

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 Central Carondelet Historic District (Boundary Increase IV)

other names/site number N/A

### 2. Location

street & number Roughly Bounded by S. Broadway, Pennsylvania Ave. Interstate 55, N/A not for publication  
Bates Street and Delor Street

city or town St. Louis N/A vicinity

state Missouri code MO county St. Louis (Ind. City) code 510 zip code 63111

### 3. State/Federal Agency Certification

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

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide   X   local

*Mark A. Miles* *MAY 24, 2011*  
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 \_\_\_\_\_

Central Carondelet Historic District (Boundary Increase IV)  
Name of Property

St. Louis, Independent City, MO  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
114	65	buildings
		district
		site
		structure
		object
114	65	<b>Total</b>

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

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

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/garage

COMMERCE/TRADE/specialty store

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/garage

COMMERCE/TRADE/specialty store

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Late Victorian

Late 19<sup>th</sup> and early 20th Century American movements

Other: shotgun

Other: side gable

Other: upright wing

Other: commercial

foundation: Stone

walls: Brick

Wood: clapboard

roof: Slate

Asphalt

Tar

other: Terra Cotta

Central Carondelet Historic District (Boundary Increase IV)  
Name of Property

St. Louis, Independent City, MO  
County and State

**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.

**Areas of Significance**

Community Planning and Development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1890-1942

\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**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.

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Central Carondelet Historic District (Boundary Increase IV)

St. Louis, Independent City, MO

Name of Property

County and State

**10. Geographical Data**

**Acreeage of Property** Approximately 19.5

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>0740146</u>	<u>4271871</u>	3	<u>15</u>	<u>0740655</u>	<u>4272586</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>0740291</u>	<u>4271776</u>	4	<u>15</u>	<u>0740621</u>	<u>4272590</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**11. Form Prepared By**

name/title Andrew B. Weil/Assistant Director

organization Landmarks Association of St. Louis date 3/22/11

street & number 911 Washington Ave. Suite 170 telephone (314)421-6474

city or town St. Louis state MO zip code 63101

e-mail aweil@landmarks-stl.org

**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 multiple

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

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Summary**

The Central Carondelet Historic District (Boundary Increase IV) is roughly bounded by South Broadway on the west, Bates Street on the south, Delor Street on the north and Pennsylvania Street on the west. The area is located in the independent city of St. Louis, Missouri, approximately five miles south of downtown. It is a working- and middle-class neighborhood with building construction primarily dating to the first half of the 20<sup>th</sup> century. While the earliest extant building in Boundary Increase IV dates to c. 1890 the vast majority of the buildings date to the period between 1900 and 1930 with more than half of the total having been constructed between 1920 and 1930 (n=53). This period of development corresponds with the growth of the existing Central Carondelet Historic District and its subsequent boundary increases (collectively referenced as “the existing District”). There are 114 contributing buildings (94 primaries, 20 secondary). Secondary buildings are all early automobile garages. There are 65 non-contributing resources. Of these, 63 percent (n=41) are outbuildings. Non-contributing primary buildings (n=24) are primarily classified as such due to their date of construction and/or non-historical appearance.

**Elaboration**

During the period of significance, Carondelet grew rapidly as a densely settled commuter suburb of St. Louis. The town was annexed by St. Louis in 1870, but had remained largely self-contained and the surrounding land was almost rural in character until efficient electric streetcar transit enabled commuters to begin settling far from the city center. The streetscapes in the area of Boundary Increase IV and the existing historic district are largely intact and convey the appearance of an early 20<sup>th</sup> century neighborhood. Boundary Increase IV takes in the northernmost boundary of the town of Carondelet as it existed prior to annexation.

Boundary Increase IV is dominated by residential resources with a mixture of single-family homes and multi-family flats. Though the eastern boundary is formed by the former commercial thoroughfare of South Broadway, this section is substantially north of the primary business district and was historically lined with residential rather than commercial buildings. Single-family dwellings are the most common resource type (n=48) constituting just over half of the contributing buildings in Boundary Increase IV. This pattern is consistent with the existing portions of the district to the south which also contain a majority of single-family units. After single-family dwellings, multiple-dwellings in the form of four-family (n=28) and two-family flats (n=15) comprise the vast majority of the remainder of the building stock. In addition, there is one apartment building and two buildings with a commercial component.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Contributing outbuildings are exclusively early automobile garages (n=20) that are variably constructed of brick, frame, or concrete block.

While many of the blocks of Boundary Increase IV were originally laid out as part of the town of Carondelet, they were far enough from the town center that they remained largely unoccupied until professional developers began subdividing and constructing housing on them following the arrival of the electric streetcar around 1896. In the streetcar suburb era, development became much more standardized than it had formerly been as professional builders with limited stylistic repertoires constructed groups of homes with similar floor-plans and forms. Many, if not most of these buildings were built as speculative investments with close attention paid to density and proximity to streetcar lines. This pattern is exemplified by the group of four, four-family flats constructed in the mid 1920's at 5101-15 South Broadway. While permits were not located for these buildings, their form and stylistic vocabulary indicate that they were built by the same developer who was attempting to create maximum occupancy immediately adjacent to the Broadway streetcar line.

Like the existing portions of the Central Carondelet Historic District, the western border of Boundary Increase IV is Interstate 55. While the interstate destroyed thousands of historic buildings in the city, it can be argued that its most deleterious effect was the severance of the street-grid and the artificial (and largely impassable) barrier it created between sections of neighborhoods that were at one time closely related. While Boundary Increase IV retains excellent internal integrity and relates with its surroundings on the north and south, the highway effectively dissociated it from the western neighborhoods of Carondelet, which also developed primarily during the first half of the 20<sup>th</sup> century.

The eastern border of Boundary Increase IV is South Broadway. The eastern side of South Broadway (outside of the proposed boundary increase) was once was home to a number of very large mansions situated on multi-acre lots that sat atop the bluff overlooking the Mississippi River. While a few of these homes survive, their context is impaired by a condominium complex and a senior housing facility known as "The Altenheim." All situated on top of a cliff, there is essentially nothing behind these lots but some rail lines and a small strip of green space along the Mississippi River.

To the north of Boundary Increase IV are neighborhoods that relate architecturally and temporally to the buildings of the Boundary Increase, but which have no tie to the original town boundaries as they existed prior to annexation. In addition, a logical endpoint to the Central Carondelet District is the northern extent of Boundary Increase IV as the 11<sup>th</sup> Ward, which contains all of the original Carondelet proper, ends at this point.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

On the accompanying District map, contributing primary buildings are shown with their construction dates (real or estimated); non-contributing resources are marked with an asterisk. Architects and builders are listed on the map where known and also in the following section. All known dates, architects, and builders were compiled from a thorough search of building permits, the St. Louis City Assessor's records, street numbering certificates, and the *St. Louis Daily Record* (a newspaper that recorded construction activity during the late 19<sup>th</sup> and 20<sup>th</sup> centuries). Common alterations to buildings include the use of asphalt shingle roofs, replacement doors and windows, and replacement (aluminum, vinyl) siding. Less common are the conversion of multi-family dwellings into single-family dwellings, porch and dormer alterations and the use of pre-cast stone cladding.

### **Introduction**

Buildings in the Central Carondelet Historic District Boundary Increase IV were placed into categories based on both form and stylistic attributes. While most buildings fit easily into logical categories, some buildings displayed a mix of architectural styles, and/or idiosyncratic vernacular forms. This variability is typical of Carondelet and St. Louis in general prior to World War II as buildings were individually designed by an assortment of contractors, architects, and individual owners, each with their own aesthetic and functional preferences. The few buildings that fall outside of standard categories were classified as either being "mixed" stylistically, or as "vernacular" and then assigned a more specific, form-based type.

Outbuildings were simply classified as contributing or non-contributing and were briefly assigned along with their primary buildings. Non-contributing status was assigned to buildings that were constructed after 1942 (chosen as a cut-off for consistency with adjacent portions of the existing historic district and due to shifts in architectural styles and historic trends that occurred after that point in St. Louis). Also considered non-contributing were buildings whose original defining features have been removed or those with substantial alterations which compromise or hide their historic appearance.

Overall, the blocks of Boundary Increase IV retain integrity, though boundaries have been drawn to exclude adjacent portions of blocks that were cleared for the construction of the interstate and then rebuilt at a later period. Following is a count of the overall number of buildings within each broad primary category followed by a breakdown of that number into each of its component styles. Following this are descriptions of each building in Boundary Increase IV. This section is organized first by block number and then by street address. The buildings descriptions included the address; photo reference (if applicable); style and if applicable a second style or form; construction date or estimated construction date. The entry also includes the architect and builder's names if known. Unfortunately, St. Louis City building permit records are not complete

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

and the author was unable to locate information on a substantial portion of the nominated buildings. As such, "circa" dates were used extensively. These dates were based upon the records of the St. Louis City Assessor's Office and the author's extensive experience with the building stock of Carondelet. The paragraph describing the each building includes items such as wall material; number of stories; alterations; defining features; foundation and roof materials; organization and types of windows etc. Each building is indicated as either contributing or non-contributing. There are no buildings in the Boundary Increase that have been previously listed in the National Register.

**Contributing Primary Resources (94)**

Contributing primary resources are buildings which possess sufficient age, architectural integrity/quality, or association with historical trends, persons, or events to contribute meaningfully to the National Register Historic District Boundary Increase.

**Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements (65)**

Foursquare (2)

Craftsman (62)

Walk-up apartment building (1)

These are the most common style categories found in Boundary Increase IV, as they are in the adjacent portion of the district to the south, Boundary Increase III. This indicates the extent to which the construction boom of the early 20<sup>th</sup> century streetcar era contributed to the existing streetscapes. The buildings that exhibit design attributes of late 19<sup>th</sup> and early 20<sup>th</sup> century American movements take various forms. Those classified as Craftsman have a variety of forms including single-family and multifamily dwellings. They are united by the obvious influence of Craftsman aesthetic on their stylistic vocabulary. The form that is most common for multiple dwellings (both two- and four-family flats) is a boxy brick building with restrained craftsman details, and either a shaped parapet and flat roof or an end gable roof.

The other primary building type that exhibits Craftsman influence is the single-family bungalow (or bungalowoid) home. These frequently have obvious Craftsman design elements including strong horizontal lines, lozenges and other geometric ornamentations executed in glazed brick or terra cotta, multiple material types incorporated into facades, low-pitched gable roofs and incised and/or full width porches. While common in other portions of the existing districts, there are not many actual bungalowoid type single-family dwellings in Boundary Increase IV.

Major alterations such as the use of non-historic siding, the alteration of window openings or the removal of false gables and parapet walls might result in non-contributing status for buildings in this category.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals (21)**

Four-family Flat (2)

Two-family Flat (4)

Queen Anne (4)

Vernacular (1)

Tudor Revival (2)

Shotgun (2)

Shaped Parapet (6)

The second most common style category, late 19<sup>th</sup> and 20<sup>th</sup> century revival buildings in the District take a variety of forms. The most common form is a brick single-family home that prominently features a shaped parapet accented with terra cotta and/or glazed brick. While some buildings are executed in unambiguous revival styles such as a neo-Tudor cottages or a large single family home with Queen Anne detailing, most contain an often subtle mixture of revival details. Major alterations to a building in this category such as the alteration of the roofline, fenestration, or the removal of other critical original details could result in non-contributing status.

**Late Victorian (2)**

Second Empire/Mansard (2)

These buildings are both residential and date to the earliest period of development in the proposed Boundary Increase. Having the characteristic mansard roof, these homes are reminiscent of the earlier Victorian homes found with more frequency in the older areas of the existing historic district to the south. Constructed at a time when the popularity of this style had effectively faded, the homes may indicate resistance to changing architectural trends among some residents of the area.

**Other/Vernacular (4)**

Commercial (1)

Upright Wing (1)

Shotgun (1)

Side Gable (1)

These buildings represent the continuation of vernacular building traditions in Carondelet at a time when standardized building plans were becoming the norm. Normally, these buildings are very modest and possess few defining ornamental features. As such, their overall integrity of appearance is the primary consideration for contributing status. Major additions, alteration of

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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fenestration patterns, or replacement of windows or siding with materials that make no effort to replicate originals could render these buildings non-contributing.

**No Style/Mixed (2)**

These buildings did not fall easily into any of the other stylistic categories, yet nevertheless dated to the period of significance and contributed to the overall historic setting.

**Non-contributing Primary Resources (24)**

Non-contributing primary resources are defined as buildings that are the primary occupant of a lot i.e. not outbuildings), but do not possess requisite age, architectural integrity/quality, or association with important historical trends, persons, or events to contribute meaningfully to the historic character of the District. The largest individual category of non-contributing buildings are homes that were classified as belonging to various Modern movements constructed between 1950 and 1960 (n=12). While more than 50 years old, these buildings are anomalous in appearance when considered in the context of the historic/architectural character of the majority of the district. In addition, buildings of this style and of this age have been treated as non-contributing resources in the existing portions of the Carondelet Historic District.

**Outbuildings**

Contributing (20)

Non-contributing (41)

All contributing outbuildings in Boundary Increase IV are garages that retain their original walls, fenestration and garage door. While most of these buildings are constructed of either frame or brick, there are a few that are constructed of concrete block. Outbuildings are architecturally plain and derive significance from retention of original characteristics and historical association with a contributing primary building.

The 42 non-contributing outbuildings are a collection of garages that either postdate the period of significance, or are historical buildings that have been significantly altered from their original form (replacement doors, removal or addition of window openings, alteration of rooflines, etc). Sheds and carports, being relatively insignificant and temporary structures, were not counted as resources.

**Vacant Lots**

Vacant lots are rare in the proposed Boundary Increase IV though some do exist. The southernmost blocks contain some spaces which may be perceived as vacant lots, but in actuality exist because of the way the parcels were platted. For example 5031 S. Broadway and 117 Eiler, are effectively double or even triple the size of their neighbors lots, and have always been so. In

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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addition, some houses, such as 5427 S. Broadway, are placed on their lot in such a way as to give the appearance of a vacant adjacent parcel. This irregularity in platting is typical of blocks that were part of the old town of Carondelet and reflect the organic development generated by opportunistic subdivisions and the individual purchases of house lots from early land owners. Even if the homes occupying these lots date to the 20<sup>th</sup> century (within the period of significance), an irregular or large lot frequently indicates that the building is not the first on the site.

Other vacant parcels such as those along the western side of City Blocks 2857 and 2835 were generated when the homes that once stood on them were taken through the use of eminent domain in conjunction with the construction of Interstate 55 approximately 50 years ago. The few remaining vacant parcels interspersed throughout the proposed Boundary Increase (n=5) were created by the standard forces that cause attrition among city buildings in under-utilized areas. These forces are fire, structural decay, demolition and abandonment.

**Building Descriptions by Ascending Street Address: N-S streets followed by E-W streets.**

**Nebraska Avenue**

4819 Nebraska

c. 1894

Style or Category: vernacular

Second Style or Form: upright wing

Original Use: single-family dwelling

Contractor:

Present Use: single-family dwelling

Original Owner:

This one-story brick and frame house has a complicated roof line, which appears as cross gabled and L-shaped on the primary façade. The glazed door is center in the crook of the "L" beneath a projecting pediment. The gable end has two, one-over-one double-hung sash windows in flat wooden surrounds. To the left of the entry is a window that is obstructed by shrubbery. The roof is covered in asphalt shingles and a prominent brick chimney projects from the point where the cross gables meet. The home is clad in modern siding of indeterminate material, which nevertheless mimics the appearance of the original lap.

1 contributing

4827 Nebraska

c. 1909

Style or Category: craftsman

Second Style or Form: two-family flat

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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Original Use: two-family flat  
Contractor: Unknown

Present Use: single-family dwelling  
Original Owner: Unknown

This two-story brick building has a flat roof and a limestone foundation. There is one awning sash window with a wood surround at the basement level. The first floor contains one, one-over-one aluminum replacement window in a jack arched opening with a wood surround and sill. There are two plain wooden doors with transoms protected by a partial-width entry porch. The porch has square brick supports with terra-cotta lozenges and a brick balustrade. The flat roof of the porch forms a second story balcony. There are two windows on the second floor, both one-over-one double-hung sash in flat arch openings with wooden sills. At the roof line there is a simple wooden drip cornice above which there is a simple shaped parapet.  
1 contributing.

4833 Nebraska (photo 12)

c. 1906

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family flat

Contractor: Unknown

Present Use: two-family flat

Original Owner: Unknown

This two-story brick two-family flat has a limestone foundation and a flat roof. The basement level is faced with buff brick while the rest of the façade is red brick. The basement contains two blind windows in segmental arch openings. A limestone belt course delineates the basement level from the first floor. There is a paired entry with glazed transoms at the right side of the façade approached by stone stairs. The entry is protected by a shed roof with wrought iron supports. Opposite the entries are two windows in openings with segmental arches and limestone sills formed by the belt course. On the second floor there are three windows in segmental arch openings with limestone lug sills. All windows are one-over-one double-hung sash. There is a corbelled brick cornice and a shaped parapet with terra cotta coping.  
There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

4839- 41 Nebraska

c. 1908

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: two-family dwelling

Original Owner: Unknown

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 9

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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This two-story brick building has a limestone foundation and a flat roof. The basement level is faced with buff brick while the rest of the façade is red brick. A limestone belt course delineates the basement level from the first floor. There are two recessed entries situated beneath round arches at the center of the façade. The entries are approached by stone stairs. While each entry originally contained two doors, they each have been altered to contain only one. On each side of the entries is a fixed, one-by-one window with a four light rounded transom. These windows are situated in round arch openings with limestone lug sills formed by the belt course. The round Roman arch bays on the first floor suggest Romanesque influence. There are four, one-over-one double-hung sash windows on the second floor in jack arched openings with limestone lug sills. There is a flat parapet wall with squat brick piers on either end. The parapet has terra cotta coping.

1 contributing

4843 Nebraska

c. 1904

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century American movements

Second Style or Form: two-family flat

Original Use: two-family flat

Present Use: two-family flat

Contractor: Unknown

Original Owner: Unknown

This two-story brick two-family flat has a flat roof and a limestone foundation. The basement level is faced with rusticated limestone and contains two fixed windows in flat surrounds. The rest of the façade is of red brick. There are two entries at the right side of the first floor with glazed doors. The entries are approached by stone stairs and protected by a hipped roof with wrought iron supports. Opposite the entries are two, one-over-one double-hung sash windows in jack arched openings with brick sills. On the second floor there is a single one-over-one double-hung sash window above the entryways. Opposite this window is a one-over-one double-hung sash window flanked by two narrower one-over-one double-hung sash windows. They are separated by brick mullions. All the windows on the second floor are situated in jack arched openings with limestone lug sills. There is a flat projecting wooden cornice and a flat parapet with flanking brick piers. The cornice has terra cotta coping.

1 contributing

4847-53 Nebraska

c. 1928

Style or Category: craftsman

Second Style or Form: walk up

Original Use: Apartment Building

Present Use: Apartment Building

Contractor:

Original Owner:

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 10

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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This two-story brick apartment building has a concrete foundation and a flat roof. The asymmetrical façade is six bays wide and can be divided into two sections. The left third of the façade is two bays wide and projects substantially from the plane of the right two thirds. The projecting section contains a glazed entry on the first floor and a pair of one-over-one double-hung sash windows. The entry and the windows have soldier course arches. There is a one-over-one double-hung sash window above the door on the second floor and another pair of one-over-one double-hung sash windows with a soldier course arch. All windows have limestone lug sills. Above the single window on the second floor is a terra cotta shield. There is a simple shaped parapet with white terra cotta coping and an additional terra cotta shield.

The recessed portion of the façade has an entry, stair and hallway situated between one bay on the left and two bays on the right. The entry contains a glazed door in a soldier course arch opening. To the left and right of the door is a pair of six-over-one double-hung sash windows in a soldier course arch opening with a limestone lug sill. To the extreme right of the first floor is a single six-over-one double-hung sash window also with a soldier course arch and limestone lug sill. Above the entry on the stairway landing level is a one-over-one double-hung sash window. Centered above this window is a terra cotta shield. Above the shield on the parapet wall is a terra cotta finial. To the left of the shield on the second floor is a pair of six-over-one double-hung sash windows; to the right of the shield is a pair of one-over-one double-hung sash replacement windows. At the extreme right of the second floor façade is a six-over-one double-hung sash window. All window openings on the second floor have course arches and limestone lug sills.

The stairway/hallway portions of the façade are delineated by soldier courses and ornamented with terra cotta lozenges. There is also a soldier course at the roofline and at the basement level. (photo14)

1 contributing

**South Broadway**

4867-69 S. Broadway  
c. 1891

Style or Category: no style

Second Style or Form: two-family flat

Original Use: two-family dwelling

Contractor:

Present Use: two-family dwelling

Original Owner:

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 11

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This two-story frame two-family dwelling has a flat roof and a limestone foundation. There are two entries in flat wooden surrounds with glazed doors and transoms in the center of the first floor façade. Flanking each door is a two-over-one double-hung sash window in a flat wooden surround. There is a non-original wooden balcony supported by square wooden posts on the second floor. The second floor façade is identical to the first with central glazed doors flanked by two-over-one double-hung sash windows. All windows have ornamental shutters. The building is covered in vinyl siding. There is a simple flat wooden cornice.

1 non-contributing.

4903 S. Broadway (photo 1)

1909

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century American movements

Second Style or Form: American four square

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: William Cuba

Original Owner: Ed Boeschenstein

This two-story brick dwelling has a stone foundation and a hipped roof. There is one window at the basement level with an elaborate limestone lintel. There is one, one-over-one window on the first floor with a limestone sill and a soldier course arch lintel with a stone keystone. The doorway is protected by an entry porch supported by brick piers and covered with a pedimented roof with an ornamental wooden grill in its tympanum. There are four, one-over-one windows on the second floor; all have jack arches and stone sills. At the attic level there is a front-gabled dormer with a pair of one-over-one windows with flat, wood surrounds. The roof is covered in asphalt shingles.

1 contributing

4907 S. Broadway

1909

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century American Movements

Second Style or Form: American four square

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: F. J. Leibinger

Original Owner: John Alt

This two-story brick house has a stone foundation and a hipped roof. There are two windows at the basement level with flat surrounds. There are two-one-over-one windows on the first floor with limestone sills formed by a belt course. Both windows have carved limestone lintels. The door is surrounded by sidelights and a multi-paned transom. A first story entry porch with brick piers capped with limestone slabs serves as the base for a second floor balcony also with brick

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 12

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

piers and a wrought iron railing. The balcony is accessed by a door with an ornamental Roman arch containing a transom. There are two windows on the second floor both with limestone sills and ornamental Roman arches. At the attic level there is a dormer with a single one-over-one window and a hip-on-gable roof. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

4915 S. Broadway (photo 2)

c. 1903

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: queen Anne

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor:

Original Owner:

This two-story brick house has a flat roof and a limestone foundation. The façade is asymmetrical with a two-story engaged octagonal tower with a conical roof situated on its left side. The tower has three, one-over-one double-hung sash windows in jack arched openings with limestone lug-sills on both the first and second stories. The lug sills are formed by two belt courses which run the width of the complete façade. The basement level of the façade is faced with smooth cut limestone blocks and contains four fixed windows in flat surrounds. The entry is approached by stone stairs leading to a stoop porch. The porch is surrounded by a low brick wall and has a flat roof supported by square brick piers with terra cotta Corinthian capitals. The piers support a flat roof which forms a second floor balcony. The entry contains a glazed door and transom. On opposite sides of the door are one-over-one double-hung sash windows in jack arched openings with limestone lug sills formed by the aforementioned belt course. On the second floor, a glazed door opens onto the balcony. Next to the door is a one-over-one double-hung sash window in a jack arched opening with a limestone lug sill formed by a belt course. This section of the façade is capped with a false front gable parapet wall. The tower section of the façade is capped with a conical roof covered in asphalt shingles with a metal finial.

1 contributing

4917-19 S. Broadway

c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Present Use: four-family dwelling

Contractor:

Original Owner:

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 13

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a paired one-over-one double-hung sash window in a soldier course arch opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is another pair of one-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta. There is a false crossed gabled roof with two front gables attached by an eave wall. The gable ends have ornamental half-timbering and the roof is clad in terra cotta tile.

There is one contributing brick garage.  
2 contributing

4921-23 S. Broadway  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a paired one-over-one double-hung sash window in a soldier course arch opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is another pair of one-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta. There is a false crossed gabled roof with two front gables attached by an eave wall. The gable ends have ornamental half-timbering and the roof is clad in terra cotta tile.

There is one contributing frame garage.  
2 contributing

5001-03 South Broadway  
c. 1928

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 14

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of casement windows centered on the façade, flanked by original multi-light doors with transoms opening onto the balcony. On either side of the façade is a single, eight-over-one double-hung sash window. All of the windows and doors on the second floor are in course arch openings. The windows have limestone lug sills. The soldier course arches are formed by a soldier course running the width of the façade. The openings are accented with white terra cotta panels at their corners. Above the windows is a band of white terra cotta panels, which is interrupted at the center of the façade, where there is a terra cotta medallion. There is a shaped parapet with a center pediment. The parapet has white terra cotta coping.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5005-07 South Broadway (photo 7)

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade, flanked by original multi-light doors opening onto the balcony. On either side of the façade is a single, four-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta panels. Centered on the parapet is a band of white terra

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 15

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

cotta panels flanked with vertical terra cotta accents. There is a stepped parapet with a terra cotta diamond lozenge at its center. The parapet has white terra cotta coping.

1 contributing

5009-11 South Broadway

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade, flanked by original multi-light doors opening onto the balcony. On either side of the façade is a single, eight-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta panels. Centered on the parapet is a band of white terra cotta panels flanked with vertical terra cotta accents. There is a stepped parapet with a terra cotta design at its center. The parapet has white terra cotta coping.

There is one contributing frame garage.

2 contributing

5015-17 South Broadway

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, one-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 16

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

façade, flanked by doors opening onto the balcony. On either side of the façade is a single, one-over-one double-hung sash window. All of the windows and doors on the second floor are in openings with soldier course arches. The windows have limestone lug sills. The arches are accented with white terra cotta at their corners. Centered on the parapet is a band of white terra cotta panels running the width of the façade. There is a stepped parapet with white terra cotta coping.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5019-21 South Broadway

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade (one of which is boarded), flanked by glazed doors opening onto the balcony. On either side of the façade is a single, eight-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta. Centered on the parapet is a band of white terra cotta panels with diamonds on each end and at the center point. There is a shaped parapet with white terra cotta coping.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5023-25 South Broadway (photo 8)

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 17

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade, flanked by glazed doors opening onto the balcony. On either side of the façade is a single, eight-over-one double-hung sash window. The casement windows and doors on the second floor are in soldier course arch openings. The other two windows have jack arches outlined with white terra cotta and limestone lug sills. Centered on the parapet is a band of white terra cotta panels with vertical motifs on each end. There is a shaped parapet with white terra cotta coping.

There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

5027-29 South Broadway  
c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor: Unknown

Present Use: four-family dwelling

Original Owner: Unknown

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a single, eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade, flanked by glazed doors opening onto the balcony. On either side of the façade is a single, eight-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings with terra cotta outlines; the windows have limestone lug sills. The parapet is ornamented with four terra cotta shields flanking a central terra cotta panel depicting an urn. There is a crenellated shaped parapet with white terra cotta coping.

There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

5101-03 S. Broadway  
c. 1926

Style or Category: craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 18

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form: four-family flat  
Original Use: four-family dwelling  
Contractor:

Present Use: four-family dwelling  
Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a six-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is a six-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta. There is a simple shaped parapet with white terra cotta coping. Centered on the parapet wall is a terra cotta medallion.

There is one contributing frame garage.  
2 contributing

5105-07 S. Broadway  
c. 1926

Style or Category: craftsman  
Second Style or Form: four-family flat  
Original Use: four-family dwelling  
Contractor:

Present Use: four-family dwelling  
Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There are two, eight-light awning sash windows at the basement level. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are two original multi-light doors and two solid replacement doors centered on the first floor, flanked on either side by an eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is an eight-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The windows have limestone lug sills. The arches are accented with white terra cotta. There is a simple shaped parapet with white terra cotta coping. Centered on the parapet wall is a terra cotta lozenge.

1 contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 19

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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5109-11 S. Broadway  
c. 1926

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There are two, eight-light awning sash windows at the basement level. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four solid replacement doors centered on the first floor, flanked on either side by an eight-over-one double-hung sash window in a jack arched opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is an eight-over-one double-hung sash window in a jack arched opening with a terra cotta hood mold. The second floor doors and the stained glass windows have soldier course arches with terra cotta accents. The windows have limestone lug sills. There is a simple shaped parapet with white terra cotta coping.

1 contributing

5113-15 S. Broadway  
c. 1926

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There are two window openings at the basement level filled with glass brick. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four glazed doors centered on the first floor, flanked on either side by an eight-over-one double-hung sash window in a soldier course arch opening with a limestone lug sill. The second floor has a pair of stained glass casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is an eight-over-one double-hung sash window in a soldier course arch opening. The second floor doors and the stained glass windows also have soldier course arches with terra cotta accents. The windows have limestone lug sills. There is a simple shaped parapet with white terra cotta coping and geometric terra cotta accents.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 20

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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1 contributing

5119 S. Broadway (photo17)  
1955

Style or Category: modern movements

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor:

Original Owner:

This one story brick house has a concrete foundation and a Dutch gable roof. There is a single glazed door at the right side of the façade. There is a string of three fixed windows with wooden mullions in a jack arched opening. The windows are shaded by a cloth awning. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5123 S. Broadway (photo17)  
1955

Style or Category: modern movements

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor:

Original Owner:

This one story brick house has a concrete foundation and a Dutch gable roof. There is a single glazed door at the right side of the façade. There is a string of three fixed windows with wooden mullions in a jack arched opening. The windows are shaded by a cloth awning. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5127 S. Broadway  
1955

Style or Category: modern movements

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor:

Original Owner:

This one story brick house has a concrete foundation and a hipped roof. There is a single glazed door at the right side of the façade. There is a string of three windows with metal mullions in a jack arched opening. The central window is fixed and the two side windows are casement. The entry is shaded by an awning. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 21

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

2 non-contributing

5131 S. Broadway  
1955

Style or Category: modern movements

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor:

Original Owner:

This one story brick house has a concrete foundation and a hipped roof. There is a single glazed door at the right side of the façade. There is a string of three windows with metal mullions in a jack arched opening. The central window is fixed and the two side windows are casement. The entry is shaded by an awning. To the right of the entryway is a round window with nine lights in a round opening. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5201 S. Broadway  
c. 1926

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor:

Original Owner:

This two story brick building has a front gable roof and a limestone foundation. There are two entries situated at opposite sides of the first floor façade. There is a full width porch surrounded by a low brick wall and flanked by battered brick columns which support a second floor balcony. The balcony is situated in the center of the broken-pediment porch roof. Centered on the first floor is a three-over-one double-hung sash window flanked by two-over-one double-hung sash windows. All three are situated in the same opening with a jack arch and a rowlock lug sill. Centered on the second floor is a glazed door opening out to the balcony. The door is flanked by three-over-one double-hung sash windows. The windows and door on the second floor have soldier course arches with white glazed brick accents. The windows have rowlock lug sills. There is a rectangular attic vent centered on the gable end with white glazed brick accents.

There is one contributing brick garage.

2 contributing

5209 S. Broadway  
c. 1917

Style or Category: mixed

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 22

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form: shotgun  
Original Use: single-family dwelling  
Contractor:

Present Use: single-family dwelling  
Original Owner:

This one-story brick house has a flat roof and a limestone foundation. There is a nearly full width entry porch approached by stone stairs. The front gable porch roof has brick supports and ornamental half timbering in its gable end. There is a door and transom at the left side of the façade and a single, one-over-one double-hung sash window in a jack arch opening with a limestone sill. There is simple brick corbelling and a flat parapet wall with brick piers at either end. The parapet has white glazed terra cotta coping.

1 contributing

5215-17 S. Broadway (photo 10)  
c. 1926

Style or Category: craftsman  
Second Style or Form: four-family flat  
Original Use: four-family dwelling  
Contractor:

Present Use: four-family dwelling  
Original Owner:

This two-story brick building has a limestone foundation and a front gable roof. There are two entries centered on the first floor, and two at either side of the façade. There is a full width front porch surrounded by a low wall of rusticated limestone. The porch wall has two blinded window openings at the basement level. The porch roof is supported by battered rusticated limestone piers and is shaped like a broken pediment with its flat center section forming a second story balcony. All the first floor doors are glazed. On either side of the center two doors is a pair of three-over-one double-hung sash windows in a soldier course arch opening with a limestone lug sill. Centered on the second floor are two multi-light glazed doors that open onto the balcony. On either side of the second floor doors are a paired window and a single window in two different openings. All the second floor windows are three-over-one double-hung sash in jack arched openings with limestone lug sills. Above the window level is a soldier course. The attic level is ornamented with Portland cement panels mixed with heavy aggregate. The panels are delineated by vertical courses of exposed brick. There are two louvered attic vents centered in the gable end. The eaves are supported by three wooden brackets.

1 contributing

5221 S. Broadway  
1924

Style or Category: craftsman  
Second Style or Form: two-family flat

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 23

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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Original Use: single-family dwelling  
Contractor: E. Koberman

Present Use: single-family dwelling  
Original Owner: J. Lusedert

This two story brick building has a hip-on-gable roof and a limestone foundation. The first floor is dominated by a nearly full width porch with battered limestone supports and a front-gabled roof. The entry is situated on the right side of the first floor façade and there is a tripartite window arrangement on the left. The window arrangement consists of a central one-over-one double-hung sash window flanked by two, one-over one double-hung sash windows in a jack arched opening with a rowlock lug sill. On the second floor there is a central pair of one-over-one double-hung sash windows in a segmental arch opening with a rowlock lug sill. This is flanked by single stained glass casement windows in segmental arch openings with rowlock lug sills. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5225 S. Broadway  
c. 1928

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling  
Contractor:

Present Use: single-family dwelling  
Original Owner:

This one and one-half story brick house has a limestone foundation and a side gabled roof. There is a full width incised porch with a low surrounding wall of rusticated limestone and battered rusticated limestone roof supports. The porch is accessed by stone stairs leading to the entry at the right side of the façade. Opposite the entry is ribbon of three, one-over-one double-hung sash windows in a jack arched opening with a limestone sill. Centered on the upper half story is a front gabled dormer containing two, three-over-one double-hung sash windows in a soldier course arch opening with a limestone sill. The dormer roof is supported by three wooden brackets. The roof is covered with asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5229 S. Broadway  
1922

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling  
Contractor: John Dougherty

Present Use: single-family dwelling  
Original Owner: Johanna Beck

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 24

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This two story brick house has a mansard roof and a stone foundation. The first floor is dominated by a full width porch with a front-gabled roof with battered rusticated limestone supports and a surrounding rusticated limestone wall. The first floor has a central doorway with fixed sidelights and flanking one-over-one windows in jack-arched openings with limestone sills. The second floor contains two, one-over-one windows in jack-arched openings. One of the window openings is smaller than the others. The roof is covered with asphalt shingles. There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

5301 S. Broadway  
c. 1927

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Contractor: Unknown

Present Use: two-family dwelling

Original Owner: Unknown

This two story brick, two-family flat has a limestone foundation and a cross gable roof. There is a full-width front porch surrounded by a low brick wall capped with limestone slabs. The porch is approached by a central stairway and round arch opening. The central opening is flanked by larger round arches between square brick columns supporting the porch roof. The porch roof serves as a second floor balcony which is surrounded by a low limestone balustrade. There is a single glazed door in a soldier course arch opening at either end of the first floor façade. Between the two entries is a pair of one-over-one double-hung sash windows in a soldier course arch opening with a limestone sill. Centered on the second floor is a pair of three-over-one double-hung sash windows in a soldier course arch opening with a limestone sill. To the left of these windows is a glazed door which opens onto the balcony. To the right of the central windows is a single, three-over-one double-hung sash window in a soldier course arch opening with a limestone sill. Centered at the gable end is a louvered attic vent with a limestone sill. The overhanging eaves are supported with wooden brackets and the roof is covered with red terra cotta tile.

1 contributing

5301 S. Broadway rear  
c. 1927

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Contractor: Unknown

Present Use: single-family dwelling

Original Owner: Unknown

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 25

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This one and one-half story front gable brick garage and servant's quarters is zoned for single occupancy. Its façade faces Eichelberger Street. The first floor contains two paneled garage doors with a ribbon of eight lights with wooden muntins stretching the full width of both doors. This ribbon of lights forms the upper quarter of the doors. The upper half-story contains a pair of three-over-one double-hung sash windows in a jack arch opening with a limestone lug sill. The eaves overhang widely and the roof is covered with red terra cotta tile.

1 contributing

5309-11 S. Broadway

1955

Style or Category: modern movements

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick building has a poured concrete foundation and a pyramidal roof. There are two glazed doors centered on its façade flanked by a pair of multi-light fixed windows in a jack arch opening with a rowlock sill. The eaves overhang widely and the roof is covered with asphalt shingles.

1 non-contributing

5313-15 S. Broadway

1955

Style or Category: modern movements

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick building has a poured concrete foundation and a pyramidal roof. There are two security doors centered on its façade flanked by a pair of fixed windows in a jack arch opening with a rowlock sill. The eaves overhang widely and the roof is covered with asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5319 S. Broadway

1924

Style or Category: craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 26

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form: two-family flat  
Original Use: two-family dwelling  
Contractor: Edwin Dougherty Const. Co.

Present Use: two-family dwelling  
Original Owner: F.A. Rusabeken

This two-story brick building has a limestone foundation and a front gable roof. There are two entries situated at the right side of the façade. The entries are approached by stairs and a stoop porch surrounded by a low brick wall. The doorways are currently boarded and situated beneath a front gable hood supported by brackets. To the left of the entries is ribbon of three, three-over-one double-hung sash windows in a jack arch opening with three relieving arches and a limestone sill. On the second floor above the entries are two, three-over-one double-hung sash windows each in a separate soldier course arch opening with a limestone sill. To the left of these windows is a ribbon of three, three-over-one double-hung sash windows in a soldier course arch opening with a single limestone sill. The gable end at the attic level is covered with siding and contains two louvered attic vents. The eaves project slightly and the roof is covered in asphalt shingles.

There is one contributing frame garage.  
2 contributing

5323 S. Broadway  
1910

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: queen Anne  
Original Use: single-family dwelling  
Contractor: Edwin Dougherty Const. Co.

Present Use: single-family dwelling  
Original Owner: John Suemicht

This two-story brick house has a pyramidal roof and a limestone foundation. There is an awning sash window at the basement level. The entry is approached by stone stairs and is protected by a pyramidal roof supported by wooden brackets. The entry contains a glazed door and transom. Opposite the door is a one-over-one double-hung sash window in a jack arched opening. The window has a lug sill formed by a limestone belt course. A limestone belt course delineates the first and second floors. There are three one-over-one double-hung sash windows spaced evenly across the third floor. All have lug sills formed by the belt course and jack arches. The left side of the third floor is formed by an engaged, round tower with a conical roof that projects above the roofline. The tower has a copper finial. The roof is covered in asphalt shingles.

1 contributing

5329 S. Broadway  
c. 1899

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 27

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form: queen Anne  
Original Use: single-family dwelling  
Contractor: Unknown

Present Use: single-family dwelling  
Original Owner: Unknown

This two-and one-half story brick house has a cross gabled roof and an asymmetrical façade. The foundation is limestone. The left side of the façade has a front gable while the right is dominated by the eave wall of the side gable portion which extends down to the level of the first floor and overhangs a recessed portion of the façade where the entry is situated. The overhanging roof protects a stoop porch and has wrought iron supports. There is a glazed door in a segmental arch opening. To the right of the door is an oval casement window. At the level of the second floor above the entry there is a shaped gable with a multi-light casement window.

On the basement level of the front gabled portion of the house there are two square casement windows protected with wrought iron grillwork. At the level of the first floor is a bay window containing three, one-over-one double-hung sash windows with wooden muntins beneath stained glass transoms beneath a domed hood. The second floor of the front gable portion contains two, three-over-two double-hung sash windows in jack arch openings with a single limestone lug sill with dentil ornament. At the level of the upper half-story, the gable end forms a pediment. The tympanum is clad in slate shingles. Centered on the gable end is a four-light oval casement window with a radiating wooden ornament. The remainder of the roof is covered with asphalt shingles.

1 contributing

5401 S. Broadway (photo 5)  
c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling  
Contractor: Unknown

Present Use: single-family dwelling  
Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full-width front porch with a hipped roof. The porch is surrounded by a low rusticated limestone wall and is supported by brick piers with rusticated stone bases. The brick portions of the piers are pierced by Gothic arch openings. There is a central door in a jack arched opening. To the right of the door is a single one-over-one double-hung sash window; to the left of the door is a pair of one-over-one double-hung sash windows. All windows are in jack arched openings with limestone lug sills. At the attic level there is a central one-over-one double-hung sash window flanked by one-over-one double-hung sash sidelights. The windows share a limestone lug sill. An ornamental detail constructed of glazed brick and stucco is centered above the windows. The

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 28

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

overhanging eaves are supported by two wooden brackets. The roof is covered in asphalt shingles.

There is one contributing brick garage.  
2 contributing

5405 S. Broadway  
c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full-width front porch with a hipped roof. The porch is surrounded by a low brick wall and is supported by brick piers with battered bases and limestone caps. The piers have Gothic arch niches faced with stucco. There is a central door in a jack arched opening. To the right of the door is a single one-over-one double-hung sash window; to the left of the door is a pair of one-over-one double-hung sash windows. All windows are in jack arched openings with limestone lug sills. The lower third of the first floor is faced with pre-case stone veneer. At the attic level there is a central six-over-six double-hung sash window flanked by three-light casement sidelights. The windows share a limestone lug sill. An ornamental detail constructed of rowlock brick and stucco is centered above the windows. The overhanging eaves are supported by two wooden brackets. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

5409 S. Broadway  
1924

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: C. Doerfler

This one-story brick house has a front gabled roof and a limestone foundation. There is a full-width front porch with a hipped roof. The porch is surrounded by a low rusticated limestone wall and is supported by brick piers with rusticated stone bases. The brick portions of the piers are pierced by Gothic arch openings. There is a central door in a jack arched opening. To the right of the door is a single six-over-one double-hung sash window; to the left of the door is a pair of six-over-one double-hung sash windows. All windows are in jack arched openings with limestone

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 29

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

lug sills. At the attic level there is a central nine-light casement window flanked fixed sidelights. The windows share a limestone lug sill. An ornamental detail constructed of brick and stucco is centered above the windows. The overhanging eaves are supported by two wooden brackets. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing

5411 S. Broadway

1922

Style or Category: craftsman

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: J.P. Fendler

Original Owner: J.P. Schneider

This two-story brick two-family dwelling has a hip-on-gable roof and a limestone foundation. The first floor has a full-width porch with battered, rusticated limestone supports. The porch roof is supported by wooden brackets and forms a broken pediment whose flat central portion serves as a second floor balcony. The two entryways are situated at opposite sides of the façade; in between them is a pair of one-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. The second story contains a central entry with a glazed transom which accesses the balcony. The on both sides of the entry is a pair of one-over-one double-hung sash windows in an opening with a soldier course arch and a limestone lug sill. At the attic level there is a louvered vent and ornamental half-timbering. The overhanging eaves are supported by wooden brackets. The roof is covered with asphalt shingles.

1 contributing

5417-19 S. Broadway

1903

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals (photo 9)

Second Style or Form: four-family flat

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: August A. Reinecke

Original Owner: August A. Reinecke

This two-story brick four-family dwelling has a limestone foundation and a flat roof. The façade is symmetrical with four entries centered on the first floor. The entries are approached by four stairs and a wooden stoop. The stoop has three ionic columns supporting a porch roof with entablature that forms a second-floor balcony. On either side of the bank of entries is a pair of one-over-one double-hung sash windows; both pairs of windows have a stained glass transom in a segmental arch opening. The arches are formed by multi-hued radiating soldier courses; the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 30

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

window openings have lug sills formed by a limestone belt course. At the basement level on either side of the entries there are two fixed windows in separate flat surrounds. The basement level below the belt course is faced with darker brick than the remainder of the façade. The portion of the façade on either side of the entries projects slightly through both stories giving the appearance of engaged towers. The edges of these towers have brick quoins constructed of brick that is a different color from the rest of the façade. On the second floor there are two glazed entries with transoms that open onto the balcony. The balcony is enclosed by a wrought iron balustrade. On either side of the entries in the engaged towers there is a pair of one-over-one double-hung sash windows in a jack arched opening with a fixed, stained-glass transom. All windows and entryways on the second floor are outlined with a projecting rowlock course of alternating light and dark brick. The window sills on the second floor are formed by a projecting limestone belt course. There is a wooden drip cornice below a more substantial wooden dentil cornice at the roof line. There is a false roof projection with a central side-gabled section connecting two pyramidal sections. The pyramidal portions of the roof cap the engaged towers. The roof is covered in asphalt shingles.

1 contributing

5423 S. Broadway

1902

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: two-family flat

Original Use: single-family dwelling

Present Use: two-family dwelling

Contractor: August A. Reinecke

Original Owner: August A. Reinecke

This two-story brick dwelling has a flat roof and a limestone foundation. The first floor façade is composed of a recessed entry beneath a jack arch containing two glazed doors with glazed transoms. The entry is approached by concrete stairs. The basement level of the façade is faced with darker brick than the rest of the building and contains a pair of fixed windows in a flat wooden surround. There is a single one-over-one double-hung sash window opposite the entry in an opening with a soldier course arch and a lug sill formed by a limestone belt course. The window opening is framed by a narrow projecting course of molded brick. Above the doorway on the second floor is a side-by-side sliding sash window in an opening that has been created by bricking in a former doorway. Above the first floor window is another one-over-one double-hung sash window in an opening with a soldier course arch and a limestone lug sill. The opening is framed by a narrow projecting course of molded brick. All windows are protected by aluminum awnings. There is a projecting metal dentil cornice and a flat parapet with brick piers and decorative metal finials at either end.

1 contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 31

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

5425 S. Broadway  
1908

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: two-family flat

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Frank Kratzer

Original Owner: Mary Suersdorf

This two-story brick building has a flat roof and a limestone foundation. There is a pair of glass block windows in a segmental arch opening at the basement level. The basement level is faced with darker brick than the rest of the façade. The recessed entry is approached by stone stairs and contains two replacement doors with original transoms. The entry is beneath a round arch. Opposite the entry is a double-hung sash window beneath a rounded fixed window. These lights are situated in a round arch opening with a lug sill formed by a limestone belt course. The arches of the entry and the first floor window are outlined by a narrow projecting course of molded brick. There are three windows on the second floor; they are all one-over-one double-hung sash with limestone lug sills and segmental arches. There is a projecting metal cornice with brick dentils. The parapet wall is flat with rectangular brick piers at either end. The piers and the parapet wall have metal coping.

1 contributing

5427 S. Broadway  
1900

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: two-family flat

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: A.J. and E.J. Hess

Original Owner: A.J. and E.J. Hess

This two-story brick building has a limestone foundation and a flat roof. There are two fixed windows at the basement level in flat wooden surrounds. The basement level is faced with darker brick than the rest of the façade. The recessed entry is approached by stone stairs and contains two doors with blind transoms. The entry is beneath a round arch with a decorative keystone and a molded brick outline. There is a one-by-one double-hung sash window beneath a fixed round-arch window in a round arch opening with an ornamental keystone and a limestone lug sill formed by a belt course. On the second floor above the entry there is a jack arched window opening with a limestone lug sill filled with glass block. Opposite this window there is a projecting bay window with a single fixed light flanked by one-over-one double-hung sash windows. The bay is supported by wooden brackets. Both windows on the second floor are protected by aluminum awnings. There is a projecting wooden cornice supported by brackets and

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 32

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

a false side gable roof with brick. **Note: the home of Eliza M. Stevens, Mary Kennerly Bowen (Wife of General John S. Bowen, CSA) died here.**

There is one contributing brick garage, and one non-contributing frame garage.  
2 contributing, one non-contributing

5501 South Broadway  
1921

Style or Category: craftsman (photo 6)

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: G.P. Fox

Original Owner: E. Bond

This one and one-half story brick house has a limestone foundation and a side gabled roof. There is a full-width front porch with a low surrounding brick wall and a front-gabled roof. The central entry is approached by a stone stairway flanked by ashlar limestone piers. The porch roof is supported by rectangular brick pillars resting upon massive square ashlar limestone piers. The gable end of the porch roof has a small amount of ornamental half-timbering that has been painted white. On either side of the central doorway is a five-over-one double-hung sash window in a jack arched opening with a limestone sill. There is a front gabled dormer centered on the upper half story containing a central fixed pane flanked by single light casement windows in a flat wooden surround. The dormer is covered with asphalt shingles as is the roof.

There is one contributing brick garage.

2 contributing

5509 South Broadway  
c.1890

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: queen Anne

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: unknown

This two story frame house has a limestone foundation and a pyramidal roof with a projecting front gabled section that forms the left side of the façade. There is a full width porch with a shed roof. The entry is situated at the right side of the façade next to a narrow one-over one double-hung sash window in a flat wooden surround. There is a pair of one-over-one double-hung sash windows on the left side of the façade in a flat wooden surround. Above the doorway on the second floor is a one-over-one double-hung sash window in a flat wooden surround. In the front gabled projection on the second floor is a one-over-one double-hung sash window in a flat wooden surround. The gable end contains a louvered attic vent and is faced with vertical board

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 33

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

siding, which contrasts with the vinyl lap siding that covers the rest of the house. The roof is covered with asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5511 South Broadway (photo 15)

1942

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: Tudor revival

Original Use: single dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: unknown

This one story brick building has a side gabled roof and a limestone foundation. The entry is on the side of the building and the façade that faces Broadway is at the gable end. There is a single awning-sash window at the basement level with a soldier course arch formed by a soldier course that crosses the façade. Above this there is a triple window; the center window is fixed and is flanked by multi-light casement windows. Centered on the façade is a four-over-one double-hung sash window. To the left of this window is a projecting chimney which is ornamented with limestone and glazed brick accents. To the left of the chimney is another four-over-one double-hung sash window. All windows on the first floor have brick lug sills and soldier course arches constructed of glazed brick. There is a louvered attic vent centered on the gable accented with glazed brick and a brick lug sill.

There is one contributing frame garage.

2 contributing

5519 South Broadway

c. 1891

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: mixed

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: unknown

This two-story frame house has a limestone foundation and a cross-gabled roof. There is a full-width front porch approached by stairs. The porch has a mansard roof with swept eaves supported by pipe columns embellished with wrought iron ornament. There is a replacement door at the right side of the façade and a pair of one-over-one double-hung sash windows is opposite in a flat wooden surround. Centered on the second story is a pair of one-over-one replacement windows in a flat wooden surround. The roof is supported with wooden brackets

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 34

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

and is covered with asphalt shingles. The house is covered in vinyl siding which mimics the original lap siding.

There is one non-contributing frame garage.  
1 contributing, 1 non-contributing

5521 South Broadway  
c. 1929

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Contractor: unknown

Present Use: two-family dwelling

Original Owner: unknown

This two-story brick dwelling has a front, hip-on-gable roof and a limestone foundation. There is a full-width front porch surrounded by a brick balustrade and flanked by battered brick piers which support a roof that also serves as a second floor balcony. The two entries are situated at opposite ends of the façade. Centered on the first floor is a pair of one-over-one windows in a jack arched opening with a limestone lug sill. The doors are multi-light replacements. On the second floor at the right side of the façade is a single one-over-one window in an opening with a soldier course arch and a limestone lug sill. Off center on the second floor is an original arts and crafts glass-paned door with nine lights opening onto the balcony; the doorway has a soldier course arch. On the left side of the upper story is a small stained glass casement window in an opening with a soldier course arch and a limestone lug sill. Centered on the attic level is a louvered attic vent flanked by white glazed diamond lozenges. The roof is covered in asphalt shingles.

1 contributing

5523-27 South Broadway  
c. 1920

Style or Category: other, vernacular commercial

Second Style or Form:

Original Use: commerce/trade

Contractor: unknown

Present Use: commerce/trade auto-related

Original Owner: unknown

This one-story brick building has a hip-on-gable roof and a concrete foundation. The primary façade along Broadway consists of a rectangular entry beneath a cloth awning and a one-over-one double-hung sash window in an opening with a flat brick sill and a jack arch. There is a modern metal garage door. The roof is covered in asphalt shingles.

1 contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 35

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

**Pennsylvania Avenue**

5100-02 Pennsylvania  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers with terra cotta lozenges supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a pair of one-over-one double-hung sash windows in a jack arched opening with a limestone lug sills. Above the windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by glazed doors opening onto the balcony. On either side of the façade is another pair of one-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Above the windows are a variety of patterned brick bonds. There is a simple shaped parapet covered with terra cotta tiles. The use of ornamental brick bonds and lozenges demonstrates a Craftsman influence though the overall appearance is more Art Deco.

1 contributing

5104-06 Pennsylvania  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four doors centered on the first floor, flanked on either side by a pair of six-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by glazed multi-light doors opening onto the balcony. On either side of the façade is another pair of six-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The arches

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 36

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

are formed by a soldier course. The second floor windows have limestone sills. Above the windows are a variety of patterned brick bonds. There is a simple shaped parapet with terra cotta coping.

1 contributing

5108-10 Pennsylvania

c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second floor balcony. There are four original multi-light doors centered on the first floor, flanked on either side by a pair of one-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by doors opening onto the balcony. On either side of the façade is another pair of windows which are a mix of six-over-one and one-over one double-hung sash. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Above the windows are five lozenges executed in red brick. There is a simple shaped parapet covered with terra cotta tiles.

1 contributing

5112-14 Pennsylvania

c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four doors centered on the first floor, flanked on either side by a pair of one-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 37

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

windows centered on the façade flanked by doors opening onto the balcony. On either side of the façade is another pair of windows which are a mix of six-over-one and one-over one double-hung sash. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Above the windows are a variety of ornamental brick patterns. There is a simple shaped parapet covered with terra cotta tiles.

1 contributing

5116-18 Pennsylvania  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four multi-light doors centered on the first floor, flanked on either side by a pair of one-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by doors opening onto the balcony. On either side of the façade is another pair of one-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Centered on the façade are three terra cotta diamonds. At either end of the façade is a large terra cotta diamond outlined in glazed brick. There is a simple shaped parapet.

1 contributing

5120-22 Pennsylvania  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by battered brick piers supporting a flat roof which forms a second

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 38

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

floor balcony. There are two original multi-light doors, and two replacement doors centered on the first floor, flanked on either side by a pair of six-over-one double-hung sash windows in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by doors opening onto the balcony. On either side of the façade is another pair of six-over-one double-hung sash windows. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Centered on the façade are three terra cotta diamonds. Above the windows at either end of the façade are two diamonds executed in brick. There is a simple shaped parapet.  
1 contributing

5124-26 Pennsylvania  
c. 1927

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This brick four-family flat has a limestone foundation and a flat roof. There is an entry porch centered on the first floor façade that is approached by stone stairs. The porch is surrounded by a low brick wall and flanked by brick piers supporting a flat roof which forms a second floor balcony. There are four replacement doors centered on the first floor, flanked on either side by a one-over-one double-hung sash window in a jack arched opening with a limestone lug sill. Above the first floor windows is a panel of basket weave bond. The second floor has a pair of casement windows centered on the façade flanked by doors opening onto the balcony. On either side of the façade is a one-over-one double-hung sash window. All of the windows and doors on the second floor are in soldier course arch openings. The arches are formed by a soldier course. The second floor windows have limestone sills. Above the bays on the second floor is ornamental brickwork. There is a simple shaped parapet.  
1 contributing

5200 Pennsylvania  
1923

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Contractor:

Present Use: two-family dwelling

Original Owner: Gottfried Muffler

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 39

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This two-story brick two-family home has a limestone foundation and a flat roof. There are two replacement doors centered on the façade beneath a front gabled hood supported by brackets and clad in terra cotta tiles. The entries are approached by stone stairs and surrounded by a low parged brick wall. On either side of the entries is a pair of six-over-one double-hung sash windows in a soldier course arch opening with a limestone lug sill. On opposite sides of the second floor façade is a pair of windows: one pair is the original six-over-one double-hung sash, the other is replacement one-over-one. Both window openings have solid arches and limestone lug sills. There is a projecting white-glazed terra cotta cornice and a simple shaped parapet with white-glazed terra cotta coping.

There is one contributing brick garage.

2 contributing

5204 Pennsylvania

1917

Style or Category: no style

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor:

Present Use: single-family dwelling

Original Owner:

This two-story frame home has a flat roof and a limestone foundation. The entry is situated on the side. There are two fixed windows at the basement level in flat surrounds. There are two, one-over-one double-hung sash windows on both the first and second floor. All the windows are in flat wooden surrounds. The building is covered with vinyl siding.

There is one non-contributing frame garage.

2 non-contributing

5206 Pennsylvania

1908

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor: Fred Paulus

Present Use: single-family dwelling

Original Owner: Gottfried Muffler

This two-story brick house has a limestone foundation and a flat roof. The entry is situated on the side of the building. There are two fixed windows at the basement level in flat surrounds. On both the first and second floors there are two, one-over-one double-hung sash windows in segmental arched openings with lug sills. There is a simple corbelled brick cornice and a flat parapet.

There is one non-contributing frame garage.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 40

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

1 contributing, 1 non-contributing

5210 Pennsylvania

1908

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Contractor: Fred Ramheit

Present Use: single-family dwelling

Original Owner: Charles Schlesing

This one-story brick home has a limestone foundation and a flat roof. The entry is situated on the side of the building. There are two fixed windows in flat surrounds at the basement level. The façade contains two, one-over-one double-hung sash windows in segmental arch openings with limestone sills. There is a simple drip cornice and a shaped parapet with metal coping. The drip cornice and the coping have been painted green.

There is one contributing concrete block garage.

2 contributing

5214-16 Pennsylvania

c. 1928

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This two-story brick building has a limestone foundation and a flat roof. There are four entries situated at the center of the first floor. There is an entry porch centered on the façade approached by stone stairs, surrounded by a low brick wall and flanked by brick columns supporting a second floor balcony. On either side of the entry porch is a pair of three-over-one double-hung sash windows with a wooden mullion. The window openings have soldier course arches and limestone sills. Centered on the second floor is a pair of stained-glass casement windows flanked by two glazed doors that open onto the balcony. Above these bays is a front gable hood covered in terra cotta tile and supported by wooden brackets. At either end of the second floor façade is a pair of three-over-one double-hung sash windows in a soldier course arch opening with a limestone sill. There is a simple shaped parapet with white-glazed terra cotta coping.

1 contributing

5300-02 Pennsylvania

1955

Style or Category: modern movements

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 41

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one story brick building has a poured concrete foundation and a pyramidal roof. There are two entries centered on the façade flanked by two Chicago style windows in jack arched openings with concrete sills. The entries and the windows are shaded by metal awnings. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

2 non-contributing

5304-06 Pennsylvania

1955

Style or Category: modern movements

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one story brick building has a poured concrete foundation and a pyramidal roof. There are two entries centered on the façade flanked by two Chicago style windows in jack arched openings with concrete sills. The roof is covered in asphalt shingles.

1 non-contributing

5308-10 Pennsylvania

1955

Style or Category: modern movements

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one story brick building has a poured concrete foundation and a pyramidal roof. There are two entries centered on the façade flanked by two Chicago style windows in jack arched openings with concrete sills. The roof is covered in asphalt shingles.

1 non-contributing

5312-14 Pennsylvania

1955

Style or Category: modern movements

Second Style or Form:

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 42

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Original Use: two-family dwelling  
Contractor: Unknown

Present Use: two-family dwelling  
Original Owner: Unknown

This one story brick building has a poured concrete foundation and a pyramidal roof. There are two entries centered on the façade flanked by two Chicago style windows in jack arched openings with concrete sills. The roof is covered in asphalt shingles.

1 non-contributing

5319 Pennsylvania

c. 1912

Style or Category: Late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Second Style or Form: shotgun

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one story brick house has a flat roof and a limestone foundation. The façade consists of an entry with a glazed transom in a segmental arch opening, and a one-over-one double-hung sash window in a segmental arch opening with a limestone sill. There is a simple corbelled brick cornice and a flat parapet wall with terra cotta coping.

1 contributing

5331 Pennsylvania

c. 1913

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This two-story brick house has a flat roof and a limestone foundation. The raised basement level is faced with buff brick while the remainder of the façade is red brick. The basement level contains two fixed windows in flat brick surrounds. The entry is situated at the right side of the façade and is accessed by a covered stoop. The hipped stoop roof is supported by brick piers with terra cotta capitals and covered with green terra cotta tiles. The entry has sidelights and a transom. There is a large one-over-one double-hung sash window flanked by narrower one-over-one double-hung sash sidelights on the left side of both the first and second floor facades. Above the entry on the second floor is a single one-over-one double-hung sash window. All of the windows have soldier course arches and soldier course surrounds and limestone lug-sills. There

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 43

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

is a flat cornice flanked by squat square brick piers. The cornice and the flanking piers have white terra cotta coping.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5400 Pennsylvania

c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full width front porch with brick supports and a wrought iron balustrade. The porch is approached by a central set of stone stairs. The porch supports are pierced by Gothic arch openings. The door is off-center; to its right is a single one-over-one double-hung sash window and two its left is a pair of one-over-one double-hung sash windows. All windows have limestone sills and jack arches. The porch has a hipped roof. Above the porch roof there is a louvered attic vent centered on the gable end. Fixed sidelights flank the attic vent. Both the sidelights and vent are located in a single rectangular opening with a rowlock lug sill and a jack arch formed by a rowlock string course. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5406 Pennsylvania

c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full width front porch with battered brick supports and a brick balustrade. The porch is approached by a central set of stone stairs. The door is off-center; to its right is a single three-over-one double-hung sash window and to its left is a pair of three-over-one double-hung sash windows. All windows have limestone sills and jack arches. The porch has a hipped roof. Above the porch roof there is a casement window centered on the gable end flanked by fixed single pane sidelights. Both the sidelights and casement window are located in a single rectangular opening

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 44

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

with a rowlock lug sill and a jack arch formed by a rowlock string course. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5408 Pennsylvania

c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full width front porch with battered brick supports and a brick balustrade. The foundation level is faced with rusticated limestone. The porch is approached by a central set of stone stairs. The door is off-center; to its right is a pair of three-over-one double-hung sash windows and to its left is a single three-over-one double-hung sash window. All windows have limestone sills and jack arches. The porch has a hipped roof with copper flashing. Above the porch roof there is a pair of nine-light casement windows centered on the gable end in a segmental arch opening with a limestone sill. The roof is covered in asphalt shingles.

1 contributing

5414 Pennsylvania

c. 1925

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front gabled roof and a limestone foundation. There is a full width front porch with battered brick supports and a brick balustrade. The porch is approached by a central set of stone stairs. The door is off-center; to its right is a pair of one-over-one double-hung sash windows and to its left is a single one-over-one double-hung sash window. All windows have limestone sills and jack arches. The porch has a hipped roof with copper flashing. Above the porch roof there is a pair of nine-light casement windows centered on the gable end in a jack arch opening with a limestone sill. The medium overhanging eaves are supported by two wooden brackets. The roof is covered in asphalt shingles.

There is one contributing brick garage.

2 contributing

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 45

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

5416 Pennsylvania

c. 1925

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: shotgun

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a front-gabled roof and a limestone foundation. There is full width front porch with an overhanging gable porch roof. Centered on the porch roof is a louvered vent. The porch is supported by aluminum clad ionic columns and surrounded by a simple wooden balustrade. The porch is approached by concrete stairs and it rests upon a foundation of precast rusticated concrete block. There is a steel replacement door and a single one-over-one double-hung sash window in a flat wooden surround.

There is one non-contributing concrete block garage.

1 contributing, 1 non-contributing

5418-20 Pennsylvania (photo 13)

c. 1929

Style or Category: craftsman

Second Style or Form:

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick two-family dwelling has a front gabled roof and a limestone foundation. The façade is symmetrical with two central entries each with one pair of six-over-six double-hung sash windows with rowlock sills and ornamental soldier course arches executed in red brick for contrast. The façade is clad in a yellow face brick laid in Flemish bond. There is a full width porch with a central front-gabled roof that only protects the area above the entries. The porch has brick supports and a surrounding brick wall which sweeps up to the supports. On either side of the porch approach is a lozenge executed in red brick and white-glazed bakery brick. Centered on the gable end is a louvered attic vent in a round arch opening.

There is one contributing brick garage.

2 contributing

5421 Pennsylvania

1920

Style or Category: vernacular

Second Style or Form: side gable

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 46

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: Leo Madden

This one story brick house has a side gable roof and a limestone foundation. The entry is on the gable end and the façade is formed by the eave wall. It consists of three one-over-one double-hung sash windows with simulation muntins in openings with brick sills and jack arches. The roof is covered in asphalt shingles.

1 contributing

5422 Pennsylvania

c. 1897

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick dwelling has a flat roof and a limestone foundation. The façade consists of an entryway and a pair of one-over-one double-hung sash windows. Both bays are situated beneath ornamental round arch openings executed in radiating red and white brick. The window has a limestone lug sill and the replacement door is protected by an eyebrow hood supported with brackets. There is an ornamental cornice consisting of red brick diamonds in relief against a lighter brick background. The parapet wall is flat. There are two fixed, multi-light windows at the basement level in flat surrounds with limestone lug sills. The basement level is faced with a lighter brick than the rest of the façade and is separated from the floor level by a bakery brick belt course. The entry is approached by a modern stoop faced with precast concrete block.

There is one non-contributing concrete block garage.

1 contributing, 1 non-contributing

5426 Pennsylvania

c. 1899

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick dwelling has a flat roof and a limestone foundation. The façade consists of an entryway and a pair of one-over-one double-hung sash windows. Both bays are situated beneath ornamental round arch openings. The window has a limestone lug sill and a non-original flat wooden surround has been inserted into the formerly round arch. The original recessed entry has now been framed in and closed off by a storm door. There is a simple corbelled drip cornice

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 47

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

and a corbelled shaped parapet wall. There are two fixed, glass block windows at the basement level in flat surrounds. The basement level has been whitewashed and is separated from the floor level by a whitewashed stone belt course.

1 contributing

5500 Pennsylvania

1960

Style or Category: modern movements

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: unknown

This one story brick house has a poured concrete foundation and a side-gabled roof. The entry is centered on the façade and protected by an aluminum awning. While the façade is of red brick, the entry surround is of pre-cast stone. On either side of the entry is a single fixed window flanked by single- light casement windows in rectangular openings with jack arches and concrete sills. The entry is approached by a concrete stairway and stoop. The roof is covered with asphalt shingles.

1 non-contributing

5501 Pennsylvania (photo 3)

1910

Style or Category: craftsman

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: C. P. Branner

Original Owner: C. P. Branner

This one-story brick home has a flat roof and a limestone foundation. There is a full-width front porch which, while not original, dates to the period of significance. The porch is surrounded by a brick wall and the hipped porch roof is supported by battered brick piers. The entry is situated at the right side of the façade and is surrounded by sidelights and a multi-light transom. There are two, one-over one double-hung sash windows opposite the door with limestone lug sills and jack arches. There is a corbelled brick cornice and a shaped parapet with limestone coping.

1 contributing

5504 Pennsylvania

c. 1890

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: shaped parapet

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 48

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Original Use: single-family dwelling  
Contractor: unknown

Present Use: single-family dwelling  
Original Owner: unknown

This one-story brick building has a flat roof and a limestone foundation. The entry is located on the side of the building and does not form a component of the façade. The façade consists of two, one-by-one sliding sash replacement windows at the basement level and a complex grouping of windows and glazed transoms within a single large, central opening. The opening has a basket handle arch and a limestone lug sill and contains a central one-over-one double-hung sash window flanked on each side by a smaller one-over-one double-hung sash window. Above the smaller windows is a fixed, wedge-shaped transom light. Above the central window is another fixed transom light. The lights are all set in a wooden surround with carved, ornamental mullions. At the roof line are four, square lozenges with central cross motifs executed in pressed brick. There is a flat parapet wall with terra cotta coping between square piers which cap brick pilasters which rise at opposite ends of the façade.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5505 Pennsylvania (photo 3)

1910

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: C. P. Branner

Original Owner: C. P. Branner

This one story brick home has a flat roof and a limestone foundation. The entry at the right side of the façade is approached by a poured concrete stoop with a wrought iron railing and covered by a pent roof. The doorway has been reorganized from its original arrangement; the transom has been framed in and to the right of the door is now a framed panel with a single fixed window. Opposite the entry are two one-over-one double-hung sash windows in openings with limestone lug sills and segmental arches. Above each of the arches is a small brick drip cap. On either side of the roof line there are ornamental cornices consisting of corbelled brick below a wooden entablature. There is a simple shaped parapet capped with limestone coping.

1 contributing

5507 Pennsylvania

1910

Style or Category: craftsman

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 49

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Contractor: Anton Degenhardt

Original Owner: W.O. Wohosky

This one story brick house has a limestone foundation and a flat roof. The deeply recessed entry is situated at the left side of the façade beneath a jack arch and an aluminum awning. The doorway is approached by limestone stairs and has been reduced from its original size by framing; the door itself is modern. Opposite the entry is a single one-over-one double-hung sash window in a jack arched opening with a limestone lug sill formed by a belt course running the width of the façade. The window is protected by an aluminum awning. Below the belt course, the façade is composed of white glazed bakery brick. There is a paired, fixed window in a flat surround at the basement level. There is a corbelled brick cornice and two sets of louvered attic vents on either side of the façade at roof level. There is a simple shaped parapet with a "V" motif executed in bakery brick in the central portion of the parapet wall.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5508 Pennsylvania

c. 1895

Style or Category: late Victorian

Second Style or Form: second empire/mansard

Original Use: single-family dwelling

Contractor: unknown

Present Use: single-family dwelling

Original Owner: unknown

This two-story brick home has a limestone foundation and a flat roof. The entry is located on the side of the building and is not a component of the façade. There are two rectangular window openings containing glass block at the basement level. The first story façade consists of two, one-over-one double-hung sash windows with wooden surrounds in jack arched openings with stone lug sills. The second floor façade is a false mansard covered with replacement fish scale shingles. There are two pedimented front gabled dormers on the second floor containing one-over-one double-hung sash windows.

1 contributing

5509 Pennsylvania

1910

Style or Category: mixed

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Contractor: R. Mederacke

Present Use: single-family dwelling

Original Owner: J. Schutte

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 50

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This one-story brick house has a limestone foundation and a flat roof. The entry is situated at the left side of the façade deeply recessed beneath a round arch. Opposite the entry is single boarded window opening with a jack arch and a limestone lug sill. Below the sill level, the building is faced in a darker color brick than that above the sill level. There is a corbelled brick cornice and two sets of louvered attic vents on either side of the façade at roof level. There is a simple shaped parapet with a rectangular motif executed in dark brick in the central portion of the parapet wall. There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5512 Pennsylvania (photo16)

c. 1941

Style or Category: late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

Second Style or Form: Tudor revival

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: unknown

Original Owner: unknown

This one-story brick house has a side gable roof and a limestone foundation. There is a central entry approached by concrete stairs and a concrete stoop. To the right of the entry is a pair of one-over-one double-hung sash replacement windows in an opening with a soldier course arch and a rowlock sill. To the left of the entry is a single one-over-one double-hung sash window with a rowlock sill and a soldier arch. Above the entry at the roof level is a projecting brick pediment with ornamental wooden scrollwork at its base and brick in its tympanum. The roof is covered with asphalt shingles.

There is one non-contributing frame garage

1 contributing, 1 non-contributing

5513 Pennsylvania

c.1884

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story frame house has a front gabled roof and a limestone foundation. There is a central doorway in a flat wooden surround flanked by two, one-by-one sliding sash windows in flat wooden surrounds. There is a louvered attic vent in an octagonal opening centered on the gable end. The building is covered with modern siding which mimics the original lap siding. The left side of the façade containing one window opening is a shed roof addition that is not original to the building.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 51

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

There is one non-contributing frame shed  
2 non-contributing

5516 Pennsylvania

c. 1927

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Present Use: two-family dwelling

Contractor: unknown

Original Owner: unknown

This two-story brick home has a limestone foundation and a flat roof. The paired entry is situated at the left side of the façade and is approached by limestone stairs and a stoop surrounded by a low brick wall. The stoop has a hip roof supported by square brick piers. The porch roof is covered in green glazed terra cotta tile. To the right of the entry porch is a single one-over-one double-hung sash window with a soldier course arch and a limestone lug sill. At the basement level is a single-light awning sash window with a limestone lug sill and a soldier course arch formed by a soldier course which crosses the base of the façade at the top of the foundation, but traces the top of the window opening. Centered on the second story is a large pair of one-over-one double-hung sash windows in a single opening with a limestone lug sill with a soldier course arch. There is a false mansard covered in green glazed terra cotta tiles. There is one non-contributing frame garage.

1 contributing, 1 non-contributing

5517-19 Pennsylvania (photo11)

c.1926

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Present Use: four-family dwelling

Contractor: Unknown

Original Owner: Unknown

This two-story brick house has a limestone foundation and a front gabled roof. There are four entries at the center of the first floor façade beneath a front gabled porch roof with ornamental half timbering. The porch roof only occupies the center section of the building and has square brick supports. The porch itself is approached by stone stairs and surrounded by a low brick wall. On either side of the bank of entries is a pair of three-over-one double-hung sash windows in a flat wooden surround with a limestone lug sill. Centered on the second floor are two, one-over-one double-hung sash windows with jack arches and limestone lug sills. On either side of these central windows is a pair of three-over-one double-hung sash windows in jack arched openings with limestone lug sills. A blue, glazed-brick belt course crosses the façade above the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 52

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

windows; there is a louvered attic vent flanked by vertical belts of blue-glazed brick. The eaves overhang slightly and are supported by brackets. The roof is covered in asphalt shingles. There is one contributing frame garage, and one non-contributing frame garage.  
2 contributing, 1 non-contributing

5523 Pennsylvania

c.1888

Style or Category: mixed

Second Style or Form: shotgun

Original Use: single-family dwelling

Contractor: Unknown

Present Use: single-family dwelling

Original Owner: Unknown

This one-story frame building has a shallow full-width front stoop with a hipped roof with wrought iron supports and a wrought iron balustrade. There is a replacement door with a glazed transom on the left side of the façade and a pair of one-over-one double-hung sash replacement windows in a flat wooden surround on the right side. The façade has been covered in pre-cast stone. The gable end at the attic level has been covered in vinyl siding. The roof is covered in asphalt shingles.

1 non-contributing

5525 Pennsylvania

c.1895

Style or Category: no style

Second Style or Form: end-gable

Original Use: single-family dwelling

Contractor: Unknown

Present Use: single-family dwelling

Original Owner: Unknown

This two-story frame house has a front gabled roof and a limestone foundation. The entire building has been covered in vinyl siding. There is a replacement door in a flat wooden surround on the first floor as well as two individual one-over-one double-hung sash replacement windows in flat wooden surrounds. There are two individual one-over-one double-hung sash replacement windows in flat wooden surrounds on the second floor. There is a louvered attic vent centered on the attic level of the gable.

1 non-contributing

5527 Pennsylvania

c.1895

Style or Category: late Victorian

Second Style or Form: second empire/mansard

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 53

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Original Use: four-family dwelling  
Contractor: Unknown

Present Use: four-family dwelling  
Original Owner: Unknown

This two-story brick house has a flat, mansard roof and a limestone foundation. The primary façade is on Pennsylvania and the entries are on the side of the building. The façade consists of a pair of one-over-one double-hung sash replacement windows in a jack arched opening with a limestone lug sill on the left side of the first floor. There are three, single one-over-one double-hung sash windows across the rest of the first floor in openings with segmental arches and limestone lug sills. On the second floor there are two pairs of one-over-one double-hung sash replacement windows both in jack arch openings with limestone lug sills. All of the paired windows are in openings that have been slightly reduced from their original size with framing. There is a bracketed ornamental wooden cornice below a mansard covered with asphalt shingles.  
1 contributing

**Minnesota**

5518 Minnesota

c. 1907

Style or Category: craftsman

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Contractor: Unknown

Present Use: single-family dwelling

Original Owner: Unknown

This one-story brick house has a flat roof and a limestone foundation. There is a full-width front porch with a front-gable roof. The gable end features ornamental half-timbering. The porch is supported by square brick piers with flat limestone capitals; it is surrounded by a low brick wall capped with limestone slabs and approached by a stone stairway. There is an original glazed door with an original transom on the right side of the façade and a one-over-one double-hung sash window in a jack arch opening with a limestone lug sill on the left side. Beneath this window on the basement level is single awning sash window in a flat surround. There is brick corbelling at the cornice level and a shaped parapet.

There is one contributing frame garage.

2 contributing.

5520 Minnesota

c. 1907

Style or Category: craftsman

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 54

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a flat roof and a limestone foundation. There is a full-width front porch with a front-gable roof. The gable end features ornamental half-timbering. The porch is supported by square brick piers with flat limestone capitals; it is surrounded by a low brick wall capped with limestone slabs and approached by a stone stairway. There is an original glazed door with an original transom on the right side of the façade and a one-over-one double-hung sash window in a jack arch opening with a limestone lug sill on the left side. Beneath this window on the basement level is single awning sash window in a flat surround. There is brick corbelling at the cornice level and a shaped parapet.

1 contributing

**Eichelberger Street**

115 Eichelberger  
c. 1925

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: four-family dwelling

Contractor:

Present Use: four-family dwelling

Original Owner:

This two-story brick building has a flat roof and a limestone foundation. There is a central entry with a glazed door beneath a front-gabled hood supported by brackets and covered with terra cotta tile. On either side of the entry is a pair of four-over-one double-hung sash windows in a soldier course arch opening with a limestone lug sill. The soldier course arches are accented with white terra cotta tiles. Centered above the door is a window into the stairwell. The window is a one-over-one double-hung sash with a soldier course arch and limestone lug sill. On the second floor there are two pairs of four-over-one double-hung sash windows with soldier course arches formed by a single soldier that spans the façade. The windows have limestone lug sills. There is a false front gable spanning the full width of the façade. It is supported by wooden brackets and covered with asphalt shingles. Centered in the gable end on the parapet is a geometric ornament executed in limestone. On either side of the false gable is a projecting section of parapet wall with white glazed terra cotta coping.

There is one contributing frame garage.

2 contributing

119 Eichelberger  
c. 1925

Style or Category: craftsman

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 55

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Second Style or Form: four-family flat  
Original Use: four-family dwelling  
Contractor:

Present Use: four-family dwelling  
Original Owner:

This two-story brick building has a flat roof and a limestone foundation. There is a central entry with a glazed door beneath a front-gabled hood supported by brackets and covered with terra cotta tile. On either side of the entry is a pair of eight-over-one double-hung sash windows in a soldier course arch opening with a limestone lug sill. The soldier course arches are accented with white glazed brick. Centered above the door is a stained glass window into the stairwell. The window is a one-over-one double-hung sash with a soldier course arch and limestone lug sill. On the second floor there are two pairs of four-over-one double-hung sash windows with soldier course arches and limestone lug sills. Between these windows there is a band of basket weave bond. All windows have white glazed brick accents. There is a false front gable spanning the full width of the façade. It is supported by wooden brackets and covered with asphalt shingles. Centered in the gable end on the parapet is a geometric ornament executed in white glazed brick. On either side of the false gable is a projecting section of parapet wall with white glazed terra cotta coping.

There is one non-contributing concrete block garage.

1 contributing, 1 non-contributing

123 Eichelberger  
1923

Style or Category: craftsman  
Second Style or Form: four-family flat  
Original Use: four-family dwelling  
Contractor: T.W. Holstein

Present Use: four-family dwelling  
Original Owner: A. Giudicy

This two-story brick building has a flat roof and a limestone foundation. There is a central entry with sidelights and a glazed door beneath a copper mansard hood supported by brackets. On either side of the entry at the basement level is a string of three awning-sash windows in wooden surrounds. The basement windows are situated in soldier course arch openings with rowlock lug sills. On the first floor on either side of the opening is a ribbon of three, three-over-one double-hung sash windows in a soldier course arch opening with a rowlock sill. Centered above the door is a three-over-one double-hung sash window into the stairwell in a soldier course arch opening with a rowlock sill. On opposite sides of the second floor there are two strings of three, three-over-one double-hung sash windows with soldier course arches and rowlock lug sills. Between these windows there is a corbelled diamond pattern executed in brick. There is a false front gable spanning the full width of the façade. It is supported by wooden brackets and its interior is covered in plaster.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 56

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

There is one non-contributing brick garage.  
1 contributing, 1 non contributing

201 Eichelberger

c. 1916

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: two-family dwelling

Contractor: Unknown

Present Use: two-family dwelling

Original Owner: Unknown

This two-story brick building has a flat roof and a limestone foundation. The basement level is faced with white glazed brick, while the rest of the façade is gray brick. There is a rectangular window opening at the basement level filled with glass block. There are two entryways with glazed transoms at the left side of the façade. The entries are approached by wooden steps and a wooden stoop with square brick columns supporting a porch roof that forms a second floor balcony. The lower portion of the columns is constructed of white glazed brick while the upper portion is gray brick. On the first floor there is a one-over-one double-hung sash window in a jack arch opening with a limestone sill formed by a belt course. On the second floor there is a glazed door with a transom that opens onto the balcony and a one-over-one double-hung sash window. Both the door and the window are situated in soldier course arch openings; the window has a limestone sill. There is a simple corbelled cornice constructed of white glazed brick and a simple shaped parapet with a central diamond pattern ornament. The parapet is clad with white glazed terra cotta.

1 contributing

203-05 Eichelberger

c. 1916

Style or Category: craftsman

Second Style or Form: four-family flat

Original Use: two-family dwelling

Contractor: Unknown

Present Use: two-family dwelling

Original Owner: Unknown

This two-story brick building has a flat roof and a limestone foundation. There is a central entry porch. The porch's base is rough coursed limestone and a low brick balustrade surrounds it. There are glass block windows on opposite sides of the façade at the basement level with limestone lintels. On either side of the porch are square brick columns which support a porch roof that serves as a second floor balcony. There are four glazed doors with transoms beneath the porch roof. On either side of the entryways is a paired, one-over-one double-hung sash windows with a painted stone lug sill and a limestone lintel. At the level of the top of the

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 57

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

windows a soldier course crosses the façade. On the second floor, two glazed doors with transoms open onto the balcony. On either side of these entries is a paired, one-over-one double-hung sash window with a painted stone lug sill. All openings on the second floor have limestone lintels. The parapet is flat and covered with terra cotta coping.

There is one contributing frame garage.

2 contributing

**Eiler Street**

117 Eiler

c. 1904

Style or Category: vernacular

Second Style or Form: shotgun

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a limestone foundation and a front gable roof. There is a glazed entry at the left side of the façade. Opposite the entry there is a fixed window centered between two, one-over-one sidelights. Both the door and the window are in flat wooden surrounds and are shaded by metal awnings. The house is covered in lap siding mimicking the original treatment.

1 contributing

119 Eiler

c. 1904

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story frame building has a limestone foundation and a jerkin head roof. The entry is situated at the left side of the façade and is approached by concrete steps. There is a full width porch with pipe column supports ornamented with wrought iron. The porch has a front gable roof. Opposite the entry is a pair of four-over-one double-hung sash windows with a flat wooden surround. Above the porch roof there is a louvered attic vent centered on the gable end. The building is clad in lap siding mimicking the original treatment. Craftsman influence is subtle in the full-width, front-gabled porch and the four-over-one windows.

1 contributing

121 Eiler

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 58

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

c. 1904

Style or Category: craftsman

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This two story brick building has a side gable roof and a limestone foundation. The entry is situated at the left side of the façade beneath a projecting pediment hood that is supported with brackets. Opposite the entry there are two, two-over-two windows in soldier course arch openings with rowlock lug sills. Three windows are evenly spaced across the second floor. Each has a jack arch and a rowlock lug sill. The second floor windows are replacements and do not occupy the full extent of the vertical space required by the original windows. There is an open pediment dormer on the attic level containing a louvered attic vent. The roof is covered in asphalt shingles.

There is one non-contributing frame garage.

1 contributing, 1 non-contributing

**Fassen Street**

201 Fassen

c. 1948

Style or Category: modern movements

Second Style or Form: end-gable

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story front gabled brick house has a limestone foundation and an asphalt shingle roof. There is a central entry flanked by one-over-one double-hung sash windows in square openings with rowlock sills and jack arches. Both windows and the entry are protected with aluminum awnings. At the center of the attic level there is a louvered attic vent in a rectangular opening with a rowlock sill.

There is one non-contributing concrete block garage.

2 non-contributing

209 Fassen

c. 1919

Style or Category: craftsman

Second Style or Form: end gable

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 59

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

This one-story front gabled brick house has a limestone foundation and an asphalt shingle roof. There is a single entry on the eave wall. The gable end faces the Fassen and forms the primary façade. The façade is symmetrical with two pairs of one-over-one windows on either side of two single one-over-one windows. All windows have rowlock sills and soldier course arches and are protected by fiberglass awnings. Three attic vents are created by short soldier courses with gaps between the bricks. At the roof line there is a plain white fascia board and slightly projecting eaves.

1 contributing

217 Fassen

c. 1912

Style or Category: no style

Second Style or Form:

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This two-story front gabled brick house has a limestone foundation and an asphalt shingle roof. The façade and roofline have been heavily altered. The primary façade presented to Fassen Street is non-original and consists of a first floor two-car garage with brick trim surrounding the bay and aluminum garage doors. The second floor contains one fixed window flanked by single-pane casement windows in an aluminum surround. The second floor is covered in vinyl siding. There is one non-contributing frame garage.

2 non-contributing

220 Fassen

c. 1910

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century revivals (photo 4)

Second Style or Form: shaped parapet

Original Use: single-family dwelling

Present Use: single-family dwelling

Contractor: Unknown

Original Owner: Unknown

This one-story brick house has a flat roof and a limestone foundation. The primary façade consists of two windows opposite an elaborate covered entryway. The entry consists of a panel door and storm door flanked by three-light fixed sidelights and a three-light transom. It is accessed by a stoop surrounded by wrought iron railings and protected by a hipped porch roof. The porch roof has original copper flashing and is supported by wooden Doric columns. At the level of the window sills, the façade is divided by a limestone belt course. Below the course the face brick is darker than that of the rest of the façade. The belt course forms a lug sill for both

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 60

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

windows. Both windows have segmental arches and replacement one-over-one windows with false muntins making the upper sash appear to have nine lights. There is a molded wooden cornice and an elaborate shaped parapet with molded coping of indeterminate material. There are two contributing frame garages, and one non-contributing frame garage.  
3 contributing, 1 non-contributing

**Bates Street**

113 Bates  
1924

Style or Category: craftsman

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor: Family Investment Co.

Present Use: single-family dwelling

Original Owner: Family Investment Co.

This one story brick house has a poured concrete foundation and a hipped roof. The primary façade is formed by a frame sunroom. There is a recessed entry situated at the right side of the façade approached by a set of concrete stairs. Opposite the entry is a large rectangular window opening which has been reduced from its original size by with framing and now contains a central pair of one-over-one double-hung sash replacement windows. There is a front-gabled dormer at the attic level containing a one-by-one sliding sash replacement window. The roof is covered with asphalt shingles.

1 non-contributing

115 Bates  
1924

Style or Category: craftsman

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor: Family Investment Co.

Present Use: single-family dwelling

Original Owner: Family Investment Co.

This one-story brick house has a poured concrete foundation and a hipped roof. The primary façade is formed by a frame sunroom, which has been covered in vinyl siding. There is a recessed entry situated at the right side of the façade approached by a set of concrete stairs. Opposite the entry is a band of five, one-over-one double-hung sash replacement windows in a flat wooden surround. The windows are protected by an aluminum awning. There is a single-light fixed window at the basement level. There is a front-gabled dormer at the attic level containing a single light awning sash replacement window. The roof is covered in asphalt shingles.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 61

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

1 non-contributing

117 Bates

1924

Style or Category: craftsman

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor: Family Investment Co.

Present Use: single-family dwelling

Original Owner: Family Investment Co.

This one-story brick building has a poured concrete foundation and a hipped roof. The primary façade is formed by a frame sunroom. There is a one-by-one sliding sash replacement window at the basement level. There is a recessed entry at the right side of the façade approached by concrete stairs. Opposite the entry is a large rectangular window opening which has been reduced from its original size with framing and now contains a central two, one-over-one double-hung sash replacement windows. Beneath the window opening, the façade has the appearance of painted parged concrete or stucco. There is a shed roof dormer at the attic level containing a pair of original three-light casement windows. The sides of the dormer are covered in slate shingles. The roof is covered with asphalt shingles.

1 non-contributing.

119 Bates

1924

Style or Category: craftsman

Second Style or Form: vernacular

Original Use: single-family dwelling

Contractor: Family Investment Co.

Present Use: single-family dwelling

Original Owner: Family Investment Co.

This one-story brick house has a poured concrete foundation and a hipped roof. The primary façade is formed by a frame sunroom. There is a recessed entry at the right side of the façade approached by concrete stairs. Opposite the entry, the façade is spanned by a band of five, original three-over-one double-hung sash windows in a rectangular opening with a wooden surround. There is a shed roof dormer at the attic level containing a pair of three-light casement windows. The dormer is clad in slate shingles and the roof is covered in asphalt shingles.

1 contributing.

121 Bates

1924

Style or Category: craftsman

Second Style or Form: vernacular

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 62

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

Original Use: single-family dwelling  
Contractor: Family Investment Co.

Present Use: single-family dwelling  
Original Owner: Family Investment Co.

This one-story brick building has a poured concrete foundation and a hipped roof. The primary façade is formed by a frame sunroom clad with aluminum lap siding. There is a recessed entry on the right side of the façade approached by concrete stairs. Opposite the entry is a band of five, three-over-one double-hung sash windows in a rectangular opening with a flat wooden surround. There is a one-by-one sliding sash replacement window at the basement level in with a flat surround. At the attic level there is a front gabled dormer covered in siding containing two, single-light fixed pane windows. The roof is covered in asphalt shingles.

1 contributing

217 Bates

1950

Style or Category: modern movements

Second Style or Form: end-gable

Original Use: single-family dwelling

Contractor: Unknown

Present Use: single-family dwelling

Original Owner: Unknown

This one-story brick house has a poured concrete foundation and a front gabled roof. The entry is off-center and is protected by a front gabled hood supported by projecting wooden brackets. The entry is above grade and is accessed by a concrete stoop. To the right of the entry is a single fixed window with a rowlock sill and a jack arch. To the left of the entry is a pair of one-over-one double-hung sash windows in an opening with a rowlock sill and a jack arch. Both windows are protected by metal awnings.

1 non-contributing

223 Bates

1908

Style or Category: late 19<sup>th</sup> and 20<sup>th</sup> century revivals

Second Style or Form: shotgun

Original Use: single-family dwelling

Contractor: Frank Behr

Present Use: single-family dwelling

Original Owner: Frank Behr

This one-story frame house has a limestone foundation and a front-gabled roof. It was moved to this location in 1908. The façade has been covered in modern siding, which mimics the original lap siding. The façade consists of an entryway and a single window. The entry is above grade and is approached by a frame stoop with a non original hip roof protecting the doorway. The porch roof is covered in asphalt shingles and supported by square wooden posts. The window is

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 63

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

to the left of the entry and is an original two-over-two double-hung sash window in a flat wooden surround.

1 non-contributing

225 Bates

c. 1927

Style or Category: craftsman

Second Style or Form: two-family flat

Original Use: Two-family dwelling

Contractor: Unknown

Present Use: two-family dwelling

Original Owner: Unknown

This two story brick dwelling was built for two families. There is a single fixed window with a flat surround at the basement level beneath the first floor windows. There is a pair of doors in a deeply recessed entry at the left side of the first floor façade. The entry is rectangular with a jack arch and steep concrete stairs. Opposite the entry on the first floor there is a triple window with wooden mullions. Each window is one-over-one double-hung sash; the window opening has a continuous limestone lug sill and a jack arch. Above the entry on the second floor there is a single, one-over-one double-hung sash window. Opposite this is another triple window with wooden mullions and one-over-one double-hung sash. Both window openings have limestone lug sills and jack arches. The roof is pyramidal and covered in asphalt shingles.

1 contributing

227 Bates

1913

Style or Category: craftsman

Second Style or Form: corner entrance commercial

Original Use: store and tenement

Contractor: C. Degenhardt

Present Use: multi-family dwelling

Original Owner: C. Degenardt

This two-story brick corner store and tenement has a flat roof and a limestone foundation. The first floor façade contains a corner storefront that has been framed in and now contains a one-over-one aluminum window in a flat wooden surround and a solid door. The original cast iron column is still visible at the corner. In the center of the first floor façade are two asymmetrical entryways, both in rectangular openings with jack arches. Both entries are recessed and approached by wooden stairs. The entry adjacent to the former storefront is supported by a cast iron column on the storefront side and contains original wood paneling. This entry accesses the living quarters above the store. The next entry contains two solid doors with transoms which access the first and second floor living spaces respectively. The lower portion of the first floor façade is faced with bakery brick and delineated from the upper portion by a limestone belt

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 64

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

course. The belt course forms a lug sill for a one-over-one double-hung sash window in a jack arched opening. The second floor contains four symmetrically arranged, one-over-one double-hung sash windows in rectangular openings with limestone lug sills and soldier course arches. The central two windows are narrower than the outermost two. Following the outlines of the window arches is a string course of bakery brick which forms a crenellated pattern across the façade. Brick corbelling delineates the base of the parapet wall and five, square, corbelled brick piers are spaced evenly along, and rising substantially above the parapet wall. Each pier is capped with a limestone slab and ornamented with a rectangle executed in bakery brick.

1 contributing

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 65

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Summary**

The Central Carondelet Historic District (Boundary Increase IV) in St. Louis is locally significant under **Criterion C: Community Planning and Development**. The neighborhood is a northern extension of the existing Central Carondelet Historic District [the District], (NR 2/22/06) and its three successive boundary increases (Central Carondelet Historic District Boundary Increase I [NR 12/20/07], Central Carondelet Boundary Increase II [NR 2/18/09] and Central Carondelet Boundary Increase III [1/25/10]). It is located adjacent to Boundary Increase III. The physical evolution of Boundary Increase IV was shaped by the same historic forces that created the various components of the existing District and embodies patterns of development that primarily reflect Carondelet as a late 19<sup>th</sup> and early 20<sup>th</sup> century streetcar suburb. While the physical area of much of Boundary Increase IV formed the northernmost portion of the original town survey of 1832 (City Blocks 2834, 2857, 2858) and the remainder were platted by 1847, this section of the town was not substantially developed until efficient streetcar service arrived at the end of the 19<sup>th</sup> century.

Boundary Increase IV mirrors the housing stock and development patterns in the substantial portions of the existing District which evolved primarily in the first third of the 20<sup>th</sup> century; the **period of significance is c. 1890-1942** and is based on dates of construction for contributing buildings. Like Boundary Increase III immediately to the south, the most important period of development in Boundary Increase IV in terms of extant buildings and streetscapes came about when professional developers capitalized on Carondelet's arrival as a viable streetcar suburb of St. Louis. The building stock comprises a catalogue of typical early 20<sup>th</sup> century housing types including single family homes, as well as two- and four-family flats, two buildings with a commercial component, and a single walk-up apartment building.

**Introduction**

The earliest extant buildings in Carondelet date to the 1840's. Prior to this decade, the town was sparsely populated and many blocks contained from one to four buildings in accordance with allotments that in many cases dated to the 18<sup>th</sup> century. Beginning around 1840 the town began to receive a major influx of German immigrants and between 1850 and 1860 the foreign-born population essentially doubled the size of the town. Other factors that contributed to Carondelet's growth in the mid 19<sup>th</sup> century were the ready availability of cheap land, the accessibility of both the Mississippi River and the newly completed Iron Mountain Railroad, and living conditions that were considered salubrious when compared with the teeming, cholera-plagued slums of nearby St. Louis. However, the town's proximity to the growing metropolis resulted in annexation in 1870. Though it had technically become part of St. Louis, Carondelet retained the feel of a small town apart for several more decades with its own industrial,

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 66

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

commercial, and residential districts. While additional subdivisions were created by speculative landowners, the settlement pattern remained primarily contained within the town surveys of the early 19<sup>th</sup> century until advances in public transportation initiated a new period of growth beginning in the late 1890's.

Following the arrival of efficient electric streetcar service, Carondelet swiftly broke the bonds of its old town limits and swelled with commuters and commuter housing. In the first decades of the 20<sup>th</sup> century, development spilled westward into formerly empty lands that had once been the town's common field, and northward into the underutilized land in on the fringe of the old town surveys. Even the portions of the town that were already substantially settled were impacted as speculative developers and property owners alike subdivided large town lots (and in some cases re-platted entire blocks) to accommodate higher density. This late 19<sup>th</sup> and early 20<sup>th</sup> century building boom was facilitated by the Broadway and Virginia (later Bellefontaine) streetcar lines which both passed through the area. Boundary Increase IV is bounded on the east by the route of the Broadway line, making the area an obvious choice for residents and developers who wanted their property to have easy access to transit.

By 1908, Carondelet was becoming an entrenched commuter neighborhood and certain areas were considered highly fashionable. In that year Bellerive Park was purchased along the riverfront immediately southeast of Boundary Increase IV. In the following years the initial portion of St. Louis' first recreational driving parkway, the Kingshighway Parkway, was created running west from the park along what is now Bellerive Boulevard just south of Boundary Increase IV. The placement of the boulevard reinforced Carondelet's growing status as a desirable suburb and attracted upper middle-class development to the area.

In the 20<sup>th</sup> century development in Carondelet became much more standardized when compared with the often chaotic, lot-by-lot growth that existed during the earlier 19<sup>th</sup> century. Where in the past most homes had been built at the behest of a lot-owner who intended to occupy the building, a different pattern came to dominate suburban Carondelet whereby professional developer's constructed substantial groups of homes with uniform floor plans, forms, and limited stylistic repertoire. Many, if not most, of these buildings were built as speculative investments for either sale or rental. As such, density was an important consideration as builders sought to extract the most value from limited space. The most common solution they arrived at was the construction of multi-family flats, which are found throughout both the existing District and Boundary Increase IV.

Today Boundary Increase IV looks much the way it did at the apex of development in the early 20<sup>th</sup> century. The primary difference is the presence of Interstate 55 which truncated the neighborhood and severed the traditional connection this portion of Carondelet had with blocks

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 67

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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to the west. Despite the disruptive presence of the interstate, the blocks of Boundary Increase IV did not suffer wholesale abandonment or disinvestment the way some other portions of St. Louis in close proximity to highways did. While the population of St. Louis declined greatly in the second half of the 20<sup>th</sup> century, many areas at the fringes of the city, such as Carondelet, were somewhat insulated from the trend of urban flight. Population appears to have been fairly steady in Boundary Increase IV and the vast majority of buildings have remained occupied throughout the years. The scale of the buildings, the overwhelming use of brick, the repetition of building forms, and the use of common styles of ornamentation give Boundary Increase IV visual consonance with the existing Central Carondelet District and Boundary Increases to the south. In addition, the areas share a common development history shaped by the same forces and in many cases, the same people as several developers were active throughout. As such, Boundary Increase IV shares integrity of history, location, design, setting, materials, workmanship, feeling, and association with the aforementioned areas and can rightfully be considered an extension thereof.

### **Project Background**

In 2003, Landmarks Association conducted a survey of a highly intact portion of Carondelet's historic neighborhoods. The area was bounded by Koeln on the South, Loughborough on the north, Broadway on the east and Idaho on the west. The survey was conducted at the request of Alderman Matt Villa who funded the project through the Community Development Block Grant Program. This survey led to a National Register nomination for the Central Carondelet Historic District [NR 2/22/06]. This area included the southern portion of the original town of Carondelet as surveyed by Laurentius Eiler in 1832. As more funds became available through the block grant program, the original architectural survey was expanded to include an additional 26 blocks adjacent to the northern boundary of the original district which subsequently became the Central Carondelet Historic District, Boundary Increase I, bounded by Loughborough, Idaho, S. Broadway, and Holly Hills (NR 12/20/07). Once again, as funds became available, Alderman Villa used the block grant program to fund yet another survey with the intention of completing an additional northern section of the historic district that would encompass more of the early town. Concurrent with this survey, a nomination for the Saints Mary and Joseph school complex (in the center of Carondelet) was completed and accepted to the National Register as the Central Carondelet Historic District, Boundary Increase II [NR 2/18/09]. Nearly a year later, a third boundary increase was submitted and accepted by the Keeper of the National Register (Central Carondelet Historic District, Boundary Increase III) [NR 1/25/10]. Boundary Increase IV takes in the final northernmost section of the original town of Carondelet situated east of Interstate 55 and contiguous to the existing District. It also takes in several early subdivision additions adjacent to the northern edge of the town which share developmental history, architectural styles and materials with the existing Carondelet historic districts.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 68

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Geographic Location**

Boundary Increase IV contains portions of twelve adjacent city blocks. It is bounded by Bates Street on the south, Interstate 55 and Pennsylvania Avenue on the west, the buildings fronting on the west side of South Broadway on the east, and by Delor Street on the north. These blocks are situated within the limits of the independent city of St. Louis, Missouri, approximately five miles south of the city center.

**Historic Context, 1767-1850**

Historians attribute Carondelet's founding to Clement Delor de Treget, a former French naval officer who traveled approximately 60 miles up the Mississippi River in 1767 from Ste. Genevieve, Missouri and settled about five miles south of the new trading post of St. Louis. Delor received a land grant from the Lieutenant Governor of Upper Louisiana Territory and built a house of limestone quarried from the Mississippi bluffs to the southeast of Boundary Increase IV. French farmers and trappers from other Mississippi River settlements followed his lead. In the French manner, Delor received authority to mete out land grants in the town and established a common field that landowners cooperatively maintained for cultivation. He further established a jointly owned commons area, which was used by settlers to forage food and firewood, and graze their livestock. Finally, he made an allotment for a church; a parcel that still contains the convent and school of the Sisters of St. Joseph (the convent was listed in the National Register on 2/28/1980 and the school was listed as the Central Carondelet Historic District Boundary Increase II on 2/18/09).

The settlement grew slowly as an agricultural outpost while St. Louis, its neighbor to the north, developed primarily as a result of the fur trade.<sup>i</sup> By 1790, 23 years after Delor's arrival, the settlement was still comprised of only 20 families. The inhabitants mostly lived clustered around Delor's house to the southeast of Boundary Increase IV at the foot of present day Elwood Street.<sup>ii</sup> Carondelet was still sparsely settled when the United States assumed control of the Louisiana Territory with only about 50 houses occupied by approximately 250 farmers and trappers, mostly of Creole French, Spanish, African, and Native American heritage; at the time, St. Louis had over 1000 citizens.<sup>iii</sup>

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<sup>i</sup> Nini Harris, *A History of Carondelet* (St. Louis: The Patrice Press, 1991), 5.

<sup>ii</sup> Duane Sneddeker.; Mary M. Stirtz; and Carolyn H. Toft, *National Register of Historic Places Inventory Form – Nomination Form: Carondelet East of Broadway Multiple Resource Area*. Washington, D.C.: US Department of the Interior/National Park Service, 1980.

<sup>iii</sup> Harris, p. 7.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 69

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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Carondelet experienced slow, but steady growth under the governance of the United States and in 1832, its citizens petitioned St. Louis County for incorporation as a town. The County granted the request and dispatched its Deputy Surveyor, Laurentius M. Eiler, to render an official town survey. Eiler platted the town by expanding upon Delor's original plan of square blocks measuring 300 by 300 feet, many of which still exist in the old parts of the town including city blocks 2857, 2858, and 2834 in the proposed Boundary Increase IV. Eiler surveyed the town south from present-day Eiler Street (located in Boundary Increase IV) 22 blocks south to Koeln Street, and from the Mississippi River, four blocks west to present day Michigan Avenue (with a slight extension west to Virginia in the northern portion of the town). This original town survey took in a substantial portion of the southern end of the proposed Boundary Increase IV.

Though historically separate towns that developed under different conditions prior to 1870, Carondelet and St. Louis have always been linked. For example, between 1840 and 1850, the population of St. Louis grew by 343%, largely due to a massive influx of German and Irish immigrants and the city's growing position as a preeminent inland port.<sup>iv</sup> The rapid increase in population led to a shortage of housing, overcrowding, unsanitary conditions, and exorbitant land/rent costs. These factors were aggravated by the fact that many immigrants arrived destitute. Their impoverished and desperate condition led to economic and social troubles and by the end of the 1840's, relations between native-born Americans and immigrant groups were growing violent. In the closing year of this troubling decade a fire swept portions of St. Louis' cramped commercial and tenement districts, and a cholera epidemic resulted in quarantine, economic depression, and thousands of deaths.

One of the results of the conditions in St. Louis at this time was that people began to look to Carondelet and other nearby towns for cheaper, safer and more healthful places to settle. Immigrants and native-born Americans representing all financial ranks began to move into less expensive lands adjacent to the city limits. This outward movement of population produced a pattern of development on the city's periphery, and scattered settlers to townships located throughout St. Louis County.<sup>v</sup>

In 1853, construction of the Iron Mountain Railroad began, which by 1858 connected St. Louis (via Carondelet) with the rich mineral deposits of southeast Missouri. The railroad was the first

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<sup>iv</sup> James Neal Primm, *The Lion of the Valley, St. Louis, Missouri* (Boulder, Colorado: Pruett Publishing, 1981), 172-173.

<sup>v</sup> George Hellmuth Kellner, "The German Element on the Urban Frontier: St. Louis, 1830-1860" (Ph.D. dissertation, University of Missouri, Columbia, 1973), p.125-127.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 70

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

one to pass through Carondelet and St. Louis and ran immediately east of Boundary Increase III between Broadway and the Mississippi River. This development proved pivotal for Carondelet resulting in industrial expansion along the town's riverfront and increased connectivity with St. Louis. As industry grew, the availability of jobs spurred immigration to the town; likewise, the ready pool of labor attracted by the economic growth encouraged the situation of new businesses in the area; the town flourished. The population figures announced in the *Missouri Republican* in 1858 reveal Carondelet's rapid growth during the 1850's, a trend that largely continued throughout the second half of the 19<sup>th</sup> century.

Few towns in the Union have increased in population so rapidly as our sister city of Carondelet. In 1853 the total population was 1,580; in 1856, 1,701; and in November of the present year it is 3,102. The census has just been taken, and in the space of one year the population has nearly doubled.<sup>vi</sup>

A majority of the immigrants that arrived in Carondelet at this time were from the German states and the influence of people of German extraction began to have a major impact on the town. By 1851, the year the town was incorporated as a city, the ordinances were printed in both German and English and by 1859 German Bernard Poepping was elected mayor. By the outbreak of the Civil War, approximately half of the town's population was of German extraction.

By 1865, the population had grown to 4,534 and by 1873 it was being estimated at (a probably generous) 15,000.<sup>vii</sup> Industry reflected the trend. The iron industry was among most important to the town with the zinc industry following close behind. Carondelet's situation along the river, its proximity to mines, the good rail connections, and an abundant supply of skilled and unskilled labor made it an ideal location for industrialists to set up shop.<sup>viii</sup> The Carondelet Iron Works, the first large-scale furnace in the town, opened in 1869. Others followed and by the late 1870s, much of the riverfront was occupied by iron and zinc works and other heavy industries. Carondelet's largest industrial plant, the Vulcan Iron Works, employed about 825 workers alone; all told, heavy industry along the river by 1873 employed 3,177 men and counting.<sup>ix</sup>

By 1870, St. Louis had become a booming metropolis of 300,000 residents and the larger city annexed Carondelet. Though this process did not cause drastic changes for day to day life in Carondelet, some adjustments had to be made. For example, the Carondelet City Council disbanded and many of the municipal buildings were sold. Though much of the intervening space between the two population centers continued to be occupied by forests, fields, and farms, Carondelet technically ceased to be a town unto itself and instead became a south St. Louis

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<sup>vi</sup> "Population of Carondelet," *Missouri Republican*, 16 November 1858.

<sup>9</sup> Gustav Heinrichs, "Carondelet Formerly and Now," trans. M. Heinrichsmeyer, *Missouri Historical Society Bulletin* 17 (January 1961), 180.

<sup>viii</sup> Gustav Heinrichs, "Carondelet Formerly and Now," trans. M. Heinrichsmeyer, *Missouri Historical Society Bulletin* 17 (October 1960), 78.

<sup>ix</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number   8   Page   71  

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

---

neighborhood.

Carondelet continued to grow throughout the 1880's. The 1883 Hopkins Map shows Boundary Increase IV as almost fully subdivided, but not yet settled.<sup>x</sup> Despite the growth of much of the town in this period, the area of Boundary Increase IV remained largely unpopulated. However, rapid growth was on the horizon with the advent of the streetcar age.

**Late 19<sup>th</sup> and early 20<sup>th</sup> century; growth of Carondelet in the streetcar era.**

Like many major American cities during the last decade of the 19<sup>th</sup> century and first quarter of the 20<sup>th</sup> century, the development of new and better transit systems drove the expansion of St. Louis into its unsettled corners. Beginning in the 1890's, the city underwent a revolution in the extent to which people were able to move about and thus to make unfettered decisions about where they lived, worked, and played. The arrival of the electro-motive cable car and later the electric streetcar in Carondelet in the 1890's initiated the growth of the former town as a St. Louis commuter suburb. The pattern of development exemplified by portions of the existing District and its various boundary increases including Boundary Increase IV in this period matches the definition of a Historic Residential Suburb provided by the National Register:

A geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities.<sup>xi</sup>

Of course, the constraints imposed by portions of the existing town meant that rather than possessing an overarching plan, multiple developers worked on the scale of individual blocks or groups of buildings. While this type of development was frequently opportunistic, it was not haphazard. Developers factored specific criteria such as income level of potential buyers, proximity to streetcar lines, arterial transportation routes and connecting collector streets, and current stylistic trends into the calculations that drove the construction of Carondelet's built environment in this period.

Following the establishment of the streetcar system, it became possible for people to live in

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<sup>x</sup> G.M. Hopkins, *Atlas of the City of St. Louis, Missouri*, (Philadelphia: G.M. Hopkins, 1883).

<sup>xi</sup> David L. Ames, Linda Flint McClelland, *National Register of Historic Places--Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C.: US Department of Interior/ National Park Service, 2002.

Viewed on 10/01/08 <http://www.nps.gov/nr/publications/bulletins/suburbs/intro.htm>

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 72

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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Carondelet and work anywhere else in the city. Because the area that comprises Boundary Increase IV was largely vacant land with the added bonus of being very close to the streetcar line running along Broadway, the conditions were perfect for the construction of high-density commuter housing. In the period between 1900 and 1930, the peak years of streetcar dependence and before the automobile became ubiquitous; 89 contributing primary buildings were constructed in Boundary Increase IV (nearly 92 percent of contributing primary buildings).<sup>xii</sup>

By 1889, St. Louis companies had begun experimenting with electric cable cars and trolleys and by 1890 a local loop was operating along South Broadway in Carondelet's primary business district to the south of Boundary Increase IV. In 1895 the Broadway route was connected north along the eastern border of Boundary Increase IV to the central business district of St. Louis and far to the south of Carondelet to the Federal military installation of Jefferson Barracks; by 1900 the system was upgraded to electric streetcars replacing the slower cable cars and greatly improving utility for commuters.<sup>xiii</sup> Known as the Broadway Line, this route connected Carondelet and St. Louis and paved the way for the growth of Carondelet as a true commuter suburb. The Broadway line traversed the eastern boundaries of all existing portions of the Central Carondelet Historic District as well as Boundary Increase IV.

Between the Broadway and Bellefontaine line (located to the west of Boundary Increase IV), Carondelet at the turn of the century possessed more than enough transportation infrastructure to become a viable commuter suburb. The streetcar stop that best served Boundary Increase IV was located at the intersection of Broadway and Bates, which would have been a short walk from any of the included blocks.<sup>xiv</sup> In 1900, a "booster" publication aimed at attracting the upcoming World's Fair to a site in Carondelet touted the area's connectivity. The editor of the publication, a Carondelet resident and St. Louis' city coroner Dr. M.C. Starkloff wrote that Carondelet exceeded "any other locality" in terms of transportation.<sup>xv</sup>

Following a period of consolidation and expansion by the United Railways Company between 1899 and 1910, the St. Louis streetcar system essentially reached its peak in terms of miles of track, and in 1914 a universal transfer scheme improved convenience by enabling passengers to travel across the city on many different lines for a single fare.<sup>xvi</sup> Throughout this period, construction in Boundary Increase IV increased. Between 1900 and 1910, 24 contributing primary buildings were constructed, up from approximately 8 in the previous decade. While

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<sup>xii</sup> Numbers are not exact because some building dates are estimated.

<sup>xiii</sup> Neighborhood Link News, *Public Transit in St. Louis*, January 21, 1981

<sup>xiv</sup> *Ibid.*, 76, Figure: 60

<sup>xv</sup> Dr. M.C. Starkloff. *South St. Louis Progress*. Progress Publishing Company, St. Louis, Missouri. 1900

<sup>xvi</sup> Board of Public Service, *Rapid Transit for St. Louis*, 1926, Published by the City of St. Louis, 1926: 35

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 73

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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construction lagged between 1911 and 1919, it increased dramatically between 1920 and 1930. The 20's were truly "roaring" in Boundary Increase IV, a decade in which over half of the total contributing primary buildings (n=53) were constructed.

The types of housing built in Boundary Increase IV are typical of working- and middle-class streetcar commuters of the early 20<sup>th</sup> century. Modest single-family homes comprise essentially half of the contributing buildings with two- and four-family flats rounding out the vast majority of the remainder. While there are a few large single-family homes such as those at 4903 and 4915 South Broadway (**Photos 1-2**), the majority are on the scale of the one story brick shaped-parapet homes between 5501 and 5509 Pennsylvania, or at 220 Fassen (**Photos 3-4**). This type of humble brick house, typically with either revival-style or Craftsman ornamentation is typical of working class residents from the turn of the century. Less common are bungalow house forms such as 5401 and 5501 South Broadway (**Photos 5-6**). All single-family house forms that are found in Boundary Increase IV have abundant counterparts in the existing historic district.

Multi-family residences come with unique and frequently eclectic stylistic treatments, though forms remain fairly consistent. Most multi-family residences have flat roofs, separate entrances for each unit, a porch, or balcony, or both, common arrangement of bays, but unique ornamental details. The group of seven Craftsman-ornamented four-family flats between 5001 and 5027-29 South Broadway are typical of those units constructed by a professional developer who sought to create high density in close proximity to streetcar lines (**Photos 7-8**). While primarily designed to be rented to tenants, this does not mean that multi-family residences were made to be purely functional. Many units display ornate and eclectic vocabularies of ornament such as 5417-19 South Broadway, 5215-17 South Broadway, and 5517-19 Pennsylvania (**Photos 9, 10, 11**).

Two-family buildings are similar to four-family buildings though forms vary a little more. Though less common, some two family buildings are only one-story, while all four families have at least two floors. Like the four-family units, ornamental treatment of facades is unique. Two-family units range from the modest and stately building at 4833 Nebraska, which primarily confines its ornament to its corbelled brick cornice, to the highly eclectic building at 5418-20 Pennsylvania, whose variegated golden brick bond and red and white glazed-brick lozenges cry out for attention (**Photos 12-13**).

The care and skill with which even these rental units for the working class were built is typical of St. Louis' developers and contractors in the early 20<sup>th</sup> century. The nearly ubiquitous use of brick and terra cotta is reflective of the dominance of the various St. Louis clay industries at the time and the prevalence of Craftsman ornament indicates the influence that the rise of an American School of architecture was having on builders of the period.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 74

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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Many of the developer's that are found on building permits throughout Boundary Increase IV and the existing District were residents of Carondelet or nearby areas of south St. Louis; for example, the Degenhardt family, the Branner Brothers, and the Fendler Brothers. Caspar Branner lived to the southwest of Boundary Increase IV on Idaho Street and had been working in the area since at least the 1890's as a carpenter.<sup>xvii</sup> The Degenhardt's contracting business originated in hardware, lumber and stair-building interests in the area in the late 19<sup>th</sup> century. By the first decade of the 20<sup>th</sup> century they had expanded to include design services, contracting, and speculative construction; the families lived in Carondelet.<sup>xviii</sup> Frank J. Fendler was a carpenter who began operating in Carondelet in the late 19<sup>th</sup> century; his son John Pascal and his stepson William grew up as his apprentices.<sup>xix</sup> These developers worked extensively in Carondelet and the presence of their buildings throughout the area contributes to the coherence of building forms and styles across all areas of the existing District and the proposed boundary increase.

Boundary Increase IV showed steady growth from 1900 through 1910 with 25 contributing buildings constructed. After that, there was a lull in building which continued through World War I with just seven buildings constructed between 1911 and 1919. A drop off in construction around the War is also noted in the existing District. The total number of extant buildings constructed during World War I between the existing District, all of its boundary increases, and the proposed Boundary Increase IV is a mere four.

Construction began in earnest in 1920 with the decade showing the greatest period of growth in Boundary Increase IV. The period between 1920 and 1930 saw the construction of 53 buildings in the area, which is more than half of the primary contributing building stock.

Like the pattern observed in the existing District, construction dropped off in Boundary Increase IV with the advent of the Great Depression in 1929. Though two buildings were constructed between 1929 and 1930, these were probably already underway when the crash came. Leading up to the crash, a different type of building type began to appear in Carondelet and Boundary Increase IV. The two story apartment building at 4847-53 Nebraska (constructed in 1928) is similar in style and form to other apartment buildings built throughout the existing district (**Photo 14**). Similar examples can be found to the south of Boundary Increase IV at 5705-17 South Broadway, and 6336-42 Virginia, built in 1926 and 1929 respectively. This type of building is not common in Carondelet, but there are examples spread throughout other portions of the existing District.

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<sup>xvii</sup> US Census, 1900

<sup>xviii</sup> Southwest Saint Louis (St. Louis: np, 1907), 23; Gould's St. Louis City Directories.

<sup>xix</sup> Southwest Saint Louis (St. Louis: np, 1907), 16; US Census, 1880.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 75

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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The decade between 1930 and 1940 saw population decline. A demographic analysis of the two census tracts that contained the vast majority of Carondelet shows that not only were people leaving, the resident population was aging.<sup>xx</sup> As previously mentioned, in the years leading up to World War II construction in Boundary Increase IV plummeted; just two homes were built between 1930 and 1942. Located at 5511 South Broadway and 5512 Pennsylvania, the war-time homes demonstrate aspects of a neo-Tudor cottage style (**Photo 15-16**). This is a style that is rare in the existing District, but certainly other examples exist such as the home at 6004 Michigan in Boundary Increase III. Like those in Boundary Increase IV, the homes that display this style in other sections of the District date to the 1930's and 1940's.

These homes are the last contributing resource in the proposed Boundary Increase IV as they date to a period that marked the beginning of major demographic and economic transition for the City of St. Louis. In addition, they continue in the tradition of revival styles, which as a broad category are common among historic buildings in the area. Following the War, the GI Bill, the automobile, and the rise of suburbia generated a vacuum in the city that pulled residents to the greener pastures of St. Louis County. In 1947, the St. Louis City Plan Commission published a comprehensive plan which labeled the area of Boundary Increase IV and the existing District "blighted."<sup>xxi</sup> The historical settlement patterns that, until then, had generated the built environment of Carondelet essentially had come to an end. Mass migration from the City to suburban automobile communities was in full effect, construction in Boundary Increase IV effectively ceased, and the city developed a plan to replace all streetcars with buses.<sup>xxii</sup> The elimination of the fixed streetcar line effectively destroyed one of the major forces that drove the construction and occupation of houses in Boundary Increase IV.

Though the city's population hit an all-time high in 1950, increasing by five percent to 856,796, the population of surrounding St. Louis County grew by 48 percent. In this decade, a struggling St. Louis was dealt a severe blow with the planning and implementation of the interstate highway system. The existing district and Boundary Increase IV were cut off from the rest of the city on the west by the construction of Interstate 55, the construction of which necessitated the condemnation and demolition of hundreds if not thousands of buildings in the Carondelet area. This major disruption provided another reason for people to flee the city and the census of 1960 confirmed the severity of the trend with a 12.5 percent decline in the population from the 1950

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<sup>xx</sup> Washington University Ethnic Heritage Study Program, p. 2.

<sup>xxi</sup> St. Louis City Plan Commission, 1947. *Comprehensive City Plan*. plates 11 and 13.

<sup>xxii</sup> Michael Allen and Tom Johans, *Wellston Station National Register Nomination*. United States Department of the Interior National Park Service. 2006:12

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 76

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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numbers. In the same period, the population of St. Louis County rose by 73 percent.<sup>xxiii</sup> However, in some cases people decided to stay and some of the land adjacent to the highway that was cleared of its original housing stock during construction was re-occupied with homes built in the 1950's and 1960's. Most of these homes have been excluded from the proposed Boundary Increase because of stylistic differences with the older building stock and because they have a different development history. However, there are twelve homes constructed between 1950 and 1960 within the borders of Boundary Increase IV. For the reasons given regarding stylistic differences, and dissociation with traditional development patterns, these buildings have been treated as non-contributing; examples can be found at 5119-23 South Broadway (**Photo 17**).

### Conclusion

Today Boundary Increase IV and the existing Central Carondelet historic districts are primarily working-class neighborhoods and despite an encouraging amount of reinvestment, the area is still troubled by the legacy of ex-urban migration. Boundary Increase IV is locally significant under Criterion C (Community Planning and Development) for its intact historic streetscapes and their embodiment of the historical development patterns of the area. While the earliest contributing building in Boundary Increase IV dates to circa 1890, the vast majority of the buildings date to between 1900 and 1930; the period of significance is C.1890-1942. During this time, Carondelet evolved quickly into a streetcar-dependent commuter suburb of St. Louis. The arrival of efficient mass-transit led to the development of dense neighborhoods in previously unoccupied reaches of the original town of Carondelet.

When Boundary Increase IV is examined through the lens of historical context, distinct patterns of development can be parsed. The earliest town survey, dating to the 1830's, is still evident in the blocks south of Delor Street. The rapid expansion of housing in the first decades of the 20<sup>th</sup> century is the result of professional developers capitalizing on the arrival of the streetcar by striving for maximum density. Finally, the effect of the Great Depression, World War II, and the Post-War suburban migration that effectively halved the population of St. Louis are illustrated by the decades-long lull in construction after 1930.

Streetscapes are primarily composed of one and two-story brick buildings which, on a block by block basis possess similar lot sizes, materials, and styles. The dates of construction, forms and styles are consistent with the buildings that comprise the existing District. In fact, many buildings across Boundary Increase IV and the existing District owe their common appearance to the fact that they were designed and built by the same architects, contractors, and

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<sup>xxiii</sup> James Neal Primm, 1998:478.

National Register of Historic Places  
Continuation Sheet

Section number   8   Page   77  

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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developer/owners. The Central Carondelet Historic District (Boundary Increase IV) is comprised of buildings, and embodies development patterns, that are consistent with the existing Central Carondelet Historic District. Its streetscapes possess historical integrity and their addition to the existing district will contribute to the overall physical and thematic coherence of the larger District as a whole.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 78

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 79

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Verbal Boundary Description**

The Central Carondelet Historic District (Boundary Increase IV) is roughly bounded by Bates Street on the south, South Broadway on the east, Delor Street on the north, and Interstate 55 and Pennsylvania Avenue on the west. The boundaries are shown on the attached scale map entitled "The Central Carondelet Historic District (Boundary Increase IV)."

**Boundary Justification**

The Central Carondelet Historic District (Boundary Increase IV) is comprised of intact historic streetscapes with contributing buildings that reflect patterns of development spanning over 57 years, though a majority of buildings were constructed within a 40 year time span between 1890 and 1930. Overall, buildings are united by common materials, architects, builders, scale, forms, styles and setting. Bates Street is a major, east-west artery and was chosen as a southern boundary based on it being the northern boundary of the adjacent Central Carondelet Historic District (Boundary Increase III). Interstate 55 creates an artificial boundary along the western edge of Boundary Increase IV, and Pennsylvania Avenue along portions of the western edge of Boundary Increase IV was largely demolished and rebuilt around the period when the highway was constructed. The eastern boundary of the west line of South Broadway includes the last intact historic streetscape before the Mississippi River. Delor Street on the north marks the boundary of the town of Carondelet prior to annexation by St. Louis, and is the northern boundary of the 11<sup>th</sup> Ward, which contains the entirety of the existing Central Carondelet Historic District (and all its boundary increases).

National Register of Historic Places  
Continuation Sheet

Section number Photos Page 80

Central Carondelet Historic  
District (Boundary Increase IV)  
St. Louis, Independent City, Missouri

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**Photo Log:**

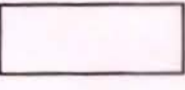



All photographs are of streetscapes and individual buildings in the proposed Central Carondelet Historic District (Boundary Increase IV) located in the independent city of St. Louis, Missouri. All photographs were taken by Andrew B. Weil of Landmarks Association of St. Louis. Digital negatives are on file with the Missouri State Historic Preservation Office, Jefferson City, MO.

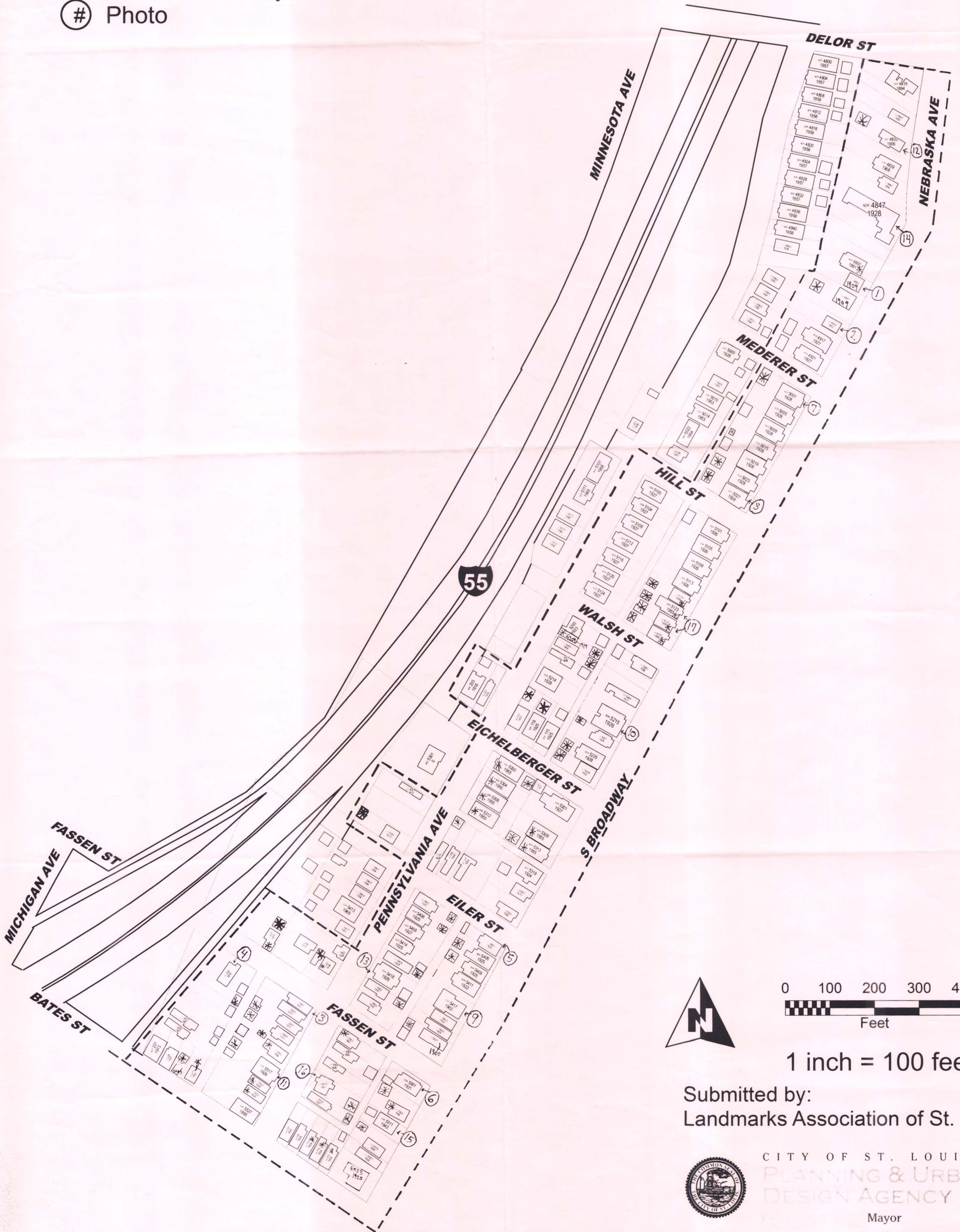
- Photo 1: 4903 South Broadway, Camera facing W, October 2010
- Photo 2: 4915 South Broadway, Camera facing W, October 2010
- Photo 3: 5501-05 Pennsylvania, Camera facing W, October, 2010
- Photo 4: 220 Fassen, Camera facing S, October 2010
- Photo 5: 5401 South Broadway, Camera facing W, October 2010
- Photo 6: 5501 South Broadway, Camera facing W, October, 2010
- Photo 7: 5005-7 South Broadway, Camera facing W, October, 2010
- Photo 8: 5023-25 South Broadway, Camera facing W, October 2010
- Photo 9: 5417-19 South Broadway, Camera facing W, October 2010
- Photo 10: 5215-17 South Broadway, Camera facing W, October, 2010
- Photo 11: 5517-19 Pennsylvania, Camera facing W, October, 2010
- Photo 12: 4833 Nebraska, Camera facing W, October 2010
- Photo 13: 5418-20 Pennsylvania, Camera facing E, October, 2010
- Photo 14: 4847-53 Nebraska, Camera facing W, October 2010
- Photo 15: 5511 South Broadway, Camera facing W, October 2010
- Photo 16: 5512 Pennsylvania, Camera facing E, October 2010
- Photo 17: 5119-23 South Broadway, Camera facing W, October 2010



# Central Carondelet Historic District (Boundary Increase IV) St. Louis [Independent City], Missouri

Generated 31 March, 2011

-  Contributing to Historic District
-  Non-Contributing to Historic District
-  District Boundary
-  Photo



Submitted by:  
Landmarks Association of St. Louis



CITY OF ST. LOUIS  
PLANNING & URBAN  
DESIGN AGENCY

Mayor













NO PARKING  
IN FRONT  
OF THIS HOME  
←

ACT

61













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