksmiths to feed stores.⁵⁸

Indeed, the 1910 federal census displays remarkably high numbers of ethnic Germans owning and renting homes in the District. The neighborhood now stood in the 14th ward, encompassing parts of the present day Fox Park, Tower Grove East, Benton Park and Compton Heights neighborhoods. Each of these has strong associations with St. Louis’ German heritage, and the ward they comprised housed 2,680 German-born residents totaling 11 percent of its population. This was the fourth highest percentage of German-born residents out of the city’s twenty-eight wards, and first and second generation Germans here would likely have doubled or tripled this amount given their numbers throughout the city at large.⁵⁹ Within the District itself, this rate seems to have been higher, with German families of all three generations occupying between 50 and 75 percent of most blocks.⁶⁰ While similar concentrations of Germans surely existed elsewhere in the 14th ward, this particular concentration’s presence at the base of St. Francis de Sales church is noteworthy.

⁵⁵ Elaine C. Tillinger, “German Church Irish Church,” p. 55.

⁵⁶ Building Permits.

⁵⁷ United States Census, 1910.

⁵⁸ Gould’s Red Book.

⁵⁹ Audrey Olson, *St. Louis Germans, 1850-1920*, p. 77-80.

⁶⁰ United States Census, 1910.

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Sampling dozens of these families reveals large numbers of De Sales parishioners among them, several examples of whom illustrate the variety of ways in which the church's members impacted the District. At least four small-scale, parishioner-owned dairies operated here well into the 20th century, and though their frame dairy sheds have been lost, their contributing brick resources remain.⁶¹ Each is evidence of the ongoing dairy industry which had given birth to De Sales church years before. Bernhard Goedecker established his home and dairy at 2816 Oregon Avenue in 1893 and built 2820 Oregon Avenue next door in 1913 as an investment. He retired in 1917 and died here in 1935.⁶² Joseph Ruemping had his home and dairy at 2828 Oregon Avenue from 1895 through at least 1910, and resided there with his family into the 1930s.⁶³ James Schottel established his dairy and family home at 2838 Nebraska Avenue between 1903 and 1904, remaining here until at least 1918.⁶⁴ Finally, John B. Bruns and John Herman Winkler opened the Bruns & Winkler Dairy at 2651 Iowa Avenue in 1908. Winkler built 2649 Iowa Avenue for his family home in 1909, and in 1913 Bruns built his family home on the opposite side of the dairy at 2653 Iowa Avenue. Bruns' wife and son Joseph assumed control of the business after his death, and resided here into the 1940s.⁶⁵ Each of these men came to the United States between 1877 and 1889, representing the relatively late wave of Catholics immigrating to escape religious persecution in Germany. They remained in the neighborhood for decades, some until their deaths, an attribute common among District residents in this consistently stable community.

Contractor and De Sales parishioner Henry C. Beetz contributed to the District's built environment in yet another way. Born in 1867, Beetz immigrated to the United States in 1891 and had settled in the District at 2814 Magnolia Avenue by 1900.⁶⁶ That same year he built 2664 California Avenue, designed by the aforementioned Victor J. Klutho, for his personal residence, and worked with the parishioner-architect again on 2653 California Avenue (1900) and 2649 California Avenue (1905). Beetz went on to build 2620 California Avenue (1904), 2659 California Avenue (1909), 2659 Oregon Avenue (1909), 2666 Nebraska Avenue (1909), and 2841 Sidney Street (1912).⁶⁷ He ultimately moved to 2666 Nebraska Avenue and remained there until his death in 1933.⁶⁸ Dreher & Heun was another relatively prolific carpenter/contractor firm. Though they lived outside its boundaries, De Sales parishioners Melchior Dreher and Joseph Heun built ten of the District's buildings, six of which they executed for fellow congregants.⁶⁹ While no one builder dominated construction within the District, Beetz and Dreher & Heun were responsible for the greatest number of buildings there. Their work with other parishioners likely stemmed from community networks fostered by the church.

⁶¹ *Whipple Fire Insurance Map*, 1896; Sanborn Maps, 1909.

⁶² Building Permits; City Directory; Death Record; United States Census, 1910.

⁶³ City Directory; United States Census, 1900, 1910, 1930.

⁶⁴ United States Census, 1910; Death Record; City Directory.

⁶⁵ *Ibid*; United States Census, 1920, 1930, 1940; Building Permits.

⁶⁶ United States Census, 1900; Death Record.

⁶⁷ Building Permits; *St. Louis Daily Record*; United States Census, 1910.

⁶⁸ City Directory; Death Record.

⁶⁹ *Ibid*; Building Permits.

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Concurrent with the District's residential and small-scale commercial development was the industrial growth along its northern boundary (Photo 21). Three industries dominated this area from the late 19th century through the 1920s and 1930s, two of which were German-owned. All provided employment opportunities for the working-class residents nearby.⁷⁰ At 2500 Ohio Avenue was the Koken Barber Supply Company (NR 2/07/07, Photo 14, Photo 21 right), established by German-born Ernst Edward Koken in 1874. Koken built the first extant phase of his large factory in 1892 and gradually expanded the plant until building a new five-story office and industrial building across the street at 2528 Texas Avenue in 1912.⁷¹ In 1892 the Fox Brothers Manufacturing Company built a large planing mill at Ohio Avenue and Victor Street just one block to the west (demolished), using the rest of City Block 2085 for its lumber yard.⁷² The company's success enabled it to build the even larger mill at 2717 Sidney Street in 1925 (Photo 21, center).⁷³ German-born Frank Schmidt established his own planing mill adjacent to Fox Brothers at Iowa Avenue and Victor Street in 1906. He actively developed the site for the next fifteen years, and in 1911 built his residence on the opposite side of the block at 2504 California Avenue, where he died in 1935.⁷⁴

By the 1920s De Sales, supported by an active and flourishing membership, had amassed an impressive campus (Figure 7).⁷⁵ This included a convent (c. 1885), Girls' School (1888) and rectory (1899) nestled at the base of the church, as well as the previously noted Drill Corps Hall at 2600 Iowa Avenue and a new \$75,000 parish hall at 2620 Iowa Avenue replete with four bowling alleys, meeting rooms and a theatre (1923).⁷⁶ The preceding two decades saw De Sales' parish boundaries considerably reduced by the foundation of churches such as the Shaw neighborhood's St. Margaret of Scotland in 1906 (Shaw Neighborhood CLD, 06/28/85), Tower Grove East's Pope Pius V in 1916 and Tower Grove South's Church of the Holy Family in 1925 (Oak Hill Historic District, NR 1/10/11).⁷⁷ These shrinking boundaries coupled with De Sales' increasingly diverse community offerings further concentrated its immediate influence within the District. The parish still, however, remained one of the largest in the archdiocese with 1,200 members, 900 students enrolled in its grade and high schools, and twenty-two religious societies active in the church and community.⁷⁸

De Sales' role in the city though was by no means impervious to external forces, and its physical context was dramatically altered against the parish's will in 1931 with the widening of Gravois Avenue. An old farm route running southwest from downtown into south St. Louis County, Gravois measured the standard sixty foot width of its surrounding streets, including all

⁷⁰ United States Census, 1900, 1910.

⁷¹ Mary M. Stirtz, *National Register of Historic Places Inventory Form – Nomination Form: Koken Barbers' Supply Co. Historic District*, 2007.

⁷² *Pen and Sunlight Sketches of St. Louis*, p. 205; Sanborn Maps, 1909.

⁷³ Building Permit.

⁷⁴ Death Record; Building Permit; Sanborn Map, 1909; United States Census, 1910.

⁷⁵ Walter B. Stevens, *Centennial History of Missouri*, p. 175; Parish Survey, 1925

⁷⁶ Parish Survey, 1925; Building Permits; Rev. Frederick Holweck, *Andenken an das Goldene Jubilaeum der St. Franz von Sales Gemeinde*, p. 205; *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*.

⁷⁷ Archdiocesan Survey, 1914; Parish Survey, 1925; Mary M. Stirtz, *St. Louis: Historic Churches and Synagogues*, p. 133-134.

⁷⁸ Walter B. Stevens, *Centennial History of Missouri*, p. 175.

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of those in the District.⁷⁹ Traffic congestion and the introduction of the automobile to already crowded urban thoroughfares prompted city planners to call for the road's expansion in the late 1910s and early 1920s, though outcry from surrounding neighborhoods stalled the project.⁸⁰ De Sales served as headquarters for the opposition to the proposed "highway to southwest city," but failed. The city nearly doubled Gravois Avenue's width to 100 feet with four lanes of traffic, creating a major barrier between De Sales and its parishioners to the east and defining the District's eastern boundary.⁸¹

The church continued its active role within the neighborhood during the following years of the Great Depression by establishing the St. Francis de Sales Credit Union, a "cooperative association organized to promote thrift among its members and create a source of credit for useful purposes." In 1938 it expanded its mission to include borrower's insurance with a clientele of several hundred. The parish seemed to survive the harsher years of the decade fairly well, and in 1937 laid the groundwork for a new \$150,000 grade school with sixteen classrooms, a kindergarten, library and clinic. Designed by architect Henry Hess, it was completed in 1939 (Photo 15). De Sales' importance within the archdiocese was acknowledged by the naming of its pastor, Father Christian Winklemann, Bishop of Sita, a Titular See, and Auxiliary Bishop of the Archdiocese of St. Louis. St. Francis de Sales thus became the first church in St. Louis, outside of the Cathedral, to have a sitting bishop as its pastor.⁸²

In 1942 St. Francis de Sales honored its seventy-five year Diamond Jubilee with a week-long celebration (Figure 8).⁸³ As noted by the *St. Louis Register*, the historically German church had undergone much transformation over the course of its existence, growing from a small rural, German Catholic parish into "one of the largest and most prominent parishes of St. Louis." Situated at the heart of the city, De Sales was now responding to demographic shifts in its surrounding neighborhood with a membership "[welcoming of] home-loving people of other nationalities, among them ... people of Irish, Bohemian, and Italian extraction."⁸⁴ The 1940 federal census reflects these changes in the District as well, showing an increasing number of surnames that correspond to these ethnic groups. Germans still, however, predominated in both; German ethnic families occupied a plurality of the District's homes, and De Sales' commemorative Diamond Jubilee booklet shows that the church's committees, donor lists, and societies remained dominated by those of German heritage with few exceptions.⁸⁵

That same year Reverend Aloysius Wempe, De Sales' pastor, responded to an archdiocesan survey which inquired, among other things, whether or not the church was considered a national or territorial parish. His response is telling: "St. Francis de Sales has always been

⁷⁹ Sanborn Maps, 1909.

⁸⁰ "Scheme of Street Improvements Which Are Considered Essential Explained," *St. Louis Post-Dispatch*, 12 December 1921.

⁸¹ *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; Sanborn Maps, 1950.

⁸² *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; Building Permit.

⁸³ *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*; "Parish Will Observe 75th Anniversary in Week-Long Program," *St. Louis Register*, 1 May 1942.

⁸⁴ "Parish Will Observe 75th Anniversary in Week-Long Program," *St. Louis Register*, 1 May 1942.

⁸⁵ United States Census, 1940; *Diamond Jubilee: St. Francis de Sales, St. Louis, Missouri*.

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considered, and is now considered a national parish (German) though people of all nationalities, living near the church, [are] registered as members of the parish if they so desire.”⁸⁶ This is the last known reference to De Sales’ status as a national church, written at the peak of its prominence but on the precipice of its decline. The transformative nature of post-war America wreaked havoc on previously stable working- and middle-class urban neighborhoods such as that of the District, draining them of young families as hundreds of thousands of residents migrated to the suburbs. De Sales, essentially a neighborhood parish whose vitality depended on that of its surrounding community, was left with an aging congregation and would never recover.⁸⁷ The very notion of national parishes for such a large ethnic community as the Germans was rendered obsolete at this time as well. While St. Louis’ Jewish community, for example, charted a remarkably unified course across the city’s central corridor and near north side into its western suburbs, those of other backgrounds scattered throughout St. Louis County according to wealth and accessibility. Suburban Catholics of all ethnicities joined new parishes in the booming archdiocese based on proximity rather than ethnic unity.⁸⁸

The St. Francis de Sales Historic District stands out from comparable National Register-listed properties in several pertinent ways. Two contemporary churches also built by German Catholic congregations in the German Gothic hall church style are St. Liborius Church (NR 10/11/79) and St. Augustine’s Church (originally St. Barbara’s Church, NR 10/2/86).⁸⁹ Located on St. Louis’ near north side at 1835 N. 18th Street, the St. Liborius district includes the church (1889), rectory (1890), and convent (1905).⁹⁰ St. Augustine is located further north at 3114 Lismore, and its listing includes the church (1896) and a Tudor Gothic rectory (1928).⁹¹ While alike in style and, to a certain extent, historic narratives, both churches lack their physical historic contexts. Decades of demolition have decimated the neighborhoods which supported these parishes, leaving little with which to interpret their relationship to their surroundings. By comparison, the built environment around St. Francis de Sales remains incredibly intact, suffering few demolitions since the end of the District’s period of significance. The District remains an excellent example of a late 19th and early 20th century German working- and middle-class urban neighborhood, and this context enables a greater understanding of the church’s role within the community which produced it.

As such, the St. Francis de Sales Historic District is distinct from the existing historic districts to its north and east. The McKinley Fox District (NR 9/07/84) is located to the northeast bounded by 18th Street, Interstate 44, and Jefferson and Gravois Avenues. Significant for Criterion A: Education and Ethnic Heritage, working class German and Slavic communities developed here between 1865 and 1931, producing a building stock dominated by two and four family flats. Construction peaked between 1902 and 1910 stimulated by the construction of McKinley High

⁸⁶ Letter from Reverend Aloysius Wempe to Reverend John P. Cody, 28 November 1942.

⁸⁷ *St. Francis de Sales: 1867-1992*, p. 26.

⁸⁸ Archdiocese of St. Louis Archives & Records, “1946-1994: The St. Louis Church in the Modern World,” Web.

⁸⁹ Mary M. Stiritz, *St. Louis: Historic Churches and Synagogues*, p. 17, 55, 90-91.

⁹⁰ Janice Broderick, Mary Stiritz and Carolyn H. Toft, *National Register of Historic Places Inventory Form – Nomination Form: St. Liborius Parish District*, 1979.

⁹¹ Mary M. Stiritz, *National Register of Historic Places Inventory Form – Nomination Form: St. Augustine’s Roman Catholic Church*, 1986.

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School.⁹² The much larger Benton Park Historic District (NR 12/30/85) is located to the southeast between Gravois and Jefferson Avenues, Interstate 55 and South Broadway. It is significant under Criterion A: Industry for its large breweries and Criterion C: Architecture for its wide range of architectural building types and styles constructed between 1848 and 1935. German residents predominated, though the nomination does not argue for Ethnic Heritage.⁹³

While they share some similarities, neither of these districts tells the same story as the St. Francis de Sales Historic District. All witnessed development over roughly the same period of time, with Benton Park seemingly hitting its peak construction years starting in the 1870s and 1880s, followed by De Sales between 1890 and 1910, and further followed by McKinley Fox between 1902 and 1910. All were home to large German communities. Yet the St. Francis de Sales Historic District most clearly illustrates both the interrelated dynamic between an ethnic German church and the cultural context of its ethnic German neighborhood and the role which such churches played in defining the identity of urban immigrant communities. Though Benton Park was historically part of De Sales parish, its nomination only briefly discusses the church among the other congregations in the area. The fact that the parish was left out of the Benton Park District's boundaries indicates that it was considered too insignificant to include, and that Jefferson and Gravois Avenues were prohibitive enough barriers against extending the district further to the north and west. City-wide, the St. Francis de Sales Historic District is more akin to the St. Boniface Neighborhood Historic District (NR 5/9/02), which charts the impact of a German Catholic church upon its surrounding neighborhood and vice versa, yet there within the unique context of Carondelet.

Conclusion

The St. Francis de Sales Historic District demonstrates the important mutual relationship between late 19th and early 20th century urban immigrant neighborhoods and the churches which proved so crucial to their development and identity. The District, still incredibly intact, is evidence of this phenomenon as seen through the lens of St. Louis' German Catholic community and its struggle for cultural autonomy. Established by the parish in the 1970s to combat blight, the now-independent De Sales Community Housing Corporation is dedicated to stimulating rehabilitation and development within the neighborhood.⁹⁴ In keeping with that mission, the non-profit commissioned the St. Francis de Sales Historic District in 2012 to make state and federal historic tax credits available to District residents.

⁹² Cynthia Hill Longwisch and Mary M. Sirtz, *National Register of Historic Places Inventory Form – Nomination Form: McKinley-Fox District*, 1984.

⁹³ Mary Sirtz and Maureen Jones, *National Register of Historic Places Inventory Form – Nomination Form: Benton Park District*, 1985.

⁹⁴ *St. Francis de Sales: 1867-1992*, p. 29.

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St. Louis (Ind. City), Missouri

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Section number 10 Page 133

St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Boundary Description

The boundary of the St. Francis de Sales Historic District is indicated by a heavy line on the accompanying scaled map entitled "St. Francis de Sales Historic District" (attached). The boundary follows Nebraska Avenue on the west, the alley north of Victor Street on the north, California Avenue on the east, Victor Street on the north, Jefferson Avenue on the east, Sidney Street on the south, the alley west of Jefferson on the east, Texas Avenue on the east, Gravois Avenue on the east and Pestalozzi Street on the south.

Boundary Justification

The boundary of the St. Francis de Sales Historic District encompasses all of the southern area of the Fox Park neighborhood of St. Louis that was included in the parish boundary of St. Francis de Sales Roman Catholic Church. The boundaries partially are defined by existing historic district boundaries. Immediately to the north is the boundary of the Fox Park Historic District, a Certified Local Historic District (Certified 7/1/1985). To the east is the boundary of the Gravois-Jefferson Historic Streetcar Suburb District (NR 5/11/2005). West of Nebraska Avenue, settlement and architectural patterns are distinct from those within the nominated District, making it a virtual boundary during the period of significance.

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Continuation Sheet

Section number Photo Log Page 134

St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Photographs

The following is true for all photographs submitted with this nomination:

St. Francis de Sales Historic District
St. Louis (Independent City), Missouri
Photographers: Michael R. Allen, Lindsey Derrington and Lynn Josse
Digital source files in the collection of the Preservation Research Office.

The date that the photographs were taken:
February 2012 and April 2012

The descriptions of each photograph number are:

1. St. Francis de Sales Roman Catholic Church, view toward northwest.
2. The east side of the 2500 block of California Avenue, view toward northeast.
3. The west side of the 2600 block of California Avenue, view toward southwest.
4. 2800-4 California Avenue, view toward east.
5. 2817-25 California Avenue, view toward west.
6. The west side of the 2600 block of Gravois Avenue, view toward southwest.
7. 2767-71 Gravois Avenue, view toward north.
8. The west side of the 2600 block of Iowa Avenue, view toward southwest.
9. The west side of the 2500 block of Jefferson Avenue, view toward northwest.
10. The north side of the 2800 block of Magnolia Avenue, view toward northwest.
11. The south side of the 2800 block of Magnolia east of Oregon Avenue, view southeast.
12. The south side of the 2800 block of Magnolia west of Oregon Avenue, view toward southwest.
13. 2845 Magnolia Avenue, view toward north.
14. 2500 Ohio Street, view toward northeast.
15. 2647 Ohio Street, view toward northwest.
16. The east side of the 2600 block of Ohio Street, view toward northeast.
17. The east side of the 2600 block of Oregon Avenue, view toward southeast.
18. The west side of the 2600 block of Oregon Avenue, view toward southwest.
19. The west side of the 2800 block of Oregon Avenue, view southwest.
20. The north side of the 2800 block of Pestalozzi Street, view east.
21. View down Sidney Street from Texas Avenue, view toward west.
22. The intersection of Sidney Street and Iowa Avenue, view toward southwest.
23. View of the north side of the 2800 block of Sidney Street, view toward northwest.
24. Sidney Street from Oregon Avenue, view toward northwest.
25. West side of the 2600 block of Texas Avenue, view toward southwest.
26. 2708 Victor Street, view toward southwest.
27. The north side of the 2800 block of Victor Street, view toward northeast.
28. The south side of the 2800 block of Victor Street, view toward southwest.
29. The complex at 2753 Magnolia Avenue, view toward northeast.
30. Garages at (from right) 2812 and 2814 Victor Street, view toward northwest.

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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Index of Figures

Figure 1: St. Francis de Sales Church, 1868 rectory and 1867 church.

Figure 2: Composite image of Compton & Dry's *Pictorial St. Louis* plates 36, 37, 57 and 60.

Figure 3: Brewery-worker Bernard Hafertepe, Jr.'s plaque on the second story façade of the multi-family home he built at 2623-25 Ohio.

Figure 4: The 1867 church after the 1896 tornado which ravaged swathes of south St. Louis.

Figure 5: An 1898 *St. Louis Post-Dispatch* article illustrating the height difference between Seibertz' proposed design for a 375-foot-tall St. Francis de Sales spire and George Ingham Barnett's 165-foot Grand Water Tower.

Figure 6: St. Francis de Sales' Christmas Pageant, 1931.

Figure 7: Aerial view of de Sales' campus as it appeared in 1939.

Figure 8: Cover of St. Francis de Sales' Diamond Jubilee commemorative book.

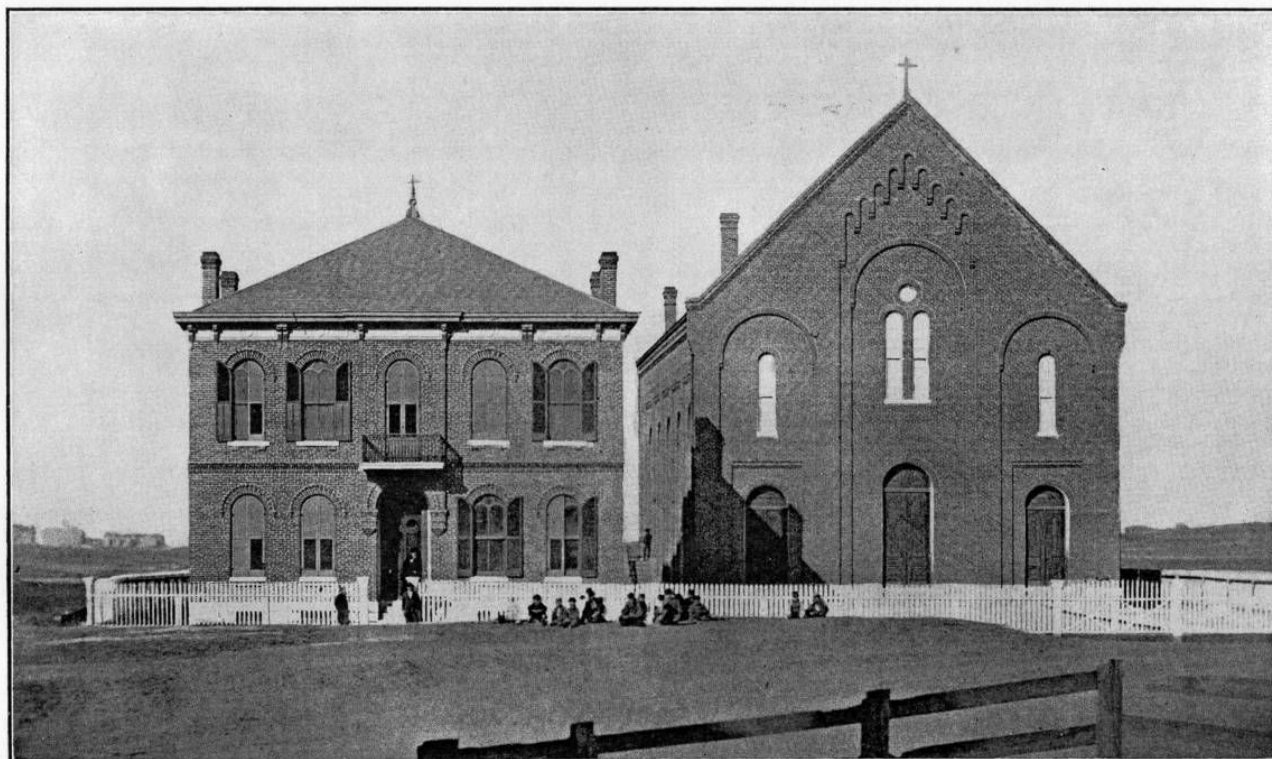
Figure 9: Aerial view of St. Francis de Sales Church and vicinity, ca. 1992.

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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 1: St. Francis de Sales Church, 1868 rectory and 1867 church. Though this early photograph's date is unknown, it illustrates the barren landscape surrounding the parish at the time of its founding (St. Francis de Sales Church, *Diamond Jubilee: 1867-1942*).



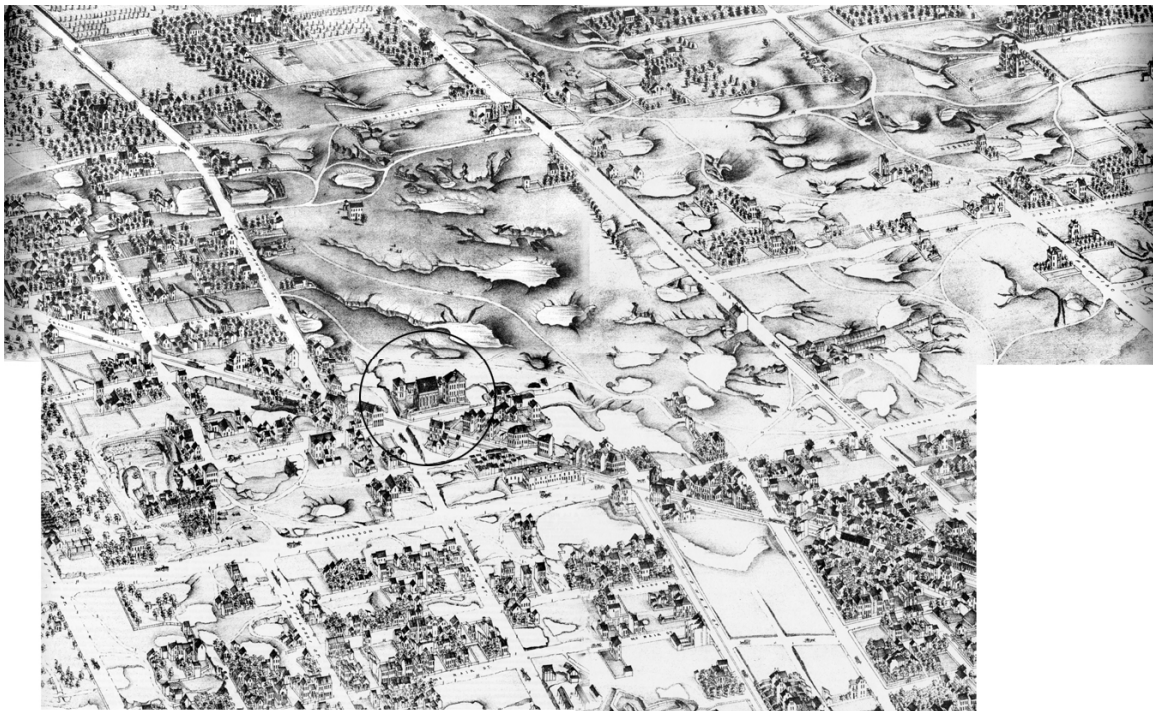
THE FIRST CHURCH AND RECTORY

National Register of Historic Places
Continuation Sheet

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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 2: Composite image of Compton & Dry's *Pictorial St. Louis* plates 36, 37, 57 and 60. This bird's-eye view depicts the District it appeared in 1875, with the fledgling St. Francis de Sales Church and rectory circled at center. View from the east-southeast.



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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 3: Brewery-worker Bernard Hafertepe, Jr.'s plaque on the second story façade of the multi-family home he built at 2623-25 Ohio.

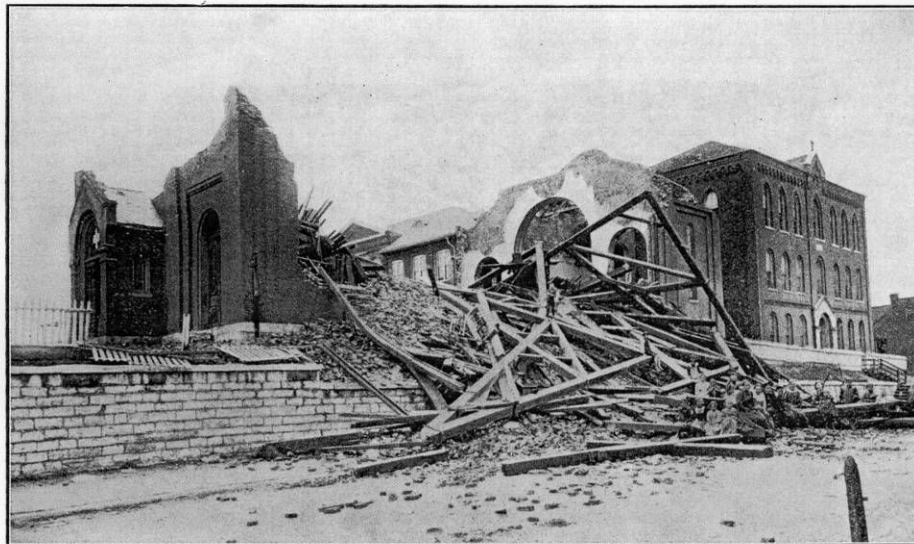


National Register of Historic Places
Continuation Sheet

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St. Louis (Ind. City), Missouri

Figure 4: The 1867 church after the 1896 tornado which ravaged swathes of south St. Louis. With its old church destroyed, the parish capped the newly-finished basement of its new church and held masses there until the completion of the new church's superstructure in 1908 (St. Francis de Sales Church, *Diamond Jubilee: 1867-1942*).



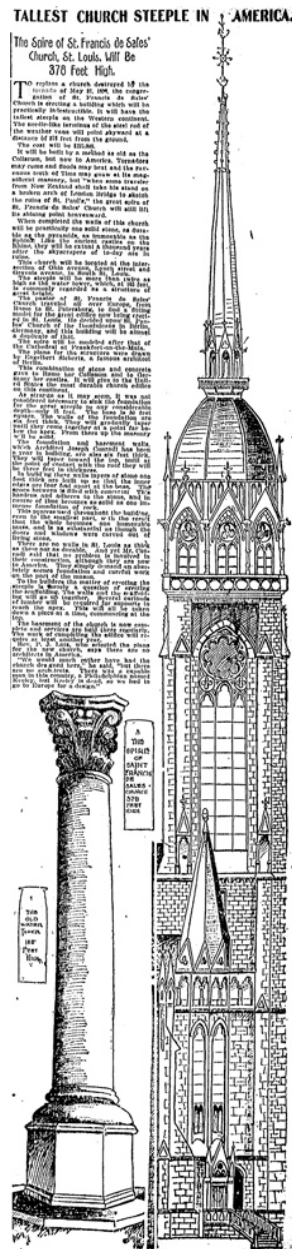
THE CHURCH DEMOLISHED BY THE CYCLONE OF 1896

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 St. Louis (Ind. City), Missouri

Figure 5: An 1898 *St. Louis Post-Dispatch* article illustrating the height difference between Seibertz' proposed design for a 375-foot-tall St. Francis de Sales spire and George Ingham Barnett's 165-foot Grand Water Tower; since 1871, the latter had been considered one of the tallest landmarks in the city.



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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 6: St. Francis de Sales' Christmas Pageant, 1931 (Archdiocesan Archives).



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St. Louis (Ind. City), Missouri

Figure 7: Aerial view of de Sales' campus as it appeared in 1939 (St. Francis de Sales Church, *Diamond Jubilee: 1867-1942*).



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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 8: Cover of St. Francis de Sales' Diamond Jubilee commemorative book. While none of the text is in German, the authors staunchly identify the parish's roots and almost all names of donors, committee members, and clergy raised in the parish are German.

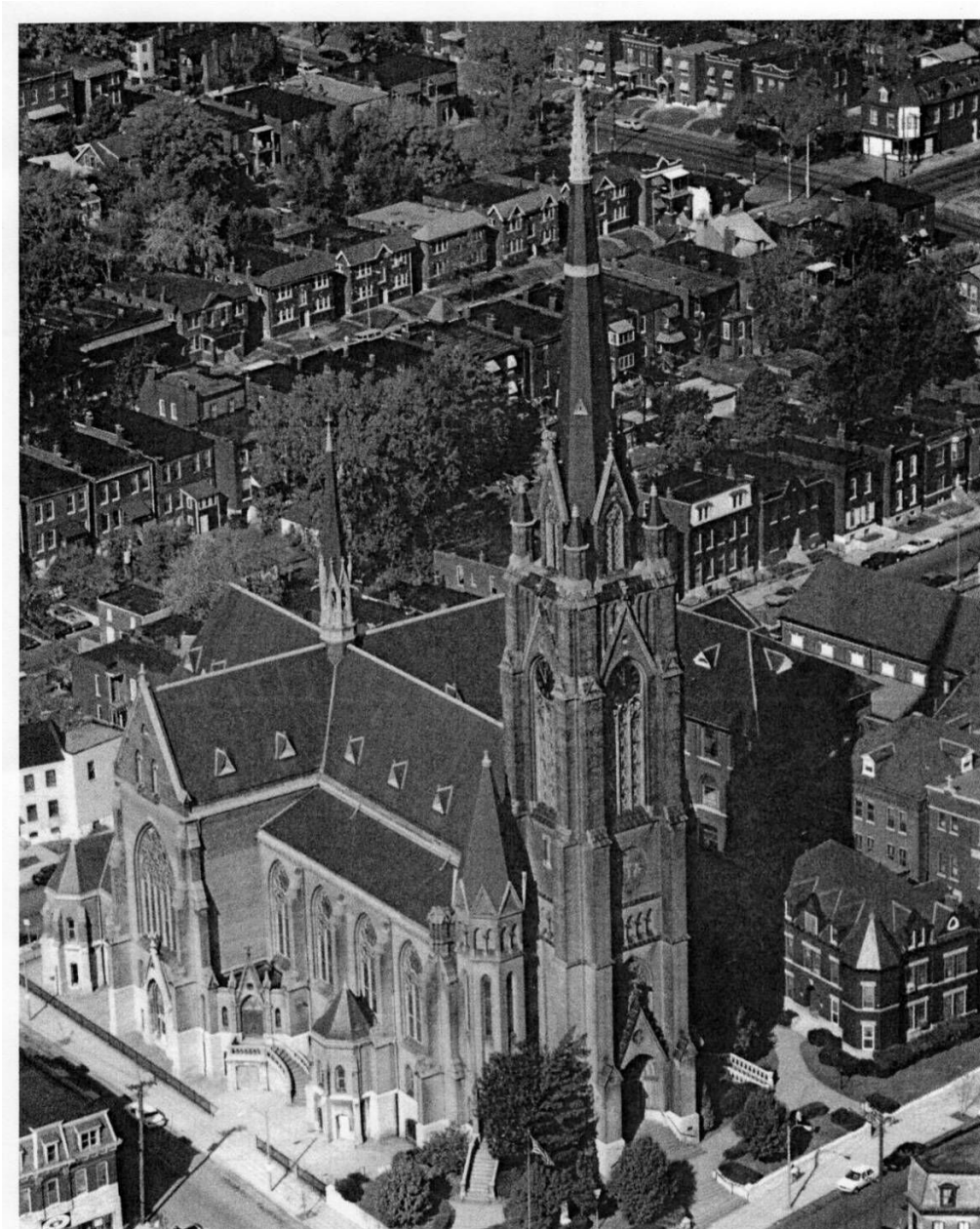


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St. Francis de Sales Historic District
St. Louis (Ind. City), Missouri

Figure 9: Aerial view of St. Francis de Sales Church and vicinity, ca. 1992. (*St. Francis de Sales Church: 1867-1992*).



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U.S. GEOLOGICAL SURVEY



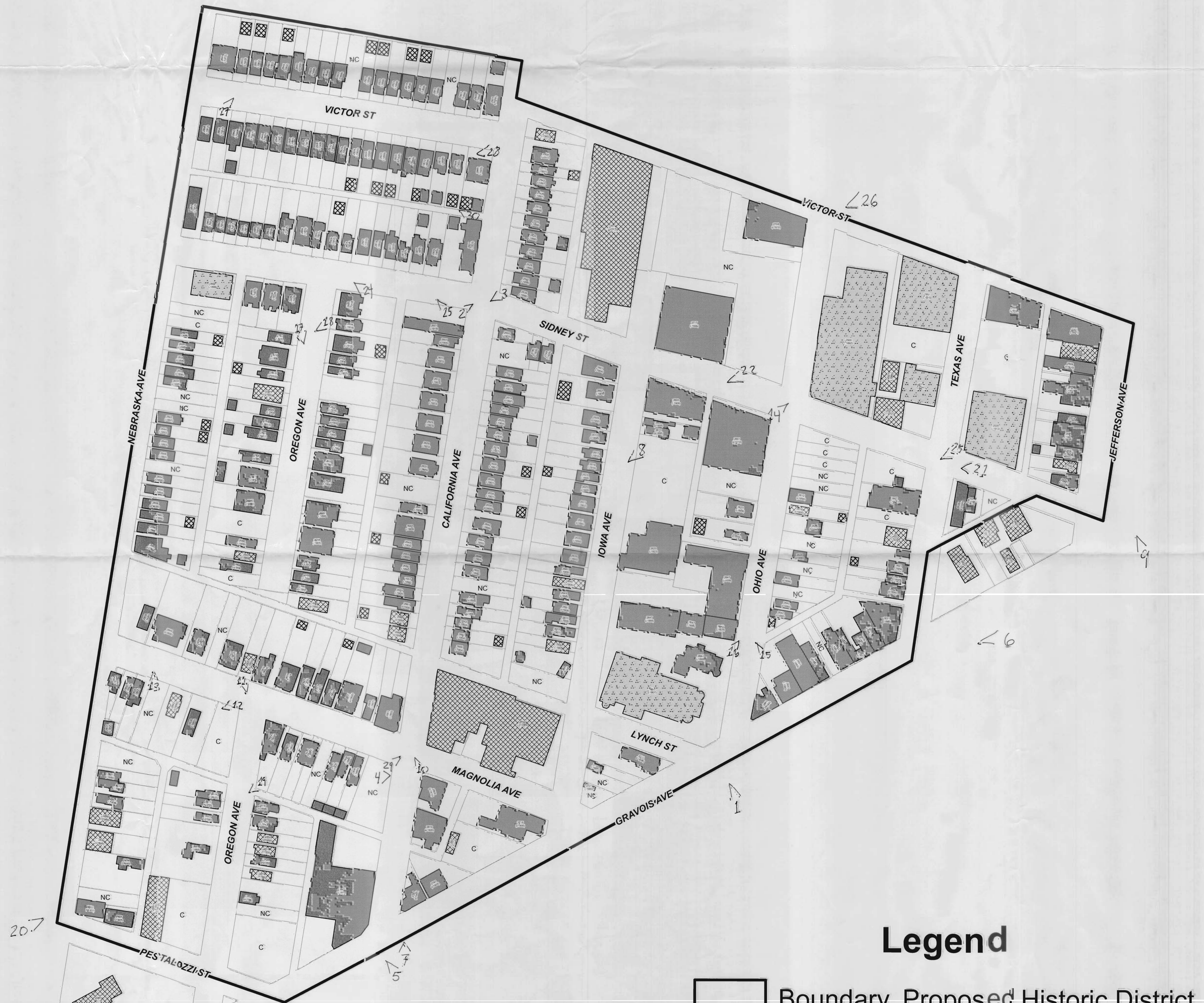
St. Francis De Sales Historic District
St. Louis (Ind. City), MO
Zone 15

1 - 2
2 - 1
3 - 4
4 - 4



St. Francis de Sales Historic District

St. Louis (Independent City), Missouri



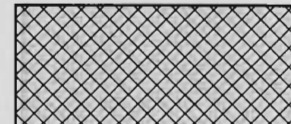
Legend

 Boundary, Proposed Historic District

Buildings

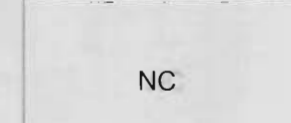
 Contributing

 Previously Listed

 Non-Contributing

Sites and Structures

 Contributing

 Non-Contributing







LIVE
PLAY
GROUP
FOX PARK



2804



1910

GRAVOIS

Laclede Gas Company









SHREVES ENGINE REBUILDERS

GRAVOIS AVE

S JEFFERSON AVE

30

PHONE
SSORIES
9.99

cricket
ALL
314.864.7888

CLEAR
pageplus
h2o

TATTOO
SHOP

Palace

MAIN STREET SALON





SPEED
LIMIT
25









St. Francis de Sales
Catholic High School
St. Louis

3





























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