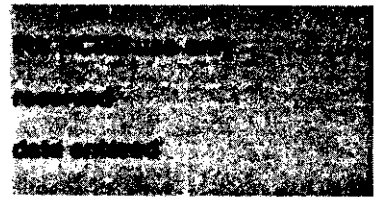


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic \_\_\_\_\_  
and/or common Tiffany Neighborhood District

**2. Location**

street & number \_\_\_\_\_ not for publication \_\_\_\_\_  
city, town St. Louis \_\_\_\_\_ vicinity of \_\_\_\_\_  
state Missouri code 29 county City of St. Louis code 510

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	_____ agriculture _____ museum
_____ building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	_____ commercial <input checked="" type="checkbox"/> park
_____ structure	_____ both	<input checked="" type="checkbox"/> work in progress	_____ educational <input checked="" type="checkbox"/> private residence
_____ site	<b>Public Acquisition</b>	<b>Accessible</b>	_____ entertainment _____ religious
_____ object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	_____ government _____ scientific
	<input checked="" type="checkbox"/> being considered	_____ yes: unrestricted	_____ industrial _____ transportation
	<input checked="" type="checkbox"/> N/A	_____ no	_____ military _____ other:

**4. Owner of Property**

name See attached.  
street & number \_\_\_\_\_  
city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. St. Louis City Hall  
street & number Market Street and Tucker Boulevard  
city, town St. Louis state MO 63103

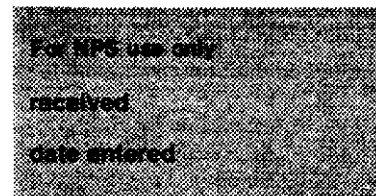
**6. Representation in Existing Surveys**

title Architectural Survey of the Tiffany Neighborhood has this property been determined eligible? \_\_\_\_\_ yes  no  
date April 1982 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local  
depository for survey records Landmarks Association of St. Louis, Inc.  
706 Chestnut Street, Room 1217  
city, town St. Louis state MO 63101

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National Park Service**

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Continuation sheet Tiffany Neighborhood-St. Louis Item number 4

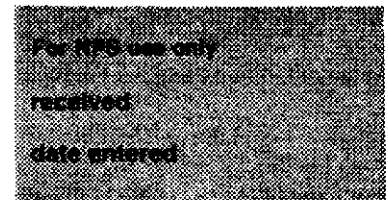
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OWNER OF RECORD

- |   |   |
|---|---|
| 1. <u>1635 South Grand Avenue</u> (vacant)<br>Incarnate Word Hospital<br>3545 Lafayette Avenue<br>St. Louis, MO 63110                     | 10. <u>3643 Lafayette Avenue</u><br>Rosie L. Webb and Harold Webb<br>3643 Lafayette Avenue<br>St. Louis, MO 63110                   |
| 2. <u>1649-51 South Grand Avenue</u> (vacant)<br>Incarnate Word Hospital<br>3545 Lafayette Avenue<br>St. Louis, MO 63110                  | 11. <u>3645 Lafayette Avenue</u><br>Lincoln T. Diuguid & Nancy Diuguid<br>3645 Lafayette Avenue<br>St. Louis, MO 63110              |
| 3. <u>1655-61 South Grand Avenue</u><br>Incarante Word Hospital<br>3545 Lafayette Avenue<br>St. Louis, MO 63110                           | 12. <u>3647 Lafayette Avenue</u><br>Ernest Davis and Zell Davis<br>c/o Hank J. Grady<br>14673 West Third Avenue<br>Golden, CO 80401 |
| 4. <u>3619 Lafayette Avenue</u><br>Robert O. & Loma Hanser<br>3623 Lafayette Avenue<br>St. Louis, MO 63110                                | 13. <u>3651 Lafayette Avenue</u><br>Marie K. Gilsinn<br>3651 Lafayette Avenue<br>St. Louis, MO 63110                                |
| 5. <u>3623 Lafayette Avenue</u><br>Loma Hanser<br>3623 Lafayette Avenue<br>St. Louis, MO 63110  | 14. <u>3655 Lafayette Avenue</u><br>Robin Randolph & Apple Wilson<br>3655 Lafayette Avenue<br>St. Louis, MO 63110                   |
| 6. <u>3627 Lafayette Avenue</u><br>Robert O. Hanser<br>3623 Lafayette Avenue<br>St. Louis, MO 63110                                       | 15. <u>3657 Lafayette Avenue</u><br>Charles J. O'Rourke & Josephine J.<br>3657 Lafayette Avenue<br>St. Louis, MO 63110              |
| 7. <u>3631-33 Lafayette Avenue</u><br>Arthur J. Furlong<br>3631 Lafayette Avenue<br>St. Louis, MO 63110                                   | 16. <u>3661 Lafayette Avenue</u><br>Robert and Ellen Nash<br>3661 Lafayette Avenue<br>St. Louis, MO 63110                           |
| 8. <u>3635 Lafayette Avenue</u><br>Bertram L Sterbenz &<br>Ethalmand Sterbenz<br>P. O. Box 486<br>Hazelwood, MO 63042                     | 17. <u>3665 Lafayette Avenue</u><br>Zadie M. Willingham &<br>George T. Willingham<br>3665 Lafayette Avenue<br>St. Louis, MO 63110   |
| 9. <u>3637 Lafayette Avenue</u><br>Corinne B. Moore, William T. Moore,<br>& John J. Moore<br>3637 Lafayette Avenue<br>St. Louis, MO 63110 | 18. <u>3667 Lafayette Avenue</u><br>Lillie M. Stapleton<br>3667 Lafayette Avenue<br>St. Louis, MO 63110                             |

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National Park Service**

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Continuation sheet Tiffany Neighborhood

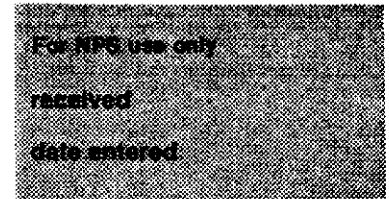
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|---|---|
| <p>19. <u>3671 Lafayette Avenue</u><br/>Johnny E. Fuller &amp; Janet R. Fuller<br/>3671 Lafayette Avenue<br/>St. Louis, MO 63110</p>                | <p>28. <u>3660 McRee</u><br/>Patrick McKenna<br/>P. O. Box 265<br/>Chestefield, MO 63017</p>                              |
| <p>20. <u>3673 Lafayette Avenue</u><br/>Dan D. Schopp<br/>3673 Lafayette Avenue<br/>St. Louis, MO 63110</p>   | <p>29. <u>3656 McRee</u><br/>Elaine R. Gamble<br/>3656 McRee<br/>St. Louis, MO 63110</p>                                  |
| <p>21. <u>3677-81 Lafayette Avenue</u><br/>Midtown Medical Center<br/>Redevelopment Corporation (MMCRC)<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>30. <u>3652 McRee</u><br/>John Aton and Elizabeth Aton<br/>3652 McRee<br/>St. Louis, MO 63110</p>                      |
| <p>22. <u>3680 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>  | <p>31. <u>3648 McRee</u><br/>Donnie E. Manning &amp; Louise Manning<br/>3648 McRee<br/>St. Louis, MO 63110</p>            |
| <p>23. <u>3676 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>  | <p>32. <u>3644-46 McRee</u><br/>Floyd R. Manning &amp; Louise Manning<br/>3644 McRee<br/>St. Louis, MO 63110</p>          |
| <p>24. <u>3672 McRee</u><br/>Lee Roy McGee &amp; JoAnn McGee<br/>3672 McRee<br/>St. Louis, MO 63110</p>   | <p>33. <u>3642 McRee</u><br/>Herbert Eberhardt, Jr. &amp; Kathryn L. Eberhardt<br/>3642 McRee<br/>St. Louis, MO 63110</p> |
| <p>25. <u>3670 McRee (vacant)</u><br/>Collins and Hermann, Inc.<br/>3666 McRee<br/>St. Louis, MO 63110</p>  | <p>34. <u>3638-40 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>             |
| <p>26. <u>3666 McRee</u><br/>Collins and Hermann, Inc.<br/>3666 McRee<br/>St. Louis, MO 63110</p>   | <p>35. <u>3634-36 McRee</u><br/>Edna M. Taylor<br/>3634 McRee<br/>St. Louis, MO 63110</p>                                 |
| <p>27. <u>3662-64 McRee</u><br/>Collins and Hermann, Inc.<br/>3666 McRee<br/>St. Louis, MO 63110</p>  | <p>36. <u>3632-34 McRee</u><br/>Rachel Anderson, et al.<br/>3632 McRee<br/>St. Louis, MO 63110</p>                        |

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Continuation sheet Tiffany Neighborhood

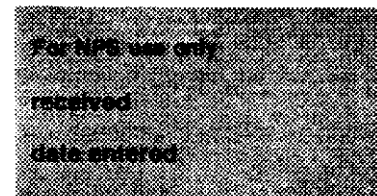
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37. 3628-30 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
38. 3624-26 McRee  
Tiffany Rehabilitation Associates  
3680 Blaine  
St. Louis, MO 63110
39. 3622 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
40. 3618-20 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
41. 3616 McRee  
Willie M. Corthers  
3616 McRee  
St. Louis, MO 63110
42. 3612 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
43. 1625 South Grand Avenue  
Incarnate Word Hospital  
3545 Lafayette Avenue  
St. Louis, MO 63110
44. 3621 McRee  
Patricia Johnson &  
Charles Johnson  
645 St. Edith Lane  
Florissant, MO 63031
45. 3623-43 McRee (McRee Condominiums)  
Midtown Medical Center Land  
Development Corporation  
3680 Blaine  
St. Louis, MO 63110  
  
Unit 8--Beverly J. Locke
45. cont.  
Unit 11--Robert A. Davison & Mary L.  
Unit 12--Gregory N. Kramer
46. 3645 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
47. 3647 McRee  
MMDRC  
3680 Blaine  
St. Louis, MO 63110
48. 3649 McRee  
Gerald W. Thebeau  
7255 Maryland Avenue  
St. Louis, MO 63130
49. 3651 McRee  
Mary F. Lafata  
3651 McRee  
St. Louis, MO 63110
50. 3655 McRee  
Patrick McKenna  
Michael Herring & Laura Herring  
869 Oakbrook Lane  
St. Louis, MO 63132
51. 3657 McRee  
Cecil L. Robertson & Deta Robertson  
P. O. Box 16795  
St. Louis, MO 63105
52. 3659 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
53. 3663 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110
54. 3665 McRee  
MMCRC  
3680 Blaine  
St. Louis, MO 63110

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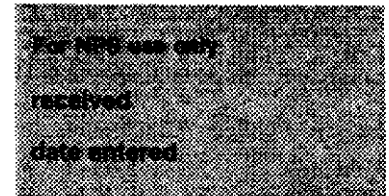
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|---|--|
| 55. <u>3667 McRee</u><br>Mayme Bell<br>3667 McRee<br>St. Louis, MO 63110                            | 64. <u>3672 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 56. <u>3671 McRee</u><br>Kordell Sanders & Dorothy M. Sanders<br>3671 McRee<br>St. Louis, MO 63110  | 65. <u>3668 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 57. <u>3675 McRee</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110    | 66. <u>3664 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 58. <u>3677 McRee</u><br>Arthur L. Hayes & Eda Hayes<br>3677 McRee<br>St. Louis, MO 63110           | 67. <u>3662 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 59. <u>3681 McRee</u><br>Rita C. Davis<br>3681 McRee<br>St. Louis, MO 63110                         | 68. <u>3656 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 60. <u>3680 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                               | 69. <u>3660 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 61. <u>3678 Blaine (vacant)</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                      | 70. <u>3652 Blaine</u><br>Paul M. Lowenstein & Janice Lowenstein<br>3656 Blaine<br>St. Louis, MO 63110             |
| 62. <u>3676 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                               | 71. <u>3648 Blaine</u><br>John Lambert and Helen Lambert<br>Mary R. Mortland<br>3648 Blaine<br>St. Louis, MO 63110 |
| 63. <u>3674 Blaine</u><br>Carl E. Williams & Delores Williams<br>3674 Blaine<br>St. Louis, MO 63110 | 72. <u>3644 Blaine</u><br>G. Randall Weber<br>Michael R. Ellis<br>301 Caroline<br>St. Louis, MO 63112              |

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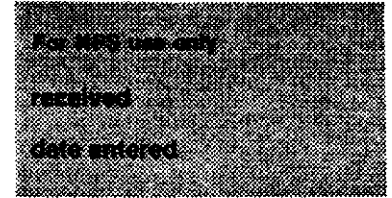
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|---|---|
| 73. <u>3642 Blaine</u><br>Thomas E. Weinz & Jane K. Weinz<br>3514 Halliday<br>St. Louis, MO 63118                                       | 82. <u>3629-31 Blaine</u><br>Henry M. Robinson<br>3621 Blaine<br>St. Louis, MO 63110                          |
| 74. <u>3636-38 Blaine</u><br>John Lumpkin<br>3636 Blaine<br>St. Louis, MO 63110   | 83. <u>3633 Blaine</u><br>Addie Kelly and Thomas Kelly<br>3514 Vista<br>St. Louis, MO 63104                   |
| 75. <u>3634 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110   | 84. <u>3635 Blaine</u><br>Clarence W. Arnold & Ella Arnold<br>3635 Blaine<br>St. Louis, MO 63110              |
| 76. <u>3632 Blaine</u><br>Marlene A. McDaniel<br>3626 Blaine<br>St. Louis, MO 63110   | 85. <u>3639 Blaine (non-contributing)</u><br>Loretta A. Mendoza<br>25 Stacy<br>St. Louis, MO 63132            |
| 77. <u>3630 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110   | 86. <u>3643 Blaine</u><br>Emma L. Pruitt<br>Patricia Johnson<br>3643 Blaine<br>St. Louis, MO 63110            |
| 78. <u>3626 Blaine</u><br>Phi Rho Sigma Medical Center<br>c/o Jos. W. Mulcahy<br>3620 Blaine<br>St. Louis, MO 63110                     | 87. <u>3645-57 Blaine</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110          |
| 79. <u>3624 Blaine</u><br>Phi Rho Sigma Medical Center<br>c/o Joseph W. Mulcahy<br>3620 Blaine<br>St. Louis, MO 63110                   | 88. <u>3651 Blaine</u><br>Kenneth B. Burnett & Venus L. Burnett<br>3651 Blaine<br>St. Louis, MO 63110         |
| 80. <u>3620 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110   | 89. <u>3655-59 Blaine</u><br>Dan. L. Kerpan & Janet L. Kerpan<br>18021 Treeborough Court<br>Glencoe, MO 63038 |
| 81. <u>3625 Blaine</u><br>Congregation of the Sisters<br>of Charity of the Incarnate Word<br>2800 Normandy Drive<br>St. Louis, MO 63121 | 90. <u>3661 Blaine</u><br>John L. Hedman<br>3661 Blaine<br>St. Louis, MO 63110                                |

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Continuation sheet Tiffany Neighborhood

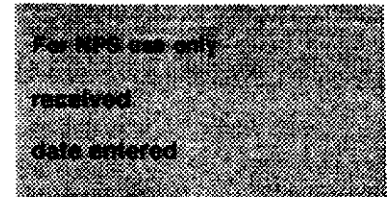
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|---|---|
| <p>91. <u>3663 Blaine</u><br/>Lucy C. Barry<br/>3663 Blaine<br/>St. Louis, MO 63110</p>                               | <p>101. <u>3678 Folsom</u><br/>Priscilla Evans<br/>3678 Folsom<br/>St. Louis, MO 63110</p>                      |
| <p>92. <u>3665 Blaine</u><br/>Ophelia Martin<br/>3665 Blaine<br/>St. Louis, MO 63110</p>                              | <p>102. <u>3676 Folsom</u><br/>John J. Spudick &amp; Helen Spudick<br/>3676 Folsom<br/>St. Louis, MO 63110</p>  |
| <p>93. <u>3667 Blaine</u><br/>Cassie Marr &amp; Loda V. Marr<br/>3667 Blaine<br/>St. Louis, MO 63110</p>              | <p>103. <u>3674 Folsom (vacant)</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                       |
| <p>94. <u>3671 Blaine</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>           | <p>104. <u>3672 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                |
| <p>95. <u>3673 Blaine (vacant)</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                              | <p>105. <u>3666-68 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                             |
| <p>96. <u>3675 Blaine</u><br/>Doris Harris<br/>3675 Blaine<br/>St. Louis, MO 63110</p>                                | <p>106. <u>3662 Folsom</u><br/>Mary E. Dickerson<br/>3662 Folsom<br/>St. Louis, MO 63110</p>                    |
| <p>97. <u>3677 Blaine</u><br/>Martin J. Brennan<br/>3677 Blaine<br/>St. Louis, MO 63110</p>                           | <p>107. <u>3661 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                |
| <p>98. <u>1552-56 Spring</u><br/>Tiffany Rehabilitation<br/>Joint Venture<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>108. <u>3663 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                |
| <p>99. <u>1546 Spring (non-contributing)</u><br/>Clifton Blake<br/>1546 Spring<br/>St. Louis, MO 63110</p>            | <p>109. <u>3667-69 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                             |
| <p>100. <u>3682 Folsom</u><br/>Edward Whitehead &amp; Emma J. Whitehead<br/>3682 Folsom<br/>St. Louis, MO 63110</p>   | <p>110. <u>3671-73 Folsom</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> |

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Continuation sheet Tiffany Neighborhood

Item number 4

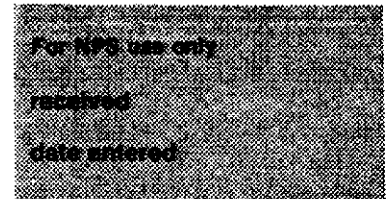
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|---|---|
| 111. <u>3675-77 Folsom</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110 | 120. <u>3827-29 Folsom</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110 |
| 112. <u>3679-81 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             | 121. <u>3833 Folsom</u><br>Lucille Wilder<br>3833 Folsom<br>St. Louis, MO 63110                       |
| 113. <u>3683-85 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             | 122. <u>3835 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                |
| 114. <u>3801 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                | 123. <u>3837-39 Folsom (vacant)</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                    |
| 115. <u>3805 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                | 124. <u>3841-43 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             |
| 116. <u>3809-11 Folsom</u><br>Leo Walton<br>3809 Folsom<br>St. Louis, MO 63110                        | 125. <u>3845-47 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             |
| 117. <u>3813-15 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             | 126. <u>3849-51 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             |
| 118. <u>3817-19 Folsom</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110 | 127. <u>3874 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                |
| 119. <u>3823 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                | 128. <u>3858-62 Folsom</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                             |



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Continuation sheet Tiffany Neighborhood

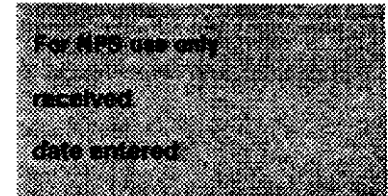
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|---|---|
| <p>129. <u>3854-56 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>130. <u>3848-50 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>131. <u>3846 Folsom</u><br/>Jimmie Lindsey<br/>3846 Folsom<br/>St. Louis, MO 63110</p> <p>132. <u>3842(4) Folsom</u> (vacant)<br/>Jimmie Lindsey<br/>3846 Folsom<br/>St. Louis, MO 63110</p> <p>133. <u>3840 Folsom</u><br/>Sam Holmes &amp; Glenda Holmes<br/>5455 Robin<br/>St. Louis, MO 63120</p> <p>134. <u>3838 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>135. <u>3836 Folsom</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>136. <u>3830 Folsom</u> (vacant)<br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>137. <u>3828 Folsom</u><br/>Rose Mary Robinson<br/>3828 Folsom<br/>St. Louis, MO 63110</p> <p>138. <u>3826 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>139. <u>3824 Folsom</u><br/>Alice Middendorf and Henry Middendorf<br/>and Claybaugh<br/>3824 Folsom<br/>St. Louis, MO 63110</p> <p>140. <u>3822 Folsom</u><br/>Wayvene L. Cummings<br/>3822 Folsom<br/>St. Louis, MO 63110</p> <p>141. <u>3818 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>142. <u>3816 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>143. <u>3810-12 Folsom</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>144. <u>3808 Folsom</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>145. <u>3806 Folsom</u><br/>Johanna Riley<br/>3806 Folsom<br/>St. Louis, MO 63110</p> <p>146. <u>3802(4) Folsom</u> (vacant)<br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p> <p>147. <u>3800 Folsom</u><br/>Geraldine Ransom<br/>3800 Folsom<br/>St. Louis, MO 63110</p> <p>148. <u>Park--City Block 3956</u><br/>City of St. Louis, Parks Department<br/>1200 Market<br/>St. Louis, MO 63102</p> |
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Continuation sheet Tiffany Neighborhood

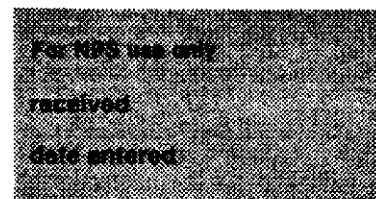
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|---|---|
| 149. <u>3811 Blaine</u><br>City of St. Louis<br>1200 Market Street<br>St. Louis, MO 63103                               | 159. <u>3843 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 150. <u>3815 Blaine</u><br>Virginia Gordon<br>3815 Blaine<br>St. Louis, MO 63110  | 160. <u>3845 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 151. <u>3817 Blaine</u><br>Margaret M. Lee<br>3817 Blaine<br>St. Louis, MO 63110  | 161. <u>3847-49 Blaine</u><br>Donald A. Yatkeman<br>34 N. Brentwood Boulevard, #11<br>St. Louis, MO 63105                     |
| 152. <u>3819 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  | 162. <u>3851 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  |
| 153. <u>3823 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  | 163. <u>3853 Blaine</u><br>Maggie M. Burns<br>3215a Utah<br>St. Louis, MO 63118   |
| 154. <u>3827-29 Blaine (vacant)</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110                                      | 164. <u>3857 Blaine</u><br>Charles Holt and Henrietta Holt<br>3857 Blaine<br>St. Louis, MO 63110                              |
| 155. <u>3831 Blaine</u><br>Midtown Medical Center<br>Land Development Corporation<br>3680 Blaine<br>St. Louis, MO 63110 | 165. <u>3859-61 Blaine</u><br>Michael Jacks & Minnie Jacks<br>3861 Blaine<br>St. Louis, MO 63110                              |
| 156. <u>3833 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  | 166. <u>3863-65 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110   |
| 157. <u>3835-37 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110   | 167. <u>3867-69 Blaine (1554-8 S. 39th)</u><br>Joseph Levitt & Marian Levitt<br>1558 South 39th Street<br>St. Louis, MO 63110 |
| 158. <u>3841 Blaine</u><br>MMCRC<br>3680 Blaine<br>St. Louis, MO 63110  | 168. <u>3842-46 Blaine</u><br>Tiffany Rehabilitation Associates<br>3680 Blaine<br>St. Louis, MO 63110                         |

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| <p>169. <u>3836-40 Blaine</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>179. <u>3821 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                       |
| <p>170. <u>3832-34 Blaine</u><br/>Raymond H. Hahnhardt<br/>1801 Woodmark Road<br/>St. Louis, MO 63131</p>       | <p>180. <u>3823 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>   |
| <p>171. <u>3828-30 Blaine</u><br/>Cecil L. Robertson<br/>P. O. Box 16795<br/>St. Louis, MO 63105</p>            | <p>181. <u>3825 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                       |
| <p>172. <u>3824-26 Blaine</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>182. <u>3829 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>   |
| <p>173. <u>3820-22 Blaine</u><br/>William K. Terry<br/>3820 Blaine<br/>St. Louis, MO 63110</p>                  | <p>183. <u>3831 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>   |
| <p>174. <u>3818 Blaine</u><br/>Alice Moore<br/>3818 Blaine<br/>St. Louis, MO 63110</p>                          | <p>184. <u>3833 McRee</u><br/>Bill Young, Jr. &amp; Emma B. Young<br/>3833 McRee<br/>St. Louis, MO 63110</p>                      |
| <p>175. <u>3816 Blaine</u><br/>Percy West, Jr.<br/>3816 Blaine<br/>St. Louis, MO 63110</p>                      | <p>185. <u>3837 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                       |
| <p>176. <u>3812 Blaine</u><br/>Robert Brown &amp; Ida M. Brown<br/>3812 Blaine<br/>St. Louis, MO 63110</p>      | <p>186. <u>3839 McRee</u><br/>Lizzie M. Dortch<br/>3839 McRee<br/>St. Louis, MO 63110</p>   |
| <p>177. <u>3817 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                 | <p>187. <u>3841 McRee</u><br/>Midtown Medical Center Land<br/>Development Corporation<br/>3680 Blaine<br/>St. Louis, MO 63110</p> |
| <p>178. <u>3819 McRee</u><br/>Clidell Ceaser &amp; Queen E. Ceaser<br/>3819 McRee<br/>St. Louis, MO 63110</p>   | <p>188. <u>3843 McRee</u><br/>N. F. Stovall &amp; Edith Stovall<br/>3843 McRee<br/>St. Louis, MO 63110</p>                        |

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Continuation sheet Tiffany Neighborhood

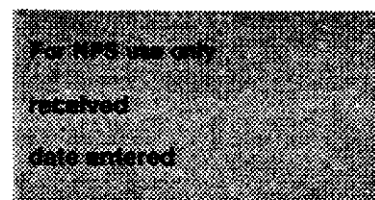
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| <p>189. <u>3847 McRee</u><br/>Evelyn Gray<br/>3847 McRee<br/>St. Louis, MO 63110</p>                           | <p>199. <u>3844-46 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>               |
| <p>190. <u>3849 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                | <p>200. <u>3842 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                  |
| <p>191. <u>3851-53 McRee</u><br/>Donald A. Yatkeman<br/>34 N. Brentwood Blvd., #11<br/>St. Louis, MO 63105</p> | <p>201. <u>3840 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                  |
| <p>192. <u>3855 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                | <p>202. <u>3838 McRee</u><br/>Dorothy Ann Harris &amp; Lee Harris<br/>3838 McRee<br/>St. Louis, MO 63110</p>                 |
| <p>193. <u>3857-59 McRee</u><br/>Tiffany Rehabilitation Associates<br/>3680 Blaine<br/>St. Louis, MO 63110</p> | <p>203. <u>3834 McRee (non-contributing)</u><br/>Ronald L. &amp; Fannie D. Bohlen<br/>3834 McRee<br/>St. Louis, MO 63110</p> |
| <p>194. <u>3861-63 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                             | <p>204. <u>3832 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>  |
| <p>195. <u>3865-69 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                             | <p>205. <u>3828-30 McRee (vacant)</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                  |
| <p>196. <u>3866 McRee</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                | <p>206. <u>3824-26 McRee (vacant)</u><br/>MMCRC<br/>3680 Blaine<br/>St. Louis, MO 63110</p>                                  |
| <p>197. <u>3852-60 McRee</u><br/>Starblock Partnership<br/>2015 Virginia<br/>St. Louis, MO 63104</p>           | <p>207. <u>3822 McRee</u><br/>Ethel M. Dixon, Joseph Dixon,<br/>Leonard Dixon<br/>3822 McRee<br/>St. Louis, MO 63110</p>     |
| <p>198. <u>3848-50 McRee</u><br/>Robert N. Scheer<br/>3850 McRee<br/>St. Louis, MO 63110</p>                   | <p>208. <u>3820 McRee</u><br/>Alfred Bruce Sleet, Jr.<br/>3820 McRee<br/>St. Louis, MO 63110</p>                             |

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National Park Service**

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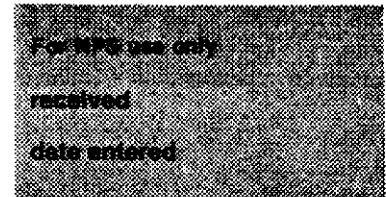


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| <p>209. <u>3816 McRee</u><br/>Phil C. Seiling<br/>3820 McRee<br/>St. Louis, MO 63110</p>   | <p>219. <u>3821 Lafayette Avenue</u><br/>Beautie Lewis &amp; Michael Thomas<br/>&amp; Elaine Thomas<br/>3821 Lafayette Avenue<br/>St. Louis, MO 63110</p> |
| <p>210. <u>3814 McRee</u><br/>Joe L. Hall &amp; Ernestine Hall<br/>3814 McRee<br/>St. Louis, MO 63110</p>                              | <p>220. <u>3825 Lafayette Avenue (vacant)</u><br/>Michael Thomas &amp; Elaine Thomas<br/>3821 Lafayette Avenue<br/>St. Louis, MO 63110</p>                |
| <p>211. <u>3810 McRee</u><br/>Omar P. Miller &amp; Catherine Miller<br/>3810 McRee<br/>St. Louis, MO 63110</p>                         | <p>221. <u>3827 Lafayette Avenue</u><br/>Percy M. Wells and Maria Law<br/>3827 Lafayette Avenue<br/>St. Louis, MO 63110</p>                               |
| <p>212. <u>3808 McRee</u><br/>Alma Woodson<br/>3808 McRee<br/>St. Louis, MO 63110</p>  | <p>222. <u>3829 Lafayette Avenue</u><br/>Alonzo Norman &amp; Mary Norman<br/>3829 Lafayette Avenue<br/>St. Louis, MO 63110</p>                            |
| <p>213. <u>3802 McRee</u><br/>Tiffany Rehabilitation<br/>Associates Joint Venture<br/>3680 Blaine<br/>St. Louis, MO 63110</p>          | <p>223. <u>3831 Lafayette Avenue</u><br/>Paul W. Canavan<br/>3831 Lafayette Avenue<br/>St. Louis, MO 63110</p>  |
| <p>214. <u>3801 Lafayette Avenue</u><br/>Edward Zimmerman &amp; Eliza Zimmerman<br/>10038 Stovell Drive<br/>St. Louis, MO 63123</p>    | <p>224. <u>3835 Lafayette Avenue</u><br/>Alice M. Noble<br/>3835 Lafayette Avenue<br/>St. Louis, MO 63110</p>   |
| <p>215. <u>3809 Lafayette Avenue</u><br/>Edward F. Cochran &amp; Ruth E. Cochran<br/>3809 Lafayette Avenue<br/>St. Louis, MO 63110</p> | <p>225. <u>3837 Lafayette Avenue</u><br/>Bertha Thornhill &amp; Lydia Korbelik<br/>3837 Lafayette Avenue<br/>St. Louis, MO 63110</p>                      |
| <p>216. <u>3811 Lafayette Avenue</u><br/>Theresa R. West<br/>3811 Lafayette Avenue<br/>St. Louis, MO 63110</p>                         | <p>226. <u>3839 Lafayette Avenue</u><br/>Mildred Collins<br/>3839 Lafayette Avenue<br/>St. Louis, MO 63110</p>  |
| <p>217. <u>3815 Lafayette Avenue</u><br/>Lilyan Ratican &amp; Ella R. Farris<br/>3815 Lafayette Avenue<br/>St. Louis, MO 63110</p>     | <p>227. <u>3841 Lafayette Avenue</u><br/>Monroe Jones &amp; Daisy Jones<br/>3841 Lafayette Avenue<br/>St. Louis, MO 63110</p>                             |
| <p>218. <u>3817 Lafayette Avenue</u><br/>George Poteat &amp; Kathryn Poteat<br/>34 North Brentwood<br/>St. Louis, MO 63105</p>         | <p>228. <u>3847 Lafayette Avenue</u><br/>Leon Barnes &amp; Ruby L. Barnes<br/>3847 Lafayette Avenue</p>   |

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- 229. 3851 Lafayette Avenue  
Kelly M. Hill & Barbara J. Hill  
3412 LaSalle Street  
St. Louis, MO 63104
- 230. 3853 Lafayette Avenue  
Robert P. Williams & Dorothy M. Williams  
3853 Lafayette Avenue  
St. Louis, MO 63110
- 231. 3857 Lafayette Avenue  
Beverly M. Fairris  
3857 Lafayette Avenue  
St. Louis, MO 63110
- 232. 3861 Lafayette Avenue  
William B. Nunly & Virtie Nunly  
3861 Lafayette Avenue  
St. Louis, MO 63110
- 233. 3863 Lafayette Avenue  
Jesse A. Hall  
3863 Lafayette Avenue  
St. Louis, MO 63110
- 234. 3867 Lafayette Avenue  
Brooks Hairston  
5356 Page Boulevard  
St. Louis, MO 63112

Item number 11

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2. James M. Denny, Section Chief, Survey & Registration  
and State Contact Person  
Department of Natural Resources  
Division of Parks and Historic Preservation  
Historic Preservation Program  
P.O. Box 176  
Jefferson City

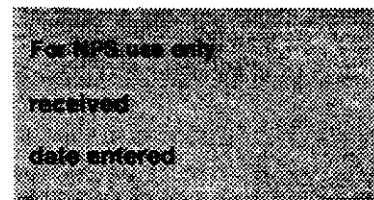
November 8, 1982

314/751-4096

Missouri 65102

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2. Missouri State Historical Survey State  
September 1982  
Historic Preservation Program  
Missouri Department of Natural Resources  
P. O. Box 176  
Jefferson City, MO 65102

Item #10, Verbal Boundary Description cont. Page 1

as follows: Beginning at the northwest corner of Grand and Lafayette Avenues, continue westward 1,550 feet along the north side of Lafayette to its intersection with the east side of S. 39th Street; thence turning north, continue 475 feet along said side of S. 29th to its intersection with the south side of the east/west alley of CB 3126; thence turning east, continue 250 feet along said alley; thence turning north, continue 190 feet across said alley, along the western property line of 3846 Blaine, and across Blaine to its north side; thence turning west, continue 250 feet along said side of Blaine to its intersection with the west side of 39th Street; thence turning north, continue 125 feet along said side of 39th to its intersection with the south side of the east/west alley of CB 4956; thence turning east, continue approximately 40 feet along said alley; thence turning north, continue 140 feet across said alley and along the western property line of 3864 Folsom to the intersection with the south side of Folsom; thence turning east, continue approximately 150 feet along said side of Folsom; thence turning north, continue 180 feet across Folsom and along the western property line of 3851 Folsom to its intersection with the south side of the east/west alley of CB 4957; thence turning east, continue 825 feet along said alley, across Spring, and along the south side of the east/west alley of CB 2125 to a point on the east side of the north/south alley of CB 2125; thence turning south, continue 190 feet along said alley to its intersection with the south side of Folsom; thence turning west, continue 50 feet along said side of Folsom to the eastern property line of 3662 Folsom; thence turning south, continue 125 feet along said property line to its intersection with the north side of the east/west alley of CB 2124; thence turning east, continue 375 feet along said alley; thence turning south, continue 200 feet across said alley, along the eastern property line of 3625 Blaine, and across Blaine to its southern side; thence turning east, continue 50 feet along said side of Blaine to its intersection with the west side of the north/south alley of CB 2123; thence turning south, continue 215 feet along said alley; thence turning east, continue 175 feet along the northern property line of 1625 South Grand Avenue to its intersection with the west side of Grand; thence turning south, continue 420 feet along said side of Grand to the point of origin.

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Tiffany Neighborhood District consists of 215 contributing structures built between 1891 and 1928. Gradual demolition along Grand Avenue, the major north/south artery in St. Louis, has turned the District's focus inward to the central park and created an irregular eastern boundary. (See Site Plan.) Demolition for Interstate 44 severed Tiffany from the Shaw neighborhood and created the southern boundary. The land drops dramatically from Grand to 39th Street, the western boundary and Tiffany's link to the industrial area north of Park Avenue. This compact District, comprised of all or parts of eight city blocks, presents a catalogue of the evolution of local brick products and middle-income housing types.

1890-1899 The construction in this decade of twenty-seven houses and one, six-family flat reflects the importance of proximity to the then-prime Grand Avenue frontage. On the south side of the 3600 block of Blaine near Grand where houses costing \$4,000 to \$5,000 were built in the District by 1896, grading sloped gently to street level. At the other end of the spectrum in the 3800 block of Folsom, where the cheaper lots were perched high above the street, the five houses built cost \$2,200 to \$3,000.

3621 McRee (City Block 2123) Richardsonian influence is evident in the most expensive house (\$7,000) as well as the most distinguished one in the District. (Photo #1) It was built in 1895 by contractor J. C. McMillan for Peter Hoelscher who was in the stone business. Located near Grand Avenue, the stone-front house is sited on a graded lot enhanced by a stone retaining wall. Boldly hewn, large, gray stone blocks strikingly contrast with similar red stone deployed at the windows. Triplets of narrow rectangular windows at the first and second stories are surmounted by a Palladian grouping in the gable. The porch and roof cornices are embellished with unusual carved stone heads of grimacing beasts and smiling humans adding a Medieval flavor.

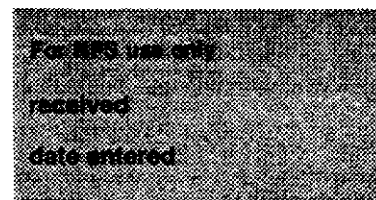
3620 Blaine (City Block 2123) One of the few architect-designed houses from this decade, 3620 Blaine (Photo #2) was built at a cost of \$5,000 for real estate agent Walter Boeck in 1894. Designed by Theodore Link, FAIA, whose landmark Union Station was completed the same year, the red brick house with Gothic touches and restrained brick detailing is simpler than his typical designs of the period. A high pyramidal roof with broad overhanging eaves emphasizes the cubical form of this house. Narrow side lights flank a pointed-arch entrance which is surrounded by six courses of bricks outlined with pressed brick molding. First story windows are headed by segmental arches four bricks deep on the facade and three bricks deep on the side elevation. Two small pointed-arch windows appear above the entrance. White stone sills and accents at the door add horizontal touches.

3624-32 Blaine (City Block 2123) In this 1898 row of four speculative houses, two with hipped roofs and gabled dormers flank houses with their gable ends toward the street. (Photo #2, to the right of the corner house.) They all employ rusticated brick basement levels (one now with perma-stone) and have slate roofs. One has been



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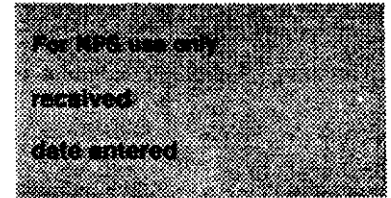
painted and lost its front porch. Chapeline Realty and Construction Company built the houses for banker William Straub.

3656-80 Blaine (City Block 2123) The most noteworthy row of houses in the District was speculatively built in 1895-96 on the south side of Blaine by contractor Frank Gray and his brother Louis. (Photos #3 & 4) (One of the original row of ten, 3678 Blaine, has been demolished.) Although no two houses are identical, they share common features. Picturesque, steeply pitched gables and dormers rise from compound hipped and gabled roofs. Fashionable buff brick facades trimmed with "rock-faced" brick display classically detailed wooden porches. Several of the group employ Palladian motifs in second story porch doorways along with triplets of narrow rectangular windows and second story bay windows. Some survive with original slate roofs. Three of the houses (3656, 3660 and 3662) have two story bays on the east elevation with windows placed to receive light from the north and south.

3644-52 Blaine (City Block 2123) More subdued than the Gray houses, but maintaining their columned porches and dormered hipped roofs, this row of three houses (Photo #4, far left) was built in 1896 by the Culp Brothers contractors. Brick color as well as fenestration and treatment of dormers are varied to give the houses individual identity. Buff Roman brick and understated window ornament refine 3644 Blaine's three-bay facade. At 3638, light brown face brick is used and ornamental brick of the same color heads rectangular windows; dormers are both gabled and hipped. At 3652 Blaine standard-sized buff brick is used. Windows are round arched and an eccentric three-faced dormer with hipped roof dominates the roof line. The houses each cost \$4,000.

3625-43 Blaine (City Block 2124) The only other stone-front house in the District (3643 Blaine) was built in 1895 for silver manufacturer Clarence Perkins by contractors Abraham & Barret. (Photo #5, left.) With hipped roof and dormers, a second story bay window and a porch (altered) extending across the facade, it is distinguished by a second story transom light with delicate leading. To the right at 3635 Blaine is an 1898 red brick house speculatively built by owner/architect Ernst Preisler. Austerely detailed, it has the typical dormered hipped roof, front porch with balcony above (the balustrade is missing) and a round-arched window at the first story. (In the foreground is a 1905 two-family flat with a galvanized iron cornice below the parapet. Builder H. Schroder constructed it for grocer Valentine Knapp at a cost of \$5,200.)

3661 and 3663 Blaine (City Block 2124) These modest, two-family houses were built in 1894 and 1895 on a lot which is higher above street level than lots on the south side of the street. (Photo #6) They were constructed by owner/contractor Elihu Iddings for around \$3,000 each. Faced with buff brick, the houses have dormered hipped roofs and second story bay windows. 3663 on the left is distinguished by brick quoining, modillion blocks and slightly pointed-arch wooden panels on the dormer and second story windows. 3661 exhibits a second story turret-roof bay window.

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3639-41-43 McRee (City Block 2123) Iddings was also the owner/contractor of the first multi-family housing in the District. The six-family flat which cost \$6,000 was also faced with buff brick (Photo #7, left). Ornamental pressed brick outlines the round-headed windows and appears in several patterns at the cornice, traditional enrichment for flats built in the last decades of the century. Each of the three gabled porches shields two entrance doors now reduced to one with the conversion of the building into three condominiums. A simple parapet wall coped with terra cotta rises above a metal cornice. The roof is flat.

3835 Folsom (City Block 4957) This \$2,500 house is representative of the less expensive houses built in the 3800 block of Folsom during this period. (Photo #8, left.) Unlike the gabled and hipped roofed houses on Blaine and McRee it has a flat roof which is masked by a false, turreted hipped roof. The familiar round-arched first story window appears here but this time it is more expansive and ornamented with an oversized keystone. The arch and brick wall below are set off from the upper half of the house by a subtle tonal change in the buff face brick. The house was built in 1898 by real estate speculator William Balson.

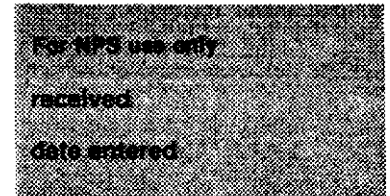
1900-1910 The single most important building of this decade was the Bell Telephone Company Exchange Building constructed in 1902 on Grand Avenue. Fifty-five flats, twenty-two houses and four store/flat combinations were built with construction peaking in 1906. (Figure #1) The heaviest activity was in City Blocks 2126 and 4956 west of Spring Avenue. (Figure #2) Architects of this period employed features already observed in 1890s construction, but with increased classical detailing--perhaps influenced by the Beaux Arts architecture of the World's Fairs held in Chicago in 1893 and in St. Louis in 1904. The parapet wall became popular as a termination for flat-roofed buildings and was developed with many variations.

1625 South Grand Avenue (City Block 2123) Red brick and terra cotta are fashioned into a restrained Renaissance Revival mode on the Bell Telephone Exchange Building at the corner of Grand and McRee Avenues. (Photo #9) Constructed in two stages, architect F. C. Bonsack's 1902 design terminated at the second story heavy string-course and extended only eight bays west. In 1916, architect J. B. Timlin added five bays to the west and put a third story on the building. Wrapped bundles of terra cotta leaves enrich both the second story stringcourse and third story cornice where terra cotta garlands and egg and dart molding also appear. Further additions were made to the building on the west and north elevations in the 1940s when it was used as a warehouse for the A & P Grocery Company.

3623-33 McRee (City Block 2123) This buff brick, twelve-family flat (Photo #7, right) designed in 1901 by architects Matthews & Clark was built for \$11,000 by owner/contractor S. L. Jones (contractor of the Telephone Exchange). The building's close resemblance to its 1895 neighbor to the west (left) has been exploited by the recent construction of a buff brick wall and gate which now join the two buildings as a unit. Flat jack arches alternate with round-headed ones to vary the fenestration. New wooden porches have replaced deteriorated and missing originals. The flat is now converted into condominiums.

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3821-49 McRee (City Block 2126) A good example of the builder's skill in creating lively variety is illustrated in this row of twelve, two-family flats built in 1906 by the Shisler-Bidwell Company. (Photo #10) Flat roofs are cleverly transformed by parapets which masquerade as mini-roofs (sometimes gabled, hipped or mansard). Other parapets are fashioned into large pediment-like forms, one arched and the other triangular. Contrasting colors of brick (buff, red and light brown) are also used to good effect on facade facing and quoining. In addition to "colonial" porches, classical detailing found on some houses includes stone lintels, quoining and friezes ornamented with swags. Most of the flats have open porches for second story tenants.

3836-46 Blaine (City Block 2126) Recalling the classical simplicity of Greek Revival houses, this pair of six-family flats was built in 1906 by owner/contractor F. W. Folk. The red brick facades are accented by white stone sills, lintels and quoining; wooden friezes with blind attic windows are surmounted by modillioned cornices. Across the street at 3841-45 Blaine is a nearly identical six-family flat built in 1906 by a different contractor/owner. (Photo #11)

3681 McRee (City Block 2123): This 1908, flat-roofed, single-family house on the corner (Photo #12, left) was designed by architect William P. McMahon for his client August Seim. Built for \$3,600, it combines typical elements such as a round-arched first story window, classical porch pediment, second story bay window and a false dormered hipped roof. Two doors east (right) at 3675 McRee, first and second story round-arched windows are dramatically framed with contrasting dark brick on this single-family house built in 1902. (To the right of this house in Photo #12 is one of the first houses built in the District: An 1891 red brick building with a dormered hipped roof and first story, round-arched window in the projecting bay. The house was built by W. A. Moran for Behrend Steffen, a paper carrier.)

3833 Folsom and North Side of Folsom (City Block 4957) Prominent classical elements articulate the red brick facade of 3833 Folsom (1905) designed by the architectural firm of Baum & Abesser for client J. Meyer. (Second from left, Photo #8) The bay window is crowned by a flat hood carried by consoles; a heavy cornice is featured with keystones. In 1904, architect William Abesser also designed a row of five, four-family flats at the end of the block (3801-19 Folsom) for the Exchange Real Estate Company. Their stepped-gable parapet ends can be seen in the background of Photo #8. Similar fenestration and roof forms establish the group's strong unity; contrasting colors of brick differentiate the houses.

3861-69 McRee (City Block 2126) The most interesting of the store/flat combinations is one designed with Gothic touches by architect Ernst J. Hess. The 1906, red brick group was constructed for real estate speculator W. S. Droysay by the Shisler-Bidwell Company at a cost of \$15,000. The corner store with two flats above extends eight bays on 39th Street and six bays on McRee where it joins three, two-family flats. (Photo #13) At the second story of the complex, pairs of pointed-arched windows alternate with rectangular openings which are grouped under overhanging false roofs on the McRee elevation. The store's cut-away corner is supported by a cast iron column with a Corinthian capital.

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3851-69 Blaine (City Block 4956) An impressive red brick wall of uninterrupted parapets is formed by a sequence of multi-family flats (and one single-family house) built between 1903 and 1909. (Photo #14) The corner store (with flats above) was built in 1909 for Tobias Gertken along with adjoining flats at 3863-65 Blaine. Gertken's flats on Blaine contrast light-brown brick water tables with red brick upper stories, and are enriched with ornamental metal cornices. The remainder of the row varies fenestration, parapet wall treatment and ornamental detailing. (Photo #14, right.) Tiny 3853 Blaine (a 1903, two-family flat with an eighteen foot front) exhibits an asymmetrical parapet design which is embellished with small terra cotta wreaths, garlands and a lion's head. The flat was built for \$3,000 by owner/contractor Louis Hormann. Stoves were the source of heat.

3800-16 Folsom (City Block 4956) Another variant on parapet wall treatment is illustrated in the high pediment-like form which rises above a corbelled brick cornice at 3800 Folsom. (Photo #15, left.) The two-family flat was built in 1914 for \$4,000 by owner/contractor M. Hall. Immediately west (right) at 3806 and 3808 stand two of an original row of three single family houses designed by architect Henry Schaumberg, Jr. for Nathan Frank, a prominent realtor. They were built in 1906 for \$3,500 apiece. (The asymmetrical treatment of the parapet on 3808 originally may have been balanced by another off-center parapet on the demolished house.) A flared, false mansard caps the facade of a four-family flat built in 1902 by contractor Elihu Iddings at 3810-12 Folsom. An example of the District's few one-story houses can be seen behind the trees in Photo #14. Both this house and the adjacent one-story 3818 Folsom were built in 1909 for J. B. Vogelsang by T. A. Bidwell of the Shisler-Bidwell Company for \$2,000 each. They are flat roofed and employ ornamental parapets.

3651-57 McRee (City Block 2123) A cohesive group of three, 1909, red brick flats was created by the repetition of fenestration and parapet designs on houses flanking 3655 McRee. (Presumably the original porch of 3657 to the left has been replaced by the present bungalow porch.) (Photo #16) The houses were built for John B. Heil by contractor Michael Laherty at a cost of \$2,350 each. Their simple corbelled brick cornices recall conservative nineteenth century St. Louis building traditions. Sheet metal coping on the parapets is substituted for the more usual terra cotta.

1910-1928 During the first decade of the final period of development in the District, the new Shaw's Lafayette Additions were rapidly filled with thirty-four single family houses, twenty-eight multiple-family flats, four three-story apartment buildings and one office structure. North of McRee, however, only six single-family houses were constructed and twenty-two multiple units. Continuing Tiffany neighborhood traditions, a few houses with dormered hipped roofs appeared but they were vastly outnumbered by flat roofed, parapeted buildings. The influence of the Arts and Crafts and Bungalow aesthetics was particularly strong in the new Additions south of McRee. Low-pitched gables (often detailed with simulated structural members) extend across the facades. Interest in color and texture of materials is also evident. Some of these features appeared north of McRee as well.

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After 1920, multi-family construction dominated. (See Figures #1 and 2.) Only four, single-family houses were built, two of which were one story. (A church built for the Church of Christ in 1922 and replaced by another in 1929 at the corner of Spring and Blaine in City Block 2124 has been demolished.) This decade left only two vacant lots in the District which were subsequently built upon with one-story houses after World War II.

1655-57-59-61 South Grand Avenue (City Block 2122N) Built in 1912, the year Shaw's Lafayette Addition #2 was platted, this \$16,000 buff brick, two-story office building constructed by the United Building Company (known as the United Building) has a 75 foot frontage on Grand Avenue (Photo #17). Stuccoed gables above second story windows forecast the residential architecture along Lafayette Avenue. North and south gable ends have embedded red brick patterns. A red and green glazed tile escutcheon surmounts the classical entrance. Now boarded, the building for many years had doctors' and dentists' offices on the second story and stores and a restaurant on the first. (The Daily Record lists Walter F. Sheehan as "architect" although he was never listed in the City Directory as an architect.)

3619-27 Lafayette Avenue (City Block 2122N) The festive, two-story, four-family, red brick Aida Apartments (one of three so-named in St. Louis) were built in 1916 for Charles Garavelli and designed by architect Edward Milhofer. (Photo #18, right.) Built at a cost of \$17,000, the cost per unit of \$4,250 exceeded that of many single-family residences built in the District at this time. Timbered gables supported by bold brackets project over the terra cotta-faced balconies. The entrance and balconies are enlivened by multi-colored terra cotta patterning in blue, pink, purple and green; the name Aida appears over the door in blue terra cotta. First story porches are stone. Milhofer was also the architect of a two-family flat at 3627 Lafayette (Photo #18, far left.) built at a cost of \$5,500 in 1915 for a relative of Garavelli's, Irene Freschi. It resembles a large, single-family house with its bracketed cornice below the gable end and porch across the facade. In the center of Photo #18 is a two-family flat built in 1925-26 which exhibits Tudor detailing. It was designed by architect Thomas P. Saum and cost \$9,000.

3600 block of Lafayette (City Block 2122N) The work of contractor Henry Dilschneider is well-illustrated in this row of twelve, detached houses built between 1912 and 1915. (Photo #19) The general style of these two-story houses was described in the Globe-Democrat as a "South St. Louis 'Dandy' Bungalow." Standard features of Dilschneider's houses include street-front gabled roofs alternating with dormered hipped ones, second story bay windows and shed-roof porches extending across the facades. None of the houses, however, are identical. Individuality is achieved by varying brick texture and color, gable trim and small detailing. The average cost per house was around \$4,000. Only two of the houses were built by Dilschneider for clients, the remainder were speculative. (Dilschneider also built two houses in the 3800 block of Lafayette and four at 3659-67 McRee.)

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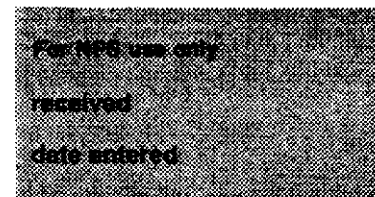
North Side of Lafayette Avenue (City Blocks 2122N and 5437) Viewed across Interstate 44, the District's southern boundary, two apartment buildings compatibly mix with Lafayette Avenue's concentration of single-family houses. (Photo #20) Anchoring adjacent corners of Spring Avenue, the three-story apartment buildings are given horizontal emphasis by overhanging bracketed cornices and prominent stringcourses which relate them to the scale of the houses. Both of the buildings were designed with projecting sun porch bays, sparingly ornamented with stone. 3877-81 Lafayette (now boarded) was built in 1913 for the Paul Jones Real Estate Company. It was designed by Preston J. Bradshaw, FAIA, a well-known St. Louis architect who developed apartment building design as a specialty. The twelve suite Marquette Apartment building at 3801-03 Lafayette was constructed in 1912 at a cost of \$31,000; Edmond Little was the architect. Little also designed two houses at 3817 and 3821 Lafayette in 1911, and two four-family flats at 3852-58 McRee in 1913.

3800 Block of Lafayette Avenue (City Block 5437) Uniformly set back on gently rising lawns, these houses are further testimony to the popularity and diversity of the bungalow mode in the Lafayette Additions. (Photo #21) Their gabled roof lines and projecting porches create a sprightly rhythm modulated by texture and color of face brick and detailing. Designed between 1912 and 1921 by several different builders and architects, the row (from left to right) begins at 3831 Lafayette, built by Henry Dilschneider; it is followed by houses designed by architects Gale Henderson at 3835; John Bahnseen at 3837; William P. McMahon at 3839 and 3841; and one by contractor E. H. Holthaus at 3847. The building cost ranged from \$4,500 to \$6,400 for the McMahon houses.

3851 and 3853 Lafayette (City Block 5437) More distinctly bungalowoid are these houses built by owner/contractor Sam Koplak in 1915 for \$4,325 each. (Photo #22) (Two others were built by Koplak the same year at 3857 and 3861 Lafayette.) On the right, at 3851 Lafayette, texture is emphasized in the reddish-brown variegated rough brick, red tile roofs and stone porch piers. At 3853, smooth-textured effects are exploited in the red face brick and stuccoed gables inlaid with ornamental diamond shapes. Small art glass windows appear at the second story of the facade and first story of the side elevations. (The interior includes leaded glass bookcases and ceilings with light fixtures affixed at the intersection of ceiling beams in the dining and living rooms.)

3867 Lafayette (1650 39th Street) (City Block 5437) At the southwest corner of the District is a three-story apartment building designed by owner/architect Lawrence Ewald, FAIA. It was built in 1913 for \$20,000. (Photo #23) Broad relieving arches at the first and second stories link windows of the sun rooms on the projecting bays. A stringcourse between the second and third stories wraps the front and side elevations of varicolored, textured face brick. Above the entrances on Lafayette and 39th, round-headed French doors are tucked under false shed roofs with exposed rafter ends.

3866 McRee (1632-46 39th Street) (City Block 5437) The Marlowe, built in 1923, was the largest apartment building constructed in the District. (Photo #24, right.)

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Designed by architects Wedemyer & Nelson for owner Sam Blalock, the nineteen-unit, three-story building cost \$38,000. Textured varicolored brown and red brick is employed on the principal elevations where entrance bays are articulated with stone classical enframements surmounted by stairway windows trimmed with stone. All but one of the units are designed with open balconies. The Marlowe's rectangular fenestration and white wooden cornice harmoniously integrate with the adjoining two-story flats to the left at 3852-62 McRee. Edmond Little, architect of the Marquette Apartments, designed a pair of four-family flats displaying bracketed cornices at the far left in Photo #24. They were built in 1913 for \$5,000 each and were equipped with stoves for heat. The four-family flat (1916) at 3860-62 McRee was built by Degenhardt Building Company.

3656-66 McRee (City Block 2122N) Prominent gables on roofs and porches relate this row of four buildings on McRee. (Photo #25) In the foreground are two single-family houses built in 1910 by contractors Erdbruegger & Beumer for different clients. In the roof gable of 3660, stripes of yellow brick simulate timbering--a device also found on 3642 McRee. Both houses also feature broad porch gables trimmed with timbering and exposed "structural" members. The adjoining two-family flats (built in 1916) were obviously inspired by their earlier neighbors; their flat roofs are masked by parapet gables carried on large-scale brackets.

3685-61 Folsom (City Block 2125) At the northern edge of the District, stylistic influence of the new construction on Lafayette is evident in a group of five flats constructed in 1916 and 1917 at 3667-85 Folsom. (Photo #26, left and center.) They were designed by architect M. M. Moore of Bainesville, Ohio, for Frances Sanguiner whose family built several other flats in the District. Their bracketed false roofs (two with original red tile) and projecting brick porches unify the streetscape. The centerpiece of the group (3673-71) features an overhanging gable carried on large brackets. The street ends with a pair of two-family flats built in 1908. (Photo #26, far right.)

Neighborhood Park and 3676-80 McRee; 3800-02 McRee A landscaped park, strategically placed in the heart of the District's dense residential fabric, is among recent improvements brought to the neighborhood by the Midtown Medical Center Redevelopment Corporation. Installed with a fountain and pavillion, the park offers important communal open space in addition to a neighborhood center housed in a renovated flat. (Photo #27) Visible in the background of Photo #27, right, is a three-story apartment building designed in 1915 by architect M. Arheiger. The twelve-unit building features projecting porch bays and restrained detailing similar to the District's other apartment buildings. To the left, at 3676-80 McRee, is one of a part of four-family flats built in 1914 for owner David Fettman by contractor R. Mederache.

Footnotes

<sup>1</sup>Seven thousand dollar to \$10,000 houses built in the 1890s have been demolished.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) community development

**Specific dates**    1891-1928                      **Builder/Architect**    various

**Statement of Significance (in one paragraph)**

The Tiffany Neighborhood District in St. Louis qualifies for listing in the National Register of Historic Places under Criteria A and C, and is eligible under the following areas of significance: COMMUNITY DEVELOPMENT: The District illuminates the development pattern of a significant American theme--the migration to the suburbs. The neighborhood began development in 1891 as Dundee Place, one of south St. Louis' earliest streetcar suburbs. Located some distance west of the inner city, the new subdivision offered improvements in lot space, sanitation and housing to members of the working and middle classes seeking relief from conditions in older residential sections. After critical streetcar lines reached Dundee Place, one of the most costly and intensive subdivision promotions of the decade was undertaken by professional, out-of-state owner/developers. As early as 1897, however, industrial growth in Dundee Place began to transform the District from a middle-class commuter neighborhood into a more diversified population housed in multi-family structures. A resurgence of middle-class residents appeared after two undeveloped blocks were opened in 1911 and 1912. Substantial bungalows and apartments rapidly filled these blocks. ARCHITECTURE: The District embodies a wide range of representative types of urban vernacular housing built between 1891 and 1928. Although approximately only half of the houses and flats were designed by architects, a large proportion of the most interesting and effective buildings were speculatively built by owner/contractors who frequently designed rows as cohesive units while imparting individual identities to the buildings. Whether expressing conservative design traditions or current architectural fashion, many of the buildings are distinguished by the quality of their brickwork and other architectural detailing. Styles include picturesque features of the 1890s, classical turn-of-the-century ornament and examples of the bungalow mode. The neighborhood's strong visual integrity is a result of density, similar building cost, materials and scale, and a uniform building line.

Originally part of the French common fields, Prairie des Noyers, the Tiffany Neighborhood District was purchased piecemeal by retired Army officer William McRee during the years he was Surveyor General of the Missouri and Illinois District (1825-1832).<sup>1</sup> The southern portion of McRee's tract along with other parcels in the area were acquired in the 1840s by wealthy philanthropist Henry Shaw who was strongly attracted to this elevated prairie land located some distance west of the City of St. Louis. (Figure #3) The extension of the city limits 660 feet west of Grand Avenue in 1855 undoubtedly prompted Shaw and Mary S. Tyler (owner of adjacent land) to lay out three streets in 1857 and impose restrictions on their tracts prohibiting the construction of factories and other "nuisances". Twelve years later, the potential of McRee's land was recognized when an independent municipality, McRee City, was laid out with approximate boundaries of present-day Spring, Vandeventer, Park and McRee Avenues.<sup>2</sup> (Figure #3) Shaw's cultivation over the years of parts of



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his land as a botanical garden and Tower Grove Park helped establish this suburban area as a desirable location for affluent residents.

By 1875, McRee, Shaw and Tyler land had not been settled except for scattered farms and the appealing high ridge of land along Grand Avenue which had developed into a fashionable residential address. In the upper right-hand corner of Plate #67 from Compton & Dry's Pictorial St. Louis-1875,<sup>3</sup> the McRee homestead is illustrated in a grove of trees fronting on Grand between Park and McRee Avenues. (Photo #28) William Obear's house and Mt. Calvary Episcopal Church can also be seen on Grand at the southern edge of the Tiffany District boundary. The area east of Grand across from the District had also attracted homes of the wealthy on spacious, landscaped grounds. In 1889, Compton Heights (south St. Louis' most prestigious and costly private subdivision) was platted east of Grand two blocks south of the future Tiffany District.

Residential development of land west of Grand Avenue was dependent on factors which stimulated the growth of hundreds of suburban tracts in American cities across the country in the nineteenth century. Aversion to crowded, smoke-polluted conditions in the inner cities made semi-rural peripheral lands appealing to increasing numbers of the working and middle classes. Preliminary to settlement, however, the appearance of experienced speculative developers was necessary to provide initial capital for the purchase, subdivision and promotion of large farm estates such as the McRee and Tyler land. Also essential to development was the construction of networks of utilities and public transit, prerequisites for attracting prospective builders and residents. The houses and flats which built up the new suburban subdivisions also offered improvements over older inner-city neighborhoods. In addition to important sewer and water lines, they provided front yards, separate street-front entrances and porches, and frequently more fashion-conscious architectural detailing. The history of the Tiffany District in many ways follows a typical development pattern of nineteenth century American suburbs and marks the appearance of one of south St. Louis' first streetcar suburbs which allowed the diffusion of population from the inner city.

St. Louis' population swell between 1880 and 1890 (a hefty 29 percent) presented a bonanza for out-of-state capitalists and promoters. Among those attracted to the city was Thomas A. Scott, a young Canadian (born 1854) with experience in Chicago and Kansas City realty markets in partnership with his brother Samuel. Described as "one of the most daring real estate operators St. Louis has ever known,"<sup>4</sup> Scott opened a St. Louis office for the partnership in 1888 and immediately embarked upon a \$25,000 advertising campaign to tout St. Louis real estate in the eastern press. Within the year Scott had raised sufficient eastern capital to incorporate two companies whose purposes included investment in promising "western" real estate, transportation, utilities and mining. The St. Louis real estate targeted for development was comprised of unsubdivided lands west of Grand Avenue held by the Tyler and McRee estates.<sup>5</sup> In September 1888, the Dundee Land and Investment Company, through shareholder Thomas Scott, purchased acreage equivalent to twenty-two city blocks from a McRee heir for \$450,352. Platted as Dundee Place in June 1889, the land sloped west from Grand Avenue to Tower Grove Avenue, and was bounded on the north by Park

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Avenue and on the south by McRee. (Figure #2) All but the southern two blocks of the Tiffany District are situated within the boundaries of Dundee Place.

The first auction of Dundee Place lots was delayed two years until June 1891, by which time critical transit lines had reached the District from downtown and nearby railroad tracks to the north were bridged across Grand Avenue.<sup>6</sup> Beginning in May 1891, the Scotts invested \$10,000 in a massive siege of newspaper promotion which featured views of the property and extensive copy. (Photos #29 & #30) Capitalizing on Grand Avenue's well-established residential prestige and its importance as a north/south corridor (linking the city by the new suspension bridge), the Dundee Place sale was advertised as the "Grand Avenue Auction." Trolley, cable car lines and suburban railroad tracks made possible the boast that "no subdivision in the city has so many lines running into the business centre." Improvements included the grading of streets and some lots, a few sewer and water lines and granitoid sidewalks at the eastern and western edges of Dundee Place. Akin to present-day subdivision development, eighteen, two-story brick model homes were offered for sale near Tower Grove Avenue. The only deed restriction controlling Dundee Place lots was a set-back of 15 feet. However, restrictions on the Tyler and Shaw lands to the south were used as selling points offering protection to the "whole section from the inroads of smoke, furnaces. . .and unhealthy factory fumes."<sup>7</sup> The promoters were cagily bipartisan in the naming of two new east/west streets laid out between Park and McRee Avenues. Folsom was the maiden name of President Grover Cleveland's wife; Blaine was named for James G. Blaine, Republican presidential nominee defeated by Cleveland in 1884. The north/south streets, Vandeventer (now 39th) and Cabanne (now Spring), were extensions of existing streets.

The sales pitch was directed to both real estate speculators and home builders ("mechanics and businessmen")--a broad section of the middle class which in fact eventually settled the District. Spin-off from the Chicago World's Fair (1893) (predicted to bring "millions of people into the Mississippi Valley," thousands of whom might settle in St. Louis) was assurance to speculators of a safe investment. Land was expected to "go cheap" with easy terms of one-third cash and the balance in one and two years at six percent interest. According to the St. Louis Globe-Democrat, the promotion and auction were not disappointing for "fully 5,000 people inspected the property." Hundreds attended the auction and nearly half of the lots were sold including virtually all of the present District. Considered one-half to one-third below expectation, lot prices averaged \$21.32 per front foot ranging from a high of \$81.00 along the choice Grand Avenue frontage and descending with the land grade to the teens.<sup>8</sup>

The District's first decade of construction (1891-1899) fulfilled projections of a single-family, middle-class neighborhood. Although volume of building was low, all but two of the twenty-seven extant houses were erected for single families. By the time construction began, however, the District's ample fifty-foot front lots had been exchanged for a denser urban pattern of twenty-five or thirty-three front feet with the exception of lots which fronted on Grand Avenue. All of the 1890s houses were two story brick (with two stone-front) and varied in cost from \$2,200

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to a high of \$7,000. Although more than half of the houses were speculatively built and only two were designed by architects, the early established practice of speculatively built contractor housing generally reflected high art fashions in home building, often with interesting effects.

The largest concentration of early construction occurred just west of Grand Avenue on the south side of 3600 block of Blaine where seventeen single-family houses stand today. A correlation between social standing and house type is confirmed by the listing of Blaine Avenue residents in Gould's Blue Book and by census tract findings. The U. S. Census for 1900 revealed residents working as a commission merchant, lumber company manager, restaurant manager, carpet salesman, chemist, minister and railway depot superintendent. A few of the households had one or two servants and several included boarders. The residents were almost evenly divided between first and second generation Germans and Anglo-Americans.

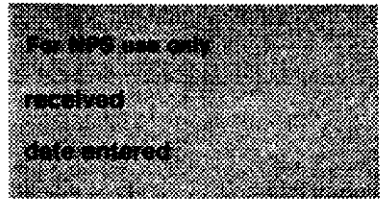
A number of the 1890s houses are distinguished architecturally. A sedate but interesting red brick house at 3620 Blaine (1894) features pointed-arch openings on the facade. (Photo #2) It was designed for realtor Walter Boeck by Theodore Link, architect of St. Louis' Union Station completed in the same year. Standing on the largest single-family lot in the District (thirty-six front feet), the house emulated in size and location houses now demolished which once fronted on Grand Avenue. Overshadowing the Link-designed house, however, is 3621 McRee, an example of the consummate skills of contractor-built houses in its impressive display of stonework. (Photo #1) The house was built at a cost of \$7,000 by contractor J. G. McMillan for owner Peter Hoelscher, who coincidentally was in the stone business. One of the strongest groupings in the District is a row of nine speculatively built, detached houses at 3656-80 Blaine begun in 1895 by contractors Louis and Frank Gray. The stylish, attenuated gables of the row combine with buff face brick and rusticated brick trim to produce a striking, cohesive unit with individual variations. (Photos #3 and #4) In April 1896, the houses were advertised in the Globe-Democrat with an illustration of one in spacious isolation. The group was described as "elegant, detached dwellings, all up to date; conveniences." Each sold for \$5,500 and had eight rooms, a reception hall and bath and were equipped with furnaces.<sup>9</sup>

The flat-roofed, multi-family building which makes up the largest percentage of the District's housing after 1900 made an early appearance in 1895 at 3639-43 McRee. The \$6,000 unit for six families was built by carpenter/contractor Elihu Iddings who lived in a two-story house he built in 1894 at 3661 Blaine. The two-story flat employs popular buff-colored face brick and gabled porches with separate front entrances for each unit. (Photo #7, on left.) In 1900, occupants included railroad clerks, a life insurance agency, lumber salesman, railroad inspector and a widow.

The sharp decline in construction of middle-class, single-family houses in the first decade of the twentieth century was no doubt related to the emergence of industry in the area. In contrast to the initial 1891 promotion of Dundee Place

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Item number 8

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which promised refuge from factory smoke and fumes, by 1897, Dundee Place was proudly acclaimed as the "heart of the most rapidly growing industrial district in St. Louis." This reversal of values which attracted a new "industrial army" was due primarily to the construction of the mammoth Liggett & Myers Tobacco Company complex which covered several blocks in the northwest sector of Dundee Place.<sup>10</sup> In October 1897, The Brickbuilder reported:

Only recently the Liggett-Myer [sic] Tobacco Company, finding it advisable to concentrate their business, erected in Dundee Place perhaps the largest tobacco manufactory in the world. The site is quite a distance from the business portion of the city, and at the time of its commencement was in a comparatively unsettled part of the city. The plant itself cost upwards of one and half million dollars, and equally as much more has been expended in the immediate neighborhood in providing homes for the employees, etc.<sup>11</sup>

In addition to Liggett & Myers, the smaller Wellman-Dwire Tobacco Company was building in Dundee Place in 1897, and close by were the Huttig Sash & Door Company, the Koken Iron Company, the yards and shops of the Missouri-Pacific Railroad and, after 1899, the new headquarters of the United Railway Company.

The number of multi-family units built between 1900 and 1909 outnumbered single-family houses almost three to one. Multiple units were all two-story brick and ranged in size from two to twelve families. During this decade building in the District soared to one of its peaks (Figure #1), a phenomenon attributed by the Globe-Democrat to a post-World's Fair boom,<sup>12</sup> but which seems more directly related to industrial growth and the demand for workers' housing. The 1904 World's Fair buildings, however, did leave an architectural legacy which is visible in many of the post-Fair flats which display varying degrees of classical detailing and ornament. A common practice was disguising the ubiquitous flat roofs with such devices as attic windows, pediments, heavy cornices and pseudo-hipped roofs. Examples of classicizing tendencies of the period can be seen on twelve two-family flats in the 3800 block of McRee exhibiting garlands, quoining, pediments and cornices (Photo #10), and again in the 3800 block of Blaine where six-family buildings employ stone lintels, attic windows and quoining. (Photo #11) Single-family houses such at 3681 McRee also have abandoned picturesque profiles for more restrained forms with "colonial" porches. (Photo #12)

Shortly after the turn of the century, both Grand Avenue and 39th Street began to develop as commercial strips. Thirty-ninth Street, which was served by a branch of the Tiffany Trolley Line,<sup>13</sup> added three store/flat combinations between 1906 and 1909 which are within the District boundaries. (Photos #13 and #14) Eventually, both sides of 39th Street spawned small shops selling shoes, hardware, cigars and

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groceries, etc., offered services such as haircuts and tailoring and provided entertainment in the form of taverns, a pool room and a restaurant. Inroads on Grand Avenue's prime residential frontage appeared in 1902 when the Bell Telephone Exchange Building was constructed on the northwest corner of McRee and Grand Avenues. Designed by architect F. C. Bonsack in an up-to-date commercial style, the two-story red brick and terra cotta building (with a third story and western addition built in 1916) maintained the scale and materials of the Tiffany neighborhood while bringing an important "modern" utility. (Photo #9) The opening of the exchange in 1903 marked St. Louis' dramatic expansion of telephone service between 1900 and 1904 when the number of subscribers jumped from 6,237 to 19,963. In 1912, a two-story commercial building responsive to residential scale and style was built for stores and offices at the northwest corner of Lafayette and Grand Avenues. (Photo #17)

The opening of two new subdivisions in 1911 and 1912 along the southern boundary of the District rapidly filled up City Blocks 5437 and 2122N between McRee and Lafayette Avenues. These blocks were part of the land sold by the McRees to Henry Shaw in 1848 and later bequeathed by Shaw to the Missouri Botanical Garden. The Trustees of the Botanical Garden platted Shaw's Lafayette Addition in 1911 (which included City Block 5437) and in 1912, opened Shaw's Lafayette Addition #2 which absorbed City Block 2122. (Figure #2) Both of the Lafayette Additions extended south beyond the Tiffany District blocks and are now severed by the path of Interstate 44. (Photo #20) Construction in the new subdivisions nearly equalized the District's ratio of single-family houses to multiple units for this decade, establishing another enclave of solidly middle-class residents in the neighborhood. With the important exception of four apartment buildings, Lafayette Avenue was developed almost entirely with speculative single-family houses whose residents were included in Blue Book listings until it suspended publication in the 1920s.

Builders and architects working in the Lafayette Additions kept abreast of changing architectural styles and responded to influences of the Arts and Crafts and Bungalow movements gaining popularity across the nation. Although most of the houses rise a full two stories, they adopt generic bungalow traits such as broad half-timbered gables, large scale brackets and porches extending across the facades. The work of contractor Sam Koplak (who built 3851 through 3861 Lafayette, Photo #22) prompted the Globe-Democrat to observe that "this neighborhood is taking on quite a bungalow city aspect since the bungalows on Lafayette have been put up."<sup>14</sup> The rejection of historical detail and exploiting of construction materials for aesthetic effect also spread into other areas of the District where new construction arose.

In 1912, a new building type was added to the District when the first three-story apartment house, the Marquette, was constructed on the northwest corner of Lafayette and Spring. Heralded by the Globe-Democrat as only the fourth three-story apartment building to appear on the city's south side, the Marquette Apartments offered more amenities and services than the conventional flat. Planned with suites of varying sizes for twelve families, all the Marquette apartments were designed

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with sun porches, "adapted for conversion to conservatories."<sup>15</sup> Although a rarity on St. Louis' south side, the "modern" apartment building was gaining fast acceptance in the fashionable Central West End as an attractive alternative to the burdens of single-family home ownership. The acceptance of the Marquette and obvious economy in land use afforded by an additional story prompted the construction in 1913 of two more three-story apartment buildings on Lafayette, and one on McRee in 1915. The richly ornamented Aida, a two-story apartment house, was built on Lafayette in 1916. (Photo #18) These apartments account for the dramatic climb in living units illustrated on the graph. (Figure #1)

In the final decade of building (1920-29), construction dropped from a high of ninety-two buildings in the previous decade to a low of nineteen structures. However, another peak in number of living units was reached in 1923 when the District's largest apartment building (the three-story, nineteen-unit Marlow complex) was constructed on the southeast corner of McRee and 39th Street. (Photo #24) (Figure #1) In 1922-23, the bungalow tradition of the Lafayette Additions closed with the construction of eight, two-family flats at 3616 through 3640 McRee. The District's sole institution appeared in 1922 when the Church of Christ was built on the north-west corner of Spring and Blaine. (Demolished.)

The built-up neighborhood enjoyed forty years of stability. A photograph taken from the corner of Park Avenue and Grand in 1942 shows the northeast edge of the dense neighborhood with a few high, hipped roofs breaking above a sea of flat roofs. (Photo #31) Also visible are the "inroads of smoky furnaces" both domestic and industrial as well as one of the large single-family houses which shared Grand Avenue frontage with banks, offices, filling stations and shops.

The District took a dramatic downward turn at the end of the 1960s. Long-time residents cite as the reasons an influx of poor (mostly black), displaced by the demolition of the enormous Pruitt-Igoe public housing complex, and "slummy landlords" who overloaded their rental properties with tenants. Another factor was the construction of Interstate 44 (Figure #3) at the south edge of the District, physically isolating it from the residential area to the south and providing a convenient boundary for "red lining" by banks and insurance companies. (Photo #20) Vandalism and fear of crime led many homeowners to sell "for a song."<sup>15</sup> Nine vacant lots in the District are the result of demolitions of condemned buildings in the 1970s.

The Tiffany District's future is brighter now, however, as a result of an intensive rehabilitation effort which began in the late 1970s by the Midtown Medical Center Redevelopment Corporation (MMCRC), an organization formed by a group of nearby hospitals<sup>17</sup> on Grand Avenue to counter the blight which threatened their institutions. The District today has a fresh identity founded on its historic and architectural strengths. Named for the old Tiffany streetcar line which ran along 39th Street, the Tiffany Neighborhood has a new park with a pavillion (Photo #27), a fountain and a community center in a rehabilitated two-family flat. Plans

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envision the commercial revitalization of the once-convenient Grand Avenue and 39th Street shopping strips. The historic mix of single- and multi-family housing for a range of incomes is being preserved through renovation of buildings as affordable condominiums, single-family houses and rental apartments with provisions made through subsidies for low-income and elderly residents.

Promotional literature for the District recalls advertisements for the 1891 lot auction, with accessibility to downtown attractions and opportunities featured. The architectural heritage of the Tiffany District has become an important marketing point. MMCRC, with offices at 3680 Blaine, illustrates the cover of its annual reports with the splendid gables and dormers of one of the Gray Brothers' 1895 houses. Publicity about completed rehabilitation projects stresses the architectural features which dignified the most modest structures and enriched the more pretentious.

## FOOTNOTES

<sup>1</sup>Described in early deeds using the French arpent measure of about .87 of an acre, the land amounted to "700 arpents, more or less." After the death of McRee (1787-1833), a North Carolinian and West Point graduate who served in the Army Engineer Corps during the War of 1812, title passed to his brother Samuel (also a professional soldier), and then to Samuel's wife Mary and finally to their son William G. McRee.

<sup>2</sup>"St. Louis Real Estate in Review," Glimpses of the Past (Missouri Historical Society) 4 (October-December 1937): 138-39. McRee City attracted building activity only on the north side of the rail lines which were laid through the low-lying portion of McRee land before the Civil War.

<sup>3</sup>Camille N. Dry and Richard J. Compton, Pictorial St. Louis-1875 (St. Louis: n.p., 1875; reprint ed., St. Louis: Harry M. Hagen, 1971), plate 67.

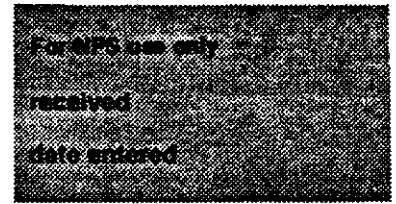
<sup>4</sup>James Cox, ed., Old and New St. Louis (St. Louis: Central Biographical Publishing Co., 1894), p. 194.

<sup>5</sup>The Western Improvement Company which purchased and developed the Tyler land was capitalized at 1.5 million dollars, with most of the shareholders non-St. Louisans. St. Louis Globe-Democrat, 20 May 1888, p. 8. The Dundee Land & Investment Company Articles of Incorporation list the Scotts, A. G. Bradstreet of Brooklyn, New York, and H. E. Robinson of Gardiner, Maine, as holding equal shares of the \$650,000 capital stock.

<sup>6</sup>The importance of the bridge was illuminated by The Spectator, 11 May 1889, p. 609. ". . .delay in the work has kept back property in the southwestern end of the city a year and a half. . .with this communication between the north and south ends established a boom in real estate is sure to follow."

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<sup>7</sup>St. Louis Republic, 25 May 1891, p. 2 and 28 May 1891, p. 8; and St. Louis Post-Dispatch, 30 May 1891, p. 5.

<sup>8</sup>Accounts of the auction and its preliminaries were printed in the St. Louis Globe-Democrat on 2 June 1891, p. 7; 4 June 1891, p. 9; 6 June 1891, p. 12; and in the St. Louis Republic on 4 June 1891, p. 12. The fitful building pattern of the District is partly attributable to the practice of holding lots to "ripen" as described by Henry Wright in "The Sad Story of American Housing." This custom was exemplified by the 1891 purchase of 500 feet in the 3800 block of McRee in City Block 2126 for \$7,000 which was not resold until 1906 for \$12,000. Henry Wright, "The Sad Story of American Housing," Architecture 67 (March 1933): 130.

<sup>9</sup>St. Louis Globe-Democrat, 26 April 1896, p. 20.

<sup>10</sup>St. Louis Post-Dispatch, 23 May 1897, p. 6; and St. Louis Globe-Democrat, 26 May 1897, p. 9.

<sup>11</sup>The Brickbuilder 9 (October 1897): 232, 233.

<sup>12</sup>St. Louis Globe-Democrat, 2 April 1905.

<sup>13</sup>The trolley line was named for John Keer Tiffany, wealthy owner and developer of real estate to the north. Tiffany Street is now the north portion of 39th Street.

<sup>14</sup>St. Louis Globe-Democrat, 21 March 1916, p. 15.

<sup>15</sup>St. Louis Globe-Democrat, 8 December 1912.

<sup>16</sup>St. Louis Post-Dispatch, 20 May 1982, and interviews with Tiffany District residents Margaret Darrah, William Hanser and Dan Schopp, September 1982.

<sup>17</sup>Midtown Medical Center Redevelopment Corporation was formed by St. Louis University Hospitals, Cardinal Glennon Memorial Hospital for Children, Bethesda Hospital and Incarnate Word Hospital.



# 9. Major Bibliographical References

See attached.

# 10. Geographical Data

Acreage of nominated property approx. 27 acres

Quadrangle name Cahokia, IL/MO

Quadrangle scale 1:24,000

### UMT References

A 

1	5	7	3	9	9	0	0	4	2	7	8	0	7	5
Zone			Easting				Northing							

B 

1	5	7	4	0	4	0	0	4	2	7	8	0	7	5
Zone			Easting				Northing							

C 

1	5	7	4	0	3	6	0	4	2	7	7	6	6	0
Zone			Easting				Northing							

D 

1	5	7	3	9	8	8	0	4	2	7	7	7	1	0
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

The Tiffany Neighborhood District consists of all of City Blocks 2122N and 5437 and portions of City Blocks 2123, 2124, 2126, 4956 and 4957. The boundary runs

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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# 11. Form Prepared By © Landmarks Association of St. Louis, Inc., 1982.

name/title Jane M. Porter, Researcher and Mary M. Stiritz, Editor.

organization Landmarks Association of St. Louis, Inc. date 15 October 1982

street & number 706 Chestnut Street, Room 1217 telephone (314) 421-6474

city or town St. Louis, state MO 63101

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Fred A. Lafser, Director Department of Natural Resources  
title and State Historic Preservation Officer

date

For NCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

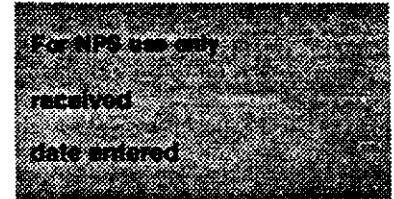
Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

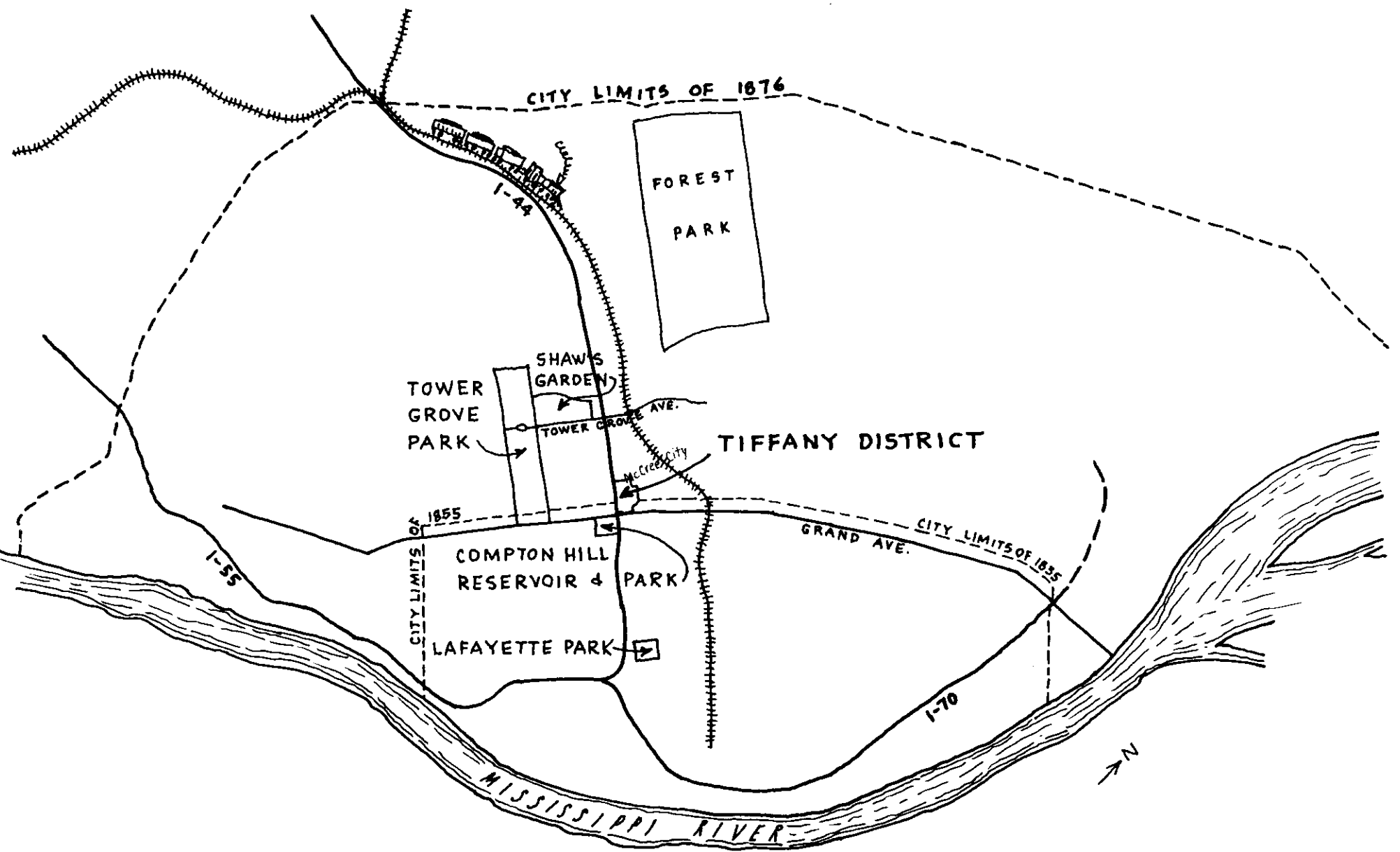


Continuation sheet Tiffany Neighborhood Item number 9

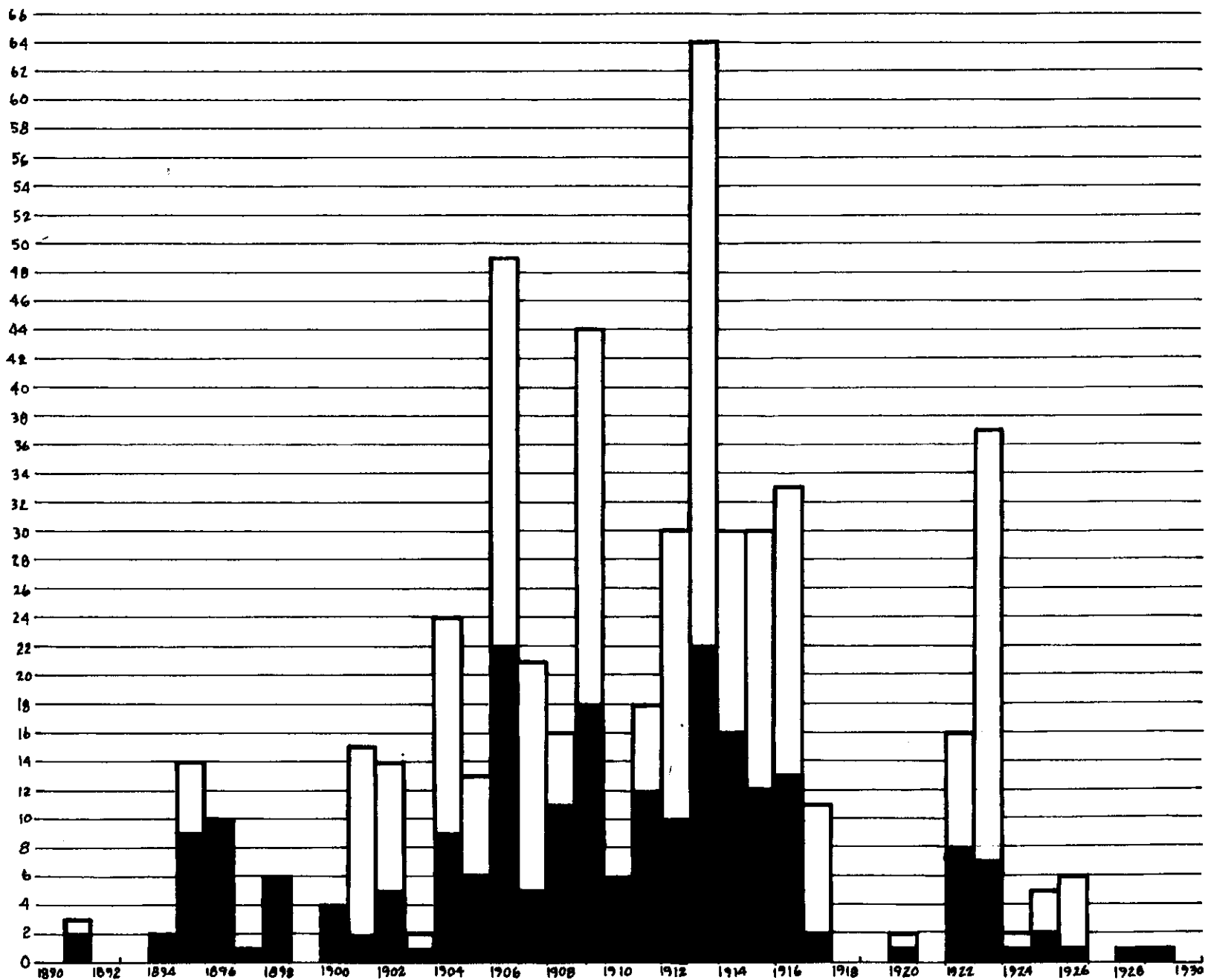
Page 1

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LOCATION MAP: TIFFANY NEIGHBORHOOD DISTRICT  
ST. LOUIS, MISSOURI



TIFFANY DISTRICT  
ST. LOUIS, MISSOURI

■ NUMBER OF STRUCTURES BUILT  
□ NUMBER OF LIVING UNITS  
(WHERE NO WHITE BARS SHOW, NUMBERS ARE IDENTICAL)

786 1/2 NE  
(GLAYTON)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE OF  
GEOLOGICAL SURVEY AND

90°15'  
38°37'30"

740000m E.

741

742 580 000 FEET (MO.)

12/30"



TIFFANY NEIGHBORHOOD HISTORIC  
DISTRICT, St. Louis, MO

*(Amended)*

UTM Reference Points:

*See sheet for more points*

A--15/739900/4278075

B--15/740400/4278010

C--15/740360/4277660

D--15/739880/4277710

*City of St. Louis*  
Cahokia, IL/MO Quadrangle  
Scale, 1:24,000

4278000m N.

1/4 MI TO INTERSTATE 70

1 010 000 FEET  
(MO.)

4276

TIMES BEACH 19 MI.

4274

35'

4273

## Photo Log:

Name of Property: Tiffany Neighborhood District

City or Vicinity: St. Louis [Independent City]

County: St. Louis [Independent City] State: MO

Photographer: Jane M. Porter (unless otherwise noted)

Date

Photographed: Aug. 1982 (unless otherwise noted)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 31. 3621 McRee, S (principal) elevation, facing NE.
- 2 of 31. 3620-56 Blaine (left to right), N (principal) elevation, facing SW.
- 3 of 31. 3680-64 Blaine (right to left), N (principal) elevation, facing SE.
- 4 of 31. 3662-44 Blaine (right to left), N (principal) elevation, facing SE.
- 5 of 31. 3625-43 Blaine (right to left), S (principal) elevation, facing NW.
- 6 of 31. 3661 and 3663 Blaine, S (principal) elevation, facing NW.
- 7 of 31. 3643-23 McRee (left to right), S (principal) elevation, facing NE.
- 8 of 31. 3835-09 Folsom (left to right), S (principal) elevation, facing NE.
- 9 of 31. 1625 S Grand, E (principal) and S elevations, facing NW.
- 10 of 31. 3843-25 McRee (left to right), S (principal) elevation, facing NE.
- 11 of 31. 3836-46 Blaine (left to right), N (principal) elevation, facing SW.
- 12 of 31. 3869-61 McRee (left to right), S (principal) elevation, facing NE.
- 13 of 31. 3869-61 McRee (left to right), S (principal) and W elevations, facing NE.
- 14 of 31. 3869-51 Blaine (left to right), S (principal) elevation, facing NE.
- 15 of 31. 3800-16 Folsom (left to right), N (principal) elevation, facing SW.
- 16 of 31. 3651-59 McRee (right to left), N (principal) elevation, facing SW.
- 17 of 31. 1661-55 S Grand, E (principal) and S elevations, facing NW.
- 18 of 31. 3619-27 Lafayette (right to left), S (principal) elevation, facing N.
- 19 of 31. 3600 blk. of Lafayette, S (principal) elevation, facing NW.
- 20 of 31. N side of Lafayette, 3600 and 3800 blk., S (principal) elevation, facing NW.
- 21 of 31. 3800 blk. of Lafayette, S (principal) elevation, facing NW.
- 22 of 31. 3851 & 3853 Lafayette, S (principal) elevation, facing N.
- 23 of 31. 3867 Lafayette, S (principal) and W elevations, facing NE.
- 24 of 31. 3866-52 McRee (right to left), N (principal) elevation, facing SE.
- 25 of 31. 3656-66 McRee (left to right), N (principal) elevation, facing SW.
- 26 of 31. 3865-61 Folsom (left to right), S (principal) elevation, facing NE.
- 27 of 31. Neighborhood park, 3676-80 McRee (left background) and 3800 McRee (right background), facing S.
- 28 of 31. Plate #67 from Camille N. Dry and Richard J. Compton, Pictorial St. Louis-1875 (St. Louis: n.p., 1875; reprint ed., St. Louis: Harry M. Hagen, 1971).
- 29 of 31. St. Louis Republic, 25 May 1891, p. 2. Original at Mercantile Library, St. Louis, MO.
- 30 of 31. St. Louis Republic, 28 May 1891, p. 8. Original at Mercantile Library, St. Louis, MO.
- 31 of 31. Corner of Grand and Park, facing SW. Photo taken by unknown, 1942.











NO  
PARKING  
EIGHT DAYS  
A WEEK  
7:30-11  
←→



Service quality home by  
**Mc**  
CENTRAL FARMERS  
772-5998  
Member Since 1911 771-0331



1000

1000



McREE HOMES  
**FOR SALE**  
DEVELOPED BY:  
MIDTOWN  
MEDICAL CENTER  
771-1230

HEAD ELECTRIC CO.  
484-0212

Mc

1833















COMMERCIAL  
VEHICLES  
PROHIBITED

ACW 68



COMMERCIAL  
VEHICLES  
PROHIBITED  
EXCEPT WHERE SHOWN  
OTHERWISE



COMMERCIAL  
VEHICLES  
PROHIBITED  
SEEK AND SEIZURE  
ENFORCEMENT

RODDY

STOP



NO  
STREET  
CLOSURE  
12-20-88

34-53

weather quality homes by  
**Mc**  
372-5846  
372-5846  
372-5846

LOW GREENWELL  
372-5846  
372-5846















NO  
PARKING  
EXCEPT  
7A-11A  
←→

JF J423





ONE WAY

39<sup>th</sup>  
LAFAYETTE

STOP





GARRETT'S ETC. INC.



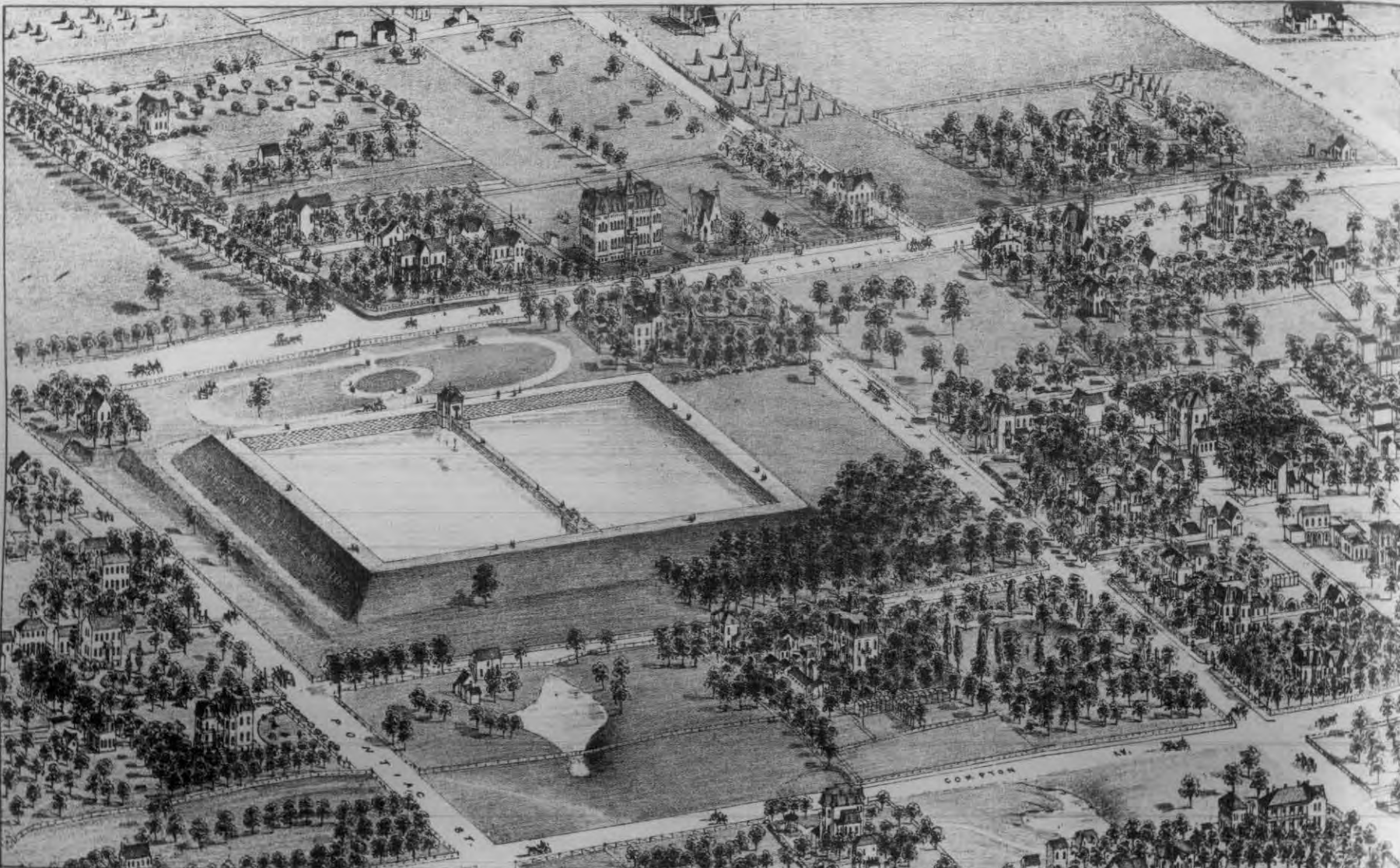
JOHN WALKER

STOP

NO PARKING ANY TIME







No. 1. M. N. Barcena.  
 No. 2. Fred Holmes.  
 No. 3. N. C. Hudson.  
 No. 4. J. G. Butler.

No. 5. Episcopal Orphan Home.  
 No. 6. Mount Calvary Church—Episcopal.  
 No. 7. Wm. F. Olear.  
 No. 8. McRae Homestead.  
 No. 9. Geo. F. Tower.

No. 10. Thos. Lowry.  
 No. 11. Capt. E. W. Gould.  
 No. 12. Mrs. Susan Hammond.  
 No. 13. C. T. Dungan.  
 No. 14. Henry Hazard's.

No. 15. Mrs. John J. Roe.  
 No. 16. P. J. Comstock.  
 No. 17. Leonard Matthews.  
 No. 18. Compton Public School.  
 No. 19. E. B. Starkweather.

No. 20. Gen'l John McNeil.  
 No. 21. Col. J. O. Broadhead.  
 No. 22. W. C. Orr.  
 No. 23. Geo. L. Jey.  
 No. 24. James M. Francisco.

No. 25. Julius Sisson.  
 No. 26. Charles Walters.  
 No. 27. Charles Green.  
 No. 28. Capt. Jas. B. Redd.

~ GOING SOUTH OVER THE SUSPENSION BRIDGE TO THE  
**GRAND AVE. AUCTION**

THE LOCATION TO BE SOLD

~ JUNE 3<sup>D</sup> & 4<sup>TH</sup> ~

~ SALE COMMENCES 10-A.M. ~



The property alluded to in connection with the picture of the Grand Avenue Suspension Bridge is to be sold upon the premises, where ample provisions will be made to accommodate the immense throng of people who will be there to buy the ground in lots and in whole blocks. That there will be an immense attendance at the sale is not doubted, as it has been reported that the leading business and professional men of the city will suspend operations on the days of the auction, so that they and their employes may have an opportunity to invest in real estate on this extraordinary occasion.

In addition to the Chouteau avenue branch of the Lindell electric railway system, the property may be reached by two other rapid-transit lines. The Fourth street cable lands passengers at the corner of Grand and Lafayette avenues, within one block of the place where the auction will be commenced, and at the west end of the grounds, on Tower Grove avenue, where the sale will progress later on, there is the Tower Grove extension of the Missouri Street Railway Company's electric line, running east down Market to Fourth street. But these three lines are not the only means of transportation to the grounds, for there are the Missouri Pacific and the Frisco railways, both of which companies run suburban trains past the premises, stopping at Tower Grove Station every hour. No subdivision in the city has as many lines running into the business centre. Every street and alley in the plat has been formally dedicated to the public use and accepted by the city.

The street grades have been established and most of the ground cut down to the level, or is high enough above grade to admit of pretty terraced fronts. Several of the streets have been sewered under the direction of the Board of Public Improvements, and also provided with city water. Granitoid walks have been put down on both the east and west ends of the plat, and near Tower Grove avenue eighteen two-story brick dwellings have been built and several of them sold to their present occupants.

There is nothing finer than the Grand avenue front or more desirable anywhere in the city for residence purposes. Farther west the ground at the present time is not so valuable, but the chances for a big rise in prices in that quarter are equally good, if not better, than on Grand avenue, as it is a well-known fact that George D. Capen, President of the Lindell Electric Railway Company, has his plans well advanced to extend a branch of his road from its present terminus at Vandeventer avenue and Market street, south over Lawrence avenue to Tower Grove Park, directly through the centre of the 36,000 front

fast to be sold. The public's experience with Mr. Capen makes his intention with regard to this enterprise nearly as good as a guarantee.

Bordering on the south of the property to be offered under the hammer is a reservation of the Shaw estate, and south of that again is Tyler Place, on both of which tracts it has been decreed forever that no manufacturing establishments shall be located. This effectually protects the whole section from the incursions of smoky furnaces and disagreeable and unhealthy factory fumes. What more could a home-seeker or real estate operator desire to insure a safe and profitable investment? There is no brighter prospect in the world.

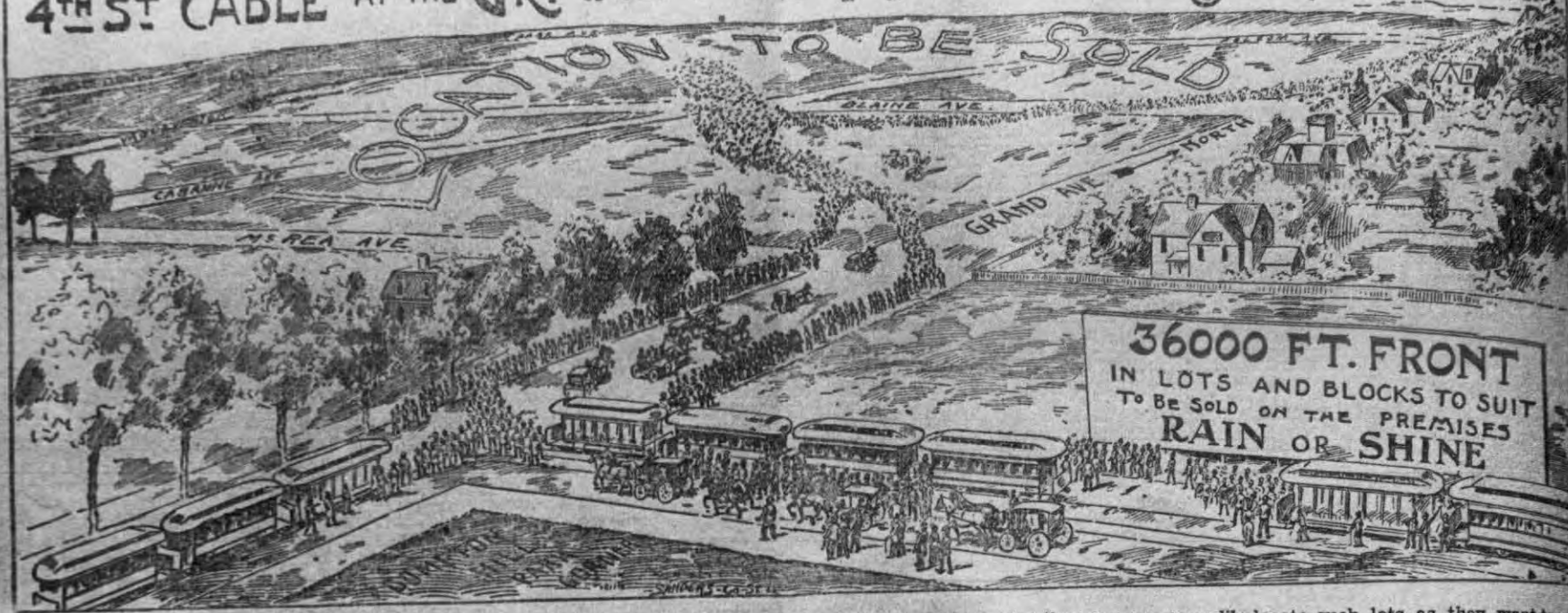
St. Louis increased its population over 50,000 last year. The World's Fair will bring millions of people into the Mississippi Valley, where hundreds of thousands of them will locate tributary to this city. St. Louis is going to entertain these people with public fetes and gorgeous spectacles of dazzling beauty for three successive fall seasons to come, at an expense of \$3,000,000, a large portion of which money has already been subscribed. It requires no stretch of imagination to say that thousands of these guests will remain in St. Louis. They will swell the population to what extensive proportions who can guess, in view of the addition of over 50,000 inhabitants last year. These newcomers and the natural increase of a city of 500,000 people will want habitations. They spread over ground very fast. Last year 10,000 houses were built here, taking a street frontage of 200,000 feet, whereas during the same period only 150,000 front feet were added by new subdivisions to the property already upon the market inside the city limits. Under such conditions, when could the chances for a quick and profitable investment in real property be more favorable than on the occasion of this great auction? The probabilities are that the land will go cheap, as it invariably does when so much of it is forced to a sale at one time. Big profits have already been realized from Tyler Place auction purchases, the second-hand buyers having been among many people who attended that sale, but who did not bid.

Gentlemen and ladies are invited to attend this Grand Avenue Auction by the agents in charge. Sale without reservation, rain or shine.

TERMS—One-third cash, balance in one and two years, with 6 per cent. interest. \$50 cash at bidding off each lot. Taxes for 1891 to be paid by the purchaser.

**CHAS. H. GLEASON, S. F. & T. A. SCOTT, CHAS. F. VOGEL,**  
**RATHELL REAL ESTATE AUCTION CO. and A. A. SELKIRK, Auctioneers.**

ARRIVING VIA 4TH ST CABLE AT THE **GRAND AVE AUCTION**. JUNE 3<sup>RD</sup> & 4<sup>TH</sup> SALE COMMENCES 10 AM.



Last Saturday's Post-Dispatch, Sunday's Globe-Democrat, Monday's Republic and Wednesday's Globe-Democrat published pictures of crowds of people going south over the Grand Avenue Suspension Bridge and by way of the Chouteau Avenue Electric line, on their route to the Grand Avenue Auction, another scene of which is given above in today's Republic. The buyers, speculators, capitalists and investors have not all arrived upon the grounds yet. In the distance they may still be seen coming in this picture over the Grand Avenue Suspension Bridge. There is another crowd coming, too, but they can't be seen. They are out of sight, but they won't be after the auction has been progressing awhile, for the people will then be seen arriving by the Tower Grove Park Extension of the Market Street Electric line. There need be no fear of there being too big a crowd upon the property, for it embraces over twenty-two full-size city blocks, extending from Grand avenue on the east to Tower Grove avenue on the west, between Park avenue on the north and McKee avenue on the south. Within such scope there is relief enough for as many people as will want to go out there for business or to enjoy the scene before or on the day of the auction, when there will be a big tent upon the ground to shelter them from rain. The whole city is invited to be there, and preparations now being made for their entertainment should satisfy the people that they are expected to come and that they will be well taken care of.

Persons who contemplate buying should go out before the sale, drive through and in-

spect the property, so that they may more readily locate such lots as they want to purchase. Our agent upon the ground will take pleasure in assisting anyone in locating blocks and lot numbers.

The street grades have been established and most of the ground cut down to the level, or is high enough above grade to admit of pretty terraced fronts. Several of the streets have been sewered under the direction of the Board of Public Improvements, and also provided with city water. Granitoid walks have been put down on both the east and west ends of the plat, and near Tower Grove avenue eighteen two-story brick dwellings have been built, and several of them sold to their present occupants.

This property is in the most attractive residence portion of the southern part of the city, where prices have not already gone out of sight. Considering its advantages of location and rapid transit to the business centre, the most remote lot in the tract is cheaper at \$30 a foot to mechanics and business men than ground twelve miles from the city would be at any price. This is no criterion of the prices anticipated, for the ground must be sold at whatever price the public will pay for it, to meet maturing obligations. Being a forced sale, prices are likely to rule low, and the bidders who are there to embrace the opportunity will be the gainers.

Terms—One-third cash, balance in one and two years, with 6 per cent. interest. \$50 cash at bidding off each lot. Taxes for 1891 to be paid by the purchaser.

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