

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. NAME OF PROPERTY**

historic name Wagoner Place Historic District  
other names/site number Gregory, Dick, Place

**2. LOCATION**

street & number Bounded by Dick Gregory, Marcus, Dr. ML King & North Market St. not for publication  N/A  
city or town St. Louis vicinity N/A  
state Missouri code MO county St. Louis [Independent City] code 510 zip code 63113

**3. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Mark A Miles Oct 30, 2007  
Mark A Miles, Deputy SHPO Date  
Missouri Department of Natural Resources

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

\_\_\_\_\_  
Signature of commenting official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

**4. NATIONAL PARK SERVICE CERTIFICATION**

I, hereby certify that this property is:

	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

**5. CLASSIFICATION**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
45	3	buildings
		sites
		structures
		objects
45	3	Total

**Name of related multiple property listing**

(Enter N/A if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Cat:	Sub:
Domestic	Single dwelling
Domestic	Multiple dwelling
Commerce/Trade	Specialty store
Religion	Religious facility

**Current Functions**

(Enter categories from instructions)

Cat:	Sub:
Domestic	Single dwelling
Domestic	Multiple dwelling
Religion	Religious facility
Vacant	

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> and early 20<sup>th</sup> Century Revival  
 Late Victorian  
 Late 19<sup>th</sup> and early 20<sup>th</sup> Century American Movements

**Materials**

(Enter categories from instructions)

foundation Limestone  
 roof Slate  
 Asphalt  
 walls Brick  
 Limestone  
 other Wood  
 Stucco

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation sheet(s) for Section No. 7

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

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

### Narrative Statement of Significance

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

- See Continuation sheet(s) for Section No. 8

### 9. Major Bibliographical References

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

#### Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

- See Continuation Sheet for Section No. 9

#### Areas of Significance

(Enter categories from instructions)

Community Planning and Development \_\_\_\_\_

Ethnic Heritage/Black \_\_\_\_\_

Social History \_\_\_\_\_

#### Period of Significance

1891-1925 \_\_\_\_\_

1943-1948 \_\_\_\_\_

#### Significant Dates

1891 \_\_\_\_\_

1943 \_\_\_\_\_

#### Significant Person

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

#### Cultural Affiliation

N/A \_\_\_\_\_

#### Architect/Builder

Woerheide Realty & Improvement Company \_\_\_\_\_

Cook & Casey \_\_\_\_\_

J. W. Leadley \_\_\_\_\_

#### Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

### 10. Geographical Data

**Acreeage of Property** Approximately 10.5 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

1	<u>15</u>	<u>7 3 9 1 6 8</u>	<u>4 2 8 2 9 9 5</u>	3	<u>15</u>	<u>7 3 9 1 1 2</u>	<u>4 2 8 2 6 4 4</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>7 3 9 2 6 6</u>	<u>4 2 8 2 9 4 3</u>	4	<u>15</u>	<u>7 3 8 9 9 1</u>	<u>4 2 8 2 6 5 8</u>
	Zone	Easting	Northing		Zone	Easting	Northing

#### Verbal Boundary Description

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

#### Boundary Justification

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

See Continuation Sheet for Section No. 10

### 11. Form Prepared By

name/title	<u>Kathleen E. Shea and Jan Cameron</u>		
organization	<u>City of St. Louis Cultural Resources Office</u>	date	<u>21 January 2007</u>
street & number	<u>1015 Locust Street, Suite 1100</u>	telephone	<u>314-259-3463</u>
city or town	<u>St. Louis</u>	state	<u>Missouri</u> zip code <u>63101</u>

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

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

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

##### Photographs

Representative black and white photographs of the property.

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

#### Property Owner

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

name/title	<u>Multiple owners — see continuation sheet</u>		
street & number		telephone	
city or town		state	zip code

=====  
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.



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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

Wagoner Place Historic District  
St. Louis [Independent City], Missouri

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**Summary**

The Wagoner Place Historic District includes 45 contributing buildings (36 dwellings, 5 commercial buildings, 3 churches, and one garage) and 3 non-contributing buildings on the 1500 to 1900 blocks of Dick Gregory Place, and the 4600 blocks of Leduc, Cote Brilliante and Aldine Avenues, in St. Louis [Independent City], Missouri. The district is bounded by North Market Street on the north; the north-south alley in City Block 5638 on the east; Dr. Martin Luther King Drive on the south; and Marcus Avenue on the west. The earliest buildings are single-family residences in the Richardsonian Romanesque style, while houses constructed a few years later tend to reflect turn-of-the-19<sup>th</sup>-century Revival style designs. The buildings of the second phase of development in Wagoner Place are four-family flats with Craftsman detailing. Dates of construction in the district range from 1891 to 1948. Although many of the buildings are vacant, original architectural details are intact. All properties within the Wagoner Place district, with the exception of 3 ancillary buildings of recent construction, are considered contributing, with any major alterations completed within the district's periods of significance. Of the 23 currently vacant parcels in the district, three never had buildings and became side yards for adjacent properties.

**Site Background**

The Wagoner Place Historic District, located in north central St. Louis, was developed at the turn of the twentieth century for middle class residents. Construction in the district began after the 1891 Plat of Wagoner Place by Woerheide Realty and Improvement Company. The earliest extant buildings date to 1891, with the majority being completed from 1891 to 1905. (See Table 1)

<i>DECADE:</i>	<i>NO. OF BUILDINGS CONSTRUCTED: (EXTANT)</i>
1890s	26
1900s	7
1910s	4
1920s	5
1940s	2

**Table 1**

Buildings in Wagoner Place are consistent in height, scale and are uniformly brick; several have stone veneered front elevations. All maintain a 20-foot setback from the street, and are placed atop a landscape terrace of medium grade. Wagoner Place departed from the usual arrangement of private places in St. Louis: included among the large detached residences

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and two churches were several elegant semi-detached houses. Only two of these remain: 4636 Aldine and 4635 Dr. Martin Luther King. All were constructed on corner lots. The Wagoner Place M.E. Church, a large Richardsonian design and the hallmark of Wagoner Place, and its smaller counterpart, the Wagoner Place Presbyterian Church, were planned to bookend the western side of Wagoner at Aldine and North Market.

The first buildings were designed in the style developed by H. H. Richardson, which in St. Louis appeared rather sparingly in middle class residential architecture, and often only in selected details borrowed from Richardson's vocabulary. As Wagoner Place developed, however, the more common styles of the period began to replace the Richardsonian; and by the second phase of development, in the 1920's, the Craftsman style became predominant. (See Table 2)

<i>ARCHITECTURAL STYLE:</i>	<i>NO. OF BUILDINGS CONSTRUCTED: (EXTANT)</i>	<i>DATES OF CONSTRUCTION:</i>
Richardsonian	20	c. 1891-1907
Craftsman	12	1900-1914; 1925-1930
Queen Anne/Romanesque Revival	5	c. 1893-1897
Queen Anne/Craftsman	3	c. 1897-1905
Romanesque Revival	2	c. 1898-1905
Vernacular	2	1947-1948

**Table 2**

**The Properties**

Unless otherwise noted, all buildings are considered to be contributing.

***Aldine***

**4635 Aldine**

c.1890

Builder: unknown

This building is one of three large two-family houses constructed on Wagoner Place. Again the Richardsonian influence is present along with elements of the Craftsman style. The building presents two primary facades. Facing Aldine is a two-bay façade marked by a two-story corner turret with conical roof. The entry is recessed beneath a Richardsonian arch with decorative impost blocks of terra cotta and archivolt molding. A large dormer with projecting gable is centered on this façade. The entry of the façade that faces Dick Gregory Place presents another Richardsonian arch, of slightly different design. This façade has a projecting polygonal bay and large projecting gable filled with decorative false half-timbering. A porte-

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cochere is placed on the north elevation. The building appears to have been only slightly altered, with the replacement of some original windows. A one-story frame garage, of recent construction is located at the northwest corner of the site and is non-contributing.

4641 Aldine

c. 1894

Builder: unknown

A two-story brick single-family building, Queen Anne in massing with Romanesque Revival influence, this building is crowned by a false mansard roof. Coursed rock-faced ashlar limestone veneers both front façade and the one-story verandah. A two-story turret is placed at the southeast corner has two-over-two fenestration. Aside from covering the original slate shingles with composition shingles, the building appears unaltered.

**Cote Brilliante**

4635 Cote Brilliante

c. 1897

Builder: unknown

An interesting example of Richardsonian influence, this two and one-half story single-family house has an unusual side gable roof. Its primary façade has large expanses of wall surface, articulated with punched window openings; two Richardsonian style dormers face the street. The building has been altered with the addition of artificial stone (likely to be easily removable as has been the case with other examples in the Place) and new windows.

4648 Cote Brilliante

c. 1914

Builder: unknown

This is a large Craftsman style multi-family apartment building at the corner of Cote Brilliante and Marcus Avenue. The two-story building has a flat roof and shaped parapet. It presents two primary elevations veneered in variegated brick facing each street and two primary entries, both sheltered by a one-story bungalow porch with brick posts and stylized brackets. The fenestration is paired three-over-one windows under steel lintels and flat soldier arches. The building appears unaltered.

4649 Cote Brilliante

c. 1897

Builder: unknown

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Owing more to the Queen Anne style than its counterparts on the Place, this two and one-half story single-family has a medium-pitched hipped roof dominated by an semi-circular dormer capped with a high conical roof with flared eaves. The roof retains its original slate. A bay window projects above a one-story entry porch, which seems to be of recent construction. Both the bay and second story windows have art glass transoms. A large semi-circular arched window trimmed with archivolt molding flanks the porch. Aside from the new porch, the building is unaltered. A much later one-story frame garage at the rear of the property is considered non-contributing.

***Dick Gregory Place***

1508-10 Dick Gregory Place

c. 1905

Builder: unknown

This is a large, two and one-half story vernacular two-family building. Above a heavy limestone watertable, its three-bay façade presents elements of the Romanesque and Classic Revival styles. Paired recessed entrances are placed beneath a semi-circular arch, as are the unusual paired quarter-round windows above. Shallow brick panels ornament the remaining bays and the steeply pitched hipped roof with overscaled side dormers has a smaller dormer with segmental arched pediment facing the street. Alterations are confined to new entry doors and installation of composition shingles over the original slate.

1514 Dick Gregory Place

1891

Builder: Cook and Casey

A large detached single-family building influenced by the Richardsonian Romanesque style in its massive wall surface, south rounded corner and arched openings. Constructed in 1891 for a cost of \$4,000, it is a rough-faced coursed limestone foundation carries a heavy ashlar watertable. The two-bay front façade displays a single entry recessed below a semi-circular arch with radiating voussoirs and hobnail archivolt molding, Similar arches are present over the large window of the first story and the paired windows of the second. The building has been converted to religious use; the first story window has been bricked in, and the building painted.

1524 Dick Gregory Place

c. 1897

Builder: unknown

Another example of Richardsonian influence, the front façade of this two and one-half story single-family house is faced with random coursed, rock faced ashlar limestone. The northern

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of the two front bays has a slight projection and contains the primary entrance. Flanking the entry on the south are paired semi-circular doublehung windows; windows of the second story are also paired, with rough-faced lintels. The low-pitched hipped roof has a modestly-scaled central dormer, also hipped, and the cornice below the narrow eaves is created with heavy dentils, an uncommon detail. The building has undergone little alteration, although a portion of the rear façade has collapsed. It is vacant and boarded.

1527 Dick Gregory Place

1894; School building 1913

Builder: unknown

One of the first buildings completed on Wagoner Place, the original owner of this Richardsonian building was the Wagoner Place Methodist Episcopal Church, which constructed it in 1894 for a total cost of \$10,000. The front elevation facing Dick Gregory is buff brick and dominated by a short, heavily scaled bell tower ornamented with rough-faced stone coursing, blind arcading and an elegantly corbelled parapet that supports a colonnaded belfry with octagonal brick columns at each corner, topped by a steeply-pitched hipped roof. The church itself is oval in plan, with polygonal side elevations. Windows are few and set high under the eaves of a high hipped roof, with eyebrow dormers. Most of the original cresting remains. The church appears to have sustained only modest alterations that include the loss of the original entry doors. In 1913, a two-story school building was added at the southwest corner. Of the same buff brick, the school reflects the Craftsman style popular at the time, with three-over-one fenestration in pairs and groups of three, false buttresses and a medium pitched hipped roof. The building is vacant and boarded.

1528 Dick Gregory Place

1925

Builder: unknown

One of the second building phase on Wagoner, this two-story brick four-family building with flat roof reflects the Craftsman style prevalent in St. Louis from about 1910-1930. (It was constructed at the same time as its twin, 1832 Dick Gregory. The two buildings together cost \$20,000 in 1925.) The three-bay front façade is of variegated brick. The center bay displays a center entry with sidelights and stair hall window above. In each flanking bay, paired windows are placed at each story. All openings are trimmed with flat soldier arches and terra cotta keystones and impost blocks. The primary façade is highlighted by a false hipped roof covered in red tile.

1700 Dick Gregory Place

c. 1897

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Builder: unknown

This brick two and one-half story Queen Anne/Craftsman example has a medium-pitched hipped roof and a projecting polygonal bay on the south elevation. Its two-bay front façade is trimmed in sandstone most now covered with artificial stone. The northernmost bay contains the entry flanked by a single window, under a hipped roof porch. The southern bay presents large doublehung windows at each story and culminates in a front gable. All windows have brick enframements. Upon inspection, the artificial stone has been applied with a wire backing and has done little permanent damage to the building. It is currently vacant and boarded.

1702 Dick Gregory Place

c. 1900

Builder: unknown

This is a handsome two and one-half story brick single-family, displaying influences of the Craftsman style. Its front gable roof projects from the façade and is sheathed in slate shingles. The two-bay buff brick primary elevation is dominated by the wide, recessed entry with sidelights, under an ashlar lintel with Gibbs surround. The modified Palladian window of the first story, under a semi-circular arch, has the same surround, as do the paired windows of the story above. These have flat heads formed by an ashlar course that forms a frieze below the gable's extended eaves. The building has sustained a small fire that destroyed the front dormer, and is vacant and boarded.

1704 Dick Gregory Place

c. 1900

Builder: unknown

Similar in design to its neighbor, 1702, but more modest in decoration, this two and one-half story has a red brick front façade, and instead of stone, substitutes simple molded brick enframements around its openings. It has the same wide recessed entry, with intact trim, and projecting front gable and dormer. The building is vacant and boarded.

1710 Dick Gregory Place

1892

Builder: unknown

A two and one-half story single-family house of red brick, this building also shows some influence of the Richardsonian Romanesque, but also has elements of the earlier Romanesque Revival style. The single leaf entry, flanked by a small fixed window, was once sheltered by a gabled porch; only the brick stoop remains. Windows are paired, doublehung sash under segmental arches with hobnail archivolt molding. At the front façade, a narrow band of brick

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corbelling runs below the hipped roof with central hipped dormer. Along with the loss of the porch roof, the building has recently sustained a partial collapse of the southern bay. It is vacant.

1714 Dick Gregory Place

c. 1895

Builder: unknown

Various elements of the Richardsonian style are displayed in this two and one-half story brick single-family with yellow brick facade. Openings of the first story, including the recessed entry, have semi-circular arches composed of three rows of soldiers in brown brick. At the second story, the north bay has a single doublehung window under a limestone lintel; but in the south bay, an oriel window supported by brick corbelling is set beneath another stone lintel flanked by heavy brick corbels that support a projecting attic gable. The gable is filled with a modified Palladian window which combines both treatments: the center window is arched with brown brick; and the flanking smaller windows have stone lintels. The building is vacant and boarded.

1726 Dick Gregory Place

c. 1901

Builder: Woerheide Realty and Improvement Company

This two and one-half story red brick single-family house, in the Craftsman style, is punctuated by a one-story shed roofed porch extending the width of the front façade, the only such porch on the Place. The three-bay front façade has only modest decoration: stone sills and a molded brick stringcourse forming both cornice frieze and window heads. The building's most distinguished features are its high brick side gables with corbelled shoulders. A two-story polygonal bay projects on the south elevation. The building has been recently rehabilitated, resulting in painting of the front façade and the replacement of porch posts and railing.

1728 Dick Gregory Place

c. 1903

Builder: unknown

Another two and one-half story single-family with modest decoration and traditional styling, this building shows only slight influence of the Richardsonian style, primarily in its entry condition and large first story arched window. Sills of both first and second floor are augmented by additional projecting brick and molded brick courses, and the house is crowned with a hipped roof and central dormer. The building has been recently rehabilitated and the one-story entry porch has new posts, decking and railing.

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1800 Dick Gregory Place

1891

Builder: unknown

The Richardsonian Revival style is more in evidence in this building, a two and one-half story red brick building with low-pitched hipped roof, constructed in 1891 for a cost of \$3,500. The front façade is marked by a projecting bay on the south, which rises to end in a steep brick gable with corbelled shoulders. The primary entry, flanked by a single fixed window, is sheltered beneath a one-story portico with spindled frieze and turned posts. The large first story window has a semi-circular arch with archivolt molding; second story windows have segmental arches. A single semi-circular headed window is set in the front gable. A polygonal bay projects from the south elevation. Alterations are minor and include the second story windows and replacement of porch columns and stoop.

1802 Dick Gregory Place

c. 1898

Builder: unknown

Influenced primarily by the Romanesque Revival style, 1802 Dick Gregory Place also displays some Craftsman motives. Irregular in plan, the red brick building has two and one-half stories rising from a brick simulated rusticated foundation. The first story doublehung window has a terra cotta lintel and labels; the second story pairs two smaller windows below a segmental arched lintel. The front façade has sustained a minor collapse; and the front porch has been removed. The building is boarded and vacant.

1805 Dick Gregory Place

c. 1947

Builder: unknown

This is a one-story brick vernacular church of modest architectural character, constructed in 1947 for \$5,000. Its five-bay front façade presents small, semi-circular arched windows flanking a center entry that is recessed. A later vestibule addition currently obscures the entry. Openings on the other facades also arched. A simple stepped parapet marks the front elevation; the center portion is ornamented with terra cotta decorative panels. The building has been painted and some openings have been bricked in.

1814 Dick Gregory Place

1905

Builder: A.B. Ridington/B. H. Dean



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One of the later buildings in the first phase of development, this two-family building's massing is from the Queen Anne style and its detailing is Craftsman. Along with its neighbor at 1816, it was constructed in 1905, for a total cost of \$10,000 for both structures. The red brick building has flat roof with false mansard and a two-bay front façade, with its foundation veneered in brown brick. The main entry is placed in the north bay, under a brown brick porch with second story balcony; a two-story projecting polygonal bay flanks it on the south. It has sustained little alteration beyond installation of awnings and a second story canopy.

1816 Dick Gregory Place

c. 1905

Builder: unknown

This two-family building is nearly identical to the adjacent 1814 Dick Gregory, varying in the color of brick and the number of basement windows. In excellent condition, it is unaltered.

1820 Dick Gregory Place

c. 1898

Builder: unknown

A Richardsonian inspiration, this elegant two and one-half story single-family building is of red brick with sandstone detailing. The front façade presents a north bay of slight projection, containing the primary entrance under a brick porch. The porch entry is under a sandstone Richardsonian arch; more sandstone sheaths the front façade, laid in a coursed rubble veneer, and forms window sills and lintels. A projecting attic gable with copper cornice is filled with red terra cotta tiles. The porch has partially collapsed; the building is vacant.

1822 Dick Gregory Place

c. 1898

Builder: unknown

Another handsome Richardsonian Romanesque example, of the same general plan as 1820. Here the decoration is more restrained and includes dark brick stringcourses and a variety of molded brick at the cornice. The semi-circular windows are trimmed with more subtle detail: the first story window has voussoirs of the darker brick; the second story has archivolt molding. An interesting detail are the stylized wood brackets on the southern bay, and the polygonal front dormer. The building is vacant and boarded, and the original entry porch was replaced in 1955.

1832 Dick Gregory Place

1925

Builder: unknown

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This is the twin to 1528 Dick Gregory Place and is identical in every detail, but in far better condition. It retains its original six-over-one window sash, art glass stair hall window, and multi-light entry door and sidelights.

1900 Dick Gregory Place

1891

Builder: Cook and Casey

The front elevation of this two and one-half story single-family building is veneered in rock-faced coursed ashlar limestone. Another Richardsonian example, it was constructed in 1891 for \$3,500. The building has a one-story entry porch with shed roof, and is capped by a medium-pitched hipped roof with central segmentally-arched dormer.

1904 Dick Gregory Place

1895

Builder: unknown

This was the residence of Dr. Howard Philip Venable House, a prominent St. Louis African-American ophthalmologist. Constructed in 1895 for a cost of \$3,500, the two and one-half story, single-family residence is of red brick laid in Flemish stretcher bond above a foundation of random-coursed, rock-faced limestone. The house exhibits characteristics of the Queen Anne architectural style in massing, and the Richardsonian Romanesque style in detailing. The main rectangular block carries a steeply-pitched hipped roof, with a lower cross-gable projecting from the rear of the north elevation; a polygonal 2-story bay marks the south; and a two-story integral porch is placed at the rear southeast corner. The building is vacant.

1907 Dick Gregory Place

1893

Builder: unknown

This is a one and one-half story front gable church, rectangular in plan, reflecting elements of the Richardsonian Revival. It was constructed for a cost of \$4,500. A two-story bell tower contains double-leaf entries on the east and north elevations, set beneath large semi-circular transoms. Paired semi-circular windows mark the second story, and the parapet of the tower is crenellated. The front elevation facing Dick Gregory Place displays triple windows under heavy sandstone lintels with labels. The southern bay projects slightly, terminating in a shouldered gable. Secondary elevations each have four bays, marked by large doublehung windows under segmental arched transoms. The building is well-maintained and appears unaltered.

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1916 Dick Gregory Place

1893

Builder: unknown

Constructed for \$4,000, this is a two and one-half story red brick single-family house displaying elements of the Queen Anne and Romanesque Revival styles. The southern bay presents a modified Palladian window with transoms and ornamental mullions under a basket arch with archivolt molding. Also highlighting the façade is a large brick dormer with jerkin head roof. In the northern bay, the entry has an unusual semi-circular transom, and is placed under a portico with over-scaled brackets. The house has sustained little alteration beyond the loss of its porch columns.

1918-20 Dick Gregory Place

c. 1930

Builder: unknown

Another element of the later development phase on Wagoner Place, 1818-20 is a large four-family building in the Craftsman style. The variegated brick front façade has three bays. Four front entries are located in the central bay, covered by a one-story brick entry porch that extends the length of the building on the first story. Fenestration is paired six-over-one windows. A false mansard with center gablet crowns the façade. The building is currently vacant and boarded.

***Dr. Martin Luther King Drive***

4635 Dr. Martin Luther King Drive

c. 1899

Builder: unknown

A building permit issued to J. Wagoner in 1891 probably refers to this building; the total cost was \$7,000. The third of the three large two-family buildings on Wagoner, 4635 is sited at the main entry to the Place. Its impressive two and one-half story massing and Richardsonian detailing would have been a prominent advertisement for the new development proceeding to its north. As in the other two examples, the building has two primary facades. That facing Dr. Martin Luther King Drive has its asymmetrical entry recessed under a deep semi-circular arch with molded brick forming impost blocks. A similar arch is present on the large semi-circular in the western bay. Second story windows are paired, with brick mullions, and a steeply-pitched hipped roof with flared eaves supported with brackets displays to the street a Palladian dormer window. An identical hipped roof and dormer is centered over the entry bay on the Dick Gregory façade. Balancing it on the south is a brick dormer. The second primary entry is slightly recessed under a semi-circular arch, flanked on the south by a fixed square window

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surmounted by a stone transom bar and large semi-circular transom. The building is vacant and currently for sale.

4641 Dr. Martin Luther King Drive

c. 1948

Builder: unknown

A one-story commercial building with three storefronts, this steel-framed building has a dark red brick veneer front façade with stepped parapet capped with terra cotta coping tiles. The storefront have been blocked down. A concrete block addition has been constructed at the rear elevation. The building is currently used by a church.

4647 Dr. Martin Luther King Drive

c. 1897; 1926

Builder: unknown

This massive two and one-half story commercial dwelling, with elements of the Richardsonian style, is located at the intersection of Dr. Martin Luther King and Marcus Avenue. A large cast-iron storefront with stylized columns is placed at the southwest corner of the building; smaller storefronts with cast-iron lintels are located at the north and east ends of the two street facades. In the center of each façade is a modified Richardsonian arch leading to entrances to the second floor. The building is crowned by a mansard roof with hipped roof dormers. At the street corner, a high pyramidal roof is placed to mimic a tower. On the Marcus elevation, a multi-story oriel window rises to break the eave line and culminates in a wall dormer with a similar pyramidal roof. Storefronts have been closed; otherwise it appears very intact. The building is currently vacant.

A two-story Craftsman building was added to the rear elevation of 4647 Dr. Martin Luther King Drive in 1926. Facing Marcus Avenue, its red brick façade has a center storefront. Green glazed brick forms flat soldier arches at storefront, windows and doors, and provides an intermediate cornice. The building is capped with a stepped parapet with terra cotta coping tile. The storefront transom and bulkhead have been altered. The building is vacant and boarded.

***Leduc***

4634 Leduc

1925

Builder: unknown

A product of the second stage of development on Wagoner Place, this is a large two-story brick Craftsman four-family. The front façade is articulated with a projecting false gable roof

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with overscaled brackets; a hood of similar design that retains its original green tile roof, shelters the entry and sidelights. Three-over-one windows are placed in sets of three, under steel lintels with flat soldier arches and stone impost blocks and keystones. The building is unaltered. A four-car brick garage, located at the rear of the property, is contemporary with the main building and is also a contributing building.

4635 Leduc

1896

Builder: J. W. Leadley

One of three large two-family buildings, two- and one-half story 4635 Leduc reflects Richardsonian influence in its heavy wall surface. The building was constructed in 1896 for a cost of \$8,000. Primary facades face both Leduc and Dick Gregory Place, of red brick above an ashlar stone foundation. The hipped roof is articulated with pedimented dormers and two front-facing gables on the east elevation. The fenestration pattern is unusual: paired doublehung windows separated by wide brick mullions, connected with a single heavy stone lintel and sill. A recessed entry is placed at the southeast corner; the east entry is also recessed below a flat arch decorate with an applied semi-circular transom of stone, and flanked by square fixed windows. The building is unaltered.

4640 Leduc

c. 1897

Builder: unknown

This is a two-story brick single-family building that received a one-story addition to the rear elevation in 1910, at which time it apparently was converted to apartments. The handsome Richardsonian façade features an asymmetrical entry deeply recessed below a flat arch of soldiers with molded brick archivolt trim. Flanking the window on the west is a small square fixed window; and on the east, a large single-sash window with transom. Both have similar decorative arches. The roof is another example of the truncated side gable, this time with corner chimneys and stepped gables. Two Richardsonian dormers face the street. The building is vacant and boarded.

4641 Leduc

c. 1896

Builder: unknown

A Queen Anne design, 4641 Leduc is a two and one-half story two-family building, with only subtle elements of the Romanesque style. Its exuberant red brick façade is dominated by a two-story circular tower that projects from the southeast corner, and ends in a conical roof. The one-story uncoursed ashlar entry porch has a low-pitched hipped roof that wraps partially

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around the front of the tower. The same stone veneers the front façade, extending to the level of the first story window sills. The building is crowned by a truncated hipped roof with polygonal dormer facing the street. The building appears to be unaltered; there is recent roof damage.

4644 Leduc

c. 1897

Builder: unknown

This is a two and one-half story single-family house again displaying Richardsonian elements. It has a buff brick front façade. Windows are articulated with simple brick panels; additional paneling forms a spandrel area between the first and second story windows. A dormer with simplified pediment is centered on the façade. The most interesting characteristic of the building is the steeply pitched side gable roof with corbelled shoulders. The front porch has been removed and replaced with a concrete stoop and aluminum awning, and the roof covered with composition shingles.

4645 Leduc

c. 1897

Builder: unknown

A combination of Queen Anne and Romanesque Revival influences, two and one-half story 4645 Leduc presents a two-bay red brick front façade; the western bay projects slightly and contains the entry. It rises to a front-facing gable and jerkin head roof with extended eaves. Windows are paired with brick mullions and highlighted with brick enframements; those of the first story have flat arches; those of the second, semi-circular arches. The building has been painted and the front porch replaced.

4648 Leduc

c. 1910

Builder: unknown

Located on a corner lot at Leduc and Marcus, 4648 Leduc is another building from the later part of the Place's first development. A Craftsman design, this two and one-half story red brick single-family house presents a medium-pitched front gable roof with extended eaves supported by brackets, and filled with false half-timbering. A single door with sidelights and transom is placed beneath a heavily scaled gabled porch, its gable also ornamented with half-timbering. Windows of the front façade are trimmed with labels of projecting brick; those at the second story have tripartite transoms. The posts and stoop of the front porch are not original. A one-story, single-car concrete block garage is located at the rear of the site and is non-contributing.

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4649 Leduc

c. 1925

Builder: unknown

This is another building of the second development phase, a two-story, flat-roofed Craftsman four-family building with projecting two-story bays flanking the central entry, which is covered by a gabled hood supported by overscaled brackets. Each projecting bay rises to a front-facing gable with extended eaves, filled with false half-timbering and more stylized brackets. Windows of the front façade are paired six-over-one sash with flat arches highlighted with stone impost blocks and keystones. Except for the replacement of the front entry door and installation of composition shingles on gables and hood, the building is unaltered.

***Markus Avenue***

1918 Marcus Avenue (front)

1924

A tiny, one-story early service station, with elements of the Craftsman style, 1918 Marcus has a side gable roof, its gables filled with false half-timbering. Large windows are trimmed with rowlock brick sills and stacked brick enframements. A concrete block addition was constructed on the south c. 1970; however, the main building, though vacant and boarded, is nearly unaltered.

1918 Marcus Avenue (rear)

c. 1915

This one-story Craftsman storefront building has a brown brick front facade. Openings, including storefronts, are placed under flat soldier arches. An intermediate molded terra cotta cornice extends across the front facade and the north elevation; below is placed an egg-and-dart terra cotta stringcourse. The building's shaped parapet is also capped with terra cotta. Storefronts have been blocked down, and the southernmost storefront altered in 1925 to accommodate conversion to a vehicle door.

***North Market Street***

4640 North Market Street

c. 1897

Builder: unknown

A Four-square building with Richardsonian detailing 4640 North Market is two and one-half stories with a pyramidal roof. The front entry is placed asymmetrically on the red brick front

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facade, and is flanked by a small square fixed window. Windows of the first story have flat soldier arches with molded brick archivolt trim. Second story window heads are created by a narrow stone frieze beneath the roof's extended eaves. A hipped dormer is centered on the façade. The building appears nearly unaltered, but is vacant.



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- 1 UTM Point
- Contributing
- Non-contributing



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**Statement of Significance**

The Wagoner Place Historic District on the 1500 to 1900 blocks of Dick Gregory Place, and the 4600 blocks of Leduc, Cote Brilliante and Aldine Avenues, in St. Louis [Independent City], Missouri, is locally significant under National Register Criterion C in the area of Community Planning and Development; and under Criterion A in the areas of Ethnic Heritage: Black; and Social History. Initially developed at the end of the 19<sup>th</sup> century as an exclusive private street for white middle class St. Louisans, by the 1940s, Wagoner Place was a quiet front line in the integration movement, as prominent African-American families fled racially-segregated neighborhoods and sought larger houses in areas more suited to their income and social status. The first period of significance for Wagoner Place extends from 1891 to 1925, when the Place was designed, platted and all its residential buildings constructed. The second period of significance relates to the role Wagoner Place played in the struggle for residential desegregation in St. Louis. It dates from 1943, when the first African-American purchased a house on the Place, to 1948, the year of *Shelley v. Kraemer*, the landmark Supreme Court decision that ruled racial restrictive covenants unenforceable. Wagoner Place contains 45 properties that contribute to one or both periods of significance.

**Community Planning and Development**

Wagoner Place was platted by Julius Pitzman in February 1891, as a residential subdivision and private street.<sup>1</sup> The privately developed subdivision first included the 4600 blocks of Lucky Street (now Aldine), Cote Brilliante and Leduc Avenues; the south side of North Market Street, just east of Marcus Avenue and the north side of Easton Avenue (Dr. Martin Luther King Drive). A later subdivision added parcels on the east side of Wagoner Place (currently Dick Gregory Place), running between Easton and North Market Street. The subdivision ended at the alley east of Wagoner. [Figure 1]

The first private street in St. Louis, Lucas Place, was platted in 1851 by James Lucas and his sister Ann Lucas Hunt, with the assistance of architect

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<sup>1</sup> Pitzman Survey, Page 22

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George I. Barnett. Lined with elegant single-family houses, the private street was an exclusive enclave created to protect the City's upper class residents from association with undesirable uses — industrial and otherwise — and the objectionable lower classes as well.<sup>2</sup> The private street, where residents were responsible for the maintenance of streets and alleys, utilities, security and trash collection, also entailed property restrictions concerning each building's initial cost, size, setback and other design elements. In the absence of firm zoning law, the private street became a useful tool for the upper classes to segregate among their own kind. Later, with the advance of public transportation, such exclusivity became available to the middle class as well.

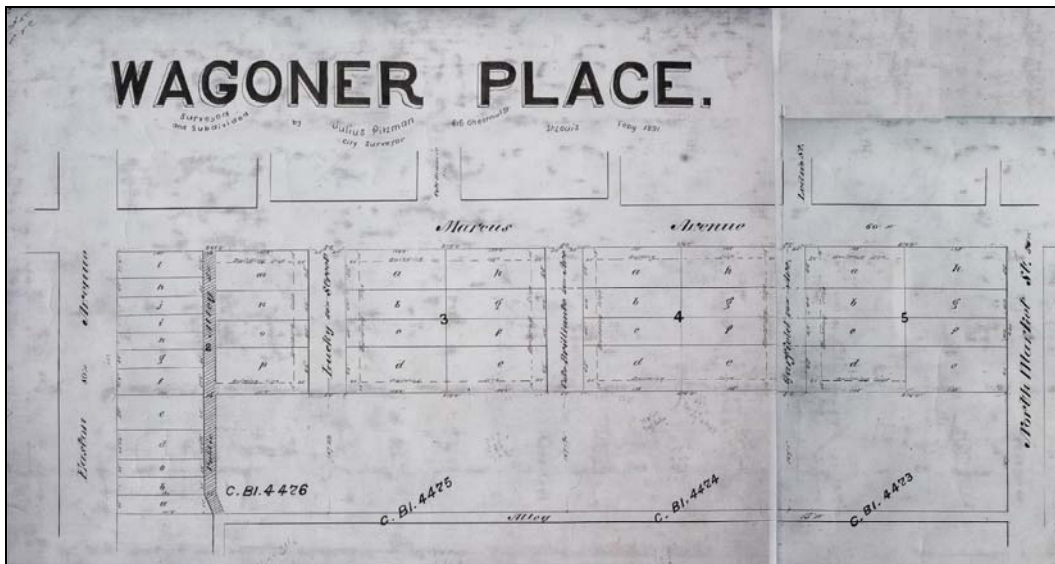


Figure 1

In 1889, George Geist and his wife sold over twelve acres of land in the City of St. Louis to Jewett and Anna Wagoner for \$60,000.00.<sup>3</sup> The property was located in the City's largely undeveloped northwest corner. The 1875 Compton and Dry atlas shows only a limited number of commercial and residential

<sup>2</sup> Julius K. Hunter, *Westmoreland and Portland Places*, (Columbia, MO: University of Missouri Press, 1988), 20-21.

<sup>3</sup>St. Louis City Plat Book #14, 22-23.

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properties in the area; but horse-drawn streetcars on Easton Avenue (then St. Charles Rock Road) ran west to Marcus Avenue (Papin Street at the time) before turning north. Horsecar and later streetcar service thus rimmed both the southern and western boundaries of the future Wagoner Place.<sup>4</sup> By the early 1890's, commercial development generated by these lines would have made the site an attractive investment.

Jewett Wagoner was born in Woodstock, New York in 1850.<sup>5</sup> The 1870 census lists him as a carpenter. Sometime after 1870, Wagoner married a South Carolina woman named Anna and moved to St. Louis, where the 1880 census identifies him as a clerk.<sup>6</sup> In fact, at this time Wagoner was working in the pickle manufacturing business, an occupation which was to employ him for the rest of his life. When Wagoner died in 1918 at the age of sixty-eight, he was president of the National Pickle and Canning Company, a manufacturer and distributor of pickles, candies and sundries. At the time of his death he left an estate of over \$300,000.00, which included his residence at 1701 Wagoner (now 4635 Aldine) and other Wagoner Place properties: a house at 1704 Wagoner and several vacant parcels.<sup>7</sup>

In 1891, Wagoner entered into real estate development with Arthur Woerheide, a young local banker who began his career as a title examiner. A profile of Woerheide in *Makers of St. Louis* describes him as a product of St. Louis public schools, and notes that he was the first banker in St. Louis to realize the possibilities of the "trust business". Although he suffered losses during the financial panic of 1893, he recouped and went on to open the Lincoln Trust Company. When Lincoln was later merged into the Missouri Trust Company, Woerheide became its president.<sup>8</sup>

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<sup>4</sup> Camille Dry and Richard Compton, *Pictorial St. Louis, the Great Metropolis of the Mississippi Valley*, (St. Louis, Missouri: 1875), Plate 104.

<sup>5</sup> 1850 Census of the United States

<sup>6</sup> 1870 & 1880 Censuses of the United States

<sup>7</sup> "Jewett Wagoner Leaves \$301,886 Personal Estate." *St. Louis Post-Dispatch*, 24 December 1918.

<sup>8</sup> Reedy, W.M, ed., "Arthur A. B. Woerheide," *Makers of St. Louis*, (St. Louis, MO: St. Louis Mirror: 1906), 102.

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Wagoner and Woerheide had the foresight to take advantage of the emerging St. Louis real estate market and its inexpensive land prices. At the end of the 19<sup>th</sup> century, real estate development in the City was becoming an important industry. Increased immigration resulted in a major population increase; and industrial uses, expanding outward from the riverfront, made downtown less and less attractive. The emerging middle class headed west, fleeing coal dust and crowded conditions.

In 1879, the Missouri State legislature approved the creation of three major urban parks on the outskirts of the newly established City boundaries: Carondelet Park on the south side; Forest Park, in what would become the Central West End; and O'Fallon Park, on the north. These parks were to be key in the development of new suburban residential subdivisions. The real estate industry expanded to serve the growing numbers of middle class residents looking for less congested, cleaner neighborhoods and modern housing and services. During this period, an initial attempt was made to organize real estate brokers into a unified trade association, when the St. Louis Real Estate Exchange was incorporated in 1893. Although this organization was not to last, it was re-formed with new membership in 1899 and proved to be a powerful force for development in the City for the next 50 years.<sup>9</sup>

On April 9, 1891, a Deed of Trust filed in the City Recorder of Deeds Office states that the Woerheide Reality and Improvement Company had been incorporated under the State of Missouri, with stockholders identified as Wagoner, Woerheide, Charles Smith, Theodore Hamilton and William Foster. The Deed was for 12.8 acres of land, described as Lot Number Two in an 1849 survey by W.H. Cozzens. At the time of Cozzens' survey, the land was owned by Hypolite Papin. The deed describes the site as bound by Easton Avenue on the south, Marcus Avenue on the west, North Market Street on the north and "the lot assigned to Eugene Papin," to the east.

The newly created private subdivision was named Wagoner Place. The deed states that the developers would grade the land, construct sidewalks and streets and install water, gas and sewer mains. It binds all subsequent purchasers of land in the private place to the conditions and restrictions of the Deed of Trust,

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<sup>9</sup> St. Louis Real Estate Exchange Corporation License, St. Louis Recorder of Deeds, 1899.

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enumerating a governance structure with elected trustees, and specifying building sizes, set backs, and minimum construction cost. Fees could be assessed by the Trustees for maintenance and improvement of the subdivision and they were authorized to make determinations concerning "other conditions as may pertain to the governance and maintenance of Wagoner Place."<sup>10</sup>

Building permits were issued for a total of 10 houses for various owners in 1891. Only two are identified with a street address. The remaining 8 are described as located "on the east side of Wagoner between Easton and North Market."<sup>11</sup> By November of 1891, at least three houses had been completed. The real estate section of the November 1, 1891 *St. Louis Globe-Democrat* lists three properties: seven-room and eight-room brick houses on 35-40 foot by 117 foot lots, with reception halls, mirrored fireplaces, bathrooms and finished laundries. They listed for \$5,000.00 and \$5,500.00.<sup>12</sup> In the same section, another new six-room house on the 4600 block of Cote Brilliante was advertised. No building permits could be connected to these particular properties; but deed research shows Ida Pesold purchased 1524 Wagoner from Woerheide Realty and Improvement Company for \$5,500.00 in 1891 and it is likely to have been one of the properties advertised.

The earliest buildings reflect stylistic elements of the Richardsonian Romanesque style, which was not common in St. Louis architecture. No specific architects have been identified for any of the buildings, but many of the designs seem to show the hand of a single architect, heavily influenced by H. H. Richardson and perhaps encouraged (or employed) by Wagoner. Most notable of these are the duplexes at 4635 Dr. Martin Luther King and 4635 Aldine, Wagoner's own residence; single family houses at 4635 and 4640 Leduc; and 1514 and 1527 Dick Gregory Place; and the Wagoner Place M.E. Church (where Wagoner was a member and supporter) at 1527 Dick Gregory.

Wagoner and his partners made a substantial effort to provide an enclosed and self-sufficient neighborhood. Elegant detached single-families on relatively wide lots would line the short blocks of Aldine, Cote Brilliante and Leduc; narrower parcels and somewhat smaller detached houses were placed along the east side

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<sup>10</sup> City of St. Louis Recorder of Deeds, Book 1001, Page 281

<sup>11</sup> City of St. Louis Building Permits.

<sup>12</sup> Real Estate Section, *St. Louis Globe Democrat*, Nov. 1, 1891.



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of Wagoner. Each corner, interior to the Place, was planned for a larger structure: churches to the north and south; and on the other corners, semi-detached houses that architecturally were the equal of any single-family on the Place. The designs had the added advantage of a primary facade for each street frontage. Commercial development to provide essential services was planned for the corner of Easton and Marcus Avenues.

At least 3 more houses were built in 1892, then only one each year in 1893, 1894 and 1895. The delay in completion of the development is probably due to the financial Panic of 1893,<sup>13</sup> which left many investors without capital — including Arthur Woerheide. There is no further construction on the street until 1897, when twenty-five houses were built.<sup>14</sup> An 1899 map of the City by Charles Juehne shows a total of 48 buildings, including two churches, completed in Wagoner Place, of which 30 were either under construction or had not yet received an official address.<sup>15</sup>

4647 Easton Avenue

In 1894, in spite of the Panic, Henry F. and Thomas B. Gill purchased lots at the corner of Easton and Marcus Avenues from the Woerheide Realty and Improvement Company. To support the expanding Wagoner Place neighborhood, they constructed a 2½-story commercial and residential building (now 4647 Dr. Martin Luther King), with a grocery on the first floor, a meeting hall on the second and a clubroom on the third. Although no building permits for the building were found, its footprint appears on the 1899 Juehne map, where it is

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<sup>13</sup> The national financial Panic of 1893 was precipitated by a combination of events: a run on the U.S. gold supply and the bankruptcies of the Philadelphia and Reading Railroad and the National Cordage Company, the most actively traded stock at the time. A series of bank failures followed and the Northern Pacific Railway, the Union Pacific and the Atchison, Topeka and Santa Fe Railroads also failed. In total over 15,000 companies and 500 banks failed, and at the Panic's peak, about 12%-18% of the workforce was unemployed. The country's economy finally began to recover after the election of William McKinley in 1916.

<sup>14</sup> City of St. Louis Recorder of Deeds Office.

<sup>15</sup> St. Louis Public Library, Folio 917.786, Charles Juehne, "Map of the City of St. Louis, 1899," Book 1, 13.

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described as a three-story brick structure.<sup>16</sup> Henry F. Gill (sometimes spelled Gell) and his wife and two children still lived in the building in 1920.<sup>17</sup>

Wagoner Place Methodist Episcopal Church

Also in 1894, Jewett and Anna Wagoner re-purchased from Woerheide Realty an unimproved parcel at 1527 Wagoner Place, planning a new sanctuary for their own church, then located in a small chapel nearby at Taylor and North Market Street. This congregation was established in 1891, having developed out of the mission school of the First United Presbyterian Church. The current brick church was dedicated on July 22, 1894 and became the Wagoner Place Methodist Episcopal Church South.<sup>18</sup> Construction costs totaled \$10,000, and the Wagoners "contributed largely" to the church's construction.<sup>19</sup> Anna Wagoner's obituary in 1938 described her deep involvement with the church, including her tenure as president of the Women's Missionary Society at Wagoner Place from 1901 to 1916; and Anna's funeral, as well as her husband's in 1918, were held at the church. (The Wagoners had retained title to the church property, however, until Jewett's death.) The congregation remained in the building until 1945 when the church and its attached school were purchased by an African-American congregation, the Hopewell Missionary Baptist Church, which owns the property today.

Wagoner Place United Presbyterian Church

The church is located at the northern end of the Place, at 1907 Wagoner. The congregation began in 1891 as a Sunday school, also under the auspices of the First Presbyterian Church.<sup>20</sup> The new church was formally organized in 1893 and a lot purchased from Woerheide Realty by J. T. Boyd, et al, trustees of the church. The one-story brick building, in the Romanesque Revival style, was constructed the same year. In 1948 it was sold to an African-American

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<sup>16</sup> Ibid.

<sup>17</sup> 1920 Census of the United States.

<sup>18</sup> "Two Hundred Years of St. Louis Places of Worship - 1770-1970," St. Louis Public Library, <<http://www.slpl.lib.mo.us/libscr/w-stlworship.htm>>, accessed 14 December 2006.

<sup>19</sup> "Mrs. Anna Wagoner, 87, Dies at Her Home," *St. Louis Post Dispatch*, October 21, 1938. See also City of St. Louis Recorder of Deeds and City of St. Louis Building Permit Records, Comptroller's Office.

<sup>20</sup> "Two Hundred Years of St. Louis Places of Worship - 1770-1970," St. Louis Public Library, <<http://www.slpl.lib.mo.us/libscr/w-stlworship.htm>>, accessed 14 December 2006.



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congregation, the Cleaves Chapel Colored Methodist Episcopal Church. Its current owners, the Bethel Nondenominational Christian Church, purchased the property in 1989.

The grand plans for Wagoner Place were realized in the scale and materials of the elegant houses constructed between 1891 and 1916; but the period following World War I seemed to bring about a change in circumstances for Wagoner Place property owners. Three parcels were never built upon and became side yards. Six rental properties, 4-family flats, were constructed between 1920 and 1925, three on Wagoner, two on Leduc and one on Cote Brilliante. Although Anna Wagoner lived on Wagoner Place until her death in 1938, and many of the houses continued as single family residences, City Directories and U.S. Census records indicate that others were converted to boarding houses and several of the larger ones — notably 1508 Wagoner, 4641 Leduc and 4640 North Market — had become apartments or flats by 1940.

### **Ethnic Heritage and Social History**

At the same time that Wagoner Place was being slowly transformed from an exclusive private place into a street of apartments and boarding houses, another kind of transformation was taking place in The Ville, a historic African-American neighborhood to the east. The general climate of St. Louis during this period heavily supported residential segregation at the same time as African-American citizens were becoming a larger percentage of the City's population and demanding equal access to quality medical care, education and housing.<sup>21</sup> The boundaries of the area set aside for Black home ownership in the City were being stretched and broken in some places.<sup>22</sup>

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<sup>21</sup> M. Stiritz, M and C. Toft, "Phillips, Homer G., Hospital," National Register Nomination Form, St. Louis [Independent City], MO, 1982. See also John Saunders, Lynn Josse and Cynthia Hill Longwisch, "The Ville Neighborhood", National Register Multiple Property Form, St. Louis [Independent City], MO, 1997.

<sup>22</sup> Herman J. Long and Charles S. Johnson, *People vs. Property? Race Restrictive Covenants in Housing*, (Nashville, TN: Fisk University Press, 1947), 28. See also Beverly A. Fleming, Margaret

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A segregation ordinance was passed in St. Louis in 1916, and by a margin of 4 to 1, citizens voted to limit African-Americans to only four City neighborhoods. The ordinance was later declared unconstitutional and in violation of the 14<sup>th</sup> Amendment; whereupon the use of restrictive racial covenants — private contractual agreements that homeowners would not sell their property to non-white residents — accelerated, particularly in those white areas bordering on established black neighborhoods, like the Ville.<sup>23</sup>

Wagoner Place was to assume a new role during the struggle for racial integration. Perhaps because it was no longer an exclusive single-family enclave, Wagoner Place was the site of one of the first attempts by the St. Louis African-American middle class, primarily doctors, attorneys and educators, to leave the crowded segregated areas and purchase property that was more suited to their income and social class — and that was previously reserved for whites. The prominent African-American attorney and activist, George L. Vaughn, who represented the Shelleys, said:

Negroes have no desire to live among the white people. But we were a people forced into a ghetto, with a resultant artificial scarcity in housing. The Negro had to pay from \$2,000 to \$4,000 more for a home in this ghetto than he would have to pay for comparable housing outside it. His health and moral welfare suffered, and, above all, his dignity of person."<sup>24</sup>

Although Wagoner Place was governed by a private trust agreement and had a board of trustees, it does not appear that the subdivision made early use of racial restrictive covenants, although many of the surrounding streets — Marcus, Labadie, Ashland and Evans for example — did have such covenants in place, and were consistently occupied only by white residents.<sup>25</sup> It may be that the

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Bush Wilson, and James H. Charleton, ed., "The Shelley House," National Register Nomination Form, St. Louis [Independent City], Missouri, 10.

<sup>23</sup> John A. Wright, Sr., *The Ville, Black American Series*, (Chicago: Acadia Publishing, 2001), 113. See also "Restrictive Covenants", <<http://tlc.umsl.duc/dighistory/live-restrictive.cfm>>, accessed 22 December 2006.

<sup>24</sup> "417 Block Areas Here Affected by Supreme Court Racial Ruling," *St. Louis Post-Dispatch*, 4 May 1948.

<sup>25</sup> 1920 and 1930 Censuses of the United States

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Wagoner Place Trustees relied upon another tool to control the transfer of property: the St. Louis Real Estate Exchange. Incorporated in 1899, this trade association of real estate brokers was an extremely powerful force in the City and it set itself to regulate on which blocks Blacks could purchase or rent property, irrespective of any actual covenants. In 1944, the St. Louis Exchange was considered "to have gone much further than other Boards in northern cities in prohibiting the sale and rental of property in white neighborhoods to Negroes."<sup>26</sup> [Figure 2]

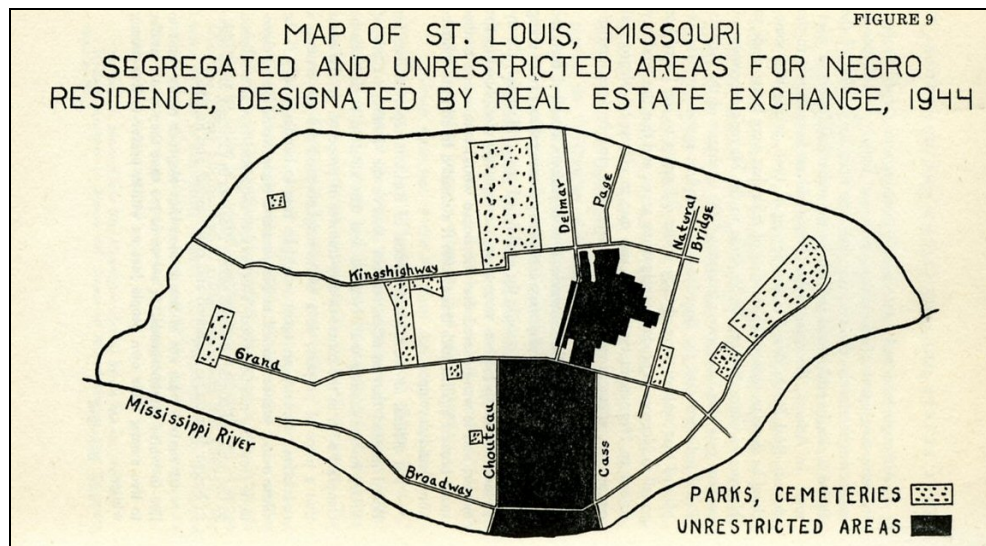


Figure 2

The 1936 completion of Homer G. Phillips Hospital in the Ville neighborhood nearby appears to have been a major impetus in the integration of Wagoner Place. The hospital was constructed as a result of continuous agitation on the part of the St. Louis African-American community for quality health care facilities for its citizens. When finally completed, the complex included the main hospital block with four extending wings, an administration building, and a nurses' residence. It was one of the few places in the U.S. where African-American medical personnel could receive training and one of the few fully-equipped hospitals for African-Americans in the country. As a state of the art institution, it

<sup>26</sup> Long and Johnson, 61.

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attracted a number of Black doctors from around the United States, who moved to St. Louis and found themselves with few housing choices.<sup>27</sup>

One such doctor was Dr. Howard Phillip Venable, newly recruited head of Ophthalmology at the hospital. Dr. Venable had been born and raised in Canada, and received his medical training at Wayne State University in Detroit. Dr. Venable would end his distinguished career in St. Louis as the first African-American member of the faculty at Washington University School of Medicine and Professor Emeritus of Clinical Ophthalmology and Visual Sciences there. In 1994, he was awarded the Outstanding Humanitarian Service Award from the American Academy of Ophthalmology.<sup>28</sup>

In 1944, Frederick and Ouida Maher purchased 1904 Wagoner Place from Jack and Mattie Howard who were only the second owners of the house. Dr. Venable, with the assistance of the Mahers, appears to have participated in the practice known at the time as "flipping." A white or light-skinned African-American would purchase a property from a white real estate broker and then quit-claim the property to an African-American homeowner. The practice was also known as "block busting" and by 1943, it had become a tried and true method for de facto integration of all-white residential blocks. The Mahers turned the property over to Dr. and Mrs. Venable, who recorded the deed. The Venables lived in the house with their daughters until the late 1950's when they moved to the St. Louis suburb of Ballwin, Missouri.

The Mahers do not appear in any St. Louis census prior to 1940, so little of them is known. For several years, they purchased property on Wagoner Place on behalf of other Black families. Whether they did this from moral conviction or performed it as a paid service is unclear. The Mahers purchased at least three other properties in the Wagoner private subdivision: in 1943, 1918-1920

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<sup>27</sup> Stirtz and Toft, Section 8, 2.

<sup>28</sup> In 1956, Dr. Venable would become famous for a lawsuit with the City of Creve Coeur. The city rescinded a building permit for his nearly-completed house when it was discovered that he was a Black man. Phil Sutin, "Creve Coeur to demolish Venable House," *St. Louis Post Dispatch*, July 22, 2005.

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Wagoner for Mrs. Gladys Smith; and 1800 Wagoner Place for Harry and Lillian Brady; in 1945, they transferred 4649 Leduc to Winifred Ball, a bookkeeper.<sup>29</sup>

Other African-Americans joined the Venables on Wagoner Place during the early 1940's, including three doctors in 1944: Dr. Blair Carter at 4649 Cote Brilliante; Dr. Vaughn Payne at 4645 Leduc; Dr. Sanford Gibson at 4648 Leduc; and Dr. Walter Gibson at 4648 Leduc. The same year, four more houses sold: 1916 Wagoner; 4645 Leduc; 4644 Leduc.<sup>30</sup> Deed and census records show that all of these houses were purchased from long-time owners by white individuals and sold within a few months to new African-American owners.

Faced with this influx of new property owners, the remaining white residents of Wagoner Place saw that the maneuverings of the Real Estate Exchange were fairly ineffective. They created the Marcus Avenue Improvement Association, which instituted a restrictive covenant on Wagoner Place in 1944. In *People vs. Property? Race Restrictive Covenants in Housing*, published in 1947, the authors specifically cite Wagoner Place as a late example of the use of race restrictive covenants and include a map of Wagoner Place that was attached to the covenant.<sup>31</sup> [Figure 3]

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<sup>29</sup> In a similar case, the white owners of Lewis Place, another private street four blocks south of Wagoner Place, attempted to pass a restrictive covenant. Local civil rights attorney Robert Witherspoon and others persuaded fair-skinned blacks to pass for white in order to purchase several homes. Deeds were then transferred to the actual African-American property owners, who voted down the proposed covenant at the next trustee meeting. Wright, 113.

<sup>30</sup> All references to real estate sales or other property transactions are from the records of the Office of Recorder of Deeds, City of St. Louis.

<sup>31</sup> Long and Johnson, 194.

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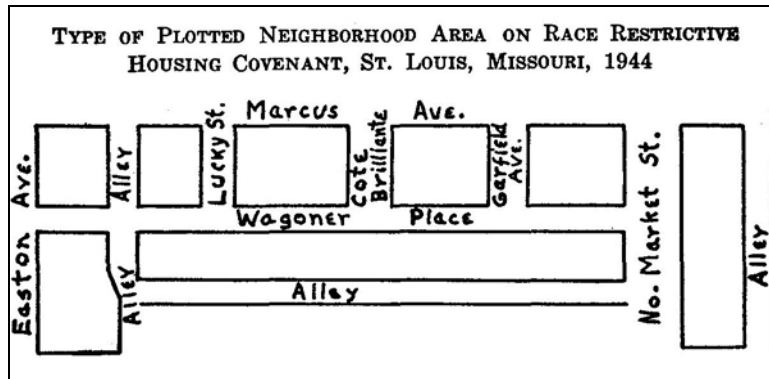


Figure 3

The use of the race restrictive covenant adopted by the Marcus Avenue Improvement Association, however, was apparently as ineffective in preventing Black ownership as were the Real Estate Board's restrictions. The Marcus Avenue Improvement Association apparently did not pursue enforcement of the issue in court, and African-American families continued to purchase property on the Place, but without the trouble of using a straw party like the Mahers. In 1947, 4640 North Market was sold to Harry Gordon, an African-American; also in 1947, 1814 Wagoner was purchased by Gentile and Acenia Harris, African-Americans from Mississippi.<sup>32</sup> By 1948, however, issue of restrictive covenants was moot.

J. D. Shelley and his family in 1945 purchased a house at 4600 Labadie Avenue, about six blocks north of Wagoner Place.<sup>33</sup> Despite the racial covenant attached to the property, its owner agreed to sell to the Shelleys.<sup>34</sup> A neighbor, Louis D. Kraemer, sued to enforce the covenant. The trial court ruled in the Shelley's favor, but was reversed by the Missouri Supreme Court in 1946. The Shelleys then appealed to the U. S. Supreme Court, and on May 43, 1948, it rendered a landmark decision: *Shelley v. Kraemer*. By a vote of 6 to 0, the

<sup>32</sup> All references to real estate sales or other property transactions are from the records of the Office of Recorder of Deeds, City of St. Louis.

<sup>33</sup> The house at 4600 Labadie, St. Louis [Independent City], Missouri is now a National Historic Landmark.

<sup>34</sup> Fleming, Wilson, and Charleton, Section 8, 12.

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Supreme Court determined that racial covenants cannot be enforced by courts since such action would deny due process of law and violate the 14<sup>th</sup> Amendment.<sup>35</sup>

Based on the number of houses that sold in the 1940s, it appears that some element of "white flight" occurred on Wagoner Place, although it had experienced some economic decline before the first African-American family moved onto the Place. Many white owners remained, however, through the 1950s. By the early 1970s, the area was almost exclusively African-American and Wagoner Place was renamed Dick Gregory Place in honor of the comedian and civil rights activist who grew up in the neighborhood.

The houses on Dick Gregory have suffered the same disinvestment that has plagued the rest of this north side St. Louis area. Once race-based restrictions were eased, wealthy and middle class Black families moved west to modern suburbs seen as more desirable than older neighborhoods. They left behind the older and less affluent residents whose options remained limited. Less and less investment was made in existing buildings, some of which deteriorated and fell vacant. The first City condemnation on Wagoner Place occurred in 1968. Today, while many buildings on Wagoner remain vacant and derelict, others are well cared for by longtime residents, and several are currently under rehabilitation by private owners. The designation of Wagoner Place as a National Register Historic District will support the efforts of these owners, and bring long-needed recognition to its significant architectural fabric and history.

### **The Properties**<sup>36</sup>

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<sup>35</sup> "We Shall Overcome: Historic Places of the Civil Rights Movement," National Park Service Website, <<http://www.cr.nps.gov/nr/travel/civilrights/mo1.htm>>, accessed 25 June 2006.

<sup>36</sup> Information for individual properties is derived from the following:

- (1) references to building permits are from the records of the Building Division, City of St. Louis;
- (2) real estate sales or other property transactions are from the records of the Office of Recorder of Deeds, City of St. Louis;
- (4) *Whipple Fire Insurance Map, St. Louis City*, (Whipple Fire Insurance Company, 1897).
- (3) St. Louis Public Library, Folio 917.786, Charles Juehne, "Map of the City of St. Louis, 1899," Book 1, 13
- (4) *Sandborn Map, St. Louis City*, (Pelham, NY: Sandborn Map Company: 1903, 1916 & 1940).

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(Historic street names in parentheses)

4635 Aldine Avenue

(4635 Lucky Street)

Contributing

Constructed: 1897

Builder: unknown

Use: residential

The same building footprint appears on this parcel in all of the historic maps. The street address is sometimes cited as 1701 Wagoner, and sometimes its current number of 4635 Aldine. The 1899 Juehne map describes the building as a two-story brick with a mansard or attic.

Jewett Wagoner re-purchased this lot in 1913 from Woerhide Realty and Improvement Company. Wagoner lived in the house until his death on 27 September 1918. The house then passed to his widow, Anna, who lived there until she died on 21 October 1938 at the age of 87. The property was inherited by their daughters, Mildred W. Cross and Nellie W. Woerman. Eventually Mildred her husband, Hursey J. Cross, a building contractor, owned the building. The Crosses in 1944 sold the property to Henry B. and Minnie L. Anderson. Henry M. Anderson was born in Missouri and worked as a laborer on the railroad. The family was white.

4641 Aldine Avenue

(4641 Lucky Street)

Contributing

Constructed: c. 1894

Builder: unknown

Use: residential

Although a structure numbered 4623 Aldine appears on the parcel on the 1897 Whipple map, there is no building shown on either the Whipple or the 1899 Juehne map. City records, however dates the structure to 1896, and the 1894 land sale records reflect a price of \$8,500.00 a sum that would indicate that the house was constructed at that time.



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Records show that in 1894, Alexander Whitaker purchased the property from Woerheide Realty and Improvement Company for \$8,500.00. The property changed hands several times until a Casimir K. Smentkowski purchased it in 1920. According to the 1923, 1935, and 1941 city directories, Smentkowski continued to own the property. In 1945, his widow, Pelagia, sold the it to Edward W. Nofles. Edward Nofles was an African-American man born around 1894 and worked for the Postal Service.

4635 Cote Brilliante Avenue

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The same building footprint appears on all of the historic maps, which dates its construction to around 1897. The 1899 Juehne map describes the building as a two-story brick with a mansard or attic. There are no building permits for this property.

In 1904 John C. and Apharetta Fish purchased the parcel for \$5,500.00. Two years later the Fishes sold the house to sisters Agatha and Rosa Spaunhorst. In 1930, Agatha lived there with her other sister, Anna L., her daughter's husband, Alphonse Heitkamp, the proprietor of an accounting office, and their three children. After Agatha's death, the house was inherited by Anna and Alphonse. In 1937 Alphonse died, and Anna sold the property to Irvin H. and Corinne D. Koplars in 1944; the Koplars owned it until 1946. According to the City directory of that year, William F. Dettleff lived at the property in 1944. In the 1930 census, he is recorded as a 30-year-old white male who worked as a blacksmith for the Busch Brewery Company. Throughout both periods of significance, 4635 Cote Brilliante was owned only by whites.

4648 Cote Brilliante Avenue

Contributing

Constructed: c 1914

Builder: unknown

Use: residential

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A building does not appear on historical maps until the 1940 Sanborn. The St. Louis Assessor's records state that the building was built in 1914. There are no building permits for this property.

In 1901 Carrie Bloom of Keokuk, Iowa purchased the property from the Woerheide Realty and Improvement Company. Bloom sold the property in 1908 to the Eastern Improvement Company who that same year resold it to Elise Broeder. She and her husband resided there until they sold it in 1924. The property changed owners several times throughout the 1920s and 1930s. In 1935, Paul A. Eaton was shown at this address; according to the 1930 census, he was born in Pennsylvania around 1898 and worked at a hotel. He and his family were Caucasian. Ronald Williams lived in the building in 1941 and 1944, according to the St. Louis city directory for those years. Neither Paul A. Eaton nor Ronald Williams ever owned the property.

4649 Cote Brilliante Avenue

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The building at 4649 Cote Brilliante Avenue appears in all of the historical maps. The 1899 Juehne map, though it does not provide the number for the parcel, does describe the building as a two-story brick building with a mansard or attic. There are no building permits for this lot.

In 1891 William C. McBeth of Parsons Kansas purchased this lot from Woerheide Realty and Improvement Company for \$4,275. The property changed hands several times. In 1906 Emil Hitz purchased the building from James F. and Frances A. Ewing. Hitz lived there until 1924 when it was purchased by Kate McDill French and Dennis P. O'Brien. Kate and her daughter, Edith M. Perret, owned the property until 1938. After changing owners several more times, Harry R. and Minne C. Herrman bought the house in 1941 and lived there until it was sold to Dr. Blair W. Carter and his wife Frances in 1944. In the 1930 U.S. Census Blair W. Carter is listed as a 32-year-old African-American from Virginia, a physician at the People's Hospital at 3447 Pine Street, St. Louis.

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1508 Dick Gregory Place  
(1508-1510 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential two family structures

A structure appears at 1508-1510 Wagoner Place on all of the historic maps. The 1899 Juehne map describes the structure as a two-story brick building. In 1900 Matilda A. Meyers purchased the property from Woerheide Realty and Improvement Company for \$5500. The 1923 city directory recorded that Edward Dugdale resided at 1508, while Walenty V. and Eva Wawrzyniak lived and operated their business as general contractors from 1510. Dugdale had inherited the property from his mother, Emma Rothschild, in 1920. The 1936 city directory reported that the structure was vacant, but the 1941 and 1944 directory recorded that Homer Laxton (spelled Larton in 1944) lived in 1508 and John C. Newton lived in 1510. Neither of these men owned the property. In 1930 Homer Laxton (census records do not record a Homer Larton) was living in Oklahoma and working as a laborer in the oil fields. Homer Laxton, who was white, was born in Missouri around 1899.

1514 Dick Gregory Place  
(1514 Wagoner Place)

Contributing

Constructed: c 1897

Builder: unknown

Use: residential

The historical maps record a structure on this parcel. No information was discovered regarding ownership of the house or parcel.

1524 Dick Gregory Place  
(1524 Wagoner Place)

Contributing

Constructed: c. 1891

Builder: unknown

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Use: residential

The same building footprint appears on all of the historical maps for this parcel. The 1899 Juehne map does not number the structure but does describe it as a two-story brick building with a mansard or attic. There are no building permits for this property.

In 1891 Ida Pesold purchased the property from Woerheide Realty and Improvement Company for \$5,500. This property was sold to two other real estate companies, including the Fambal Realty and Improvement Company in 1925 and the Home Owner's Loan Corporation in 1936. In 1923 Louis and Margaret Mumford lived at 1524 Wagoner Place. In 1941, while the property was under the ownership of the Home Owner's Loan Corporation, Ella Hanley lived in the house. According to the 1930 census, Hanley was a white woman whose parents were born in Northern Ireland. She worked as a housekeeper and was born around 1880. Finally, as they had before with other property located in the proposed Wagoner Place Historic District, Frederick H. and Ouida E. Maher purchased the building in 1943 and immediately sold it to Gladys Smith, who was African-American.

1527 Dick Gregory Place  
(1527 Wagoner Place)

Contributing

Constructed: 1894

Builder: unknown

Use: institutional/religious

The same building footprints appear on all of the historical maps. The 1899 Juehne map records the structure as a church. A building permit dated 24 March 1894 confirms that the Wagoner Place M.E. Church erected a one-story brick church for a cost of \$10,000. A building permit from 1973 records various interior and exterior alterations, including lowering a ceiling, the removal of two interior partitions and the siding of the interior of a porch.

This structure served as a religious meeting place from 1894 to the present. This property was purchased by Jewett Wagoner and eventually deeded over to the Wagoner Place Methodist Episcopal Church, South in 1918. The obituary for Anna Wagoner explained that she and Jewett donated the land for the church and "contributed largely" to its construction. In 1945 the property changed

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hands from the Wagoner Place Methodist Episcopal Church to the Hopewell Missionary Baptist Church.

1528 Dick Gregory Place  
(1528-1532 Wagoner Place)  
Contributing  
Constructed: 1925  
Builder: unknown  
Use: multi-unit residential

A structure on this property appears on the 1897 Whipple and 1940 Sanborn maps. City of St. Louis building permit records date if to 1925. In December of that year, the owner, Amelia Brown, applied for a building permit for the construction of two, two-story brick "tenements," addressed as 1528-1532 Wagoner Place. The construction cost was \$20,000.00. A year later she applied for a building permit for a one-story brick garage, for \$1,400.00.

After originally selling the property to Woerheide Realty and Improvement Company in 1891, Jewett Wagoner re-purchased it from Helen B. Eddie in 1918. The Jewetts sold the property in 1925. It was later owned by various individuals, including Joseph E. Silverman and the Albert Realty and Construction Company. In 1936 all four of the building occupants were renters: Abraham Kreitman, and Roger Caudell lived in 1528 Wagoner Place, while Oscar Jourman and Samuel Werner lived in 1528a. According to the 1930 census, Caudell was 30 years old and worked as a cleaner for a dyeing company. All of the boarders in 1936 and 1944 were white. In 1958 Leroy and Georgia Branum sold the property to Dr. James W. Nofles and his wife Mattie E., an African-American couple. James Nofles was born around 1910. His father, Joseph, was from Louisiana and worked as a waiter in a railway dining car.

1700 Dick Gregory Place  
(1700 Wagoner Place)  
Contributing  
Constructed: c. 1897  
Builder: unknown  
Use: residential

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The footprint for the current structure is located on all of the historical maps. The structure is described in the 1899 Juehne map as a two-story brick building with a mansard or attic. In 1949 the owner of the property, Larence Curry, applied for two building permits. One was for the demolition of a one-story frame shed (\$10) and the second was for the construction of a one-story frame garage (\$400).

The property was exchanged between several different owners in the 20<sup>th</sup> century. Alfred and Daisey Radley, a white couple both born in England, purchased the property in 1926. Alfred Radley owned his own bakery in 1930, and is listed as the resident of the building in the 1936, 1941 and 1944 St. Louis city directories. The Radleys owned the lot until 1948 when they sold it to Edna M. Knecht. All of the next owners through the period of significance are unidentifiable in the most recent available federal census (1930).

1702 Dick Gregory Place

(1702 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

A structure on this parcel with the same footprint is located on all of the historical maps. According to the 1899 Juehne map the structure is a two-story brick building with a mansard or attic. The property is not numbered on the Juehne map. There are no building permits for this lot.

In 1892 Jewett Wagoner re-purchased this lot from Woerheide Realty and Improvement Company and resold it to John F. and Magdalena Klick in 1908. John Klick, according to the 1910 census, was a German born clergyman. Eleven years later in 1919 the property was deeded from the now widowed Magdalena Klick to her children. Two years later in 1920 the Klick heirs sold the parcel to Paul D. and Anna Mae Herron. Paul D. Herron is listed as the occupant of the structure in the 1936, 1941, and 1944 St. Louis city directories. In 1945 the property was sold to Richard and Zenobia Thomas. No positive identification has been made of Richard and Zenobia Thomas in available resources.

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1704 Dick Gregory Place

(1704 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The building footprint for the structure located at 1704 Wagoner Place remained consistent in the historical maps. Though it is not numbered on the 1899 Juehne map, it is described as a two-story brick structure with a mansard or attic. There are no building permits for this property.

In 1892 Jewett Wagoner re-purchased this property from Woerheide Realty and Improvement Company. It remained in the Wagoner family until 1920 when they sold it to Grace C. Tivy. William N. Tivy occupied the building in 1918 and 1923 according to the city directories for those years. The 1920 census reported that William N. Tivy, 86 years old, lived at 1704 Wagoner Place with his wife, two sons, three daughters, one daughter-in-law, and two grandchildren. William N. Tivy was retired, but Grace C. Tivy, his oldest daughter (born around 1886), worked as a schoolteacher. The Tivy family was Caucasian and from Ireland. Grace C. Tivy owned the property until 1943; William G. Maier was living in the second unit of the building in 1936. In 1941 and 1944 George W. Keymer was living in the rental unit. In 1943 James W. and Bessie Moore, an African-American couple, purchased the parcel from Ella Paddock. The 1930 census reported that James W. was from Alabama and Bessie from Tennessee and that James was a maintenance man for a private family.

1710 Dick Gregory Place

(1710 Wagoner Place)

Contributing

Constructed: 1892

Builder: unknown

Use: residential

The footprint for the structure located at 1710 Wagoner Place remained consistent in the historic maps. Frank Shelton constructed a two-story brick

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dwelling in 1892 at a cost of \$4,500. In 1914, he requested a building permit for the construction of a one-story frame shed.

Minnie Foster purchased the property in 1935 from Nellie Shelton, Frank's widow. In 1936, 1941, and 1944, Bertha Fitzpatrick, a 51-year-old white woman, resided at 1710 Wagoner Place. Minnie Foster continued to own the property until 1946 when Albert E. and Lillian Jones purchased the lot. The parcel changed hands several times for the rest of the period of significance. According to available census records, all owners of the property through the period of significance were Caucasian.

1714 Dick Gregory Place

(1714 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential two family structure

The footprint for the current structure is located on all of the historical maps. The 1899 Juehne map describes the building as a two-story brick building with a mansard or attic. In 1914 the owner, M. Behrens, erected a one-story frame shed.

In 1918, John O'Neil and Margaret Behrens lived at 1714 and 1714a Wagoner Place respectively. In 1923, Martha Boxdorfer lived at 1714 Wagoner Place, according to the census of that year. Boxdorfer was a nurse at the Jewish Home for Chronic Illness. Elizabeth L. Renz also lived at 1714a Wagoner Place during the same period. By the 1930 census Magnus R. and Grace B. Snipen owned and resided at the property. Snipen was an immigrant from Norway. According to his World War I draft registration card he was born in 1895 and worked as a manager at Washington Carpet Cleaning Company. The 1930 census reported that Magnus R. Snipen owned a carpet cleaning company (it does not specify the name of the company). In 1936 Magnus and Grace Snipen rented out 1714 to George W. Arnold, while they resided at 1714a. By 1941 George W. Arnold still lived at 1714 Wagoner Place, but Magnus R. Snipen had died and Grace was living by herself. In 1944 William Hill and George L. Grimshaw lived at 1714 and



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1714a, respectively. Positive identification through historical resources of these last two tenants of the building during the time of significance was not successful.

1726 Dick Gregory Place

(1726 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The footprints for the building on this lot appear on all of the historical maps. The 1899 Juehne does not provide an address number but it does describe the building as a two-story brick building with a mansard or attic.

Hilan O. Vickers, the wife of postal worker Loriad V. Vickers, purchased the property from Woerheide Realty and Improvement Company in 1897. Loriad and Hilan Vickers had three children who lived with them, along with a Hilan's sister, and a niece and nephew. By 1910 the property had been sold several times and a new family had moved into the residence. Charles A and Elizabeth A. Sporleder purchased the home in 1910, where they lived with their daughter, adopted son, and Elizabeth's mother. Charles was a letter carrier for the postal service. In 1915, an attorney, Frank H. Braden, purchased the parcel, where he lived with his wife into the 1920s. In 1943 Herbert C. and Leola Duckett, an African-American couple, purchased the property from Charles W. and Jennie Chilton. The 1930 census reports that there was a family of nine boarding at the residence, and the 1936 city of St. Louis directory had Nellie Rutschilling as a boarder there. In 1941, the building was vacant.

1728 Dick Gregory Place

(1728 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

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All of the historical maps have the same footprints on this parcel. The 1899 Juehne map describes the building as a two-story building with a mansard or attic.

Louis Landwehr, a buyer of wholesale dry goods, purchased the property at 1728 Wagoner Place in 1903. In 1918 there were two boarders living at the residence, Arthur W. Blume and James Travers. The Landwehrs sold the property in 1920 to Philip and Ella M. Marqua. Philip Marqua was a foreman in an iron foundry. The property later changed hands several times, and was occasionally vacant as was the case in the 1936 and 1944 city directories. In 1952 the property was sold to an African-American couple, James and Gertrude Holley.

1800 Dick Gregory Place

(1800 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

Similar building footprints appear on all of the historical maps. The building on the parcel is described by the 1899 Juehne map as a two-story brick structure with a mansard or attic but does not number the structure.

The 1910 census reveals that its owner, Caroline Puse, a widow, lived in the house with her three children: Anna; William J., a liquor dealer; and Edward H., an embalmer. A relative, widower Charles H. Puse, also lived with the family. According to the 1920 census the house was owned by Lena Baumann, another widow, who lived there with her six children and her mother. The 1930 census revealed that the residents of the building were now renters: Louis Peters, a watchman; Johanna Peters, Peters' wife; and Lillian Henneck, their divorced daughter who worked as a cashier in a department store. By 1936 another owner, John C. Thurmond had moved into the building; but it was acquired the same year by the Home Owners Loan Corporation, apparently to avoid foreclosure. It was sold to Frederick H. and Ouida E. Maher in 1943, who immediately transferred the property to Harry R. and Lillian A. Brady, an African-American couple.

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1802 Dick Gregory Place

(1802 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

Similar building footprints appear on all of the historical maps for the structure at 1802 Wagoner Place. The 1899 Juehne map does not assign a number to the structure but does describe the building as a two-story brick building with a mansard or attic.

In 1891 Dimetrius K. Howell purchased the subdivided but otherwise unimproved property from Woerheide Realty and Improvement Company for \$1,050.00. The site changed owners several times and from 1904 to 1913 was owned by Herbert W. and Elizabeth A. Orcutt. Herbert Orcutt was the treasurer of the Moving and Storage Company. Born in Massachusetts, by the 1910 U.S. Census he was 39 years old and lived at 1802 Wagoner Place with his wife, two children, and his brother and sister-in-law. In addition, a boarder, Ira Johnson, resided at the house.

In 1936 and 1941, Burt T. O'Leary lived in the house with his two sisters – May and Shirley, according to the city directories. O'Leary was 46 years old in 1930, and worked as a carpenter. All residents and owners of the property through the period of significance that could be positively identified in historical records were Caucasian.

1805 Dick Gregory Place (church)

(1805 Wagoner Place)

Contributing

Constructed: 1948 (possibly 1897)

Builder: unknown

Use: religious/institutional

This one-story brick church is located on the site of a brick ancillary structure that originally served the semi-detached residences at 4631-33 Cote Brilliante and Wagoner Place (demolished in 1974 by the City). In 1948, Glen Washington

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applied for a permit to build a one-story brick structure for use as a church, for an estimated cost of \$5,000. Whether in fact this represented alterations and/or an addition to the original structure is impossible to ascertain through exterior inspection.

The 1918, 1936, 1941 and 1944 St. Louis City Directories do not record any occupants at this address

1814 Dick Gregory Place

Contributing

Constructed: c 1905

Builder: unknown

Use: residential

The building footprint on this parcel is consistent throughout the historical maps. The 1899 Juehne map does not provide an address number for the structure but does describe it as a two-story building with a mansard or attic. There are no building permits for this structure.

This property was used mainly as an income property throughout the period of significance. In 1918 there were two renters residing at 1814 Wagoner Place. James W. Beall was 52 years old in 1920 and worked as a salesman of office equipment. Five other Beall family members lived at the house. Also in 1918, the Biebush family lived at 1814a Wagoner Place. Charles H. Biebush owned his own hardware store and was 56 in 1920. Other renters included Joe W. Vollmer in 1930, a city of St. Louis police officer, and Frank E. Williams in 1923, the proprietor of a candy manufacturing company. The owners and residents of the property were consistently Caucasian until 1947 when Nellie Curry sold the property to an African-American couple, Gentile and Acenia Harris. Gentile Harris lived in Mississippi in 1930 at the time of the census. He was a corporal in the US Army during World War II and was eventually buried, along with his wife Acenia, at Jefferson Barracks National Cemetery, St. Louis, Missouri.

1816 Dick Gregory Place

(1816 Wagoner Place)

Contributing

Constructed: c. 1905

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Builder: unknown

Use: residential

A structure appears on the 1897 Whipple map, but not on the 1899 Juehne map. A structural footprint reappears on the 1916 and 1940 Sanborn maps. The City of St. Louis Assessor's Office dates the structure to 1905. No building permits exist for this parcel.

According to the 1920 census the residents of this structure were all renters. Leonora P. Oster, 72 and a widow, lived there in 1920 with three other members of her family. Her daughter, Mamie worked as a stenographer at the railroad terminal. William H. Cave, his wife and 5 children had lived there since at least 1918 according to that year's city directory. In 1920, William Cave was 53 years old and worked as a salesman for Wurlitzer Music. All of the occupants at that time were Caucasian. In 1941 and 1944 Elizabeth Heafner (also spelled Hafner) owned the building and had one tenant, Robert E. Cook. Elizabeth Heafner and all owners and residents of this property that can be positively identified were Caucasian.

1820 Dick Gregory Place  
(1820 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The same building footprint appears on all of the historical maps. The 1899 Juehne does not record an address number to the parcel, but describes the building as a two-story brick structure with a mansard or attic. There are no building permits for this parcel.

In 1892 William B. Keeble, who was a clerk in a cotton house, purchased the property from Woerheide Realty and Improvement Company for \$1,400. The Keeble family resided at the property through the 1940s. Throughout the years, William B. Keeble advanced from clerk to Vice President at a cotton and wool company. In 1910 there were five Keeble family members and one servant living at the house. By 1930, the only residents were Keeble, his wife Johannah, and

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his sister-in-law. During the period of significance, the owners and residents of this parcel were Caucasian.

1822 Dick Gregory Place

(1822 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

All of the historical maps with this parcel show similar building footprints. The 1899 Juehne shows the building as a two-story brick with a mansard or attic. No building permits exist for this parcel.

In 1900 the owner of the property, Herman Pesold, resided at 1822 Wagoner Place along with his wife Clara, six children, and his mother- and sister-in-law. The 1900 census provided his occupation as a ganger. In 1910 the Pesold family were still living in the house, but with only four children and two boarders. At this time, Herman Pesold was working as a clerk for a life insurance company. By 1920, the only residents of the house were Pesold, now a bookkeeper for a packing company, and his wife. In 1944 Paul and Kathryn C. McClanahan purchased the property from a Vito Scalzo; all appear to be white.

1832 Dick Gregory Place

(1832 Wagoner Place)

Contributing

Constructed: 1928

Builder: unknown

Use: multi-family residential

A building footprint does not appear on the maps until the 1940 Sanborn. The City of St. Louis Assessor's Office dates the structure to 1928. There are no building permits for this parcel.

The owners of this 4-family flat used it as income property. Verifiable owners and tenants through the district's periods of significance were Caucasian. In 1930 an auto salesman from Kentucky named Jaccard H. Williams lived in one

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unit of the building along with his wife and daughter. That same year Edward M. King of Illinois, a clerk for the railroad, lived in another unit with his wife and son. In 1936 the tenants were Fred J. Fisher, William W. White, and Derill L. Collins. The tenants in 1941, according to the St. Louis City Directory were Martin E. McNamara, William W. White and Murray Rhodes. By 1944, tenant Noran Gurney had joined McNamara, White and Rhodes.

1900 Dick Gregory Place

(1900 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The same building footprint appears on the parcel in all of the historic maps. The 1899 Juehne map has the building as a two-story brick with a mansard or attic.

In April of 1891, John Carey purchased the property from Woerheide Realty and Improvement Company for \$1,085.00. Five months later, he sold it to Genevieve S. Campbell and Richard M. Scruggs. According to the 1910 U.S. Census, Richard M. Scruggs was a dry goods merchant from Virginia. In 1907, Genevieve Campbell sold it to Benjamin and Lena Schienberg. Benjamin Schienberg was a traveling clothes salesman, and his wife was from Russia. In the 1910 Census they are recorded as having three children. The property changed owners several times, until 1917 when Harry and Eva Cohn, and Zyndel (also spelled Lyndel) and Ida Oksner (also spelled Ochsner) purchased the building. The Oksners lived at the property in 1918, according to the St. Louis city directory for that year. By 1923 all four owners, the Cohns and the Ochsners, were living in the house. By 1941 the tenant at the property, Luther H. Huffstutler is recorded as living in the house in 1941, but was not its owner; the owner, Ellis Nickels, was living there by 1944. All verifiable owners and tenants of the property during the period of significance were Caucasian.

1904 Dick Gregory Place

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(1904 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The building footprint for this structure remains consistent in the historical maps. The structure is not numbered in the 1899 Juehne map, but is described as a two-story brick building with a mansard or attic. There are no building permits for this property.

In August 1891 Fritz W. Umbeck purchased the property from Woerheide Realty and Improvement Company for \$1,225.00. In 1895 Edward A. Oeters purchased the property and lived there through at least 1923, according to the St. Louis city directory for that year. Edward A. Oeters worked for the St. Louis Post Office throughout the time he lived at 1904 Wagoner Place. In 1929 after his death, Jack (also called John) and Mattie Howard purchased the property and lived there until 1944. Jack Howard was a laborer in 1930; his wife and one son worked at a shoe factory, and another son at an electric company. In 1944 Frederick and Ouida Maher bought the property and immediately sold it to Dr. Howard P. and Marjorie Venable, an African-American couple.

1907 Dick Gregory Place

(1907 Wagoner Place)

Contributing

Constructed: 1893

Builder: unknown

Use: religious/institutional

On October 24, 1893 James Patterson, acting as a trustee, was granted a building permit to build a one-story brick building for use as a church, at a cost of \$4,700. The building appears on the 1897 Whipple map, the 1899 Juehne map, and the 1916 and the 1940 Sanborn maps. In 1924 Nicholas Van Vliet applied for a demolition permit for a two-story brick building, which appears to have been an ancillary structure to the church. Van Vliet also applied in 1925 to repair \$2,000 worth of "fire damage" to the church. No other building permits are available.



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Federal census records show that the owners of the church through the early twentieth century were white. In 1928, the church building was owned by the Plymouth Brethren. It was sold in 1948 to an African-American congregation, the Cleaves Chapel Colored Methodist Episcopal Church. The current owner, the Bethel Nondenominational Christian Church, purchased the building in 1989.

1916 Dick Gregory Place

(1916 Wagoner Place)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The footprint for the structure at 1916 Wagoner Place appears on all of the historical maps. The property is not numbered on the 1899 Juehne but the building is described as a two-story brick building.

May A. Chard, a widow, purchased the lot from Woerheide Realty and Improvement Company in 1893. Immediately after buying the property, she sold it to William and Emma Spreen. Because the property was sold multiple times, there were many residents of the house through the years. The 1910 census reported that Henry J. Schwartz, born in Germany, lived at there with his four children, but the owners of the property, George and Maude Hess lived at the time at 4633 Cote Brilliante. In 1918, a new owner, Walter J. O'Brien, had taken up residence at the building, according to the city directory for that year. The 1920 census reported that Ishann D. Elder, a dentist from Texas, lived in the house with his wife, two sons, father-in-law, and sister-in-law. In 1923, owners Joseph and Anna Gnau resided at the house. Finally, in 1930, Bruno and Frieda Maroske purchased the building. The Maroske family immigrated to the United States from Germany in 1923; Bruno Maroske worked as a cabinetmaker. They lived in the house until 1944, when it was sold to Elizabeth Byars, who immediately resold it to George and Leora Williams, an African-American couple.

1918 Dick Gregory Place

(1918-1920 Wagoner Place)

Contributing

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Constructed: 1930

Builder: unknown

Use: multi-family residential

Building footprints do not appear on this parcel until the 1940 Sanborn map. The St. Louis Assessor's Office dates the building to 1930.

Most of the documented residents of the building were not the owners of the property. For example, in 1936, the owners were John and Rose Visconti; however, the residents, as reported in the 1936 St. Louis city directory, were Frederick H. Brodbeck, and M. Dudley Knehans. Though the building continued to change owners, Frederick H. Brodbeck remained a tenant through the 1944 city directory. In 1944 Jeanette Kelly bought the property and immediately resold it to an African-American couple, Dr. Vaughn C. and Edith E. Payne. Vaughn C. Payne was a physician whose office in 1943 was 3146a Laclede.

4619 Dr. Martin Luther King Drive

(4619 Easton Avenue)

Contributing

Constructed: c. 1920

Builder: unknown

Use: commercial/residential

A structure does not appear on this lot until the 1940 Sanborn map. City building division records date the building to 1920. There are no building permits for this parcel.

This property was owned throughout the period of significance by Caucasians. The residents that could be positively identified in historical resources were also found to be Caucasian. In 1941, Ewing J. Davis lived in 4619 and sold secondhand furniture; Earl A. Waldron lived in 4621 and had a liquor store; and 4623 was vacant.

4635 Dr Martin Luther King Drive

(4635-4637 Easton Avenue)

Contributing

Constructed: c. 1897

Builder: unknown

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Use: multi-family residential

This building appears on all the historical maps. The 1899 Juehne map described it as a two-story brick building with a mansard or attic.

In 1892 Maria Lee and John W. Adams purchased the property from Woerheide Realty and Improvement Company for \$2,900.00. The property remained in the Adams family until 1919 when it was bought by James L. and Julia M. Potter. James L. Potter was a physician, and is listed as a resident of the building in the 1941 city of St. Louis directory. The Potters also had boarder named Dora M. Bates. In 1945 the Potters sold the parcel to Frances Swagerty, who, according to the 1930 census, was a white woman. In 1948, Frances Swagerty sold the property to a black couple, Floyd Whitney and Maybe Bee Crouch. Floyd Crouch served in the U.S. Army during World War II. He was born around 1920 and worked as a surveyor.

4641 Dr Martin Luther King Drive

Contributing

Constructed: 1948

Builder: unknown

Use: commercial

The footprints for a building on this parcel do not appear until the 1940 Sanborn map.

No permit was found for the original building construction. In 1953, William J. O'Toole, the owner, received a building permit to erect a one-story brick addition for commercial use at 4643 Easton Avenue.

4647 Dr Martin Luther King Drive

(4647-4657 Easton Avenue)

Contributing

Constructed: 1894

Builder: unknown

Use: commercial

The footprint for 4647-4651 appears on the 1899 Juehne map described as three-story brick buildings. City Assessor records incorrectly date the building to

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1926, which undoubtedly refers to the two-story commercial/residential building erected at the rear of the lot, facing Marcus Avenue. In 1956 the Carling Brewing Company received a building permit for the placement of a 28' sign on 4647 Easton.

The first owner after Woerheide Realty and Improvement Company was Gill Brothers Grocer Company. The company was owned by two brothers – Henry F. and Thomas B. Gill. Henry F. Gill (sometimes spelled Gell) and his wife and two children resided at 4649 Easton Avenue in 1920. The Gill's sold the property to Walter S. Smith in 1924.

The property changed hands several times for the next ten years. Finally, in 1936 William J. O'Toole and Margaret McGinley, both Caucasian, purchased the property and owned it through the 1940s. Joseph Droll, the only resident that can be positively identified using historical resources, was Caucasian. The 1941 city directory gives the property occupants as: Charles Lange, a dealer in liquors, at 4647; Joseph Droll at 4649; and the Marcus Candy Company at 4651.

4634 Leduc Street

(4634 Garfield)

Contributing

Constructed: c. 1925

Builder: unknown

Use: residential

The structure located at 4634 Garfield does not appear on the historical maps until the 1940 Sanborn. According to the St. Louis Assessor's Office the building was constructed in 1925. There are no building permits for this parcel.

The 1930 census reports that most of the inhabitants of the building at 4634 Garfield were tenants. There were a total of thirteen inhabitants at various times, including a chauffeur named Arthur Taylor, 21; Joseph Reisch, a painter for the City of St. Louis, 53 years old; and a street railway conductor, Alonzo Heetsey, who was 38. The owner of the building, Nellie Coffman, also lived at the building. All were white, and all but one was born in the United States (Marris Reisch, wife of Joseph Reisch, was born in Canada). The 1941 city directory reported that there were three boarders at 4634 Garfield: Leslie G. Maas, Reverend Thomas O. Rorie, John B. Dedrick; along with the owner, Nellie

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Coffman. She still owned the building in 1944, and had two Caucasian boarders, William L. Marpel, and John B. Detrick. William L. Marpel was the son of a white steel factory worker, and John Detrick a machinist for an electric company.

4635 Leduc Street

(4635 Garfield)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

All historical maps show a building on this lot with the same general footprint. The 1899 Juehne map shows the building under construction or before an official address was assigned and describes it as a two-story brick building. Some maps refer to this property as 1901-5 Wagoner Place; the 1940 Sanborn map, gives it two addresses: 1901-5 Wagoner and 4635 Garfield. There are no building permits for this lot and very few records regarding sales or occupancy.

The 1936 and 1941 St. Louis Gould Red-Blue Directory recorded that William Singler lived at 4635a Leduc. In 1930 William Singler, a 46-year-old gas station attendan lived there with his wife and three children. By 1944 the Singler family had left 4635 Leduc, and in their place, John D. Plekadites occupied 4635 and Hazel Pinkerton occupied 4635a Leduc. In the 1930 census Hazel Pinkerton and a John "Plekedetis" were recorded as white.

4640 Leduc Street

(4640 Garfield)

Contributing

Constructed: c. 1910

Builder: unknown

Use: residential

The structure located at 4640 Garfield is not shown on the 1899 Juhene map, but appears on the 1916 and 1940 Sanborn maps. St. Louis City Assessor's Office dates this building to 1910. A building permit from February 1905 records additions to a two-story multi-family structure.

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In 1930, the building was owned by P. Ritts, 47, who was employed as a foreman. He lived there with his wife, Louisa, and one son, Philip. All were born in Missouri. There were also several renters and boarders, including the Gsell family: Mary Gsell (60 years old), born in France and her two sons, John P. (25) and Joseph (18), both born in Missouri. In 1945 Bettie Beresford, a single white woman, sold the lot to James and Willa Mae Moore, a black couple.

4641 Leduc Street

(4641 Garfield)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

The maps record a similar building on this lot. However, the property was numbered 4655 Leduc on the 1897 Whipple, 1899 Juehne, and the 1916 Sanborn. By the 1940 Sanborn, the property was changed to its current numbering. The 1899 Juehne map described the building as a two-story brick structure with a mansard or attic. There are no building permits for this lot.

In 1894 James R. and Amanda McCleery purchased the parcel for \$7,500.00, at which time presumably a house had been constructed. By the 1900 U.S. Census, James and Amanda were living at 5114 Page Avenue having sold the property to Michael O'Malley (sometimes spelled O'Mally) in 1899. By the 1910 census, Michael O'Malley (age 58), his wife Nannie (age 48) and nine children from 8 to 24 lived at 4655 Leduc. Michael O'Malley's profession, according to the 1910 census was a police captain. Michael and Nannie's oldest daughter, Lillie (also spelled Lilly), born c. 1886, inherited the property and owned it until 1932. The house remained in the O'Malley family until the early 1950s. In 1952 it was sold to Mary Moroney who sold it four months later to Isabel Fitzworth, a single black woman born about 1904.

4644 Leduc Street

(4644 Garfield)

Contributing

Constructed: c. 1897

Builder: unknown

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Use: residential

This building is shown on the Juehne, Whipple and 1916 Sanborn maps. The 1899 Juehne map described the building as a two-story brick with a mansard or attic. The 1887 Whipple map and 1916 Sanborn map label the structure 4652; but the others use the current street number. There are no building permits for this parcel.

In 1892 Fritz W. Umbeck purchased the parcel of land from Woerheide Realty and Improvement Company for \$2,975.00. The property changed ownership multiple times. According to deed research and the 1930 U.S. Census, the owner, L.P. Williams, a proprietor of a grocery store, lived at the property with his wife F.B. and daughter Roseline. Along with the Williams family, there were four renters: Jay Barkin, a salesman; his wife and two children. All of the occupants were white. In 1944 the property was purchased by an African-American couple, Frank and Addie Scoby. Frank was born in Arkansas around 1895. Addie was also born in Arkansas c. 1900. In 1930 Frank was working as a laborer in a steel foundry.

4645 Leduc Street

(4645 Garfield)

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

A building is shown on all of the historic maps. The 1897 Whipple map and the 1916 Sanborn map labeled the lot 4655; the 1899 Juehne map does not provide a number for the property, and described the building as a two-story brick building with a mansard or attic. By 1940, the Sanborn map shows its current 4645 address. There are no building permits for this lot.

The Woerheide Realty and Improvement Company purchased the land from Nathaniel Green in 1892. The owners of 4645 Leduc were white until 1944 when Henry and Mattie Walker, and Ioma Dykes, their daughter, bought the property. Henry was a steel foundry laborer from Mississippi.

4648 Leduc Street

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(4648 Garfield)

Contributing

Constructed: c 1910

Builder: unknown

Use: residential

A building on this lot does not appear on maps until the 1940 Sanborn. The Assessor's Office dates the structure to 1910. There are no building permits for this parcel.

In 1904 Cornelia Dehlendorf purchased the lot from Woerheide Realty and Improvement Company for \$1,575. In 1910 it was sold to John Concannon. John Concannon was 50 years old in 1930 and owned a real estate office. The house remained in the Concannon family until 1944, when John Concannon's son, Patrick, sold the property to Walter S. and Carrie I. Gibson in 1944. (Although there is no Walter Gibson in the federal census records, a Carrie Gibson was married to a Sandford Gibson, who is noted in the 1930 census as a practicing dentist, and African-American). The Gibsons quit-claimed the property to an African-American couple, Zack and Armilda Evans in 1947. Zack and Armilda were shown as renters in the Ville at 4324 Garfield in the 1930 census. In September of 1947, Zack and Armilda quit-claimed the property back to Walter S. Gibson.

4649 Leduc Street

(4649 Garfield)

Contributing

Constructed: c. 1925

Builder: unknown

Use: residential

No building is shown on this lot until the 1940 Sanborn map. According to the City records, the building was constructed in 1925. No building permits are available for the property.

In 1901 William B. Collins purchased this lot along with four others from the Woerheide Realty and Improvement Company. Collins paid \$23,500 for the five lots. In 1945 Frederick H. and Ouida E. Maher purchased the property from a white woman, Jacobine Holste. The Maher's immediately sold the property to



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Walter and Mary J. Thomas, who then sold it to a black woman named Winifred Ball in 1945. The 1930 U.S. Census identified Ms. Ball as a bookkeeper for a garage. Her father was a Pullman porter.

1918 Marcus Avenue - Front

Contributing

Constructed: 1924

Builder: unknown

Use: commercial

This tiny building was constructed in 1924. At the time, it was known as 1916 Marcus Avenue. An early filling station, with two underground tanks and pumps, its total cost was \$2,000. The owner was Mrs. O. Alewel. A third tank was installed in 1928, when the owner was listed as Louis Alewell.

1918 Marcus Avenue - Rear

Contributing

Constructed: c. 1915

Builder: unknown

Use: commercial

No building permit was found for the construction of this small one-story brick storefront, fronting on Marcus Avenue. However, in 1925, Mrs. Alewel constructed an addition to the building, presumably the vehicle bay attached on the south. The architect or builder for the addition was E.C. Thorpe.

4640 North Market Street

Contributing

Constructed: c. 1897

Builder: unknown

Use: residential

All historic maps record a structure described by the Juehne map as a two-story brick house with a mansard or attic. The 1897 Whipple shows the structure as 4642 North Market; however, the lot is recorded on the 1916 and 1940 Sanborn maps as 4640-4642 North Market. There are no building permits for this property.

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In 1905 Alvin M. and Jeanette Campbell purchased the lot from Woerheide Realty and Improvement Company for \$4,250.00. By the 1930 U.S. Census, the building was being used as a boarding house. All of the tenants were white. Olie Robinson, a yard man for the United Drug Company lived there with his wife Anna, and two children, Mildred and Paul J. Other tenants were C.F. Barley, a carpenter and Everett O. Barley. In 1947 Harry Gordon, an African-American who in 1930 worked for a "car works" and lived on South 23<sup>rd</sup> Street, purchased the property from Abbie Armet, a white woman. Harry Gordon immediately deeded the property to his son and daughter-in-law, Wilbert and Mary Gordon.

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**Verbal Boundary Description**

In the City of St. Louis, Missouri: the entirety of City Blocks 4473; 4474; 4475; 4476; and the western half of City Block 5638; and bordered by the south line of North Market Street; the west line of a north-south alley in City Block 5638; the north line of Dr. Martin Luther King Drive; and the east line of Marcus Avenue.

The boundary is also shown on the attached scale map of the district, Section 7, Page 17.

**Boundary Justification**

The proposed district boundaries are those of the original Wagoner Place subdivision, as platted in 1891.



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St. Louis [Independent City], Missouri

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Photo 25: 1900 Dick Gregory Place, Camera facing SE

Photo 26: 1816 Dick Gregory Place, Camera facing SE

Photo 27: 1800 Dick Gregory Place, Camera facing SE

Photo 28: 1714 Dick Gregory Place, Camera facing SE

Photo 29: 1700 Dick Gregory Place, Camera facing SE

Photo 30: 1514 Dick Gregory Place, Camera facing S



MISSOURI DEPARTMENT OF NATURAL AND DIVISION OF GEOL  
 A FOLDER DESCRIBING TOPOGRAPHIC MAP

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Intersections are given in USGS Bulletin 1875



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Wagoner Place  
 Historic District  
 St Louis [Ind. City],  
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 2) 15/731266/4282713  
 3) 15/739103/4282641  
 4) 15/739991/4282658









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ASSEMBLY OF FAITH  
APOSTOLIC

— PASTOR DICK FALGOUTY —

ORDER OF SERVICE

- SUNDAY SCHOOL 11:00 AM
- MORNING WORSHIP 12:00 PM
- WED BIBLE CLASS 8:00 PM
- FRIDAY WORSHIP 8:00 PM
- 3<sup>rd</sup> SUN YOUTH SERVICE 3:00 PM
- 5<sup>th</sup> SUNDAY WORSHIP 6:00 PM

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4649

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BEST CANDY &  
TOBACCO CO.  
PHO. 551-6447

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JAY  
TOBACCO STORE





WEST GANNETT  
TOBACCO CO.

S. Y. B.  
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GRACE TEMPLE  
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Pastor GEORGE BANKS, Jr.

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DR. M. L. KING  
DICK GREGORY

BUD LIGHT

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C.A. HALL  
C.A. HALL  
C.A. HALL  
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ALDINE





**GREATER  
KING SOLOMON**  
ORDER OF SERVICE  
BIBLE STUDY PRAYER  
MEETING  
Sunday School 9:30 A.M.  
Morning Service 11:00 A.M.  
Pastor  
Rev. Charles B. Hill  
MB CHURCH