

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Yeatman Square Historic District
other names/site number n/a

2. Location

street & number Parts of Glasgow, Leffingwell, Madison, Magazine and North Market streets not for publication n/a
city or town St. Louis Vicinity n/a
state Missouri code MO county St. Louis City code 510 zip code 63107

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 at the following level(s) of significance:

national statewide local

Mark A. Miles MARCH 15, 2012
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

Yeatman Square Historic District

St. Louis (Independent City),
Missouri
County and State

Name of Property

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Category of Property

(Check only **one** box.)

Number of Resources within Property

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

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

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

Contributing	Noncontributing	
22	3	buildings
0	0	district
1	0	site
0	0	structure
0	0	object
23	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.)

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

INDUSTRY/manufacturing facility

LANDSCAPE/park

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

INDUSTRY/manufacturing facility

LANDSCAPE/park

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & 20th Century American Movements

Modern Movement

Materials

(Enter categories from instructions.)

foundation: Stone, concrete

walls: Brick

Concrete

roof: Asphalt

other:

Yeatman Square Historic District

St. Louis (Independent City),
Missouri
County and State

Name of Property

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1879 - 1951

Significant Dates

n/a

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

See continuation sheet.

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Missouri Historical Society

Yeatman Square Historic District
Name of Property

St. Louis City, Missouri
County and State

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 7.64 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>742 080</u>	<u>4281 520</u>	3	<u>15</u>	<u>742 410</u>	<u>4281 330</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>742 410</u>	<u>4281 550</u>	4	<u>15</u>	<u>742 150</u>	<u>4281 370</u>
	Zone	Easting	Northing		Zone	Easting	Northing

11. Form Prepared By

name/title Michael R. Allen/Director and Carla Bruni/Architectural Historian

organization Preservation Research Office date November 2, 2011

street & number 4529 Athlone Avenue telephone 314-920-5680

city or town St. Louis state MO zip code 63115

e-mail michael@preservationresearch.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name See attached.

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Yeatman Square Historic District
St. Louis (Independent City), Missouri

Summary

The Yeatman Square Historic District includes Yeatman Square Park and 26 total resources—22 residential buildings, one garage, two industrial buildings, and one park—with 23 contributing resources. Non-contributing resources consist of three residential structures that have lost integrity. Contributing resources in this district are primarily two-story residential buildings and two industrial structures with a period of significance spanning from c. 1879 to 1951. The date range is attributed to a history of industrialization of a residential area of the city, as well as to the planning and construction of Yeatman Square Park in 1909 under the direction of George Kessler and Henry Wright. The two industrial buildings included in the district 1807-35 Glasgow Avenue (c. 1941) and 2830 Magazine Street (1943) show the continuing trend toward manufacturing in the neighborhood. Stylistically, the district ranges from Late 19th and 20th Century American Movements with Italianate and Romanesque influences to Modern Movements with Art Deco influences.

The boundaries of the district are as follows:

North: From the Sterling Aluminum building (just west of Glasgow Avenue) through the eastern side of N. Leffingwell Avenue

East: The alley between N. Leffingwell to Elliot Avenues, running from North Market Street to Madison Street

South: Madison Street from the alley between Leffingwell and Elliot Avenues to Leffingwell Avenue, then up Leffingwell to the alley between Madison Street and Magazine Street to Glasgow Avenue

West: Glasgow Avenue, including the Sterling Aluminum building on the western side of the street, up to North Market Street.

Setting

The Yeatman Square Historic District is approximately three miles northwest of the Mississippi River at downtown St. Louis. Yeatman Square is part of a compact neighborhood located on the near north side bounded by Glasgow Avenue, North Market Street, Magazine Street, and Leffingwell Avenue. The District is primarily residential in character, its housing stock consisting of buildings built well before 1920, and about 80% of these structures are multi-family flats of brick construction. The boundaries of the Yeatman Square Historic District reflect a contiguous portion of the neighborhood that has maintained much of its architectural integrity and planning history. Some of the Yeatman area has been lost to demolition, but many one- to two- story residential structures—the homes of many of the original residents for whom the Yeatman Square was planned—remain, and have retained their architectural integrity. The park currently has a series of tennis and basketball courts and has maintained its original footprint, although some of the original features of the park have been removed, such as the water features. Blocks outside of the District have experienced more substantial demolition, creating a large number of vacant lots, as well as some more recently constructed residential buildings outside of the period of significance. The contributing residential buildings within the district have uniform setbacks and sidewalks, and most trees are located behind the buildings, likely due to small front yards. The land slopes westward throughout the District, with the blocks between Leffingwell and Glasgow having strong westward up-slopes.

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

Integrity

The District retains integrity of location, setting, materials, feeling, workmanship and association with the park, and reflects its historic appearance. Integrity is diminished in a few minor ways through the presence of three vacant lots in the District and four non-contributing structures in the district. Non-contributing buildings include a brick townhouse covered in simulated stone with altered fenestration on the second story (1714 Leffingwell Ave.) and loss of integrity due to missing brick on two other structures (2719 Madison and 2714 North Market). With the exception of the small garage structure and 1714 Leffingwell—although its massing is consistent with the remaining street line—the remaining non-contributing buildings could be brought back to their original appearance if missing portions were rebuilt with appropriate brick. The two industrial buildings in the district have retained their integrity and require little more than window repair or replacement. Outside of the District, the loss of the industrial buildings immediately north of Yeatman Square Park has had the biggest impact on the character of the District. Yet the district conveys the historic character displayed during the period of significance and the relationship between the primary structures and the park display the necessary qualities of Community Planning and Development under National Register Criterion C.

Inventory

Yeatman Square (now Yeatman Square Park; Photographs 7 and 10)
1908
Architect: George Kessler Co.
Historic function: Park

Yeatman Square Park occupies the entire city block bounded by North Market, Glasgow, Magazine and Leffingwell streets. The park is bounded by concrete sidewalks and tree lawns on all four sides. The tree lawns are planted with rows of trees on the north, east and west sides. The park site is flat on top but raised up with tapered lawns. This allows the park to be level despite the natural slope of the site. Slightly west of center on the north side, a concrete walk extends south to meet a walk extending from the center of the west side. This walk runs east to a paved basketball court. On the south side of this walk is a paved group of five tennis courts surrounded by a chain link fence with gates. Otherwise, the park is devoid of features or plantings.

1 Contributing

1807-35 Glasgow Avenue (Photograph 9)
1940, 1946
Architect: E.J. Lawler (J.W. Kammermeyer, 1946 addition)
Builder: John Hill Construction Company
Style: Modern Movement
Historic function: Industrial Building
Stories: 2
Porch: N/A
Wall material: Brick

Roof shape:	Flat
Roof material:	-
Foundation:	Concrete

This industrial flat-roofed brick building is located on the northeast corner of North Market Street and Glasgow Avenue, and its long dimension runs north-south. An addition to the south side of the building that spans the entire elevation is has a shed roof and is clad with vinyl siding. The east side of the building has ten window openings—five on the first story and five directly above those openings on the second story. Each of these window openings have groupings of nine-light windows that are in pairs or triples. Three of these openings have been boarded up, but most of the original glass remains in the un-

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

boarded windows. There is a small basement-level window with a one-over-one sash at the southeast corner of the building. With the exception of the basement window, all openings have concrete sills and a wide band of brick has been painted white between the first and second stories. Twelve metal light fixtures extend out from the building and sit above the white band of painted brick.

The north elevation has seven of the multi-light window openings (each of these openings has three connected sets of nine lights) on the second story and the exact same fenestration grouping on the first story, with the exception of one of these openings that has been divided into two separate, smaller openings. Six of the window openings have been boarded up on this elevation. The same extended metal light fixtures sit above a white painted band of brick beneath the second story window openings. No entrances are visible on the street-facing elevations, and the base of the building is a concrete band that wraps around both primary elevations.

1 Contributing

1712 N. Leffingwell Avenue (Photograph 4, right)
c. 1885

Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	False Mansard
Porch:	Stoop	Roof material:	-
Wall material:	Brick	Foundation:	Stone

This is a two-story brick building topped by a false mansard roof with asphalt shingles. Its long dimensions running east-west, and concrete steps run up to the primary entrance, located on the west (street-facing) elevation. Next to the entranceway is a window opening with a stone sill and brackets, and both openings have jack arches. The second floor window openings also have original stone sills and brackets and are topped with jack arches. Two of the three window openings and the entranceway have been boarded up, and the open window does not contain the original wood sashes. The base of the building on the primary façade is clad in a smooth limestone, which has been painted white.

1 Contributing

1714 N. Leffingwell Avenue (Photograph 4, second from right)
1885

Owner:	Patrick Cullen		
Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Divided hip
Porch:	Stoop	Roof material:	Asphalt shingle
Wall material:	Brick, clad with simulated stone	Foundation:	Stone

This two-story townhouse is topped by a divided hipped roof, which has a chimney located at the roof peak on the south side of the structure. The brick building's long dimensions run east-west, and the entrance is located on the west (street-facing) elevation. Simulated stone has been attached to the entire primary façade, and much of the remaining brick and limestone has been painted green. The second floor fenestration appears to have been altered and is currently one large, centered window opening. The remaining window openings and door have been boarded up.

1 Non-Contributing

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

1716-18 Leffingwell Avenue (Photograph 4, second from left)
c. 1885

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Dwelling

Stories: 2

Roof shape: Flat

Porch: Deck

Roof material:

Wall material: Brick

Foundation: Stone

This two-story, flat-roofed four-family brick building has a wooden cornice that runs continuously across the front elevation and wraps the corners. The front wall is painted. A tall architrave runs under the cornice, and modillions support the cornice. The front wall is divided into four bays, with window openings in each at the second floor distributed symmetrically, and three window openings and two door openings distributed slightly asymmetrically across the first floor. These openings have jack arches that are not likely to be original. The window openings have stone lugsills. The foundation is rubble stone. There are segmental arch window openings at the basement in the outer bays; these are also boarded.
1 Contributing

1715-17 Leffingwell Avenue (Photograph 5, left)
1908

Owner: H. H. Meinholtz

Builder: A. Winkel

Architect: Ernst Preisler

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop (2)

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story flat-roofed, buff brick building with its long dimensions running east-west. Concrete steps run up to two separate slightly recessed entrances that are centrally located on the eastern, street-facing elevation. These door openings are the same size and both are topped by rounded arches with decorative header brickwork. On the second story above the entranceways is a pair of narrow, arched windows with original wood sashes. The left and right bays each have three windows—basement, first story, and second story, and all are lined up vertically to enhance the symmetry of the building. The basement windows are shorter, and all of the windows on these outer bays are rectangular. There are limestone sills under the first story windows and at the foundation line of the building, and beneath the second story windows, a long, horizontal limestone sill stretches across all three bays.

Slightly darker brickwork is banded to create decorative quoins up the north and south ends of the primary façade that look like engaged columns culminating in a false chimney, and this same technique is also used to create the illusion of two engaged chimneys/pillars separating the bays on the second story. There were originally four decorative limestone elements toward the tops of these false pillars, but one has been removed, along with some of the bricks that surrounded it. Dentil molding is repeated under all of the sills and the shaped cornice, which peaks at the center. Decorative brickwork creates a diamond shape with a cross at center of the cornice, and several rows of stretcher courses follow the peak of the roofline. A horizontal herringbone brick patterning can also be seen in panels along the cornice on the outer bays.

1 Contributing

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

1719 N. Leffingwell Avenue (Photograph 5, second from left)
1908

Owner: J. Dollinger

Architect: Gerhard Becker

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. Concrete steps run up to the entrance, which has two separate exterior doors, located on the eastern, street-facing elevation. On the left (south) side of the façade, there are paired long, narrow windows on both the first and second floor. On the right (north) side, there is a single, centered, tall, narrow window. The windows on the second story have limestone sills and have retained their original wood double hung sashes, but are missing glass. The two windows and doors on the first floor, as well as two shorter basement windows, are boarded up. All of the windows are topped by trapezoidal soldier courses. There is a continuous limestone sill that spans the first floor façade, except where it is broken by the entrance opening. Much of the limestone is painted white. The stoop is covered by a hipped roof with asphalt shingles. Non-original metal railings support the small porch covering. The basement level is clad in medium brown brick and a limestone band separates this from the rest of the rich, red face brick. The cornice rises into two slightly raised pedestals on each end and has decorative brickwork and rope molding underneath. A band above the decorative brickwork has been more recently covered in concrete, which could be removed.

1 Contributing

1721 N. Leffingwell Avenue (Photograph 5, third from right)
1898

Owner: Jacob Dollinger

Builder: August Winkel

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story, flat-roofed brick building with its long dimensions running east-west. Concrete steps lead up to a recessed entryway on the east (street-facing) façade, and there is a single, centered window located above the entry. The left bay projects slightly and there are groups of windows on the second, first and basement floors. All first floor windows and the entry are topped by rounded arches. The basement and second floor windows have a flat top with decorative brickwork above. All windows have limestone sills with egg and dart molding below. The basement level is clad with rusticated stone, and the rest of the façade is brick. The elaborate cornice has several rows of bracketed, egg-and-dart, and dentil molding. The original windows and door have been replaced.

1 Contributing

1722 N. Leffingwell Avenue (Photograph 4, left)
1892

Owner: James Corcoran

Builder: D.J. Cregan

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

Style: Late 19th and 20th Century American Movements
Historic function: Single Family Dwelling
Stories: 1 Roof shape: Flat
Porch: Stoop Roof material:
Wall material: Brick Foundation: Stone

This is a one-story, flat-roofed brick building with its long dimensions running east-west. Concrete steps lead up to the entrance on the west (street-facing) elevation. There is a single large window to the right of the door, and another, shorter basement window directly below. The basement level is clad in limestone and the first floor is brick. A decorative brick cornice tops the building. The door and windows have been boarded up and all of the masonry has been painted.

1 Contributing

1725 N. Leffingwell Avenue (Photograph 5, second from right)
1903

Owner: J. Dollinger
Architect: G. Becker
Builder: August Winkel
Style: Late 19th and 20th Century American Movements
Historic function: Single Family Dwelling
Stories: 2 Roof shape: Flat
Porch: Stoop Roof material:
Wall material: Brick Foundation: Stone

This is a two-story, flat-roofed brick building with its long dimensions running east-west. Concrete steps lead up to a recessed entryway on the east (street-facing) façade, and there is a single, centered window located above the entry. The left bay projects slightly and there are groups of windows on the second, first, and basement floors. All first floor windows and the entry are topped with rounded arches. The basement and second floor windows have a flat top with decorative brickwork above. All windows have limestone sills with egg-and-dart molding below. The basement level is clad with rusticated stone, and the rest of the façade is brick. The elaborate cornice has several rows of bracketed, egg and dart, and dentil molding, but the top of the cornice has been removed. The original windows have been replaced by windows that are too short for the original openings. The original exterior door has also been replaced and the arch has been filled in with non-structural material.

1 Contributing

1727-29 N. Leffingwell Avenue (Photograph 5, right)
1903

Owner: L. Breidenbach
Builder: H. Detjen
Style: Late 19th and 20th Century American Movements
Historic function: Multiple Family Dwelling
Stories: 2 Roof shape: Flat
Porch: Open Roof material: Asphalt
Wall material: Brick Foundation: Stone

This is a two-story brick building with its long dimensions running east-west. The roof is primarily flat except for a front slope that is covered by asphalt shingles and runs down to a gutter. Concrete steps lead up to a small, open porch and the primary entrance located on the eastern elevation. Topping the porch is a small, pedimented structure with half timbering, supported by brick piers and topped with

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

asphalt shingles. There are two small, narrow windows at the basement level, a wide, double window directly above them on the first floor, and three equidistant windows on the second floor. The original windows and exterior door have been replaced. The small porch structure, first story, and second story are all red brick, the basement level is clad in buff brick and the windows are surrounded by decorative brick work. There has been some brick repair on the first story, and the mortar does not match the original. There are stepped parapets on either end of the sloping part of the roof and small, original brackets underneath.

1 Contributing

1727-29 N. Leffingwell Avenue (Garage)
c. 1950s

Historic function: Garage

Stories: 1

Roof shape: Flat

Porch: N/A

Roof material:

Wall material: Concrete masonry unit

Foundation: Concrete

This is a one-story flat-roofed concrete masonry unit garage. There are overhanging eaves and the wood fascia has been painted white. The rolling garage door is white, and the cinder block has been painted white and green. A concrete drive extends to the garage door.

1 Contributing

1734 N. Leffingwell Avenue (Photograph 2, right)
c. 1893

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. On the west, street-facing elevation, concrete steps lead up to the exterior door which is slightly recessed behind an arched entranceway. To the right of the entrance are two tall, narrow windows, and the second floor has three windows that are the same size and spaced evenly to create symmetry with the first and second floor fenestration. All of these windows are topped by an arched soldier course and have a limestone sill, which has been painted white. All of the windows have been replaced. Two shorter basement windows (not arched) and the exterior door have been boarded up. The basement level is clad with rusticated limestone and topped by a limestone band, which distinguishes this level from the reddish brown face brick on the first and second stories. The limestone band has been painted white, as has the rusticated stonework, though most of that paint has come off. The building cornice has multiple rows of decorative brick molding and is topped by fascia board. Firewalls extend above the cornice on either end.

1 Contributing

1800 N. Leffingwell Avenue (Photograph 2, second from right)
c. 1893

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

This is a two-story flat-roofed brick building with its long dimensions running east-west. On the west, street-facing elevation, concrete steps lead up to an arched entranceway, which is currently covered by a removable awning. The exterior door is slightly recessed in the entranceway. To the right of the entrance are two tall, narrow windows that have decorative security bars, and the second floor has three windows that are the same size and spaced evenly to create symmetry with the first and second floor fenestration. All of these windows are topped by an arched soldier course and have a limestone sill with decorative brackets underneath. All of the windows have been replaced and the limestone has been painted white. The basement level is clad with rusticated stonework that has been painted black, and is topped by a limestone band that separates it from the reddish brown face brick on the first and second stories. There are two shorter basement windows that are lined up with the windows above. The cornice has multiple rows of decorative brick molding, and firewalls extend above the cornice on either end.

1 Contributing

1802 N. Leffingwell Avenue (Photograph 2, third from right)
1895

Owner: Frank J. Frankel

Builder: August Winkel

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. On the west, street-facing elevation, concrete steps lead up to an arched entranceway, and the exterior door is slightly recessed in the entranceway. To the right of the entrance are two tall, narrow windows, and the second floor has three windows that are the same size and spaced evenly to create symmetry with the first and second floor fenestration. The windows on the first floor are topped by an arched soldier course, while the second story windows and basement window openings are rectangular. The first and second story windows have limestone sills and decorative bull's-eye banding that spans the entire façade and runs along the level of the sill. All of the windows have been replaced. The basement level is clad with smooth limestone and topped by a slightly projecting limestone band that separates it from the reddish brown face brick on the first and second stories. The brick above the second story windows has all been replaced and the color varies from the historic brick on the rest of the façade.

1 Contributing

1806 N. Leffingwell Avenue (Photograph 2, sixth from left)
c. 1890

Style: Late 19th and 20th Century American Movements

Historic function: Multiple Family Dwelling

Stories: 2

Roof shape: Flat

Porch: Stoop

Roof material:

Wall material: Brick

Foundation: Stone

This is a two-story, flat-roofed brick building with its long dimensions running east-west. Concrete steps lead up to a recessed entryway on the west (street-facing) elevation, and there is a single, centered window located above the entry. The right bay projects slightly and there are groups of windows on the second, first, and basement floors. All first floor windows and the entry are topped with rounded arches that project slightly at the top. The basement and second floor windows are rectangular. The first and second story windows have limestone sills. The basement level is clad with rusticated stone, and the rest

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of the façade is brick. There has been some brick replacement above the second story windows that is a slightly different color than the historic brick. The original windows and exterior door have been replaced. A small front porch/stoop is topped by a pedimented roof with asphalt shingles that is supported by wooden posts. Metal railings have been added between the posts and leading up the concrete steps.

1 Contributing

1810 N. Leffingwell Avenue (Photograph 2, fifth from left)
c. 1899

Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west and the primary entrance on the west, street-facing elevation. Concrete steps lead up to a covered stoop that is topped by a small, pedimented roof that is supported by slightly battered, square, wooden columns and painted blue. Under this small roof is the primary exterior entrance door with a sidelight to its left. The facade is divided into two bays with groups of windows on the basement, first and second floors of the northern bay. Above the entrance on the southern bay is a grouped window with a decorative wooden vertical member dividing it. All of the windows are original double-hung wood sashes and the top sash is shaped into a flat, pointed arch. This flat, pointed arch is also seen in the original front exterior door and sidelight, as well as in the columns in supporting the entryway roof. Most windows have exterior metal storms, and there are limestone sills beneath the second story windows and a limestone band that spans the façade and runs under the first story windows. The basement level of the building is clad in a darker brown face brick. A thick band of limestone runs at the ground level and a thinner band separates the darker brick from the lighter, red brick on the first and second stories. Some of this darker brickwork is used to create geometric patterns around the first floor windows, above the second floor windows, and within the decorative parapet wall. The parapet emphasizes the division between the two bays of the façade with three false chimneys that rise slightly above the wall.

1 Contributing

1812 N. Leffingwell Avenue (Photograph 2, fourth from left)
1895

Owner:	Winkel & Co.		
Builder:	August Winkel		
Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. The steps leading up to the arched, brick entranceway on the street-facing elevation no longer remain, and the exterior door and sidelight are slightly recessed. The facade is divided into two bays, the left (north) bay contains the primary entrance on the first story and a window centered above it on the second story. The right (south) bay contains two wide window openings—one on the first story and one on the second story—each with a pair of double hung sashes separated by a decorative wood member. All windows on the first and second stories have a thick Romanesque brick arch above them and an arched light topping the sashes. All windows and lights are original, though most of the windows are missing glass. All

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window openings have limestone sills. The basement level has two, shorter window openings and the face is clad in rusticated stone. A thick limestone band separates the stone cladding from the red face brick on the rest of the façade. The cornice exhibits decorative brickwork. The basement and first floor windows and door have been boarded up.

1 Contributing

1814 N. Leffingwell Avenue (Photograph 2, third from left)
1899

Style:	Late 19 th and 20 th Century American Movements		
Architect:	Gerhard Becker		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west and its primary entrance located on the west, street-facing elevation. The facade is divided into two bays, and the right (south) bay projects slightly. Wooden steps lead up to an arched entranceway on the recessed bay, which is currently covered by a removable awning. The exterior door is set back in the entranceway. To the right of the entrance are two tall, narrow windows, and the second floor has three windows that are the same size and spaced evenly to create symmetry with the first and second floor fenestration. All of these windows are topped by decorative, arched brickwork and have a limestone sill. All of the windows have been replaced with windows that are too short for the original openings, and the limestone sills have been painted white. The basement level is clad with rusticated stonework and topped by a limestone band, which separates it from the reddish brown face brick on the first and second stories. There are two shorter basement windows that are lined up with the windows above. The cornice has multiple rows of decorative brick molding. The basement windows, exterior front door, and one of the first story windows have been boarded up.

1 Contributing

1816-18 N. Leffingwell Avenue (Photograph 1, second from left)
c. 1895

Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. The west (street-facing) elevation is symmetrical and divided into three bays, and concrete steps run up to the entrance located on the central bay. On the second story, there is a set of tall, narrow windows on each bay topped by flattened, rounded arches. The windows at the center bay on the second story are extended to the level of a door and open out to a small wooden balcony with metal railings and engaged wooden columns below. The outer bays on the first floor have pairs of tall, narrow window openings that have more dramatic arches at the top, and the small balcony serves as an awning to the first floor entranceway. All of the window openings have limestone sills, and the sills on the first floor are connected and have dentil molding beneath them. The basement level is clad in stone and there are pairs of shorter windows at each of the outer bays. A thick limestone band separates the basement level from the rest of the building, which has red brick. The cornice has several courses of decorative brick molding. The basement and first floor window and door openings have been boarded up. Two wooden

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porches that are not historic are at the entrances.

1 Contributing

1820-22 N. Leffingwell Avenue (Photograph 1, left)
c. 1895

Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running east-west. The west (street-facing) elevation is symmetrical and divided into three bays, and concrete steps run up to the entrance located on the central bay. On the second story, there is a set of tall, narrow windows on each bay topped by flattened, rounded arches. The windows at the center bay on the second story are vertically extended to the approximate length of a door opening, and open out to a small wooden balcony, which requires reconstruction. The outer bays on the first floor have pairs of tall, narrow window openings that have more dramatic arches at the top, and the small balcony serves as an awning to the first floor entranceway. All of the window openings have limestone sills, and the sills on the first floor are connected and have dentil molding beneath them.

The basement level is clad in stone and there are pairs of shorter windows at each of the outer bays. A thick limestone band separates the basement level from the rest of the building, which has red brick. The cornice has several courses of decorative brick molding, but is missing half of the metal course at the top, and requires some minor reconstruction at the top right portion of the cornice. The basement, first floor, and three of the second floor window openings have been boarded up, as well as one of two exterior doors, which are side by side in the entranceway. The exposed door appears to be original.

1 Contributing

2717 Madison Street (Photograph 6, right)
c. 1885

Style:	Late 19 th and 20 th Century American Movements		
Historic function:	Multiple Family Dwelling		
Stories:	2	Roof shape:	Flat
Porch:	Stoop	Roof material:	
Wall material:	Brick	Foundation:	Stone

This is a two-story flat-roofed brick building with its long dimensions running north-south. Concrete steps lead up to the entrance on the southern, street-facing elevation. To the left of the entranceway is a window opening with a stone sill, and both openings have jack arches. There are two second floor window openings that also have original stone sills and are topped with jack arches. A small basement window is open and missing glass, and all of the window openings on the first and second stories, as well as the entranceway, have been boarded up. The base of the facade is clad in a rusticated stone, which has been painted white. The cornice is ornamented with decorative brickwork, but has lost some structural support and requires some reinforcement.

1 Contributing

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2719 Madison Street (Photograph 6, center)
c. 1879

Style: Late 19th and 20th Century American Movements
Historic function: Multiple Family Dwelling
Stories: 2 Roof shape: Flat
Porch: Stoop Roof material:
Wall material: Brick Foundation: Stone

This is a two-story brick building with a flat roof that has a sloped front extending to an overhang on the primary façade. Its long dimensions run north-south, and concrete steps lead up to the entrance located on the south, street-facing elevation. To the right of the exterior entrance is a long, narrow window opening with a segmental arched top that matches the arched top of the entranceway. There are no longer distinguishable window openings on the second story as the window frames and much of the brick has been removed, exposing the interior of the building. The basement level has a shorter window and is clad with limestone that has some deterioration issues.

1 Non-Contributing

2725 Madison Street (Photograph 3, right)
1903

Owner: C. Fensky
Builder: August Winkel
Style: Late 19th and 20th Century American Movements
Historic function: Multiple Family Dwelling
Stories: 2 Roof shape: Flat
Porch: Stoop Roof material:
Wall material: Brick Foundation: Stone

This two-story, flat-roofed brick building is located on the southwest corner of Madison Street and Leffingwell Avenue. The building runs long from north to south, and concrete steps lead up to two separate entrance doors, located side-by-side and facing Madison St. (south). Directly above the entranceway is a tall, narrow one-over-one window. To the left of the entranceway is a wide window opening containing (2) one-over-one sashes, and directly above that opening is another with wide, one-over-two sashes. All of the windows have stone sills.

The base of the building is clad in stone, and there is one window opening with two lights. The cornice displays several rows of decorative brickwork and the window openings are topped with header courses. The west side of the building is not the primary façade, but is visible along Leffingwell Ave. The base shows the ashlar stone foundation and has four small basement window openings with stone sills. The first and second stories each have five window openings lined up horizontally. The leftmost window on both of these stories is slightly shorter than the other four. All window openings on this side of the building are arched at the top and have stone sills. Four chimneys, equally spaced, rise above the fire wall.

1 Contributing

2714 North Market
c. 1899

Style: Late 19th and 20th Century American Movements
Historic function: Multiple Family Dwelling
Stories: 2 Roof shape: Flat
Porch: Stoop Roof material:

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Wall material: Brick Foundation: Concrete

This is a two-story flat-roofed brick building with its long dimensions running north-south. The stairs that once lead up to the arched, primary entrance on the northern, street-facing elevation have been removed. To the left of the entrance are two tall, narrow windows, and the second story has three windows that are the same size and spaced evenly to create symmetry between the first and second floor fenestration. All of these windows are topped by decorative, arched brickwork—though the first floor windows have a more pronounced arch. There are limestone sills under each of the three window openings on the second story, and a single, stretched limestone sill rests under the first floor windows. The basement level is clad with rusticated stonework, and topped by a limestone band, which separates it from the reddish brown face brick on the first and second stories. There are two shorter basement windows that are lined up with the windows above. The cornice has multiple rows of decorative brick molding. The basement windows, exterior front door, and one of the first story windows have been boarded up. Much of the wall on the western elevation has been removed, exposing a large portion of the interior of the building.

1 Non-Contributing

2830 Magazine Street (Photograph 8)
1943

Architect: Sterling Aluminum Production

Builder: John Hill Construction

Style: Modern Movement

Historic function: Industrial Building

Stories: 1

Porch: -

Wall material: Brick

Roof shape: Flat

Roof material: Composite

Foundation: Concrete

Sterling Aluminum Production
1943, 1-story factory 150 x 300 ft.
All additions by John Hill Construction Co.
1945, 1-story addition, 35 x 75 ft
1946, 1-story addition to factory, 33 x 80 ft
1946, 1-story addition to foundry

This original one-story 150 x 300 ft. buff brick industrial structure was built in 1943, with three additions added to the factory and foundry during 1945 and 1946. The long dimensions run east-west, and an expansive front lawn faces Yeatman Square on the north side of Magazine Street. The north (street-facing) elevation stretches along the entire street face, emphasizing the horizontality of the modern structure, and concrete steps lead to a centrally-located entrance that projects outward and upward from the rest of the building. The actual door opening on this extended entrance is slightly recessed with decorative brickwork on either side, has a centrally-located exterior door, and is topped by formed concrete geometric patterns and three vertical window openings. On either side of the door opening are pairs of large vertical window openings. The brickwork along the top and sides of this protruding entranceway again emphasized verticality and horizontality, and above a removable metal sign reading "Bee Cabinet Corp." is a formed concrete panel with a shield filled with the letter "S."

Extending out on either side of this primary entranceway are long, stretched one story wings with a single, massive opening for windows extending along each wing. On both sides, these openings have been covered with two levels of metal sheathing, and the sills are a continuous band of brick headers. Some recessed, short bands of brickwork create the appearance of streamlined quoins at either end of

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the structure. There is a small, single window opening on both the eastern and western side of the protruding entranceway, and each has been boarded. The concrete foundation is visible at the base of the building, and the parapet walls are capped with concrete. There is a sidewalk in front of the structure and broader ramps on either side of the building to access the rear of the building. A small, narrow lawn runs the length of the north elevation.

1 Contributing

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Architects and Builders

Becker, Gerhard, architect
Cregan, D.J., builder
Detjen, H., builder
John Hill Construction Company, builder
Kammermeyer, J.W., architect
Kessler, George, landscape architect
Lawler, E.J., architect
Preisler, Ernst, architect
Sidman, Hy., builder
Winkel, August, builder
Wright, Henry, landscape architect

Summary

The Yeatman Square Historic District is locally significant under Criterion C in the area of COMMUNITY PLANNING AND DEVELOPMENT. The nominated District includes the Yeatman Square, completed in 1908 to the designs of Henry Wright and George Kessler, as well as a surrounding built environment that includes two contributing Modern Movement industrial buildings built in 1940 and 1943 and 19 contributing residential buildings built between c. 1879 and 1910. The District is the fulfillment of local advocacy of City Beautiful ideals in park planning that included a program for creating playgrounds in the dense urban neighborhoods east of Grand Avenue in the city. In 1906, the city issued bonds to build five small neighborhood playground parks, of which Yeatman Square Park is the sole surviving park in its original location and size. The District embodies both the promise of early progressive planning projects in the city as well as the reality of rapid twentieth century changes in the older neighborhoods in the eastern part of the city.

The landscape includes part of the dense urban environment viewed by Kessler, Wright and others and needing alleviation through new park space, the park space built in the neighborhood, and two buildings built fronting the park during the later industrialization of the neighborhood. This unconventional urban landscape offers a relatively intact setting for a landscape planning intervention initiated before the Civic League's issuance of the city's first comprehensive plan in 1907. The period of significance for the District begins with the construction of the first contributing resource c. 1879 and ends in 1951, when the major period of industrial development of the area ended. At that date, the District's development no longer was exemplary as part of the city fabric, but instead became part of the general pattern of decline in older neighborhoods.

Early Development of the Neighborhood

The land that would become the district was first conveyed to private owners through several colonial land grants. The area south of Cass Avenue was part of the Grand Prairie Common Field in the early 19th century, and Jefferson Avenue was the western boundary of the St. Louis Common Field.¹ The area was included in the 1841 boundary of the City of St. Louis. Development began with land owner Henry

¹ Norbury Wayman, *History of Saint Louis Neighborhoods: Old North St. Louis & Yeatman* (St. Louis: Community Development Agency, 1978). <<http://stlouis-mo.gov/archive/neighborhood-histories-norbury-wayman/yeatman/index27.htm>> Accessed 31 October 2011.

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Stoddard's platting of Stoddard's Addition in 1851.² Stoddard's Addition was bounded by Jefferson, Sheridan, Compton and Laclede Avenues south of the nominated District. In 1856, Stoddard filed the plat for North Stoddard Addition, surveyed by W.H. Cozens. This plat established the north-south Glasgow and Clay (later Leffingwell) streets as well as the east-west Magazine and Penrose (later Madison) streets. However, only the south portion of the city block bounded by Magazine, Glasgow, Leffingwell and Penrose was laid out into lots in this plat.

Compton & Dry's *Pictorial St. Louis* (1876) shows the area largely undeveloped in 1875. There is a large sandstone quarry north of Penrose (now Madison) Street between Glasgow and Garrison avenues. A few residences stand densely on the north side of Penrose Street toward Glasgow Avenue. Leffingwell Avenue does not exist. A large estate with a two-story, hipped roof mansion stands in the center of the area later developed as Yeatman Square. Rows of low, long horse stables are seen around this estate. According to Norbury Wayman's history of the area, by 1875 "[a] horse car line ran out Cass Avenue with a branch running north on Glasgow and thence west on St. Louis Avenue."³ This and a later route that ran along Garrison Avenue until bending west at North Market Street were built and operated by the Citizens' Railway Company. Later, streetcar lines would run on these routes.⁴

Later subdivisions that would create the blocks and parcels of the District started with the platting in 1868 of the Penrose Tract Addition that created the block where Yeatman Square would be built. In 1869, Whitmore's Addition was added, inclusive of land east of Leffingwell Avenue and between Magazine Street and the alley to the south. In 1870, Samuel Knox filed the plat for the Knox & Picot Addition, surveyed by Julius Pitzman. This plat would encompass the area south of the alley line south of Magazine Street. The parcels on Madison Street included in the District were established in this subdivision. Finally, in 1896, N.D. Allen filed a plat for the eastern portion of City Block 2356, bounded by Glasgow Avenue on the east, North Market Street on the north and Magazine street on the south.

By 1896, Leffingwell Street to the east was being built out. Many of the area's first residents were middle-class people who built their own two-family buildings. These residents lived in one flat and rented the other. City directories show a range of employment and largely German and Irish ethnicity among the district's residents. By 1887, watchman Patrick Cullen was living at 1714 N. Leffingwell. In 1893, contractor James Corcoran resided at 1722 N. Leffingwell. In 1899, directories show baker Jacob Dollinger residing at 1721 N. Leffingwell, fireman Frank J. Frankel at 1802 N. Leffingwell and carpenter-contractor August Winkel at 1812 N. Leffingwell. The 1901 city directory sows John H. Greve, a copyist in the Recorder of Deeds' office, residing at 1814 N. Leffingwell. All of these men's names appear as owners on the building permits for their residence.

Architecturally, the houses in the District represent a common range of materials and styles. All are built in brick masonry, and almost all are flat roofed two-story buildings. The buildings employ some ornament in porch construction, use of ornamental brick, terra cotta and stone elements, and tin and wooden cornices. None have elaborate decoration, or strongly pronounced connections to well-defined architectural styles. All of the District's residential buildings embody the vernacular characteristics of Late 19th and 20th Century American Movements. The oldest house is the side-gabled, non-contributing two-family building at 2719 Madison Street, and the newest is the flat-roofed four-family building at 1715-17 N. Leffingwell Avenue, completed in 1908.

² Ibid.

³ Ibid.

⁴ United Railways Company. *City and County Tracks*. St. Louis, Missouri: United Railways Company, 1920.

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District resident August Winkel was particularly active in development of the multi-family buildings in the block of Leffingwell Avenue between Madison and North Market streets. Winkel either built or designed and built the buildings at 1715-17 Leffingwell Avenue (1908), 1721 N. Leffingwell Avenue (1898), 1725 N. Leffingwell Avenue (1903), 1802 N. Leffingwell Avenue (1895), 1812 N. Leffingwell Avenue (1895) and 2725 Madison Street (1903). His own residence at 1812 Leffingwell Avenue is his most stylistically refined work. The building's use of gauged brick with ornamental brick label molds for its segmental arches showed a Romanesque influence. Generally, his buildings demonstrate a deft use of then-new ornamental brick products consistent with builder practice of the era.

Professional architects designed some of the contributing residences in the District. Ernst Preisler (1855-1934) designed the building at 1715-17 N. Leffingwell (1908). After completing his studies in Vienna, Preisler arrived in the United States in 1877 and worked as supervisor of buildings and bridges for the St. Louis-based Frisco Railroad from 1887 until he left to start his own practice in 1892.⁵ Preisler's career included the designs for twelve mansions in the fashionable Compton Heights subdivision, the Carondelet Branch Library (1907) and numerous homes and flats for developers. The building at 1715-17 N. Leffingwell has a distinctive pediment, extensive brick patternwork and quoining, and Secession-inspired white enameled terra cotta elements at the heads of the bay divisions.

Architect Gerhard Becker arrived in St. Louis in 1883, and established an office in 1890. Becker practiced at least until 1916.⁶ Becker's practice was mentioned in John Lethem's *Historical and Descriptive Review of St. Louis* (1894). Becker gained a reputation as a skilled designer of factories, and throughout his career he designed factories for the Hall & Brown Woodworking Company, the Standard Stamping Company and the Eckhoff Furniture Company. Residences by Becker are located at 4400 Laclede Avenue (1901) in the West Pine-Laclede Historic District (NR 5/9/2002) and at 4551 (1908), 4555 (1907) and 4558 (1910) Holly Place in the Holly Place Historic District (NR 2007) as well as throughout the city. Becker designed the two-family buildings at 1719 (1908), 1725 (1903) and 1814 (1899) N. Leffingwell Avenue. The house at 1814 N. Leffingwell is his earliest known residential commission, but otherwise that house and the two others are typical executions of the two-family type for the era.

The Civic League, New Playgrounds and Yeatman Square

The District's defining characteristic would be Yeatman Square, a one-block city park born out of the city's progressive movement and its particular efforts to create more neighborhood playgrounds in the dense city neighborhoods east of Grand Avenue. The 1904 Louisiana Purchase Exposition introduced St. Louisans to the landscape architecture ideals of the American City Beautiful movement: open vistas framed by grand buildings, employment of picturesque grading and plantings and a concern for the benefits of public experience of the outdoors. Locally, the chief proponent of these ideals was landscape architect and planner George E. Kessler (1862-1923), who had designed the landscapes at the world's fair. Upon arrival in the United States in 1882, German-born Kessler worked on the design of New York's Central Park under the direction of Frederick Law Olmsted. After several months, Kessler relocated to Kansas City to work on an Olmsted project in Merriam, Kansas. In 1892, the Kansas City Board of Park & Boulevard Commissioners hired Kessler to design that city's park and boulevard plans.⁷ In that position,

⁵ Ernst Preisler. *Mound City on the Mississippi: A St. Louis History*.
<http://stlc.in.missouri.org/history/people/detail.cfm?Master_ID=695> Accessed 31 October 2011.

⁶ Carolyn Hewes Toft, Michael R. Allen and Tom Duda, *National Register of Historic Places Inventory Form: Holly Place Historic District* (Washington, D.C.: Department of the Interior, 2007), p. 8.34.

⁷ Carolyn Hewes Toft, "George Edward Kessler." <http://www.landmarks-stl.org/architects/bio/george_edward_kessler/> Accessed 31 October 2011.

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Kessler developed his commitment to City Beautiful ideals and developed his reputation as one of the nation's leading practitioners of civic landscape architecture.

In 1902, Kessler opened a private firm, George Kessler & Company, with offices in Kansas City and St. Louis. The work for the Louisiana Purchase Exposition provided opportunities in St. Louis and around the nation. According to the Kessler Society, Kessler's 40-year career included plans for 26 communities, 26 park and boulevard systems, 49 parks, 46 estates and residences, and 26 schools. Kessler worked in 23 states and 100 cities in the United States as well as in Mexico and China.⁸

While preparing drawings for the Louisiana Purchase Exposition in 1903, Kessler contracted with the Kansas City firm of Root & Siemens for assistance. Root & Siemens assigned a young landscape architect named Henry Wright (1878-1936), who had joined the office after graduating from the University of Pennsylvania in 1901.⁹ Kessler hired Wright to manage the St. Louis office of George Kessler & Company. Through this position, Wright would become designer of Yeatman Square and many other local projects. Wright's own career would lead him to found his own office in 1909. Wright went on to design significant works of residential subdivision design in St. Louis, including the Brentmoor Park, Forest Ridge, West Brentmoor and Hi Pointe subdivisions, as well as subdivisions in the east including the influential planned community of Radburn, New Jersey (1929; with Clarence Stein).¹⁰ By the end of his distinguished career, Wright would become America's most esteemed exponent of Garden City principles of community planning and one of the leaders of the Regional Planning Association of America.

After 1904, Kessler and Wright became prominent and eloquent advocates for park planning in St. Louis. Both men urged the city to develop new parks in crowded neighborhoods, create playgrounds for children, and develop beautiful park-like boulevards in the outer ring of the city to encourage good development. Kessler and Wright were active in the progressive Civic League, and were authors of the report on parks contained in the landmark 1907 document *A Plan for St. Louis: Reports of Several Committees Appointed by the Executive Board of the Civic League to Draft a City Plan*. Kessler's words in that report are emphatic:

While parks are of inestimable value in making a city inviting to desirable residents and visitors, these are matters of small consideration when compared to the imperative necessity of supplying the great mass of people with some means of recreation to relieve the unnatural surroundings in crowded cities.¹¹

To Kessler and Wright, open space was about more than spatial organization – it was the necessary condition for developing a healthy democratic public. Their words showed an optimistic belief that alleviating urban overcrowding through park creation would aid in efforts to overcome the effects of poverty. When the Civic League established the Plan Committee that wrote the report in 1905, the city had not yet embarked upon serious consideration of creating new parks in older neighborhoods.

The first impetus for changing that situation was the 1906 campaign to create five new parks with substantial playgrounds in the city. The Open Air Playground Committee and its dynamic secretary, Charlotte Rumbold, had been pressing for playgrounds since 1902. In May 1906, a citizens' coalition, the

⁸ Kessler Society. <<http://www.georgekessler.org>> Accessed 31 October 2011.

⁹ Jean Cody, et al. *National Register of Historic Places Inventory Form: Hi-Pointe/DeMun Historic District*. (Washington, D.C.: Department of the Interior, 2005), p. 8-133.

¹⁰ Ibid.

¹¹ St. Louis Civic League, *A Plan for St. Louis: Reports of Several Committees Appointed by the Executive Board of the Civic League to Draft a City Plan* (St. Louis: Woodward and Tiernan, 1907), p. 54.

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Playgrounds Association, lobbied the City Council and House of Delegates to appropriate \$2,000 per park to create playgrounds in the existing St. Louis Place, Gamble Place, Carr Square and Carnegie (named later) parks.¹² This was followed by the Civic League's City Plan Committee calling for the creation of six new small parks in neighborhoods around downtown, for the purpose of creating playgrounds. Dr. William Trelease, chairman of the committee, released a report on May 19, 1906 that would later be included in the Civic League's city plan. The report recommended creating neighborhood parks that would not only provide playground space but would become small City Beautiful-style civic centers, around which eventual public libraries, bath houses and other amenities could be built. The report urged new parks near Russell and 18th streets, in Soulard, on 11th Street north of Franklin Avenue, at Carr Square, on Jefferson Avenue north of Cass Avenue and on 11th Street north of Cass Avenue.

According to the Civic League, juvenile crime diminished 50% in neighborhoods where playgrounds had been constructed recently.¹³ Furthermore, 48.3 of the city's population lived between Jefferson Avenue and the river, where there were few parks. The report found that there was one acre of park land for every 96.5 persons living west of Grand Avenue and 1,871 persons east of Grand Avenue.¹⁴ The report underscored both the benefits of open space and play areas as well as the eventual groups of institutions around them devoted to "mental, moral and physical improvement" of their neighborhoods.¹⁵ The report's signatories were Dwight F. Davis, Robert Moore, Mrs. Philip M. Moore, Frederick G. Zelbig and Henry Wright. By October, the city's legislature approved the issuance of bonds to fund five new parks with playgrounds. The bond issue raised \$670,000.¹⁶ The Parks Department hired Charlotte Rumbold to manage the new playgrounds, with the title of Secretary to the Park Commissioner.

Parks Commissioner Henry C. Scanlan, acting under Rumbold's guidance, decided to use the funds to immediately purchase sites for five small parks. In the next three years, they would construct DeSoto Square, near 22nd Street and O'Fallon streets on the north side, Columbus Square, on 11th Street north of Cole Street, Carr Square at 15th and Carr streets, Mullanphy Square just north of Cass Avenue on 11th streets and Yeatman Square on the block bounded by Magazine, Leffingwell, North Market and Glasgow streets. Of these five parks, only Yeatman Square remains at its original site, with its original boundaries and general appearance intact. DeSoto Square was relocated to 20th and Carr streets in 1954 during construction of the Pruitt and Igoe housing projects; Columbus Square has been removed; Carr Square has been expanded and its original landscape removed; Mullanphy Square was closed in 1988 and has been subsumed by construction of ramps for the new Mississippi River bridge for Interstate 70. These parks were not playgrounds in the contemporary sense, with freestanding equipment, but parks with lawns and paved areas for athletic activities and popular games.

Scanlan secured the site for what would become Yeatman Square early in 1907, and the permit for demolition of the block is dated April 10, 1907. On July 12, 1907, the *St. Louis Post-Dispatch* reported that Scanlan had chosen to name the new park after James E. Yeatman. The article states that many had thought that the new park would be named for Speaker John J. O'Brien of the city House of Delegates, but that O'Brien "fell from political grace at the City Hall."¹⁷ Yeatman (1818-1901), a St. Louis banker and philanthropist, is believed to be the origin of a character in Winston Churchill's novel *The Crisis*. Yeatman was well known in St. Louis, and founded the National Bank, later called the Merchant's National Bank. He was connected to countless public enterprises and reforms, and was a Union sympathizer during the Civil

¹² "Ask More Playgrounds." *St. Louis Post-Dispatch*, 1 May 1906.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ "Public Playgrounds," *St. Louis Post-Dispatch*, 15 October 1906.

¹⁷ "New Park is Yeatman Square." *St. Louis Post-Dispatch*, 12 July 1907.

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Yeatman Square Historic District
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War and part of a commission sent to Washington to explain local affairs to President Lincoln. Yeatman was also the first President of the Western Sanitary Commission, as well as the Mercantile Library Association, and was instrumental in building Washington University.¹⁸

Logically, Scanlan asked the George Kessler Co. to design the new playgrounds, and supervise construction. Also, invoices for labor on construction all were run through the Kessler Co. On July 26, 1907, Scanlan accepted the company's proposal to design Yeatman Square for a fee of \$250.¹⁹ Work was underway in the fall, with grading taking place in December. By March 1908, the Kessler Co. ordered 15 bushels of a grass mixture consisting of four parts English rye, two parts bluegrass and one part red top in addition to sod to place around the banks of the park lake, the terrace around the shelter and in 2-foot strips along the walks. In April 1908, the city built a concrete bridge across the small lake.

The design of the park was trusted to Wright. A letter dated December 16, 1907 from the Kessler Co. to Scanlan stated that Wright had designed the park "in accordance with Mr. Kessler's understanding with you and his instructions." Wright's plan for the 3.23-acre site was fairly simple. He sloped the site's edges upward to form a level central area, mostly of which was lawn space open for children's play. In the center of the park, was a small irregularly-shaped lake, with a scenic bridge as an attraction designed to appeal to children (see figure 1). There was a wading pool, which was the city's first. Some paths connected to the edges. Largely, Yeatman Square was designed to maximize open play space and open views of the surrounding neighborhood. Later, in 1911, the city added a now-demolished bandstand designed by the Kessler Co. The bandstand stood north of the lake, and had stucco-clad wooden walls and a clay tile roof. The band stand was still extant in 1958, and can be seen in a newspaper photograph from that year (see figure 3).

The Parks Department considered Yeatman Square to be very successful. The 1909 *Annual Report of the Park Commissioner* lauds the park: "This is the first small park in which a playground was planned – not laid out as an afterthought."²⁰ Yet the report also notes that the neighborhood "is rapidly being turned over to factories," a prescient observation.²¹ By 1912, improvements had continued and the *Annual Report of the Park Commissioner* included a statement by General Superintendent Ernst Strehle on Yeatman Square. According to Strehle, "[t]his place is improving rapidly, and bringing out gradually its pretty design."²² Strehle notes that a bubble fountain had been built and that the grass plots had been fenced.

Overall, the effort to create new playgrounds met the expectations of Kessler and other civic leaders. The 1910 *Annual Report of the Park Commissioner* contained a "Report of Consulting Landscape Architect" written by Kessler. Kessler wrote that:

The work of establishing the more recent distinctive children's playgrounds in congested sections deserves recognition on the part of your whole public, and should lead to quick support for the further properties needed for this purpose, such need being limited only to the children's population, and should be accomplished at whatever cost may be necessary.²³

¹⁸ "Obituary, James E. Yeatman." *New York Times*, July 8, 1901.

¹⁹ Letter from Parks Commissioner Philip C. Scanlan to George Kessler & Co. 26 July 1907.

²⁰ St. Louis Parks Department, *Annual Report of the Park Commissioner*, 1909, p. 17.

²¹ Ibid.

²² St. Louis Parks Department, *Annual Report of the Park Commissioner*, 1912, p. 27.

²³ St. Louis Parks Department, *Annual Report of the Park Commissioner*, 1910.

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The St. Louis Post-Dispatch had already published in 1908 an illustrated, glowing article about the city's playgrounds, including the one at Yeatman Square.²⁴ The reports under Scanlan for the next several years would include many favorable accounts of usage and impact, including the observation that "their selection has since been amply justified by the use and service to which they have been put."²⁵ Clearly, Yeatman Square and the other playgrounds created through the proceeds of the 1906 bond issue had addressed the concerns raised publicly by the Civic League and Playground Association in 1906.

Yet changes to the area round Yeatman Square and its cohort were coming quickly, as Scanlan predicted. Aside from industrialization of the surrounding area, Yeatman Square itself was transformed after World War II into the site for temporary housing for returning African-American veterans (see figure 2). In 1946, the city erected surplus Quonset huts on the park site to serve as housing. The lake was drained and filled. The quonset structures stood on the site until 1958, after being vacant for several years. That same year the city cleared the park and began returning it to public use after some goading from the editors of the *St. Louis Globe-Democrat*.²⁶

The Parks Department built a comfort station in the center of Yeatman Square in 1970. In 2003, the city demolished the comfort station and built the basketball and tennis courts as well as the paths that are now found in the park. At the same time, the city planted new trees in the tree lawns on the north, east and west sides. The Parks Department also changed the name from Yeatman Square to Yeatman Square Park (sometimes written as simply "Yeatman Park"). Today, the landscape is devoid of plantings within the park, appearing much as it did in 1958 after city clearance of the temporary veterans' housing. Yeatman Square Park is surrounded on one face by vernacular housing from the 19th and early twentieth century, and on its other sides by industrial facilities from the middle to late twentieth century.

Industrial Development and Sterling Aluminum Products Company

Sterling Aluminum Products Company, a manufacturer of automotive piston rings, came to be the District's largest manufacturing operation, and eventually housed in eight buildings on three different blocks. Sterling's owners incorporated Sterling Aluminum Products Company on August 18, 1918. The company took out a building permit for a two-story brick factory at 2916-18 North Market Street on September 11, 1911. Murch Brothers was the contractor for this now-demolished factory. Within one year, the company was building an addition, and in 1927 adding a new steel stack. The company also built a building across the street at 2925 North Market Street. In 1942, Sterling's office address was 2925 North Market Street.²⁷ The directory listings report that from the start John F. Flammang was president, Percy L. Bower was vice president, and Horace Duncan was secretary-treasurer. These officers would remain in those positions until 1947, when Duncan became president-secretary.²⁸ Flammang was holder of patents for various pistons and piston rings (for Sterling and also for the Inland Machine Tool Works) in 1918, 1920, 1935, 1941 and 1956.²⁹

The two Sterling buildings within the District were built starting in 1940 and 1943, with additions in subsequent years. On December 25, 1940, Sterling took out a permit for an two-story factory at the southwest corner of North Market and Glasgow. The flat-roofed, brick-clad building cost \$25,000 to build,

²⁴ "Children's Day Every Day Now In Playgrounds," *St. Louis Post-Dispatch*, 17 June 1908.

²⁵ St. Louis Parks Department, *Annual Report of the Park Commissioner*, 1912, p. 31.

²⁶ "Before and After at Yeatman Square." *St. Louis Globe-Democrat*. 28 March 1958.

²⁷ *Polk's St. Louis Directory*, 1942.

²⁸ *Polk's St. Louis Directory*, 1942-1959.

²⁹ United States Patent Office. *Official Gazette of the United States Patent Office*. Washington, D.C.: United States Patent Office. Various dates.

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measured 82' by 112' and was built of fireproof reinforced concrete. E.J. Lawler was the architect, and the John Hill Construction Company was the builder. This sparely-designed Modern Movement building was expanded in 1945. A now-demolished "fourth class foundry" was built adjacent to the building in 1943.

Also in 1943, Sterling built a large one-story foundry at 2830 Magazine on the south side of Yeatman Square. This foundry building occupied a large parcel that had been undeveloped, and provided a visual boundary on the south side of the park. The company took out a permit for the building on October 23, 1943. The buff brick, reinforced concrete building had a flat roof, measured 150' by 300' and cost \$90,000 to build. The building had a defined projecting entrance with some terra cotta elements, including a central shield with the letter "S" inset. To each side of the entrance were ribbons of steel multi-light windows. The simple composition was clearly influenced by contemporary streamlined factory buildings in the Art Moderne movement, with some Art Deco influence evident. Since the permit lists no architect, the handsome design must be attributed to the builder, the John Hill Construction Company. Sterling built two substantial additions to this building in 1945, and one in 1946. On May 12, 1950, Sterling took out a building permit to demolish the eight buildings fronting Glasgow Avenue on the western end of the site. The company used the cleared land for open storage and vehicle parking.

After expansion around Yeatman Square, Sterling became a major regional producer of piston rings for automobiles and tractors. In 1958, Sterling Aluminum Products moved to a facility at 2000 N. Third Street in St. Charles, Missouri and sold the buildings around Yeatman Square. The building at 2830 Magazine Street had already been purchased by the Ideal Cooler Corporation, which took occupancy in 1956, and the others went to a variety of uses. These second users were smaller companies that could not afford new facilities. Conversely, at the time of its relocation, Sterling reported net profits of \$766,595 for the year ending August 31, 1959. The company was growing.³⁰ In 1960, Sterling purchased Rich Manufacturing Corporation of Battle Creek, Michigan, a competitor.³¹ However, in 1965, Detroit giant Federal-Mogul-Bower Bearings, Incorporated merged with Sterling through a stock merger.

Sterling Aluminum Products was just one of the industrial enterprises that built new facilities in the area in the middle of the twentieth century. The 1951 Sanborn fire insurance map shows the extent of the industrialization of the area around Yeatman Square. The area lacked rail service, and would have been an unlikely area for such development before the advent of truck transfer of goods and products in the 1930s. The rise of motor truck transportation led manufacturers to look for sites near downtown where they could buy large sites assembled from the small parcels on which stood the city's devalued older building stock.

By 1951, the entire block north of Yeatman Square was built out with large fireproof factory buildings. On the western end of the block stood the Hussmann Refrigerator Company's plant, which consisted of several interconnected buildings of one and two story heights. These buildings were brick-clad buildings of reinforced concrete construction. Hussmann built one building north of Benton Street (with internal parking for 56 cars) and one building east of Leffingwell Street. The building at the northwest corner of Leffingwell and North Market Streets was a three-story, flat-roofed Modern Movement building of reinforced concrete construction with red brick cladding, steel windows and a large dust collector on a concrete structure to the east. A steel-framed bridge over Leffingwell connected the building to the main plant. This building would have been included in the District, but it is slated for demolition soon. The Sensient Company, manufacturer of paint pigments, occupies much of the land to the north of the park continuing the industrial land use.

³⁰ William H. Kester, "Sterling Aluminum products Acquires Rich Manufacturing," *St. Louis Post-Dispatch* (28 August 1960).

³¹ *Ibid.*

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Yeatman Square Historic District
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West of Sterling's buildings west of the park stood the large bottling plant built and operated by the Coca-Cola Corporation (now demolished). West of Glasgow Avenue on the north side of North Market, surrounding Sterling Aluminum's building, were other manufacturing buildings. That block was also fully built with industrial buildings by 1951. Fronting on Glasgow Avenue was the three-story brick building housing Drug Package, Inc. This building still stands, but its window openings are filled with masonry and its walls are clad in stucco so it lacks sufficient integrity to be eligible for National Register listing. West of that building was a large building (still extant) housing Gruendler Crusher & Pulverizer, Inc., the Sterling building, a one-story building housing the Letterhead and Check Corporation of North America, and a garage used by the Coca-Cola Corporation. South of Magazine Street, on the western end of the block between Glasgow and Garrison, was more industry: a contractor's garage and materials yard, additional Coca-Cola Corporation buildings, and the building housing the Mercury Record Corporation (as in vinyl records) at Garrison and Magazine streets. North of Benton Street and west of Glasgow Avenue, however, the neighborhood retained its sense rows of two-story nineteenth and early twentieth century brick flats.

Today, the remaining Sterling buildings in the District are the only industrial buildings in this group that have retained their historic visual relationship with the Yeatman Square landscape. The others have been or will be demolished, or are separated from the park by buildings with major integrity problems. The Sterling buildings demonstrate the period between 1930 and 1951 in which Yeatman Square's built environment was altered through industrial development. Today, the landscape remains an excellent example of the transition between the earlier walking neighborhood and the truck-serviced industrial landscape of the mid-century city.

Since 1951, the surrounding area has declined, and much of the built environment has been disrupted through demolition. West of Glasgow Avenue and south of Magazine Street, the grid has been removed to accommodate the large campus of Vashon High School that opened at this site in 2001. The area around Yeatman Square Park is a rare largely-intact landscape that illustrates the promise of City Beautiful intervention and the reality of urban changes in the city.

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Yeatman Square Historic District
St. Louis (Independent City), Missouri

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Yeatman Square Historic District
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Boundary Description

The boundary of the Yeatman Square Historic District is indicated by a heavy line on the accompanying scaled map entitled "Yeatman Square Historic District" (attached). The boundary follows the alley south of Magazine Avenue, runs north along Glasgow Avenue, follows the parcel line around 1807-35 Glasgow Avenue, runs east on North Market Street, south on the alley east of Leffingwell Street, west on Madison Street and north on Leffingwell Avenue to meet the alley south of Magazine Street.

Boundary Justification

The Yeatman Square Historic District encompasses the Yeatman Square Park block and all surrounding building stock that meets National Register of Historic Places integrity requirements. The boundary excludes several resources that would otherwise meet those requirements. On the northwest corner of North Market and Glasgow streets is a large industrial building that has been parged and its windows covered; this building does not possess integrity, and thus cannot be included. On the northeast corner of Leffingwell and North Market streets is a three-story industrial building that possesses integrity but is slated for demolition soon. The owner of the building requested that the building be excluded from the district nomination. Additional historic buildings on Madison Street to the east and west of the district boundary are separated by large expanses of vacant lots, and thus cannot be considered to be visually part of the Yeatman Square Park context, or to form coherent historic streetscapes. These resources are excluded. The somewhat-irregular boundary is drawn to minimize the inclusion of non-contributing resources and vacant lots.

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Photographs

The following is true for all photographs submitted with this nomination:

Yeatman Square Historic District
St. Louis City, Missouri
Photographer: Michael R. Allen
Digital source files in the collection of the Preservation Research Office.

The date that the photographs were taken:
October 2011

The descriptions of each photograph number are:

1. View southeast along Leffingwell Avenue from just north of North Market Street.
2. View northeast toward (from left) 1820-22 to 1734 Leffingwell.
3. View northeast toward Leffingwell Avenue showing 2725 Madison Street at right.
4. View southeast showing (from left) 1722 to 1712 Leffingwell.
5. View southwest showing (from left) 1715-17 to 1727-29 Leffingwell.
6. View northwest showing (from left) 2725, 2719 and 2717 Madison Street.
7. View southwest across Yeatman Square Park.
8. View southwest toward 2830 Magazine Street.
9. View southwest toward 1807-35 Glasgow Avenue.
10. View southeast across Yeatman Square Park.

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Figure 1: Sanborn fire insurance map from 1909 showing the newly-completed Yeatman Square.

Figure 2: Sanborn fire insurance map from 1951 showing the temporary veterans' housing in Yeatman Square.

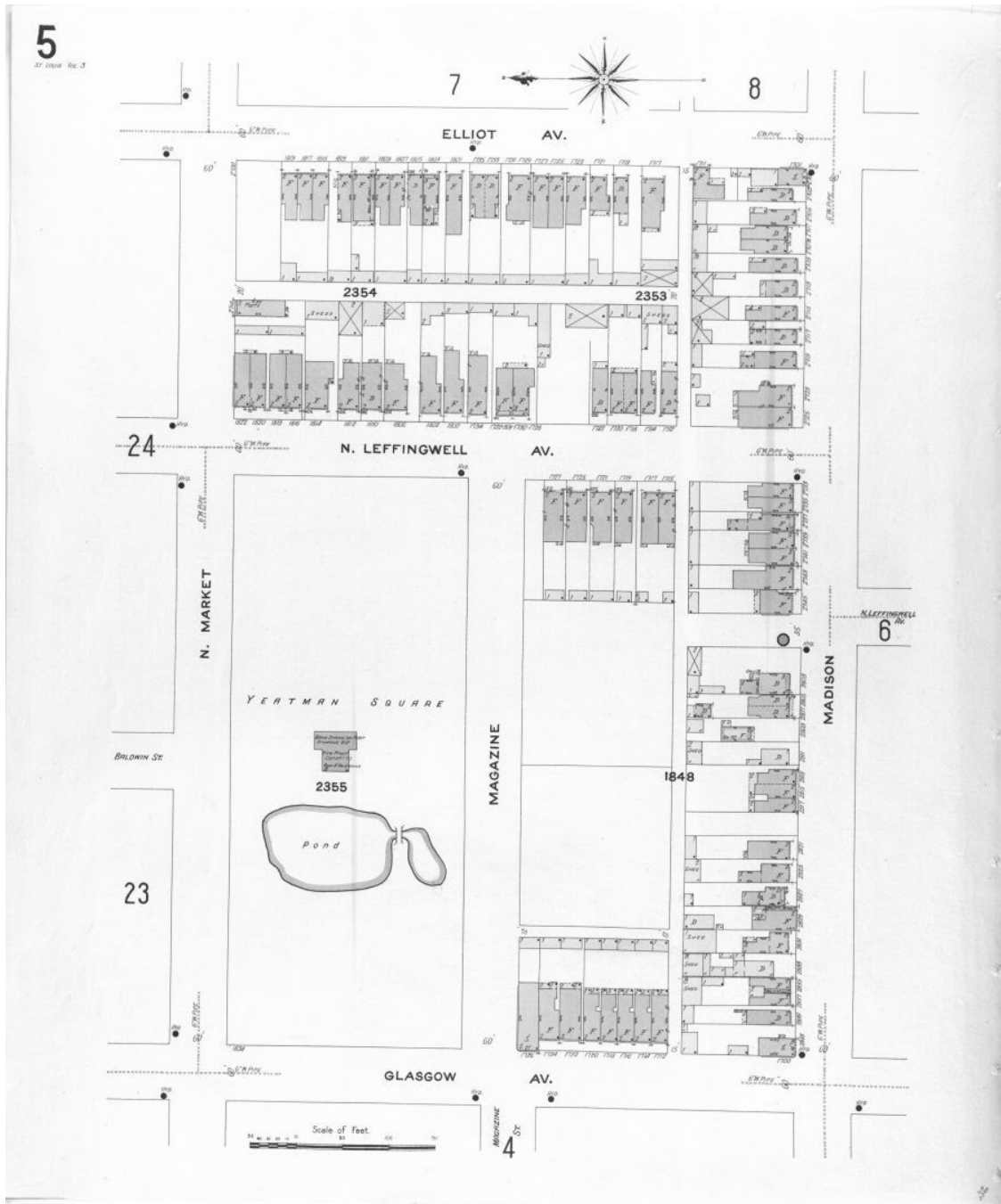
Figure 3: "Before and After at Yeatman Square," a 1958 *St. Louis Globe-Democrat* article.

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Yeatman Square Historic District
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Figure 1: Sanborn fire insurance map from 1909 showing the newly-completed Yeatman Square.

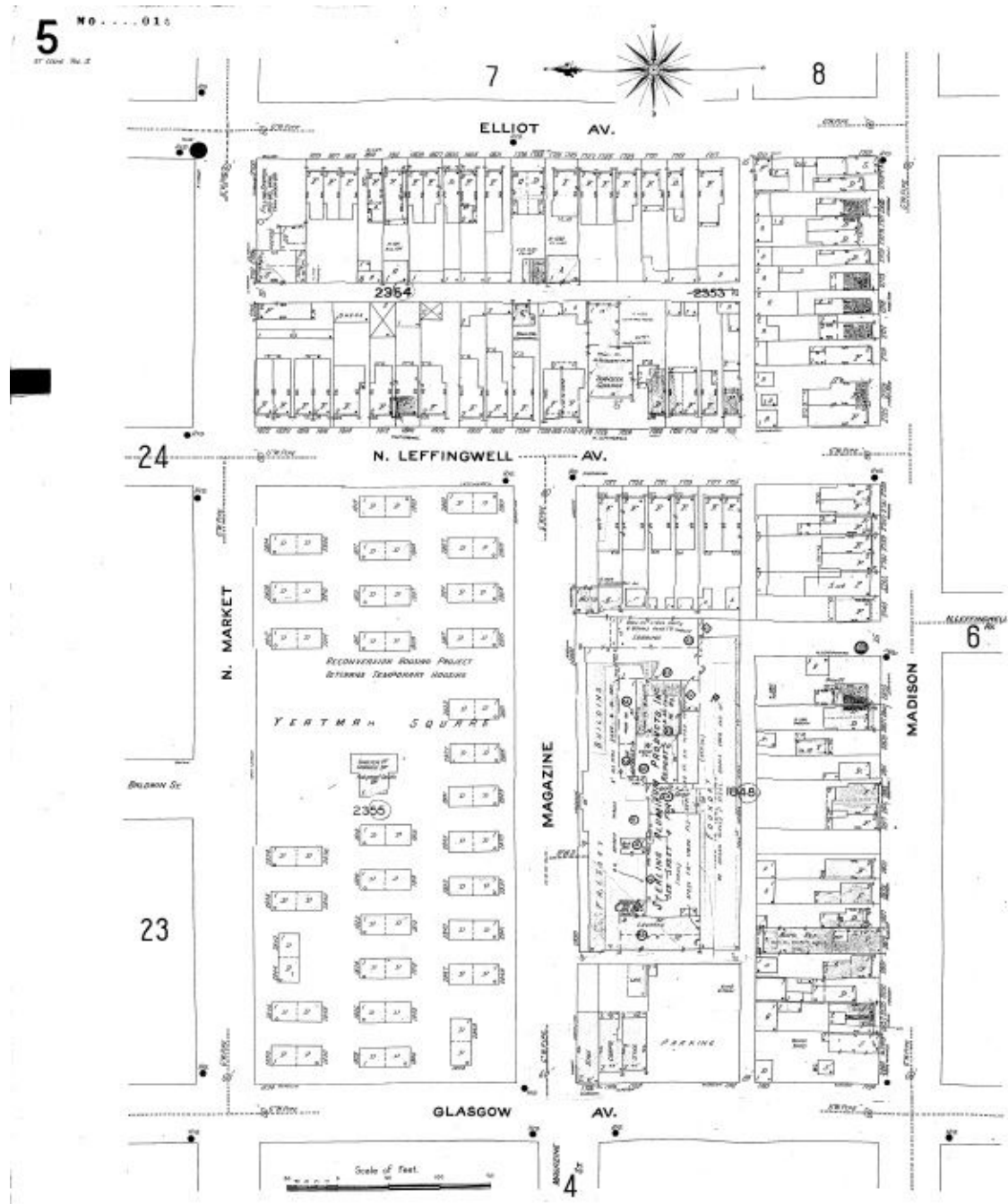


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Figure 2: Sanborn fire insurance map from 1951 showing the temporary veterans' housing in Yeatman Square.



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Figure 3: "Before and After at Yeatman Square," a 1958 *St. Louis Globe-Democrat* article. (Source: Missouri Historical Society.)



G.D. 3-28-1958 **Before and After at Yeatman Square**

Litter and debris in Yeatman Square, once a city park and more recently an emergency housing area for World War II veterans, has been cleaned up. The *Globe-Democrat* called attention to the eyesore the square created in North St. Louis with the

picture at left in its Mar. 19 editions. The firm which contracted to clean up the area 11 months ago quickly resumed operations and yesterday completed its portion of the rehabilitation task, leaving the square and its pavilion-bandstand as it appears at right. The next step is up to the city. —*Globe-Democrat* Photos

YEATMAN SQUARE
 HISTORIC DISTRICT
 ST. LOUIS
 (INDEPENDENT
 CITY), MISSOURI

UTM REFERENCES
 ZONE 15
 1.742080 E
 4281520 N
 2.742410 E
 4281550 N
 3.742410 E
 4281330 N
 4.742150 E
 4281370 N

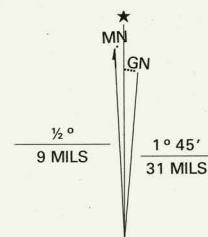


Produced by the United States Geological Survey

Topography compiled 1952. Planimetry derived from imagery taken 1993 and other sources. Photoinspected using imagery dated 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1954. Boundaries, other than corporate, verified 1999

North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15
 10 000-foot ticks: Illinois (west zone) and Missouri (east zone)
 Coordinate Systems of 1983

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software



UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



N MARKET ST

EFFINGWELL





JAMES A. DOERR & SONS
2nd FLOOR PLATING CO. A. 2780

65



2725













