

# SURVEY REPORT

Prepared for the City of Bel-Nor, St. Louis County, Missouri  
November 20, 2017

*Country Club  
Addition*

## Table of Contents

Introduction.....	1
Methodology.....	1
Geographic Description .....	3
Historical Overview of the Neighborhood.....	7
Survey Results .....	18
Recommendations.....	25
Bibliography .....	26

## Table of Figures

Figure 1. 1921 Plat Map for Country Club Addition of Normandy Park.....	2
Figure 2. Location Map, City of Bel-Nor. ....	3
Figure 3. Country Club Addition neighborhood.....	4
Figure 4. Intersection of Bellerive and Glen Echo Drives; view is south.....	5
Figure 5. Southeast end of the neighborhood, Bellerive Drive; view is northeast .....	5
Figure 6. Topography Map illustrating Bel-Nor and Country Club Addition.....	6
Figure 7. Map illustrating land in St. Louis County previously owned by the Lucas Family.....	8
Figure 8. Sanborn Fire Insurance Map, 1931. ....	9
Figure 9. Harry Prettyman, 1924, Oldsmar, Florida. ....	10
Figure 10. Early advertisement for Country Club Addition, 1921. ....	11
Figure 11. Advertisement for Country Club Addition, 1923.....	12
Figure 12. Sanborn Fire Insurance Map, 1931 (detail).....	16
Figure 13. 3072 Arlmont Drive, view is east.....	19
Figure 14. 3072 Arlmont Drive, view is northeast. ....	19
Figure 15. 3017 Arlmont Drive is an example of a Tudor Revival style dwelling.....	20
Figure 16. 3021 Arlmont Drive is an example of a Dutch Colonial Revival style dwelling.....	21
Figure 17. 3087 Bellerive Drive was constructed in 1939 and has an attached garage.....	21
Figure 18. 3088 Bellerive Drive is a Craftsman style bungalow with a detached garage .....	22
Figure 19. 2919 Delavan Drive was constructed in 1955 and has a basement level garage. ....	22
Figure 20. 3036 Delavan Drive incorporates elements of Tudor Revival/Cape Cod detailing ....	23
Figure 21. Ozark (“giraffe”) pattern stone dwelling at 8017 Glen Echo Drive.....	23
Figure 22. Craftsman influenced dwelling at 8109 Glen Echo Drive.....	24

## **List of Tables**

Table 1. Street Names, Country Club Addition, Bel-Nor.....	6
Table 2. Racial Statistics, St. Louis County Census Tract Data for Bel-Nor and Vicinity .....	14
Table 3. Houses Constructed in Country Club Addition, 1921 – 1970 .....	17

## **Appendix A - Table of Inventoried Properties**

## Introduction

In 2017, the City of Bel-Nor (St. Louis County, Missouri) planned an undertaking to demolish 3072 Arlmont Drive utilizing Community Development Block Grant (CDBG) funds. The neighborhood associated with 3072 Arlmont Drive is historically known as Country Club Addition of Normandy and has been identified by the Missouri State Historic Preservation Office (SHPO) as eligible for the National Register of Historic Places (NRHP). The proposed demolition introduced an adverse effect to the neighborhood, which required that the parties involved (City of Bel-Nor, St. Louis County and SHPO) enter into an agreement per Section 106 of the National Historic Preservation Act of 1966 (36 C.F.R part 800). A reconnaissance level survey was completed for the neighborhood in August – October 2017 as part of the Section 106 mitigation. This report provides an overview of the methodology for the survey, description of the study area, summary of the neighborhood’s history and development, National Register eligibility evaluation and recommendations for future historic preservation activities.

## Methodology

The Country Club Addition reconnaissance survey completed in August – October 2017 was conducted in two phases. The first phase of the survey included photography, mapping and preliminary research. These activities were completed by St. Louis County Parks Historian Daniel Gonzales and Historic Buildings Commission Chair, Mimi Stiritz. The second phase of the project was completed by Ruth Keenoy (consultant), who conducted additional research and prepared this report.

Research conducted by the consultant was completed at the following repositories: St. Louis County Library, Missouri State Historical Society (University of Missouri-St. Louis), Missouri History Library and St. Louis (City) Public Library. The consultant reviewed deeds of neighboring subdivisions at the St. Louis County Recorder of Deeds office and sought historical information from previous surveys and nominations prepared for areas/properties adjacent to Bel-Nor. Census records, newspapers and Sanborn Fire Insurance Maps were reviewed during the research gathering phase of the project. The St. Louis County Assessor’s online database available at: <https://revenue.stlouisco.com/IAS/index.htm> was utilized to obtain building dates for resources within the survey area. City directories were consulted to further assess the growth of the neighborhood in light of the fact that assessor’s records are not always accurate in terms of construction dates.

The consultant evaluated the historical significance of the neighborhood utilizing guidelines provided by the National Park Service in the following National Register Bulletins: *How to*

Apply the National Register Criteria for Evaluation (rev. 2002) at <https://www.nps.gov/nr/publications/bulletins/nrb15/>, *Researching a Historic Property* (rev. 1998) at <https://www.nps.gov/nr/publications/bulletins/nrb39/> and *Historic Residential Suburbs – Guidelines for Evaluation and Documentation for the National Register of Historic Places* (2002) at <https://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>.

This document was prepared per guidelines provided by the SHPO’s “Standards for Professional Architectural and Historic Surveys” available at <http://dnr.mo.gov/shpo/docs/ProfessionalSurveyStandards.pdf>. Boundaries for the project were determined by the County, City and SHPO, based on the neighborhood’s 1921 plat map (**Figure 1**).

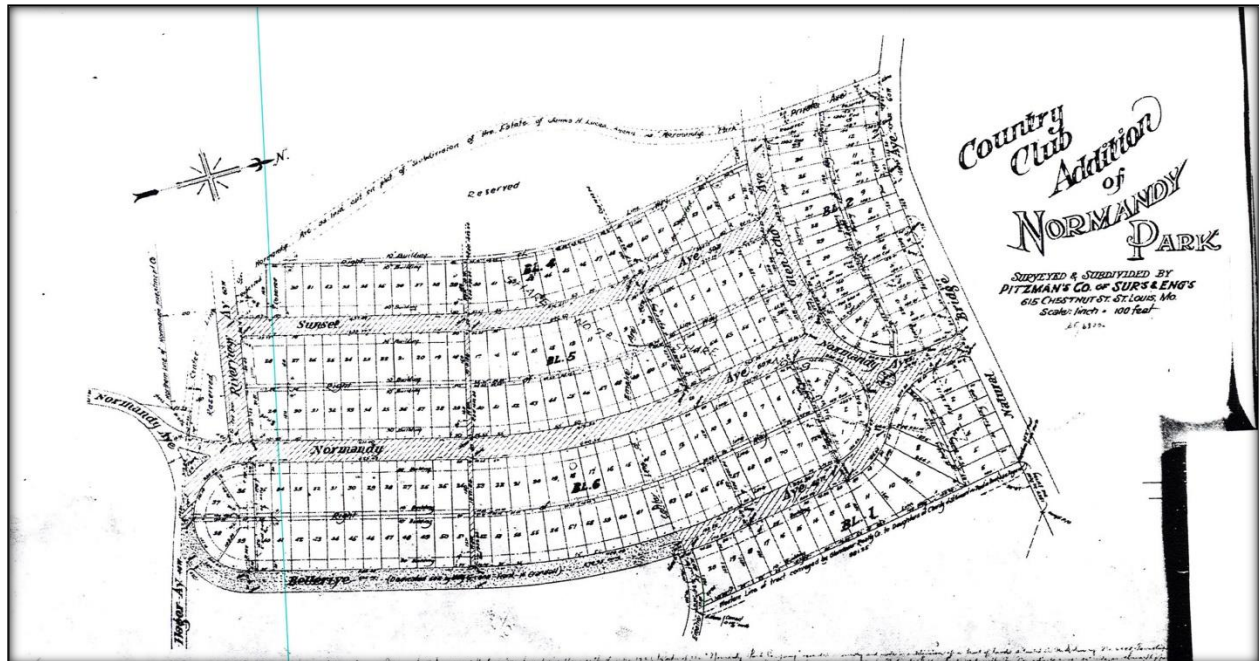
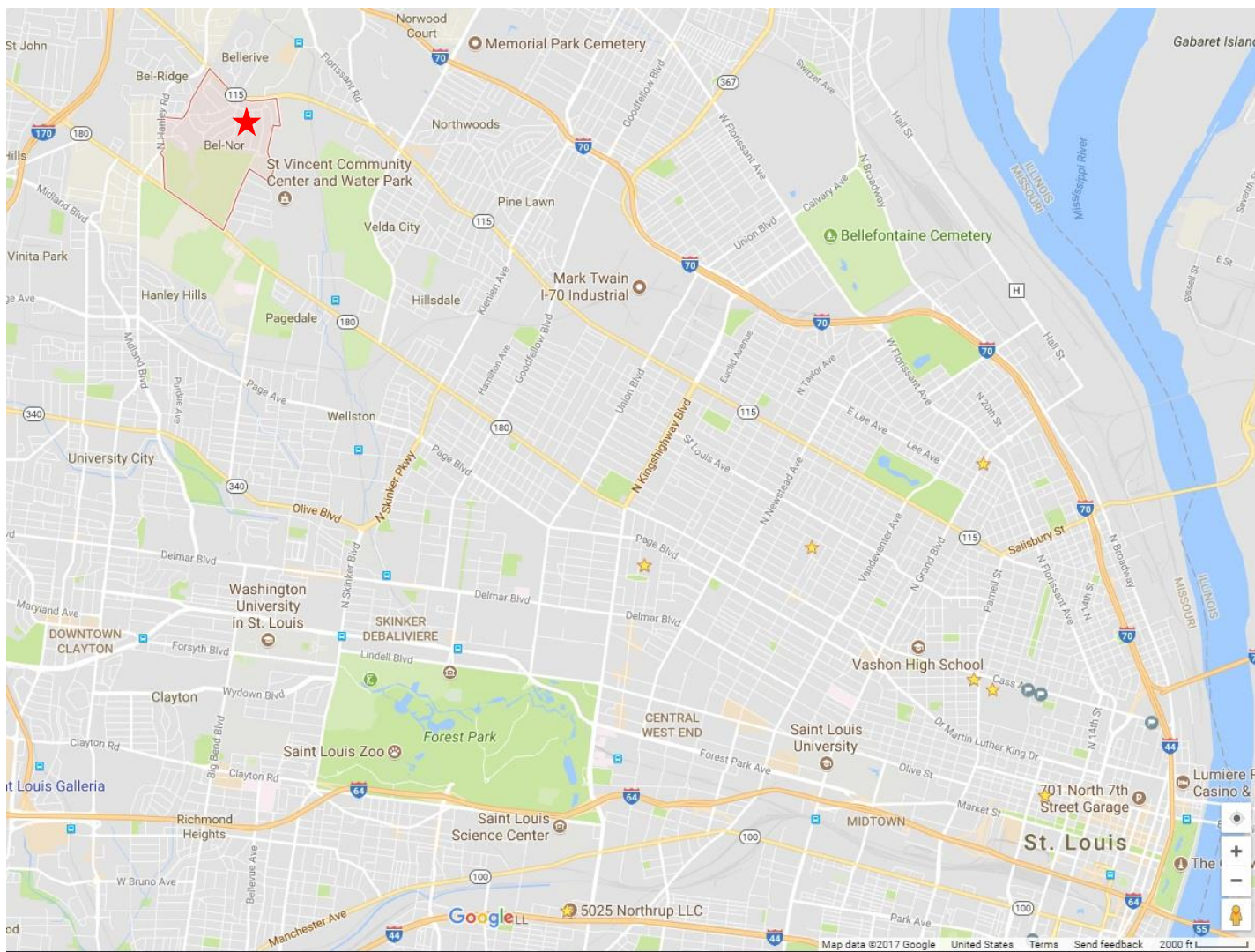


Figure 1. 1921 Plat Map for Country Club Addition of Normandy Park. This map illustrates the recommended survey boundaries. Image courtesy of Mimi Stiritz.

## Geographic Description

Country Club Addition is situated in the City of Bel-Nor in north St. Louis County, Missouri (**Figure 2**). Platted in 1921 as Country Club Addition of Normandy Park, the study area is roughly bounded by Natural Bridge Road (north), Delavan Drive (west), Audrain Drive (south), and Bellerive Drive (east) (**Figure 3**). Country Club Addition has a park-like setting with tree-lined, slightly curved roads. Landscape features include small park-like areas throughout the neighborhood, particularly near intersecting streets. Concrete walks border property lines, separated from streets by grass-covered verges. Streets are void of gutters with low curbs (**Figures 4 and 5**).



**Figure 2. Location Map, City of Bel-Nor (upper left corner of map) and Country Club Addition (marked by the star).**  
Source: GoogleMaps, 11 October 2017.

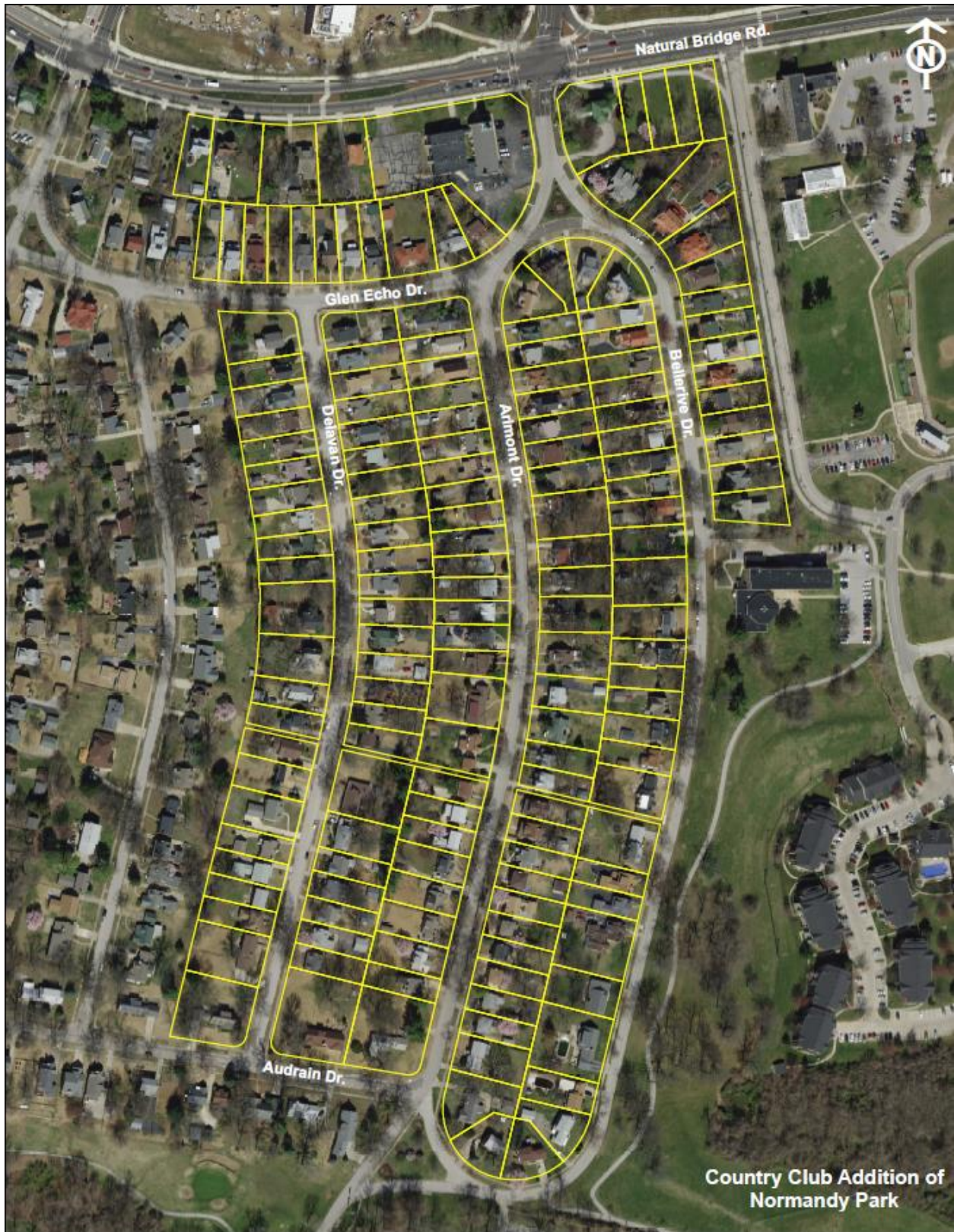


Figure 3. Country Club Addition neighborhood, Bel-Nor. Map (not to scale) courtesy of St. Louis County Parks.



**Figure 4. Intersection of Bellerive and Glen Echo Drives; view is south. Photo courtesy of St. Louis County Parks.**



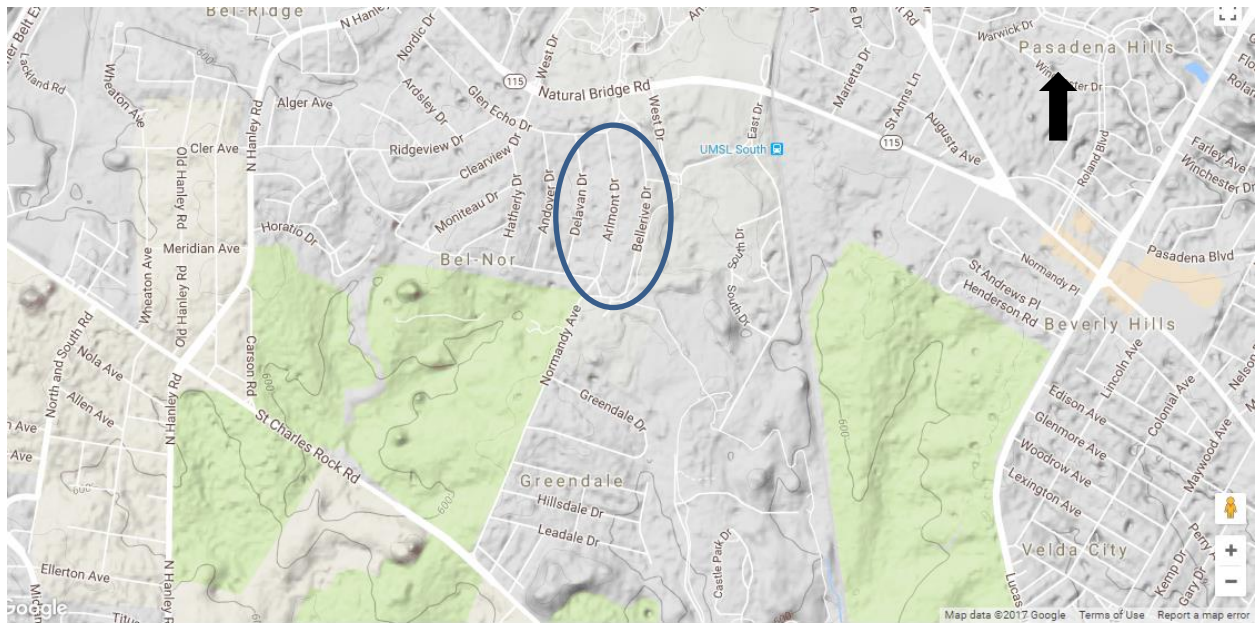
**Figure 5. Southeast end of the neighborhood, Bellerive Drive; view is northeast. Photo courtesy of St. Louis County Parks.**

The neighborhood’s primary access route is Bellerive Drive, which extends south into Country Club Addition from Natural Bridge Road (north). The layout of the neighborhood has not changed since its original plat was filed in 1921, though most of the street names have changed (**Table 1**).

**Table 1. Street Names, Country Club Addition, Bel-Nor.**

Original Street Name (1921)	Current Street Name (2017)
Normandy Avenue	Arlmont Drive
Glen Echo Avenue	Glen Echo Drive
Sunset Avenue	Delavan Drive
Riverview Avenue	Audrain Drive

As illustrated in **Figure 6**, the topography of Country Club Addition is undulating. Bel-Nor is surrounded (north, south and west) by country clubs and golf courses established in the early 1900s. Country Club Addition is a quiet, tree-lined suburban neighborhood that evokes the sense of its developers’ intended purpose – to provide an upper middle-class neighborhood, reflecting popular period styles of architecture in comfortably sized single-family dwellings. Little has changed in the neighborhood’s appearance since the subdivision became fully developed during the mid-twentieth-century.



**Figure 6. Topography Map illustrating Bel-Nor and Country Club Addition. Area circled indicates Country Club Addition. Map is not to scale (Source: Any Place America.com, <https://www.anyplaceamerica.com/directory/mo/st-louis-county-29189/>, Access date: 18 October 2017).**

## Historical Overview of the Neighborhood

Country Club Addition was platted in 1921 on a 125-acre parcel previously owned by the Lucas Family.<sup>1</sup> The Lucas Family's involvement in St. Louis dates to territorial days when J.B.C. Lucas (1758 – 1842) was appointed in 1805 by President Thomas Jefferson as “Superior Judge and Land Commissioner” of the Louisiana Territory.<sup>2</sup> Like many individuals involved in St. Louis' early development activities, Lucas acquired a large amount of property that he passed to his children, including a daughter, Anne (1796 – 1879), who married into another prominent family, the Hunts. As noted in **Figure 7**, the Lucas-Hunt Family still owned property north and south of Natural Bridge Road in 1904, including the area that later became the City of Bel-Nor.<sup>3</sup> The importance of the Lucas-Hunt Family on shaping this area of St. Louis County is noted by the fact that the community northeast of Bel-Nor, Normandy, was named for J.B.C. Lucas' birth place (Normandy, France) and a major thoroughfare extending north/south (east of Bel-Nor) is Lucas and Hunt Road.<sup>4</sup>

Transportation played a key role in opening up northwestern St. Louis County to development in the late nineteenth century. Most notable was completion of a rail line in 1876, the West End Narrow Gauge Railway, which linked St. Louis City and Normandy.<sup>5</sup> Two years later, the line was extended northwest into Florissant. By the 1890s, narrow gauge rails and horse-drawn streetcars were a thing of the past, as companies began to merge, electrify lines and construct more efficient routes.<sup>6</sup> Public transportation meant that many could feasibly travel – as commuters – to work in the city while living in the county. As a result, the large country estates that dominated St. Louis County were subdivided and sold for development. A large part of that development in the vicinity of Bel-Nor centered on country clubs and golf courses.<sup>7</sup> Among those established in the vicinity of Bel-Nor were Kinloch Club (1898), Florissant Valley Country Club (1898), Glen Echo Country Club (1901), Normandie (aka Normandy) Golf Club (1901) and Bellerive Golf Club (1910).<sup>8</sup>

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<sup>1</sup> “Syndicate Buys Lucas Tract Opposite the Bellerive Club,” *St. Louis Post Dispatch* (8 May 1921), A1B.

<sup>2</sup> James Neal Primm, *Lion of the Valley St. Louis, Missouri* (Boulder, CO: Pruett Publishing Company, 1981), 82.

<sup>3</sup> Ibid; “History of Normandy, Missouri,” Unpublished (St. Louis County Library Headquarters, Special Collections, 1973), page not numbered (map).

<sup>4</sup> “History of Normandy, Missouri,” 1.

<sup>5</sup> Primm, 362.

<sup>6</sup> Howard L. Conard, *Encyclopedia of the History of Missouri*, Volume 6 (New York: The Southern History Company, 1901), 112.

<sup>7</sup> Ibid, 362-363.

<sup>8</sup> St. Louis District Golf Association, *One Hundred Years of Championship Golf* (St. Louis: Self-Published, 2015), 7-11.

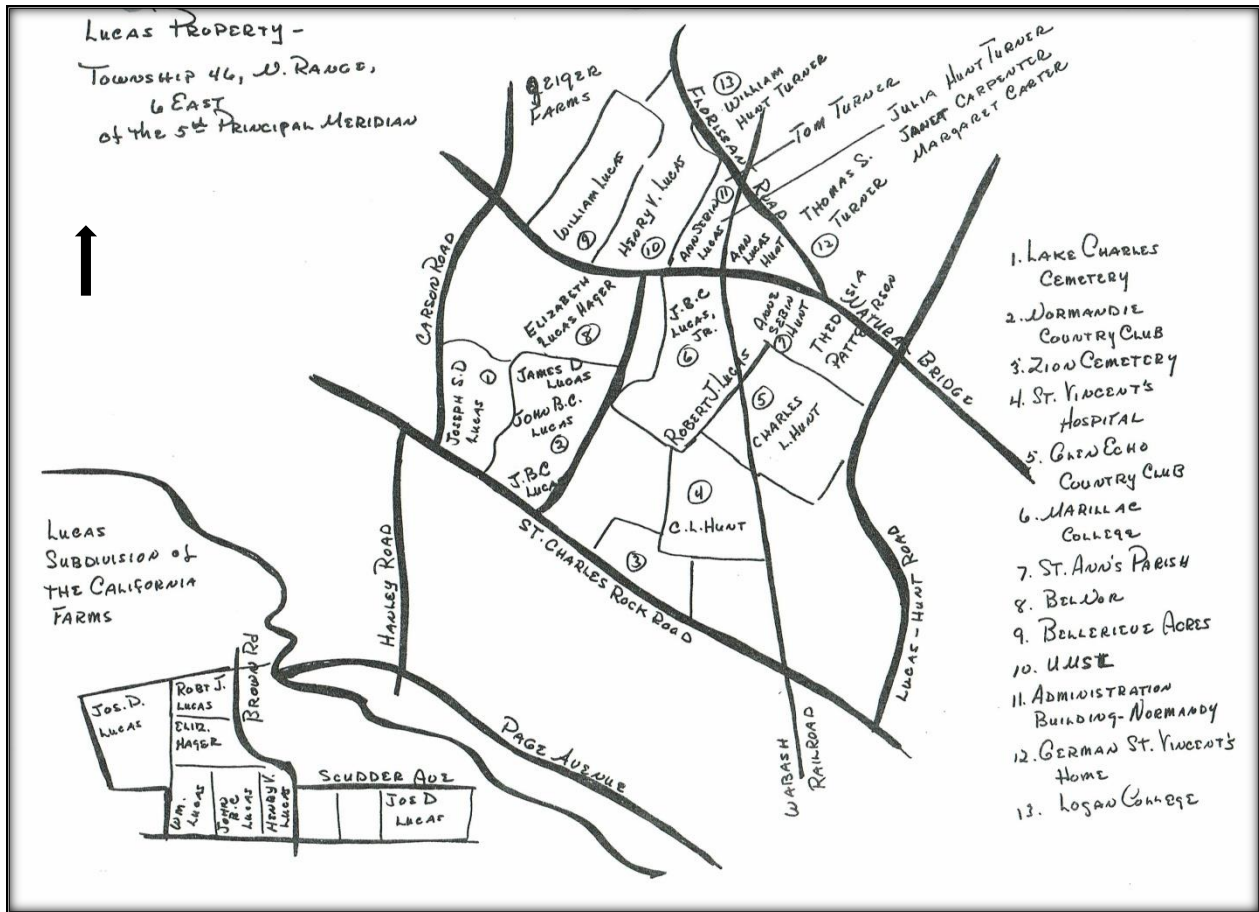


Figure 7. Map illustrating land in northwestern St. Louis County previously owned by the Lucas Family. Bel-Nor is noted on the map as #8, which includes Country Club Addition (Source: "History of Normandy, Missouri," Unpublished, 1973). Map is not to scale.

By the early 1900s, "both country clubs and developers were aware of [the] economic and design" benefits of a combined plan for development.<sup>9</sup> In 1921, Harry E. Prettyman acted on behalf of the Normandy Park Company, which purchased a tract of land situated north of Normandie Golf Club, south of Bellerive Country Club and west of Glen Echo Country Club.<sup>10</sup> Surveyed and platted that same year by Julius H. Pitzman, the new development was aptly named Country Club Addition of Normandy Park, associating the subdivision with three recreational sites abutting the property on the north, south and east (Figure 8).<sup>11</sup> Prettyman was an active developer in St. Louis City and County. In addition to Country Club Addition, he was

<sup>9</sup> James M. Mayo, *The American Country Club Its Origins and Development* (New Jersey: Rutgers University Press, 1998), 124-125.

<sup>10</sup> "Syndicate Buys Lucas Tract . . .," A1B; "Country Club Addition of Normandy Park," Deed of Trust, 16 August 1921 (Information courtesy of Mimi Stirtz).

<sup>11</sup> Pitzman & Co., "Country Club Addition of Normandy Park," Plat Map (1921). Available on microfilm at St. Louis County Recorder of Deeds Office.

involved in developing Virginia Heights (South St. Louis City), West Walnut Manor (Jennings) and Pennsylvania Park (Richmond Heights).<sup>12</sup>

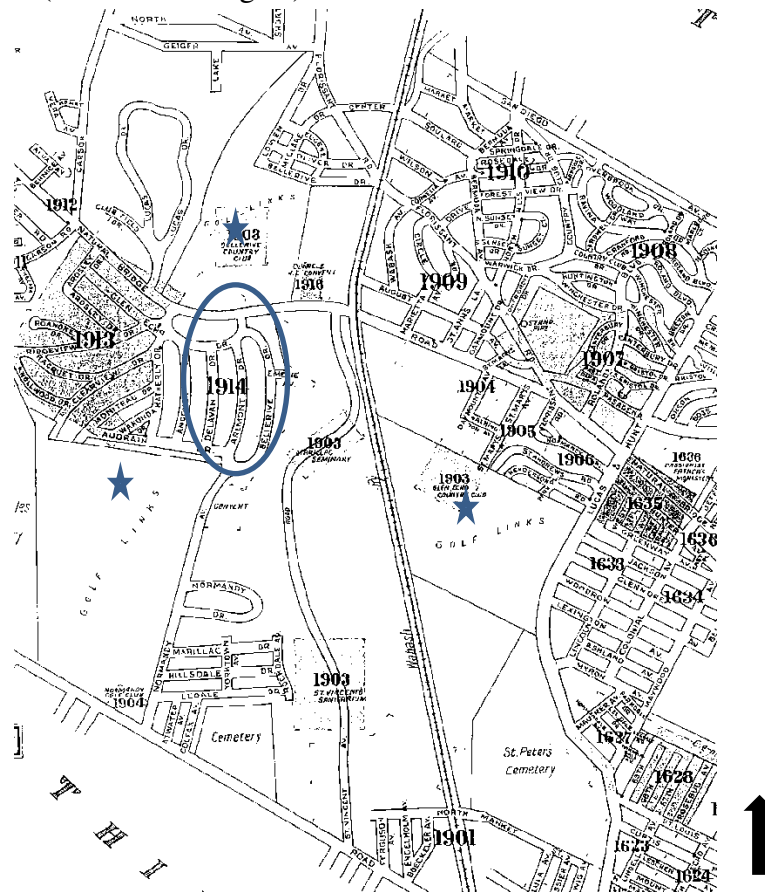


Figure 8. Sanborn Fire Insurance Map, 1931 (Not to scale). Country Club Addition is circled. Stars indicate locations of adjacent golf/country clubs. Note the Wabash railroad tracks near the center of the map.

Harry Elias Prettyman (1889 – 1947) was born in Burlington, New Jersey to William D. Prettyman (Delaware) and Mary A. Koppenhaver (Pennsylvania).\* He was employed as a clothing store salesman (1910), real estate agent (1920) and cemetery manager (1930).<sup>13</sup> During Prettyman’s years as a real estate agent, he worked in Los Angeles and Detroit prior to moving to St. Louis c. 1920. Prettyman’s real estate associations in St. Louis were short-lived. He left not long after initiating Country Club Addition to pursue interests in developing Oldsmar, Florida.<sup>14</sup> Oldsmar was named for its original owner/investor, Ransom E. Olds, who in 1916 gained a large parcel near Tampa in a land trade deal. Olds envisioned Oldsmar as a community for residents

<sup>12</sup> “Syndicate Buys Lucas Tract . . .,” A1B; “Ex-St. Louis Realty Man Sued in Florida by Firm Here,” *St. Louis Post-Dispatch* (6 March 1925), 31.

\*Prettyman’s exact year of birth is questionable – some sources indicate 1886; others indicate 1889. Death certificate information (provided by Prettyman’s son) identifies his father as “Robert Elias Prettyman of Delaware, Maryland” and mother as “unknown.” Census records identify Prettyman’s parents/birth date used in this report.

<sup>13</sup> Ancestry.com: *New Jersey Birth and Christening Index, 1600-1931*; *Indiana State Board of Health Certificate of Death – Harry E. Prettyman, 1947*; *United States Census: 1910, 1920, 1930* (Access date: 26 September 2017).

<sup>14</sup> “Ex-St. Louis Realty Man Sued in Florida by Firm Here,” *St. Louis Post-Dispatch* (6 March 1925), 31; Ancestry.com: *United States Census, 1930*.

“of ordinary means” – providing housing, as well as employment in the form of agriculture and industry.<sup>15</sup> Olds was unsuccessful in his venture and began to disinvest by the time Prettyman arrived. Prettyman remained until the mid-1920s, when he was caught selling underwater lots. He moved to Chicago where he worked as a cemetery manager in the 1930s, settling soon thereafter in Gary, Indiana (**Figure 9**).<sup>16</sup>



**Figure 9. Harry Prettyman, 1924, Oldsmar, Florida (Burgert Brothers Collection, Tampa-Hillsborough County Public Library). Available at: <http://digitalcollections.hcplc.org/digital/collection/p15391coll1/id/2929/> (Access date: 11 October 2017).**

Following Prettyman’s departure for Oldsmar, E. Beverly Johnson stepped into Prettyman’s role as President of the Normandy Park Company.<sup>17</sup> Edward Beverly Johnson (1896 – 1968) was, like Prettyman, a salesman who moved around – at least in terms of where he worked. Johnson sold automobiles (1917), investments (1920), real estate (1930) and oil leases (1940). He was born in St. Louis City to Walter Johnson (1852 – 1897) and Charlotte Dewsnap (1858 – 1925). Johnson’s father died not long after his birth and his mother, a British immigrant, took in boarders to make ends meet. Johnson grew up with four siblings and two aunts (his mother’s sisters) at 3624 Cook Avenue (not extant). He married an Italian immigrant, Adele Repetto (1896

<sup>15</sup> Glenn A. Niemeyer, “Oldsmar for Health, Wealth, Happiness,” *The Florida Historical Quarterly* (July 1967), 19.

<sup>16</sup> Ann Lieberman, “Ransom Eli Olds and the American Dream,” Available at: <http://www.oldsmarlibrary.org/history.htm> (Access date: 19 September 2017); United States Census, 1930; Ancestry.com: Prettyman Death Certificate.

<sup>17</sup> “Lucas Estate in County Purchased for Subdivision,” *St. Louis Post-Dispatch* (22 July 1923), A1B.

– 1982) and the couple lived with Repetto’s parents until moving to University City c. 1919. Johnson appears to have abandoned his real estate career by the 1930s and did not return to the business.<sup>18</sup> Neither Prettyman nor Johnson was able to make an instant success of County Club Addition, plagued by the neighborhood’s remote location and inability to attract vigorous development prior to the stock market crash in 1929.

COUNTRY CLUB  
ADDITION OF  
NORMANDY PARK

“The Magnet of realty activity points to Normandy”, declares a newspaper article of the week. It has pointed that way for more than two years, and there can be no plausible reason for Normandy ever being less than the most desirable residential center of all St. Louis. Its growth has been so tremendous, so wholesome, so substantial, that Normandy properties can never, surely, do other than constantly increase in value.

At the Country Club Addition of Normandy Grove is everything that is most delightful and alluring in county property. It's on the Natural Bridge road opposite the Bellevue Country Club, and the Normandy and Glen Echo clubs surround it. Is there anything that can compare with it? How quickly is it developing into a community? Two hundred and fifty acres of beautiful homes, surrounded by great private estates, and yet so moderate in price, so sure to increase in value, we wonder, frankly, how long such lots will be on the market. It is surprising how quickly "those who know" are seizing the opportunity to secure a lot in Normandy Park, both for immediate building purposes and others for investment. Lots are selling fast, and all the lots are equally desirable first choices. That is the splendid thing about the way Normandy Park is laid out, and we have been so pleased with endorsements that we have not increased the prices.

You Want the Best, Certainly—We Are Grateful to Advise Normandy Park

· Harry E. Prettyman Realty Co.  
104 N. 8th St.

COME OUT OVER THE FOURTH

Figure 10. Early advertisement for Country Club Addition, 1921 (Source: *St. Louis Star-Times*, 3 July 1921, classified section).

By the 1920s, developers frequently turned their attention toward areas adjacent to golf and country clubs (**Figures 10 and 11**). Such locations were not only advantageous to the club (which required members) but also to the developer, who sought to take advantage of an elite

<sup>18</sup> Ancestry.com: *United States Census: 1900, 1910, 1920, 1930, 1940*; *Missouri Death Certificate Database* ([https://www.sos.mo.gov/images/archives/deathcerts/1925/1925\\_00030780.PDF](https://www.sos.mo.gov/images/archives/deathcerts/1925/1925_00030780.PDF) ; *Burial Index, Archdiocese of St. Louis, 1700-2010* (Access date: 12 October 2017).

class of customers interested in membership-oriented recreation. More enduring was the physical impact made by those who planned the subdivisions.<sup>19</sup> Though largely uniform in respect to lot sizes and streets, Pitzman's plan for Country Club Addition preserved the landscape's rural topography. Drives through the neighborhood are curved and lots, particularly those that are not uniformly shaped, encouraged the addition of small park-like areas throughout the neighborhood. Streets are tree-lined and void of defined curbs and gutters, emphasizing the natural landscape. Pitzman's suburban commissions were distinctly different than those he planned for neighborhoods in St. Louis City. In the county, Pitzman emphasized the natural landscape rather than incorporating grid-like plans so often seen in his city commissions.<sup>20</sup>

Be Careful Where You Build

**REMEMBER** THE VALUE OF YOUR INVESTMENT  
DEPENDS ON ITS SURROUNDINGS

The Country Club Addition of  
**Normandy Park**

Is adjoined by two Country Clubs. The safest place to  
build or invest.

**SEE IT TODAY.**

Natural Bridge Road Opposite Bellerive Club  
Ten Minutes From Wellston on Ferguson Car.

**NORMANDY PARK COMPANY**  
E. BEVERLY JOHNSON, President

Cabany 1500                      104 N. Eighth St.                      Olive 8870

Figure 11. Advertisement for Country Club Addition, 1923. Note reference to country clubs and streetcars, used to promote the neighborhood (Source: *St. Louis Post-Dispatch* 13 August 1923, p. A5B).

Julius Pitzman (1837 – 1923) worked as the City of St. Louis' chief engineer and surveyor before starting his own company in the late nineteenth century. He is credited as one of the region's foremost proponents of the "private place" neighborhood, i.e., a neighborhood "owned

<sup>19</sup> Mayo, 132-133; David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, D.C.: National Park Service, 2002), 41.

<sup>20</sup> Charles Savage, *Architecture of the Private Streets of St. Louis: The Architects and the Houses They Designed* (Columbia, MO: University of Missouri Press, 1987), 11.

and maintained by property owners within the street, rather than the city.”<sup>21</sup> Pitzman oversaw the completion of countless projects in St. Louis City and County, including (but not limited to) the survey and subdivision of neighborhoods, oversight of infrastructure projects (roads, streetcars, and sewers) and planning of public and private parks, many of which were components of Pitzman’s private place neighborhoods.<sup>22</sup> Neighborhoods that Pitzman platted in St. Louis County – in addition to Country Club Addition – include Hampton Park (1906), Tesson Park (1907), Ames Place (1914), Claverach Park (1922) and University Hills (1923).<sup>23</sup>

Like many of Pitzman’s private place neighborhoods, Country Club Addition included deed restrictions. Such restrictions were intended to insure the neighborhood’s development as a “high-class residential park.”<sup>24</sup> They were also used to exclude undesirable property owners, namely, African-Americans. Country Club Addition provided restrictions that closely monitored building types (single-family homes only), rooflines (no flat roofs), fences (prohibited unless hedges), setbacks, porches and outbuildings. The restrictions also prohibited any person not “wholly of the Caucasian Race” from owning or renting houses constructed in the neighborhood.<sup>25</sup> The phrase, “wholly . . . Caucasian” was primarily aimed at African Americans, who by the 1920s, were moving to neighborhoods in St. Louis City previously occupied by whites only.<sup>26</sup>

As indicated, racial covenants were not unique in St. Louis County or City. “The majority of (St. Louis’) city and suburban dwellings built in the 1920s-1940s” were in areas “restricted on some racial basis.”<sup>27</sup> The best known example of housing restrictions based on race relates to the sale of a house in 1945 to a black couple, J.D. and Ethel Shelley. The Shelleys purchased 4600 Labadie Avenue in St. Louis City – a neighborhood that like Country Club Addition, did not allow individuals “not wholly of the Caucasian race” to buy or rent houses in the neighborhood. The Shelleys’ struggle to keep their home on Labadie resulted in the 1948 Supreme Court decision – *Shelley v. Kraemer* – that declared such restrictions illegal.<sup>28</sup> Nonetheless, it was many years before neighborhoods in St. Louis County began to integrate. As late as 1960, the census tract associated with Bel-Nor remained largely Caucasian only, supporting 9,947 residents of whom only 42 were African-American (**Table 2**). Eventually, St. Louis County

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<sup>21</sup> Savage, 3.

<sup>22</sup> (Consolidated Illustrating Company), *St. Louis Up to Date* (St. Louis: Self-published, c. 1895), 104.

<sup>23</sup> St. Louis County Subdivision Plat Information, Available at:

<https://revenue.stlouisco.com/RecorderOfDeeds/Plats/Default.aspx> (Access date: 20 November 2017).

<sup>24</sup> “Lucas Estate in County Purchased for Subdivision,” A1B.

<sup>25</sup> Deed of Trust, Country Club Addition of Normandy Park (16 August 1921). Information courtesy of Mimi Stiritz.

<sup>26</sup> “Chateau Place in Fight to Halt Negro Invasion,” *St. Louis Post-Dispatch* (2 December 1914), 8.

<sup>27</sup> George H. Hall, “Residence Restrictions Against Minority Groups to be Decided for First Time by Supreme Court,” *St. Louis Post-Dispatch* (26 October 1947), 4E.

<sup>28</sup> Greg Freeman, “A Landmark Case,” *St. Louis Post-Dispatch* (18 July 1999), D6.

would integrate, but in 1940, the county at large was 95.5% Caucasian and as late as 2000 remained 76.8% Caucasian.<sup>29</sup>

**Table 2. Racial Statistics, St. Louis County Census Tract Data for Bel-Nor and Vicinity.**

Year	Total Population	Caucasian	African American	Other “non white”
1950	6,134	6,058	70	6
1960	9,947	9,901	42	4
1970	8,841	8,581	223	37
1980*	2,047	1,778	253	16

Source: United States Census, Population Data. \*In 1980, census information was provided for the Village of Bel-Nor. Prior to 1980, tract census data is available for a larger area that included Bel-Nor.

Although a vigorous building campaign in Country Club Addition was announced by Johnson in 1922, development of the neighborhood (as noted earlier) was slow.<sup>30</sup> Only two houses were constructed in 1922. Promotions in 1923 pushed sales forward temporarily. In that year, eight houses were constructed. In 1931, the neighborhood had fewer than 50 developed lots (**Figure 12**).<sup>31</sup> Until that time, the most active year of building had been 1928, when ten houses were constructed.<sup>32</sup> City directories confirm the overall growth pattern but are difficult to gauge in relation to exact numbers of dwellings constructed in Country Club Addition. Housing numbers changed over time and many streets – such as Glen Echo and Audrain – extend into other neighborhoods. City directories from the 1950s confirm rapid growth in the area. For example, the 1953 St. Louis County directory (which lists cross streets) notes that blocks within Country Club Addition held 11 dwellings that were “under construction,” two “vacant” dwellings (likely recently built) and one dwelling owned by a general contractor (i.e., not yet sold).<sup>33</sup>

The stock market crash in 1929, followed by building material shortages during World War II, led to a pattern of spurts and stops in terms of the neighborhood’s development. The most active years of building were after World War II in 1950-1952, when 36 houses were constructed in the neighborhood (**Table 3**).<sup>34</sup> There were several reasons why Country Club Addition did not develop as quickly as neighborhoods closer to Clayton and St. Louis City – one of the primary reasons had to do with the neighborhood’s accessibility. Until the automobile became affordable to the middle class after World War II, few individuals opted to buy homes on the outer reaches of the county – such was the case for Country Club Addition. Country clubs were attractive to the wealthy but not the middle class, who could not afford the fees, nor did most aspire to spend leisure time on a golf course. Additionally, Bel-Nor restricted the construction of apartments,

<sup>29</sup> Research and Statistics Division, St. Louis County Department of Planning, *St. Louis County, Missouri 2007-2012 Fact Book* (Clayton, MO: Self-published, [2013]), 10.

<sup>30</sup> “Building in Normandy Park Club Addition Active,” *St. Louis Post-Dispatch* (12 November 1922), A1B.

<sup>31</sup> “Lucas Estate in County Purchased for Subdivision,” A1B.

<sup>32</sup> St. Louis County Real Estate Information, Available at: <https://revenue.stlouisco.com/ias/> (Access date: 4 October 2017).

<sup>33</sup> R.L. Polk, *Polk’s St. Louis County (Missouri) Directory 1953* (St. Louis: Self-published, 1953), 1113.

<sup>34</sup> St. Louis County Real Estate Information.

which most upper middle class subdivisions in the county allowed, offering affordable options for developers and residents. Amenities such as shopping centers, restaurants, churches and public schools were also not immediately available for residents, which further discouraged early development.<sup>35</sup> A comparison of building statistics between Country Club Addition and Moorlands Park – situated just north of Clayton Road near Richmond Heights and Clayton – illustrates the differences between these two developments that were similar in some respects.

Moorlands Park was platted in 1922 by Julius Pitzman and was, like Country Club Addition, on a parcel formerly part of a wealthy country estate.<sup>36</sup> In August, 1923, Country Club Addition reported sales (since 1921) of 31 lots within the neighborhood’s 125-acre parcel. In contrast, the Moorlands’ 132-acre tract had completed sales of 638 lots (since 1922), an “unprecedented record.”<sup>37</sup> While the slower development of Country Club Addition was not surprising, it is clear that neighborhoods within direct vicinity of established streetcar lines and commerce developed much more quickly than outlying neighborhoods. Moorlands also did not prohibit multi-family housing, which contributed to the neighborhood’s rapid development.<sup>38</sup>

As noted in **Table 3**, most houses in Country Club Addition were constructed after World War II. This pattern is consistent with the growth of St. Louis County and the rapid changes that took place once automobiles and highways came into existence. Once “white flight” began in St. Louis City during the late 1940s, areas such as Bel-Nor began to rapidly take off. It was a pattern that occurred nationally as veterans returned, started families and sought new housing.<sup>39</sup> For many years, Americans had learned to live without – those who discovered Country Club Addition in the 1940s-1950s arrived with a burst of activity that soon filled the neighborhood’s vacant lots.

Bel-Nor was attractive after World War II because of its distance from the urban center of St. Louis City. The community fostered the concept of a well-planned, settled, beautiful enclave that attracted upwardly mobile families to neighborhoods such as Country Club Addition. Bel-Nor donated land for a school just west of the neighborhood in the 1930s while shopping areas, churches and commercial offerings became suddenly abundant by the 1950s along major arteries such as Natural Bridge Road and St. Charles Rock Road. Adjacent country clubs and golf courses, once promoted to attract development, served as buffers that shielded Bel-Nor from

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<sup>35</sup> Berry Moore, “Large Profits in Westmoor Lots Reported,” *St. Louis Post-Dispatch* (12 August 1923), A1.

<sup>36</sup> Ruth Keenoy, Karen Bode Baxter and Claverach Park Volunteers, “Claverach Park,” *National Register of Historic Places Nomination Form* (2015), 47.

<sup>37</sup> “Eleven Lots Sold in Country Club Addition,” *St. Louis Post-Dispatch* (12 August 1923), A1; Moore, A1.

<sup>38</sup> Karen Bode Baxter, Ruth Keenoy and Timothy Maloney, “Moorlands Addition Apartment District,” *National Register of Historic Places Nomination Form* (2009), 118.

<sup>39</sup> Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985, 200.

encroaching, rapid suburban sprawl that soon overwhelmed many communities.<sup>40</sup> Country Club Addition has changed little since it became fully developed in the 1950s. Streets, landscaping, housing and the neighborhood’s overall sense of time and place are intact, providing an excellent example of how St. Louis County’s residential neighborhoods were impacted by individuals and events.



**Figure 12. Sanborn Fire Insurance Map, 1914; revised in 1931. Country Club Addition is bounded by properties along Delavan Drive on the west. The area further west is part of Country Club Addition No. 2, platted in 1923.**

<sup>40</sup> Arthur Brown and Robert Nelson, “The Village of Bel-Nor: A History of Non-Change,” Unpublished history available at Missouri State Historical Society, UMSL (Municipal Collection), 1972, 5-6.

**Table 3. Houses Constructed in Country Club Addition, 1921 – 1970.**

<b>Year</b>	<b>Number of Homes Constructed</b>
1920	1
1921	0
1922	2
1923	8
1924	1
1925	4
1926	3
1927	3
1928	10
1929	5
1930	5
1931	1
1932	3
1933-1934	0
1935	1
1936	10
1937	5
1938	4
1939	5
1940	11
1941	3
1942-1946	0
1947	1
1948	3
1949	1
1950	14
1951	8
1952	14
1953	3
1954	4
1955	9
1956	5
1957	6
1958	3
1959	1
1960-1968	0
1969	1
1970	0

## Survey Results

In August 2017, St. Louis County Parks photographed 267 properties within the boundaries of Country Club Addition. The inventoried properties include 161 single-family dwellings (including 66 garages and outbuildings) and one church. Based on information provided from the reconnaissance level survey, Country Club Addition appears eligible as a National Register Historic District under Criterion A (Community Planning and Development) and Criterion C (Architecture). The report recommendations that follow this section provide additional information regarding what steps should be taken should the City wish to nominate the neighborhood to the National Register of Historic Places (NRHP). The recommended period of significance is 1921 – 1959, which covers the period of time that the neighborhood was developed.

Individual property addresses and eligibility assessments (i.e., contributing and non-contributing properties within the proposed district) are provided in **Appendix A: Table of Inventoried Properties**. The inventoried properties included two recently demolished buildings at 3072 Arlmont Drive – a single-family dwelling and associated detached garage (**Figures 13-14**). Of the properties identified from the survey, 242 (as noted in Appendix A) contribute to the proposed district. Twenty-five properties (including two single-family dwellings, 21 outbuildings/garages and two swimming pools) were identified as non-contributing to the proposed district. Three non-contributing properties were excluded because they were constructed after the period of significance, 1921 – 1955. These three properties are the church at 8000 Natural Bridge Road (constructed in 1969) and two dwellings at 3044 Delavan Avenue (constructed in 1990) and 2935 Delavan Avenue (constructed in 2008). With exception of the church and the recently demolished buildings at 3072 Arlmont Drive, all of the neighborhood's lots support single-family housing.

Criterion A: Community Planning and Development addresses the neighborhood's history in relation to its planners, designers and developers, as well as the social and economic factors that impacted the growth of the neighborhood. Criterion A additionally addresses the importance of the neighborhood's development as a country club suburb, which is significant. Although a number of subdivisions were platted in the county by Pitzman during the early 1900s and at least one neighborhood (not a Pitzman plan), Glen Echo, was designed as a country club suburb, Country Club Addition is a significant example. Country club suburbs represent a particular movement in America's residential development history. The definition of such a neighborhood retaining the level of integrity demonstrated by Country Club Addition makes such an argument a viable one under which to nominate the neighborhood under Community Planning and Development.



**Figure 13. 3072 Arlmont Drive, view is east; photo courtesy of St. Louis County Parks.**



**Figure 14. 3072 Arlmont Drive, view is northeast; photo courtesy of St. Louis County Parks.**

In relation to the neighborhood's eligibility under Criterion C: Architecture, Country Club Addition has an intact and eclectic collection of popular housing styles that reflect the neighborhood's extended period of development, 1921 – 1959. Within the neighborhood are examples of Tudor Revival, Craftsman, Cape Cod, Colonial Revival and Dutch Colonial Revival styles of architecture. Property types include Bungalow, Ranch and Minimal Traditional housing. Though most dwellings are clad with brick, the neighborhood has a number of stone exterior dwellings, particularly along Glen Echo Drive. While these styles and property types are not unique in and of themselves, the intact and varied collection found in Country Club Addition is noteworthy. The neighborhood's architectural character also illustrates the impact that automobiles had in shaping the neighborhood. Most dwellings include attached, underground or detached garages. **Figures 15-22** provide examples of the property types and styles exhibited throughout the neighborhood.



**Figure 15.** 3017 Arlmont Drive is an example of a Tudor Revival style dwelling. Photo courtesy of St. Louis County Parks; view is northeast.



**Figure 16.** 3021 Arlmont Drive is an example of a Dutch Colonial Revival style dwelling. Photo courtesy of St. Louis County Parks; view is northeast.



**Figure 17.** 3087 Bellerive Drive was constructed in 1939 and has an attached garage. Photo courtesy of St. Louis County Parks; view is northeast.



**Figure 18. 3088 Bellerive Drive is a Craftsman style bungalow with a detached garage. Photo courtesy of St. Louis County Parks, view is southwest.**



**Figure 19. 2919 Delavan Drive was constructed in 1955 and has a basement level garage. Photo courtesy of St. Louis County Parks, view is northeast.**



**Figure 20.** 3036 Delavan Drive incorporates elements of Tudor Revival and Cape Cod detailing. Unlike most dwellings, this example is clad with stone. Photo courtesy of St. Louis County Parks. View is southwest.



**Figure 21.** An Ozark (“giraffe”) pattern stone dwelling at 8017 Glen Echo Drive is a striking addition to the neighborhood’s architectural offerings. Photo courtesy of St. Louis County Parks. View is northeast.



**Figure 22. A Craftsman influenced dwelling at 8109 Glen Echo Drive. Photo courtesy of St. Louis County Parks. View is northeast.**

## Recommendations

Country Club Addition is an intact neighborhood developed in the 1920s-1950s that illustrates the growth of suburban St. Louis County in the early-to-mid twentieth-century. Based on the neighborhood's development history and its collection of residential properties, it appears eligible as a historic district under Criterion A: Community Planning and Development, as well as Criterion C: Architecture. Preparation of a nomination to formally list the neighborhood on the National Register of Historic Places is highly recommended. Prior to moving forward with the nomination, however, it is recommended that a similar survey be conducted of Country Club Addition No. 2, platted in 1923. This subdivision, immediately west of Country Club Addition, appears to share many commonalities in respect to its period of development, association with adjacent country clubs/golf courses and architectural composition. If Country Club Addition 2 retains integrity and is proven to share a nearly identical history with Country Club Addition, the district should include both subdivisions.

Due to the limited nature of a reconnaissance-level survey, the following information would be useful in preparing the nomination, should the City decide to move forward with such a project:

- Verify construction dates for properties within the district, if building permits are available. Information in Appendix A was provided by the county assessor's office, which does not always provide exact construction dates. For example, 3091 Bellerive is identified by the assessor as constructed in 1920. This predates the 1921 plat. It would be useful to know if the property was built before – or after – the plat was filed.
- Fully evaluate modifications to properties tagged as questionable in Appendix A in regard to their contributing status.
- Identify architects and builders of houses in the district if possible. This task may be easily accomplished if building permits are available.

While the historical overview within this document provides a background for developing the historic context(s) for a National Register nomination, additional research should be conducted to fully form the statement of significance. Of note, only one context – Criterion A or Criterion C – must be supported by the nomination. If the preparer of the district nomination does not wish to address both criteria, it is recommended that Criterion A be used to support the nomination. This criterion is a stronger argument, supported by the fact that Country Club Addition was planned and developed as a country club suburb. Few neighborhoods in St. Louis County share a similar development history, whereas many neighborhoods have similar examples of the neighborhood's eclectic architecture.

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## **Appendix A: Table of Inventoried Properties**

Address	Street	Construction Date*	Detached Garage/Other	Contributing to a District?	Total # of Contributing	Total # of NC
2900	Arlmont	1950	1	Y	2	0
2910	Arlmont	1950	1	Y	2	0
2922	Arlmont	1950	0	Y	1	0
2926	Arlmont	1950	1	Y	2	0
2930	Arlmont	1950	1	Y	2	0
2931	Arlmont	1952	0	Y	1	0
2934	Arlmont	1950	0	Y	1	0
2935	Arlmont	1951	0	Y	1	0
2938	Arlmont	1950	1	Y	2	0
2939	Arlmont	1950	1	Y	2	0
2942	Arlmont	1950	1	Y	2	0
2943	Arlmont	1951	0	Y	2	0
2948	Arlmont	1947	0	Y	1	0
2949	Arlmont	1951	1	Y	2	0
2950	Arlmont	1939	1	Y	1	1
2951	Arlmont	1956	0	Y	1	0
2954	Arlmont	1937	0	Y	1	0
2955	Arlmont	1952	0	Y	1	0
2958	Arlmont	1927	1	Y	2	0
2959	Arlmont	1954	1	Y	1	1
2962	Arlmont	1925	0	Y	1	0
3000	Arlmont	1936	1	Y	2	0
3004	Arlmont	1936	0	Y	1	0
3005	Arlmont	1939	2	Y	2	1
3008	Arlmont	1950	0	Y	1	0
3009	Arlmont	1956	0	Y	1	0
3016	Arlmont	1950	1	Y	2	1
3017	Arlmont	1928	0	Y	1	0
3020	Arlmont	1923	1	Y	2	0
3021	Arlmont	1928	2	Y	1	2
3025	Arlmont	1940	1	Y	1	1
3028	Arlmont	1939	0	Y	1	0
3029	Arlmont	1923	1	Y	2	0
3032	Arlmont	1924	0	Y	1	0
3033	Arlmont	1953	1	Y	2	0
3036	Arlmont	1936	0	N	1	0
3037	Arlmont	1928	1	Y	2	0
3039	Arlmont	1940	0	Y	1	0

Address	Street	Construction Date*	Detached Garage/Other	Contributing to a District?	Total # of Contributing	Total # of NC
3044	Arlmont	1936	0	Y	1	0
3048	Arlmont	1940	1	Y	2	0
3051	Arlmont	1936	1	Y	2	0
3052	Arlmont	1923	2	Y	3	0
3053	Arlmont	1940	0	Y	1	0
3056	Arlmont	1923	1	Y	2	0
3057	Arlmont	1952	1	Y	2	0
3058	Arlmont	1940	1	Y	1	1
3061	Arlmont	1952	1	Y	2	0
3062	Arlmont	1952	0	Y	1	0
3063	Arlmont	1954	0	Y	1	0
3065	Arlmont	1936	1	Y	2	0
3067	Arlmont	1935	1	Y	2	0
3068	Arlmont	1940	1	Y	2	0
3072	Arlmont**	1926	1	Y	2	0
3076	Arlmont	1948	0	Y	1	0
8001	Audrain	1951	0	Y	1	0
8003	Audrain	1950	0	y	1	0
8005	Audrain	1950	0	Y	1	0
2905	Bellerive	1952	0	Y	1	0
2909	Bellerive	1952	0	Y	1	0
2915	Bellerive	1952	1-pool	Y	2	0
2925	Bellerive	1955	1-pool	Y	2	0
2929	Bellerive	1957	0	Y	1	0
2939	Bellerive	1957	1	Y	1	1
2947	Bellerive	1959	0	Y	1	0
2953	Bellerive***	1956	1	Y	1	1
2957	Bellerive	1955	0	Y	1	0
3009	Bellerive	1952	0	Y	1	0
3013	Bellerive	1948	1	Y	2	0
3015	Bellerive	1948	1	Y	2	0
3017	Bellerive	1941	1	Y	2	0
3029	Bellerive	1954	0	Y	1	0
3035	Bellerive	1952	0	Y	1	0
3037	Bellerive	1940	1	Y	2	0
3045	Bellerive	1956	0	Y	1	0
3048	Bellerive	1940	0	Y	1	0
3049	Bellerive	1923	2	Y	3	0
3052	Bellerive	1939	1	Y	2	0
3055	Bellerive	1929	1	Y	2	0

Address	Street	Construction Date*	Detached Garage/Other	Contributing to a District?	Total # of Contributing	Total # of NC
3056	Bellerive	1923	1	Y	2	0
3057	Bellerive	1923	1	Y	2	0
3060	Bellerive	1925	1	Y	2	0
3061	Bellerive	1941	0	Y	1	0
3064	Bellerive	1958	0	Y	1	0
3065	Bellerive	1941	0	Y	1	0
3068	Bellerive	1930	1	Y	2	0
3071	Bellerive	1928	1	Y	2	0
3072	Bellerive	1957	1	Y	1	1
3073	Bellerive	1938	0	Y	1	0
3076	Bellerive	1957	1	Y	2	0
3079	Bellerive	1932	1	Y	2	0
3080	Bellerive	1926	0	Y	1	0
3083	Bellerive	1952	1	Y	1	1
3084	Bellerive	1928	1	Y	2	0
3087	Bellerive	1939	0	Y	1	0
3088	Bellerive	1928	1	Y	2	0
3091	Bellerive	1920	1	Y	2	0
3092	Bellerive	1928	1	Y	2	0
3100	Bellerive	1930	0	Y	1	0
2914	Delavan	1955	0	Y	1	0
2915	Delavan***	1955	0	Y	1	0
2918	Delavan***	1955	1	Y	2	0
2919	Delavan	1955	1	Y	1	1
2923	Delavan	1956	1	Y	1	1
2927	Delavan	1957	0	Y	1	0
2928	Delavan	1955	1	Y	2	0
2930	Delavan	1955	1	Y	2	0
2931	Delavan	1957	1	Y	2	0
2932	Delavan	1955	1	Y	2	0
2935	Delavan	2008	0	N	0	1
2936	Delavan	1952	0	Y	1	0
2942	Delavan	1953	0	Y	1	0
2943	Delavan	1958	0	Y	1	0
2951	Delavan	1958	0	Y	1	0
3000	Delavan	1932	2	Y	3	0
3001	Delavan	1928	1	Y	2	0
3004	Delavan	1952	0	Y	1	0
3005	Delavan	1938	1	Y	2	0
3006	Delavan	1940	2	Y	1	2

Address	Street	Construction Date*	Detached Garage/Other	Contributing to a District?	Total # of Contributing	Total # of NC
3009	Delavan	1925	0	Y	1	0
3010	Delavan	1951	1	Y	2	0
3016	Delavan	1952	1	Y	1	1
3017	Delavan	1923	1	Y	2	0
3020	Delavan	1949	0	Y	1	0
3024	Delavan	1925	0	Y	1	0
3025	Delavan	1927	1	Y	1	1
3028	Delavan	1951	1	Y	2	0
3029	Delavan	1951	0	Y	1	0
3032	Delavan	1936	0	Y	1	0
3033	Delavan	1951	0	Y	1	0
3036	Delavan	1938	0	Y	1	0
3037	Delavan	1950	2	Y	3	0
3042	Delavan	1990	0	N	0	1
3043	Delavan	1929	1	Y	2	0
3046	Delavan	1931	1	Y	2	0
3047	Delavan	1953	0	Y	1	0
3049	Delavan	1940	1	Y	2	0
3050	Delavan	1940	0	Y	1	0
3053	Delavan	1937	1	Y	1	1
3056	Delavan	1928	1	Y	2	0
3057	Delavan	1932	1	Y	2	0
3060	Delavan	1922	1	Y	2	0
3061	Delavan	1927	1	Y	1	1
3064	Delavan	1930	1	Y	2	0
8000	Glen Echo	1936	0	Y	1	0
8002	Glen Echo	1954	0	Y	1	0
8005	Glen Echo	1929	1	Y	1	1
8007	Glen Echo	1938	0	Y	1	0
8009	Glen Echo	1917	2	Y	3	0
8011	Glen Echo	1928	1	Y	2	0
8017	Glen Echo	1936	1	Y	2	0
8023	Glen Echo	1930	1	Y	2	0
8027	Glen Echo	1922	1	Y	2	0
8105	Glen Echo	1936	1	Y	2	0
8109	Glen Echo	1929	1	Y	2	0
8121	Glen Echo	1937	1	Y	1	1
7956	Natural Bridge	1930	1	Y	1	1
8000	Natural Bridge	1969	1	N	2	0
8026	Natural Bridge	1929	1	Y	2	0

Address	Street	Construction Date*	Detached Garage/Other	Contributing to a District?	Total # of Contributing	Total # of NC
8030	Natural Bridge	1926	1	Y	2	0
8142	Natural Bridge	1937	1	Y	2	0
8146	Natural Bridge	1937	1	Y	2	0
<b>TOTALS</b>	--	--	<b>68</b>	--	<b>242</b>	<b>25</b>

\*Information provided by county assessor's office.

\*\* Demolished; currently a non-contributing vacant lot (identified in table as contributing, prior to demolition).

\*\*\*Additional information recommended prior to making final decisions about contributing status.