

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

**National Register of Historic Places  
Registration Form**

**1. Name of Property**

historic name Forest Park Southeast Historic District (Boundary Increase 2)

other names/site number Manchester Avenue Commercial District

**2. Location**

street & number 4121-25, 4127-29, 4131, 4133, 4137, 4139-41, 4143, 4145, 4501-07, 4509-11, 4510, and 4512-14 Manchester Avenue [n/a] not for publication

city or town St. Louis [n/a] vicinity

state Missouri code MO county St. Louis (Independent City) code 510 zip code 63110

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  
( See continuation sheet for additional comments [ ]. )

Mark A. Miles Signature of certifying official/Title Mark A. Miles/Deputy SHPO 21 December 2006 Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register  
See continuation sheet [ ].
- determined eligible for the  
National Register  
See continuation sheet [ ].
- determined not eligible for the  
National Register.
- removed from the  
National Register
- other, explain  
See continuation sheet [ ].

Signature of the Keeper

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	12	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object		
		12	Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

663

**6. Function or Use**

**Historic Function**

DOMESTIC/single dwelling  
 DOMESTIC/multiple dwelling  
 COMMERCE/TRADE/business  
 COMMERCE/TRADE/specialty store  
 SOCIAL/meeting hall

**Current Functions**

DOMESTIC/single dwelling  
 DOMESTIC/multiple dwelling  
 COMMERCE/TRADE/business  
 COMMERCE/TRADE/specialty store

**7. Description**

**Architectural Classification**

OTHER/one-part commercial block  
 OTHER/two-part commercial block  
 LATE VICTORIAN/Renaissance  
 OTHER/ Colonial Revival References  
 OTHER/Romanesque Revival References  
 OTHER/Late Victorian References  
 OTHER/Craftsman References

**Materials**

foundation STONE/Limestone  
 walls BRICK  
 STONE  
 roof ASPHALT  
 other TERRA COTTA  
 METAL/cast iron

**Forest Park Southeast Historic District (Boundary Increase 2)  
St. Louis (Independent City), Missouri**

**8. Statement of Significance**

**Applicable National Register Criteria**

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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 of age or achieved significance within the past 50 years.

**Areas of Significance**

COMMERCE

COMMUNITY PLANNING & DEVELOPMENT

**Periods of Significance**

1886-1946

**Significant Dates**

N/A

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architects/Builders**

O. Poerter (4121-25); William Daman (4127-29); Joseph Epstein (4131, 4133); Fred How (4137); F.E.A. Darr (4137, 4145); R. Herbiz (4139); S.O. Schumacher (4501-07); Huger and Bueckeber (4501-07); Fred Kircher, Jr. (4509-11)

**Narrative Statement of Significance**

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

**9. Major Bibliographic References**

**Bibliography**

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

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

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

**10. Geographical Data**

Acreage of Property 3 acres

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	738370	4278650	15	739260	4278850
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Karen Bode Baxter, Ruth Keenoy, Timothy P. Maloney

organization Karen Bode Baxter, Preservation Specialist date April 28, 2006

street & number 5811 Delor telephone (314) 353-0593

city or town St. Louis state MO zip code 63109

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

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

**Property Owner**

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

name See Attached

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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National Park Service

# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 7 Page 1

St. Louis (Independent City), MO

## Narrative Description

### SUMMARY

The Forest Park Southeast Historic District (Boundary Increase 2) expands what is commonly known as the Manchester Avenue Commercial District at both (east and west) ends. It encompasses four buildings, located in the 4500 block of Manchester, just west of the intersection with Taylor Avenue and eight buildings (4121 through 4145 Manchester) located along the north side of Manchester west of South Sarah, all of which are adjacent to the south side of the Forest Park Southeast Historic District (NR listed 12/20/2001). The properties are about four miles west of downtown St. Louis with industrial areas to the east and south along Vandeventer and to the west of the neighborhood across Kingshighway. Much of the historic commercial district was already added as the first boundary increase to the original National Register listing (NR listed 6/16/05), spanning along Manchester from Kentucky and Arco on the east end to Newstead on the west. Originally, the scope of work written for the Manchester Avenue district designated the development of an independent nomination for the commercial corridor. This initial scope included only contiguous properties along Manchester Avenue. It was discovered during the course of the project that the commercial corridor was also integral to the development of the residential properties bordering Manchester Road (north and south of the corridor). As a result, an extension of the existing district was completed, rather than an independent nomination as originally intended. At that time, the neighborhood was surveyed beyond the designated extension boundaries. The additional survey indicates that the properties within the second extension (i.e. this document) strongly contributed to the character and early development of the district, despite interruptions in historic space along Manchester Avenue. The properties included in this second boundary increase for the district are those originally excluded because of the initial scope of work, which limited the survey area. As is characteristic of this entire historic commercial district, Boundary Increase 2 developed along the streetcar line, serving both the adjacent major residential development and the streetcar passengers. Since residential development along Manchester Avenue preceded the streetcar line and the subsequent commercial development, the pattern of development led to a mixture of residential and commercial buildings as well as uneven setbacks. This is also the principle characteristic of the streetscape within the Boundary Increase 2 – two story, brick commercial storefronts, interspersed with modest one and two story residential townhouses, with three notable exceptions: the three story residential building at 4510 Manchester (which has an historic commercial storefront added to the first floor), the three story commercial building, Forest Park Hall, at 4512 Manchester, and the one story commercial storefront addition onto the front of the residence at 4131 Manchester. While commercial buildings abut the public sidewalk, residential buildings are usually set back and often elevated in the lot with a small grassy area separating the house from the public sidewalk. Boundary Increase 2 includes four buildings originally built as commercial buildings, two residential buildings with modifications to create first floor storefronts, one residence with a one story commercial storefront addition at the public sidewalk, and five other residential buildings, all of which are contributing to the district. Beyond the eastern boundary of 4121 Manchester to the corner with South Sarah is a large parking lot which extends to Chouteau Avenue (the northern boundary of the Forest Park Southeast Historic District) and was excluded from the original historic district boundaries. To the west of 4145 Manchester and along the south side of the 4100 block, buildings, while old, have had numerous alterations and have lost their historic integrity. The section in the 4500 block is bounded by Taylor on the east, a clear geographical division that easily extends north to the existing boundaries of the Forest Park Southeast Historic District, but it does include a parking lot at 4500-08 Manchester, which previously had a late 1890s residence on the property. To the west of the proposed boundary increase in the 4500 block, most of the historic buildings have been demolished and the streetscape no longer retains its historic, commercial character. This provides a sharp contrast between the intact historic development within the historic district and those areas along Manchester that are outside the district boundaries. The commercial district, like the remainder of the Forest Park Southeast Historic District, has suffered economically since streetcar service ended in 1949. Although the buildings had been neglected for many years, they were well built initially and retain their character defining features, such as cast iron columns, terra cotta embellishments, mansard and tile awning roofs, and the variety of brick patterns. While some of the storefront display windows have been boarded over for security, these are usually cosmetic alterations rather than structural changes. The massing that separates the storefront display windows and street level entries from the upper level windows and parapet details is retained. In addition, as part of the commercial revitalization underway, several of these storefronts are currently under renovation, recently reopening some of these display windows.

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# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 7 Page 2

St. Louis (Independent City), MO

## Narrative Description (continued)

### GENERAL FEATURES OF THE DISTRICT

Boundary Increase 2 incorporates the remaining sections that retain the most historic integrity located near both ends of the Manchester Avenue commercial district, which historically extended east to where Vandeventer and Chouteau intersect with

Manchester and west to Kingshighway. Manchester Avenue, also designated as State Highway 100, has connected St. Louis and Jefferson City for nearly 200 years. Beginning in the 1890s with the construction of the Manchester streetcar line, Manchester Avenue served as one of the major avenues connecting the city of St. Louis with the suburban communities developing to the west in St. Louis County. The streetcar line lasted for more than 50 years, closing in 1949. Manchester Avenue still serves as an important commercial artery, but highway traffic now bypasses the area, utilizing either of the controlled access highways (Highway 40/Interstate 64 and Interstate 44) that roughly parallel Manchester Avenue. The topography is basically flat with the district extending to the alleys behind the street front properties. North of the commercial area, the densely built residential area of Forest Park Southeast Historic District extends along the east-west streets to Chouteau (north of Manchester), which forms a triangular intersection directly east of Boundary Increase 2, at South Sarah. The residential area south of Manchester Avenue, which is not part of the Forest Park Southeast Historic District, includes a mixture of both historic and new residential construction, some industrial buildings, a school, and churches that span south to the commercial and warehouse buildings along Vandeventer Avenue.

The resources in Boundary Increase 2 are primarily two story commercial buildings and two story residential buildings, built between 1885 and 1923, with the last major historic alteration and addition completed in 1927 with the addition of the one story plumbing shop in front of the residence at 4131-33 Manchester. All 12 of these buildings are contributing to the historic district. The eight buildings in the east section were built between 1885 and 1895, while those on the west end were completed between 1908 and 1923, except for one older building that cannot be definitely dated, but is estimated from its appearance to have been finished by the mid-1890s. Since then, most of these buildings have had little more than cosmetic renovations; including boarding the first floor openings in commercial buildings for security reasons as the district fell upon hard times, long after the end of the period of significance for the district in 1946 and the end of streetcar service in 1949.

Like the rest of the Forest Park Southeast Historic District, the buildings themselves reflect the vernacular designs commonly used on smaller commercial and residential buildings of the late nineteenth and early twentieth century in St. Louis. They are primarily built of red brick with stone or terra cotta details. Brick corbelling and terra cotta cornices distinguish the shaped parapets of the commercial buildings, and either masonry piers or cast iron columns support the storefronts. The one to three story commercial and residential buildings make only modest references to stylistic influences: mansard roofs associated with Second Empire and Late Victorian townhouse designs, the knee braces and tile roofs associated with Craftsman designs, the round arched windows of Romanesque Revival, and cornice treatments with modillions and dentils as well as horizontal banding on the façade associated with Second Renaissance Revival designs. The most distinguishing building design features of the added properties include:

- the Second Renaissance Revival style of Forest Park Hall at 4512-14 Manchester (which is the largest and tallest commercial building within the entire Manchester commercial district) with its terra cotta cornice and continuous limestone sill courses banding the building as well as its distinctive round arched central bay
- the distinctive Late Victorian building at 4510 Manchester which was originally a residential building that later had a commercial storefront inserted on the first floor, but has a distinctive mansard roof with steeply pitched hipped roof dormers gracing the third floor, the only three story residential building along Manchester Avenue
- the Craftsman detailing, especially the green clay tile awnings and knee braces of the corner commercial block at 4501 Manchester
- the distinctive 1910 cast iron storefront added to the 1895 residence at 4145 Manchester
- the matching facades (one in red and the other in buff colored brick) of the two residences at 4131 and 4133 Manchester with the elaborately embossed brick detailing in the parapet course and the alternating use of rusticated brick in the splayed lintels upstairs and arcaded openings on the first floor

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Forest Park Southeast Historic District (Boundary Increase 2)

Section number 7 Page 3

St. Louis (Independent City), MO

## Narrative Description (continued)

- the tiny one story brick storefront with its stepped terra cotta parapet that was added in front of the residence at 4131 Manchester
- the round arched entry with its decorative iron tracery infill between the two storefronts of the double storefront building at 4127-4129 Manchester

Even though this is primarily a commercial area, the residential development of the Forest Park Southeast neighborhood actually included Manchester Avenue as well. One of the features of this district is the sporadic residential development along this thoroughfare, primarily including two story residential designs, but some with storefronts added into the front façades and one with the one story storefront addition positioned in front of the residence. These houses generally reflect the simpler vernacular designs associated with the working class nature common to the remainder of the Forest Park Southeast Historic District. They generally have parapeted or mansard brick fronts with entry openings in one of the three first floor bay divisions, some with recessed arched entries, some with simple entry stoops, and two with entry porches. All of the residences at the east end were built prior to 1895, but the last residence in the west end was a four family tenement finished in 1917. The residences at 4131 and 4133 Manchester had building permits issued in 1885 and were probably finished in 1886, making them two of the oldest buildings in the entire Forest Park Southeast Historic District.

## ALTERATIONS AND INTEGRITY ISSUES

While the buildings in Boundary Increase 2 had been badly neglected for many years, losing economic vitality with the end of the streetcar era in 1949, most buildings still retain a high degree of historic integrity. Their storefront display windows have been boarded over (for security) for years, with businesses operating behind what looks like a vacant front. Security has improved in recent years and interest in the commercial district has sparked interest in these buildings, leading to major repairs to buildings at the east end, which uncovered the historic brick façade at 4121-25 Manchester. Despite the age of most of the buildings, as well as the lack of maintenance, most of the buildings are in fair condition. The interiors, especially upstairs, have suffered due to lack of occupancy and neglect. In recent years, the most obvious threats to the commercial district have been neglect (which seems to be changing based upon the renovations underway), crime and vandalism (which has decreased due to the presence of the police and their offices in the district), and demolition (which remains a threat to the district as some new developers move into the area without an appreciation for the historic features and potential of the historic buildings). In fact, this latter problem has actually resulted in the recent loss of several historic commercial buildings along the south side of Manchester and the loss of major historic façade details, which resulted in a much smaller boundary increase than originally expected. Even so, there are a number of property owners who recognize the potential of these historic buildings, especially with the financial incentives offered for major renovations utilizing both state and federal historic tax credits. Future projects are being proposed to repair and renovate some of these deteriorated buildings and the attitude is beginning to change as more and more of the neighborhood's property owners recognize the historic significance of their neighborhood and the commercial district along Manchester.

## INDIVIDUAL BUILDING DESCRIPTIONS

These descriptions are based upon research compiled from several sources, notably fire insurance maps and building permits (found in the *St. Louis Daily Record* and city hall files). In addition, visual inspections of the buildings, photographic documentation of the street elevations, as well city directory research helped date the buildings and identify alterations. Based upon this information, the individual site descriptions list each of the resources in the Forest Park Southeast Historic District (Boundary Increase 2) in terms (when known) of:

- street number
- historic name
- date of construction
- architect and/or contractor(s)
- status as a contributing or non-contributing resource within the scope of this nomination

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# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 7 Page 4

St. Louis (Independent City), MO

## Narrative Description (continued)

If the property contains a secondary resource (garage or outbuilding), the primary building is listed first, followed by the secondary building (which is also identified as to its date of construction and status in the district) in the header for that address. This is followed by the narrative description of the resources on that property, including alterations and integrity issues. All resource names are the historic names, except where noted. When an historic name was unavailable, a descriptive name has been chosen. The building resources are listed by property, in progression, one side of the street at a time (odd numbers followed by even) in alphabetical order by street name. The street numbers are marked on the district map to serve as the identifying number for each property. Photo numbers are keyed to the district map as well as identified in the header for each individual site description where the buildings are clearly visible in the photograph.

## MANCHESTER AVENUE (odd numbers)

**4121-25 J. H. Lubbert and Brothers Building;** 1893, 1922 alterations and addition, 1923 garage addition, 1934 and 1937 alterations and additions, 1965 addition; O. Poerter, contractor. **Contributing.**

This one story, flat roofed, brick commercial building has a glazed terra cotta cornice at the top of the parapet. The façade is divided by brick piers into three bays, with the eastern bay being smaller. This smaller bay appears to be the 1922 addition noted in building records. At that time, the brick façade was probably also altered to provide a continuous parapet and terra cotta detailing. The four light wood framed display window panels approximate the original configuration of central recessed entries in the central and western storefront bay, but the center bay no longer has a recessed entry. Since the eastern bay was an addition for a business that utilized the entire building, Leon's, it apparently never had a separate entry. The later additions were positioned on the rear of the building, generally out of brick, except for the 1965 concrete block addition. Until recently, the façade was entirely covered with rough stucco panels that were part of the 1974 renovation.

**4127-29 Leon's Commercial Building;** 1892 attributed, 1916 alteration; William Daman contractor. **Contributing.**

This two story, double storefront, flat roofed, brick commercial building has a stepped parapet capped with glazed terra cotta. The symmetrical façade is divided into three vertical bays, with storefronts flanking a large round arched portal to the two, oval light, wood doors set at angles in the recessed opening. The arch itself is spanned with iron tracery and has distinctive, darker brick piers that have high limestone plinth blocks and capstones visually supporting the archivolt moldings of the arched portal with its stone keystone. Although the storefront display windows on either side of the arched portal have been modified from the wood framed, transomed, central recessed entries, the original cast iron storefront framing was retained, including flat, recessed panel cast iron pilasters on the outer edges and the projecting cornice capping the storefronts. The second floor of the façade utilizes the same archivolt moldings to form the brick round arched lintels above the two transomed 1/1 windows in each outer bay. These windows have simple stone sills which match the continuous sill of the two smaller 1/1 windows in the center bay. The upper parapet has been rebuilt recently, but retains the stepped parapet and small half-round vent. It is unclear what the 1916 alterations noted in the building permits included from the exterior.

**4131 Residence;** 1885 (attributed), 1927 commercial addition. **Contributing.**

This two story, flat roofed, buff colored brick townhouse is capped by its original wooden cornice molding across the façade and front of each side. Below this cornice is a brick dentil course above an elaborately detailed entablature of small, square brick repeating embossed patterns framed by a roping detail. The façade is divided into three vertical bays with three 1/1 wood framed windows with lugged stone sills with more brick roping underneath. Splayed brick lintels that alternate rusticated and smooth brick connect the windows to the entablature above. A rusticated brick, broken stringcourse joins the windows near the sill level which accentuates the height of the first floor facade. The upper façade is also accented by the rectangular brick internal chimneys along the east elevation. The first floor is highlighted by the alternating rusticated brick round arches and archivolt moldings that connect the round arched recessed entry opening in the west bay with the two transomed, 1/1 round arched windows. It retains the paired, wood paneled, small rectangular lighted entry doors within the

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## Narrative Description (continued)

recessed arched opening. A long series of limestone steps with a central landing leads up to the entry, blending with the rusticated stone raised foundation.

In front of the house is a one story, flat roofed, stepped parapet red brick commercial storefront built at sidewalk level. The storefront connects to the house just below the first floor windows since the townhouse is elevated on the lot. The storefront retains its original wood framed display windows (currently with the glazing boarded over) on either side of the large rectangular lighted, wood framed entry door. Due to the petite size of the storefront, the display windows extend nearly to grade, without a kickplate. The stepped parapet is highlighted by a molded terra cotta cap and stylized terra cotta torchere shapes at each end and a small terra cotta heraldic shield centered above the door.

### 4133 Residence; 1885 (attributed). Contributing.

Nearly matching exactly the details of 4131 Manchester to the east, this two story, flat roofed, red brick townhouse is capped by its original wooden cornice molding across the façade and front of each side as well as by flanking interior brick chimneys. Below this cornice, which projects slightly more than the neighboring building's cornice, is a brick dentil course above an elaborately detailed entablature of small, square brick repeating embossed patterns framed by bullnose brick courses. The façade is divided into three vertical bays with three 1/1 wood framed windows with lugged stone sills with a series of small projecting brick details underneath. Splayed brick lintels that alternate rusticated and smooth brick connect the windows to the entablature above. A series of projecting brick medallions form a broken course at the top of these windows and a rusticated brick, broken stringcourse joins the windows near the sill level which accentuates the height of the first floor facade. The first floor is highlighted by the alternating rusticated brick round arches and archivolt moldings that connect at another projecting embossed brick course at the base of the arches that form the round arched recessed entry opening in the west bay and the two 1/1 round arched windows. The lugged sills are detailed to match the upper level windows. The sidelighted, two vertical light over recessed panel door is spanned by a large stained glass, round arched transom within the recessed entry and the arched opening is flanked by paired cylinders of red brick, recessed into the wall opening on either side. A long series of limestone steps with a central landing leads up to the entry, blending with the rusticated stone raised foundation punctuated by the two light, wood framed basement windows and smooth cap course. The only visible alteration appears to be the multi-paned window sashes added to the upper façade windows and the building actually retains its historic iron fence framing the sloping front lawn.

### 4137 Residence; 1895; Fred How, architect; Fred E. A. Darr, contractor. Contributing.

Previously addressed as 4135 Manchester, this two story, red brick residence has a gray slate mansard roof on the façade that extends around the east side, but abuts a stepped side parapet on the west since this townhouse is attached to the house to the west. The top of the mansard has a wood crown molding trim and the base overhangs the brick walls below and appears to retain its original shaped copper gutter. The façade is divided into three vertical bays with simple 1/1 wood sashed windows with splayed brick lintels and a continuous contrasting sill course on the upper level. Above these windows is a narrow brick string course. The first floor has two similar 1/1 wood sashed windows connected by a contrasting continuous sill course which forms the capstone of the contrasting buff brick raised foundation which is punctuated by two large basement windows with decorative iron grills. Located in the west bay, the hipped roof entry porch has tapered square wooden columns that extend from the frieze boards to the porch floor and with similar pilaster strips up against the building that cap the railing. The entry door is set to the east side of the opening and separated by a narrow pilaster strip from the wood paneled, half light sidelight. The original half light, horizontal paneled wood door was recently replaced with a steel door, but it still retains the original sidelight. The porch steps extend down to the sidewalk and steps that lead to the public sidewalk with a sloped lawn that is framed by the original iron fence. Other than aluminum storm windows and the front door, the only other visible alteration appears to be the new stair railing.

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# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 7 Page 6

St. Louis (Independent City), MO

## Narrative Description (continued)

**4139-41 Fleming, Dr. Albert W. House; 1894; R. Herbiz, contractor. Contributing.**

Previously addressed as 4137 Manchester, this two story, red brick townhouse is slightly shorter than the house to the east, but has many similar details mirrored on the façade, including the mansard roof (with replacement asphalt shingles) that extends around the west side but abuts a stepped parapet on the east next to the house attached on that side. The mansard is slightly flared and overhangs the façade with what appears to be the original shaped copper gutters and the crown molding cap. There is an end wall chimney along the west elevation at the back side of this mansard roof, separating it from the parapeted walls of the flat roof. The façade is divided into three vertical bays with the east entry bay projecting slightly. The second floor is raised by the continuous limestone sill course of the three second floor 1/1 wood sashed windows, which have splayed brick lintels. The brick of the first floor façade section appears to be lighter red brick, possibly due to different mortar color. The two first floor windows are also 1/1 wood sashes with a continuous limestone sill. There is a broad dressed limestone continuous lintel course that forms a watertable line for the raised basement level where there are two basement windows in line with the first and second floor windows, but the basement windows have replacement glass block. The entry is a simple pediment flanked by pilaster strips around the full light, wood door. The entry stoop may be a later replacement since it appears to be concrete and has replacement metal railings. The lawn is raised with a low rock faced stone retaining wall near the sidewalk that is capped by an old iron fence. The side of the house, with its common red brick has a side entry with a canopy overhang and there is a driveway that extends along the west side of the house that is flanked by the low stone retaining wall. There are iron bars over the first floor windows that are not historic and the pedimented entry seems out of character with the mansard roof, which may represent a later alteration.

**4143 Residence; 1892. Contributing.**

This one story, flat roofed painted brick residence has a raised rock faced limestone foundation that is capped by a dressed limestone band that serves as the lintels for the two-light basement windows that are positioned below the two façade windows. These windows were originally simple 1/1 sashed windows have splayed brick lintels connected by a simple stone sill, but the sashes have been replaced by a simple transom over a fixed single light window in each original opening. The facade is divided into three bays with the simple entry in the western bay, which retains the original two light transom above the replacement door and iron barred storm door. The parapet is capped with clay coping tile and separated from the lower façade by a projecting brick dentil stringcourse. Visible from the façade is the end wall chimney on the east elevation. The wooden entry stoop is a recent replacement, leading to the sloped lawn and a shallow, nonhistoric concrete block retaining wall and concrete steps that connect to the public sidewalk.

**4145 Fred E. A. Darr Commercial Building; 1895, 1910 storefront conversion; Fred E. A. Darr, contractor. Contributing.**

This two story, brick, flat roofed building was originally designed as a residence, hence the asymmetry to the layout, still visible on the east where segmental arched window openings and a slender side wing are still visible, as well as two end wall chimneys. The front of the building was altered in 1910 when a transomed, cast iron storefront was installed. This original cast iron storefront is still intact, with pilasters on each end, as well as a narrower pilaster separating the doorway to the upstairs (on the west end) from the central recessed storefront. The storefront framing has been painted but appears to be the original brass framing with kickplates below and the transomed, rectangular lighted wood door. The transom above a projecting flat canopy has been boarded over, but the cast iron I-beam with its decorative frieze panels is still intact. The stepped brick parapet and brick upper façade with its three simple sashed windows was apparently modified with the repairs noted in the 1961 building permits. Even so, the cast iron storefront dominates the façade and it is still considered contributing to the district.

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St. Louis (Independent City), MO

## Narrative Description (continued)

**4501-07 Hoefler Commercial Block; 1923; S. O. Schumacher, architect; Huger and Bueckeber, contractor. Contributing.**

This Craftsman styled, multihued red brick, flat roofed, corner commercial block has four storefronts facing Manchester, the west two of which are one story tall, but the remaining building is two stories tall. The parapet is capped with white glazed terra cotta. The corners of the second floor Manchester façade have glazed green brick detailing. The most prominent feature on the street facades are the series of green Spanish tile hipped roofed, false mansard awnings with the two along Manchester on the second floor level supported by paired knee braces. There are two awnings along the Taylor Avenue elevation and four along Manchester Avenue. The one story section on the west end is divided into two storefronts with a transomed recessed entry positioned between the two transomed storefront display windows, each with one of the awnings above. There is another transomed recessed entry at the east end of this one story section. The two story corner section which faces Manchester is divided into two primary vertical bays beneath the two tiled awnings. Under each awning on the second floor are two windows with a small terra cotta rectangular decorative frieze panel centered between the windows. Below, the first floor has transomed display windows, with the west end incorporating another recessed entry. The east storefront has a corner entry with a transomed display window also facing east onto Taylor. The squared corner below the transom has a shallow raised platform to the central recessed entry and is supported by a corner column. Between the two main bays on Manchester is a narrow central bay that contains a staircase to the second floor, as evidenced by the segmental arched window opening at the landing above the stairway entry that has a tiled, gabled roof supported by knee braces. The stairway window is highlighted by a brick surround and other windows have brick sills. The second floor windows above the Taylor display window are small, and raised, almost completely hidden under the tiled awning. The remaining section of the Taylor elevation is primarily a brick wall on the first floor with additional window openings upstairs, but there is a small access door near the rear. Visible above the one story section on the west elevation of the two story section are additional segmental arched window openings. The display windows, transoms, doors, and second floor windows have all been boarded over since the building is currently vacant and the corner column has been clad with galvanized metal, but close inspection reveals that at least portions of the transom and storefront framing are intact underneath.

**4509-11 Uthoff Four Family Flat; 1917; Fred Kircher, Jr., architect and contractor. Contributing.**

This two story, flat roofed, red brick four family flat has a stepped parapet with a white glazed terra cotta cap that slopes either side of the central step and extends higher at each corner pier. Within the face of the parapet, in the center and the top of each corner pier is a green glazed diamond shaped tile and the base of the parapet is defined by a white glazed terra cotta cornice. The façade is divided into four vertical bays with the one story porch spanning the two center bays where the two entry doors are located. Brick piers support a flat roof (second floor deck) with its decorative iron railing with a simple frieze board and original shaped copper gutters. The piers are positioned at the corners and center, with similar brick pilasters on the façade wall. Each pier has a concrete band at the base that rests on top of the concrete cap of the low brick walls of the porch with two sets of limestone steps. The base of the porch walls has a raised dressed limestone water table that extends across the façade on either side as well. The outer bays on either side of the two central entry bays have rectangular window openings which historically had 4/1 wood sashed windows, but some of these windows have been replaced. Across the second floor there is a continuous vertical brick lintel course and the windows have simple concrete sills. The first floor windows have vertical brick lintels and a continuous concrete sill course that creates the appearance of a high water table line. The windows are aligned on both levels of the outer bays and in line with the basement openings below. Above the main entries, there are two transomed doorways that open onto the rooftop porch deck. Along the sides of the building, more common red brick was used and the rock faced limestone foundation is exposed. Mid-building on each side are additional window openings, currently boarded over. The lawn is sloped and has a shared set of steps and sidewalk leading to the public sidewalk as well as a short concrete retaining wall on the west end at the alley and another sidewalk with steps along the east elevation. The first floor doors and one of the second floor doors have been boarded over.

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St. Louis (Independent City), MO

Narrative Description (continued)

**MANCHESTER AVENUE (even numbers)**

**4500-08 Parking Lot**

**4510 Schneider, Engelbert Residence and Store;** 1895 ca., attributed; 1901 alteration; Anton Wind, contractor on 1901 alteration. **Contributing.**

This three story, red brick, flat roofed building has a diamond pattern slate mansard roof across the façade and west elevation of the third floor, with two tall brick chimneys extending through the mansard along the west elevation. The mansard retains its original cornice cap, but the gutter at its base appears to be a slightly later replacement since it is rusting. On the façade, there are two steeply pitched hipped roof dormers that extend higher than the rooftop, which are also clad with slate tiles (and a copper cap). These dormers have 2/2 sashed windows. The mansard does not extend onto the east elevation since this was apparently a shared wall with what was once an adjacent building and it has a brick parapet capped with clay tiles. Below the mansard is a corbelled brick decorative band. The façade has three flat headed window openings on the second floor, each with a simple stone sill, but the original sashes have been replaced with single panes of glass. The first floor was converted to a storefront, probably in 1901 with cast iron corner pilasters and a steel lintel with decorative tie rod ends. The storefront transoms and display windows have been boarded over with a simple modern aluminum framed glass door entry, but this is positioned within the cast iron framing. Behind the historic building is a nonhistoric concrete block, one story addition that was added after 1950.

**4512-14 Forest Park Hall;** 1908; Louis Hormann and Co., architect; Vogel and Reichert, contractor. **Contributing.**

This three story Second Renaissance Revival, brown brick commercial building is divided horizontally at each floor by the continuous limestone sill courses and capped by a projecting glazed beige terra cotta cornice supported by a series of matching terra cotta modillions. The façade is divided into three primary vertical divisions with the central bay projecting slightly from the main façade. At the base of the central bay is a transomed, sidelighted entry. Beginning on either side of the transom, two masonry piers extend up on either side, beginning with large limestone acanthus leaf brackets that originally supported small glazed terra cotta lion heads (which were stolen recently). On either side of the second and third floor of this bay are quoined brick pilasters with limestone plinth blocks resting on the continuous second floor sill course and capped with stylized glazed terra cotta capitals positioned in line with the base of the third floor arched transom. The quoining mixes in red brick and the red brick is used to form an arch outline above the third floor round arched window. Above these pilasters were round terra cotta motifs (which are not holes since they have been stolen as well). The center bay extends slightly higher visually by the stepped parapet above the cornice. On either side of the central bay, there are three window openings on each level with red brick decorative frieze panels above and below each upper floor window opening which has a red brick string course below each row of frieze panels. The first floor façade is clad with dressed limestone that forms the corner piers and walls on either side of the transomed display windows and flush storefront entries on either side of the main entry. Flanking the main entry are raised sidelight window details that have stone sills and a limestone separation between the lower and upper sash frame. The other walls are faced with common brick and since the adjacent building to the west was destroyed by fire and demolished, the large inset, two story, bay window is visible. On the interior, the large meeting dance hall is still intact on the upper level. Although the front windows and storefronts have been boarded in, and there is some damage to the façade wall where terra cotta details were removed by vandals, the building is still the most imposing façade along Manchester and still retains its distinctive Second Renaissance Revival stylistic details, including the use of horizontal banding, the classical motifs in the round arched window, the quoined pilasters, and the modillions on the cornice.

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Map of City of St. Louis, MO

Locating District



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St. Louis (Independent City), MO

## Architects/Builders

Daman, William  
Darr, F.E.A.  
Epstein, Joseph  
How, Fred  
Herbiz, R.  
Kircher, Jr., Fred  
Poerter, O.  
Schumacher, S.O.

## Narrative Statement of Significance

### SUMMARY

The Forest Park Southeast Historic District (Boundary Increase 2), 2006, includes eight (8) properties located at the east end of the district (4121-25, 4127-29, 4131, 4133, 4137, 4139-41, 4143, and 4145 Manchester Avenue), and four (4) properties located at the west end of the district (4501-07, 4509-11, 4510, and 4512-14 Manchester Avenue). These buildings are significant under National Register Criterion A: Community Planning and Development (a criterion for the original historic district), and Criterion A: Commerce, for the properties' role in the city of St. Louis' commercial district that extended along Manchester Avenue, one of the city's most prominent commercial streetcar districts. The featured properties within the expanded boundaries are those along the north side of Manchester Avenue at the east end of the historic district between Sarah Street and Kentucky Avenue; and at the west end of the historic district along the north and south sides of Manchester Avenue west of the intersection with Taylor Avenue. As noted previously in Section 7, the above 12 buildings were not included in the original boundary extension. The scope of work for the first extension was initially written to list properties along Manchester Road as an individual district— one separate from the Forest Park Southeast District. As research continued and it became clear the properties along Manchester Avenue were strongly tied to the residential district, the scope was amended to write a boundary expansion document (rather than a new nomination for the commercial corridor). The former district extension failed to assess buildings outside of the area encompassed by the original scope of work. As buildings were restored -- following the first boundary extension -- it became clear that additional historic storefronts existed along Manchester Avenue. Although not directly contiguous to those included in the original scope of work, these properties contribute to the district. This second extension encompasses all of the contributing properties along Manchester Road. Most of these buildings were designed for both residential and commercial uses, which is typical of many properties within the district. Commercial and residential development of the area began during the late 1880s and early 1890s when a major streetcar line began to run along Manchester Avenue as the city's primary east-west connector. The dates of significance for the Forest Park Southeast District, based on extended boundaries submitted in 2005, are from 1886-1946. All of the properties within the current boundary extension fall within this period of significance. Construction of the two oldest properties in Boundary Increase 2, 4131 and 4133 Manchester Avenue, is believed to have started in 1885 and completed in 1886. These properties were used (at least initially) as residential properties. The most recently constructed property within the boundary extension is 4501-07 Manchester Avenue, constructed in 1923 as a residential/commercial property owned by John and Rosina Hoefer. The construction dates of buildings within the extended boundaries reflect the streetcar's prominence in the district, which extended along Manchester Avenue from the 1890s to 1949. Recent redevelopment and preservation of the areas bordering the east and west ends of the district indicate that these additional properties along Manchester Avenue were integral components of the neighborhood during its period of significance and are considered contributing to the district's historic significance related to Criterion A.

### MANCHESTER AVENUE AND ITS DEVELOPMENT AS A COMMERCIAL CORRIDOR

As noted in the 2005 boundary increase nomination for the Manchester Avenue Commercial District (Forest Park Southeast Historic District (Boundary Increase 2), Manchester Road developed as an early route connecting the western edges of the city of St. Louis

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St. Louis (Independent City), MO

## Narrative Statement of Significance (continued)

and St. Louis County with the central downtown business sector. Manchester Road was developed during the early nineteenth century as a major farm-to-market route for goods transported in and out of the area via the Mississippi River. The section of this route that extends through the district is commonly called "Manchester Avenue." An earlier nomenclature was "New Manchester Road," whereas "Old Manchester Road" is the route immediately south that is currently Vandeventer Avenue. The section of the original Manchester Road that extends into downtown and near the Mississippi River is currently known as Market Street.<sup>1</sup> Manchester Road (including sections of New Manchester and Market Street) was designated as a state highway in 1822. For that reason, many historians refer to the route as Missouri's "first official state road."<sup>2</sup> The route's extension into the western sections of St. Louis County made it an important road and in 1835 funds were provided to extend the route to the state capital, Jefferson City.<sup>3</sup>

St. Louis experienced rapid population growth during the early-to-mid nineteenth century, so much so that by 1852, residents living between the city's limits (near 18<sup>th</sup> Street) and Grand Boulevard formed what was known as a "Second Municipality of St. Louis."<sup>4</sup> As a result, the city expanded its limits in 1855 to encompass 13.4 square miles bordered by Keokuk Street to the south, Grand Avenue to the west, and Bellefontaine Road to the north. The eastern boundary remained as the Mississippi River. New subdivisions and streets were planned, as were new streetcar routes that served residents living in the suburbs and working downtown.<sup>5</sup> In 1859, the city began to grant charters for street railroads that replaced earlier horse-drawn omnibuses.<sup>6</sup> By the mid-1870s, at least ten horse-drawn streetcars operated along railroad tracks throughout the city, including the Missouri Railway Company, Citizens Railway Company, Union Railway, Gravois Railway, Northwestern Railway, Bellefontaine Railway, Lindell Railway, People's Railway, St. Louis Railway, and the Cass Avenue and Fair Grounds Railway.<sup>7</sup> By 1886, steam and electric powered streetcars replaced horses when cable cars and overhead trolleys became popular. As a system, the city's numerous streetcar lines, operated by many agencies and individuals, was quickly found to be inefficient as the lines had been "laid without regard to symmetry," making it necessary for many passengers to travel several different lines to reach their destinations.<sup>8</sup>

By 1899, the city's streetcars had been conglomerated under two major companies: United Railways and the St. Louis and Suburban Railway Company, which eventually was purchased by United Railways.<sup>9</sup> It was this latter company, the Suburban, that first began operating a commercial streetcar along Manchester Avenue in the 1890s. The intention of this route was to link communities such as Maplewood, Webster Groves, and Kirkwood (in St. Louis County) to downtown.<sup>10</sup> The effect that the route had on the Manchester Avenue commercial corridor was significant.

The St. Louis and Suburban was the nation's first electric interurban line. It provided passenger and freight services and from December 5, 1892, postal pick-up and delivery. . . electrification [of the Suburban line] had the usual galvanizing effect on adjacent property with suburban lots within the line's orbit quadrupling in price. Typically, adjacent farmland would be sold by the acre, laid out as a sub-division, filled and graded, roads laid down, culverts constructed and made ready for housing.<sup>11</sup>

In the area of the Forest Park Southeast District, residential development preceded commercial development. City boundaries were expanded once again in 1876 to their current designated borders marked by the River Des Peres to the south, Skinker Road to the west, and former boundaries marked in 1855 at the north (Bellefontaine Road) and east (Mississippi River). The area west of Grand at this time was primarily farmland, as evident on an 1870s Compton and Dry's "bird's eye" view map collection for the city of St. Louis. Although Manchester Avenue and Old Manchester Road are noted on the maps, the Forest Park Southeast District had yet to be developed commercially, populated by churches and large dwellings, farms, and gardens.<sup>12</sup> It appears that, just prior to the streetcar's arrival, the neighborhood's current character began to take shape. This is unique to the district's development and not typical of most streetcar commercial corridors that were formed after the arrival of the streetcar. Although the Suburban line did rapidly expand and contribute to the commerce of the district, prior to its appearance, most of the district's properties served both residential and commercial interests. These earliest businesses were dependent on the residential neighborhoods bordering

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## Narrative Statement of Significance (continued)

Manchester Avenue. The streetcar resulted in exploiting their commercial uses and as a result, made them viable throughout the mid-to-late twentieth century.<sup>13</sup>

### PROPERTIES WITHIN THE DISTRICT'S EXTENDED BOUNDARIES

The 12 buildings within the expanded district boundaries at the eastern and western edges of the Forest Park Southeast Historic District are typical examples of the types of properties constructed in the district during the late nineteenth and early twentieth centuries. As noted, properties within the district catered to both residential and commercial interests. Earlier examples were typically reserved for residential space, although as early as 1892, a few buildings in the district were constructed and specifically designed to house both residents and stores. Of the 12 additional properties listed below, seven were constructed as residences, one as a commercial block, and four as multi-purpose buildings. This includes two residences which later had storefronts added in front of the residential space, one of the features of Manchester Avenue, which still reflects both its residential and commercial character.

The following table provides additional information about the properties, the dates of construction, and their original and later uses. Following the table are individual histories for each of the properties within the expanded district boundaries.

Property Address (Manchester Avenue)	Date of Construction	Original Use	Additional Information
4121-25	1893	Commercial Block	May have also served residential use in 1940s
4127-29	1892*	Commercial and Residential	Used continuously for residential and commercial purposes
4131	1885*	Residential	Used also for commercial purposes by 1915
4133	1885*	Residential	Appears to have always been used residentially
4137	1895	Residential	Appears to have always been used residentially
4139-41	1894	Residential	By mid-twentieth century, used commercially
4143	1892	Residential	By mid-twentieth century, used commercially
4145	1895	Commercial and Residential	Used continuously for commercial and residential purposes
4501-07	1923	Commercial and Residential	Primary use by late twentieth century appears commercial
4509-11	1917	Tenement	At least one resident in 1930s also conducted business
4510	c. 1895*	Residential	In use commercially (probably) by 1901
4512-14	1908	Lodge, commercial, and residential	Although used residentially, this does not appear a prominent function until mid-1950s; Primary use seems to be support of labor unions/lodge

\*Attributed date of construction based on building permits.

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## Narrative Statement of Significance (continued)

### MANCHESTER AVENUE (East End, odd numbers)

**4121-25 J. H. Lubbert and Brothers Building;** 1893, 1922 addition, 1923 garage addition, 1934 and 1937 alterations and additions, 1965 addition; O. Poerter, contractor. **Contributing.**

This one-story commercial block was constructed in 1893 for an estimated cost of \$2,800. The property was originally owned by John H. Lubbert of 4122 Chouteau, and was constructed by contractor O. Poerter of 2610 Chouteau. Lubbert operated a grocery with his brother, Charles E. Lubbert, known as "J.H. Lubbert and Bro." The building at 4121-25 (originally designated as 4123 Manchester) consisted of two stores when first constructed, each measuring 38 x 52 feet. Alterations to the property over the years included a brick addition constructed in 1922, the addition of a brick private garage in 1923, alterations and additions in 1934 and 1937, and a one-story concrete block addition in 1965. The building's exterior storefront was altered in 1974, when the façade was completely covered, but that was recently removed and the brick façade repaired.

By 1908, the property was in use by Leon (aka Leo and Leopold) Neuman (sometimes spelled as "Neumann" in city directories) who worked as a tailor and men's clothier. In 1931-32, Southwestern Oil Corp. occupied a section of the building. From 1930 to 1937, Vincent Barone, owner of a shoe repair shop, also occupied a portion of the building (the section numbered as 4121). By 1938, Barone moved to 4131 Manchester Avenue (noted below). Neuman took over the entire building after Barone's business vacated, with the exception of a tenant in the rear in 1948, Mrs. Kathleen O'Rourke. Over the years, the property has been identified as 4121, 4123, 4125, and 4127 Manchester. Neuman's tailor shop became known as the Leon Uniform Co. by 1952. This business remained in operation in 1975.<sup>14</sup>

**4127-29 Leon's Commercial Building;** 1892 attributed, 1916 alteration; William Daman contractor. **Contributing.**

This two-story brick commercial/residential building is believed to have been constructed during the early 1890s, possibly by William Daman for the National Brewing Company located at 18<sup>th</sup> and Gratiot. City building permits fail to identify street addresses along Manchester prior to 1900; however a two-story building consisting of four adjoining stores and dwellings is noted in 1892 building permits as situated along the "north side of Manchester between Vandeventer and Talmage." If this is the same property, construction costs were estimated as \$5,000 and associated with the Brewing Company. By 1916, the property was owned by J. Leon and the storefront was altered that same year by John Comerford of North 8<sup>th</sup> Street. According to the building permits, J. Leon resided at the property in 1916; however city directories fail to verify this information.

The property was utilized by a number of businesses and residents, many of whom both lived and worked in the building. Charles A. Ziegler, a jeweler, lived and worked at the address from 1918 through the early 1950s. Ziegler's widow, Ellen, remained in 1952 and the jewelry store is listed in the 1955 city directory. By 1960, Ziegler's business and home were vacant. It appears that the space used by Ziegler's business was shared with James Meagher, an optometrist. Meagher also lived in the building and remained at this address until around 1960. Other tenants include a barber shop (Frank O. Riley, 1933-c. 1945), several cleaners (Morris Kean, 1933; Vincent J. Rizzo, 1948; and Peerless Cleaners, 1952-1965), Metropolitan Ice Cream Company (1936), and two confectioners (Edward C. Wiethutcher, 1938-1940 and Theo Thompson, 1944). Residential tenants in addition to Ziegler and Meagher, include George Flaherty (1931), John Campbell (1932), Andreas Anderson (1944), Arthur J. Meagher (1948), Glenn Beardslee (1952), Tom Condis (1955-1965), Chuck's Shoe Repair and Charles Hough (1970—see 4131 Manchester, below), Francis Harding (1965), and Mrs. Lucille Venable (1970). In 1975, the building was occupied by the Ralph McCloud Re-selling Shop, Georgia E. Nell, and Richard Young.<sup>15</sup>

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## Narrative Statement of Significance (continued)

**4131 Residence; 1885 (attributed), 1927 commercial addition. Contributing.**

This two-story brick home was likely constructed in 1885, by Joseph Epstein. Although as many as four Joseph Epsteins are listed in city directories by 1888, none of them are living on Manchester Road. A building permit issued in 1885 lists Joseph Epstein as owning two two-story brick dwellings on Manchester between Kentucky & Talmage. It is assumed that these are the houses located at 4131 and 4133 Manchester Avenue because both properties are very similar in style and appear to have been constructed in the late 1880s. It is likely that Joseph Epstein was a real estate agent. A 1902 publication lists "J.I. Epstein" as such – having established a real estate office at 208 North Eighth Street in 1893 that later moved to 610 Chestnut. Epstein moved to St. Louis from Alabama with his family when he was a child and, was well known in the business community of St. Louis (Kargau, 1902: 138-39). By 1915, the house at 4131 Manchester was used as a business and residence by Robert Dempsey, a plumber/contractor. Dempsey remained in the house through 1933, after which time his widow remained at the property through 1944. Dempsey added the front one-story storefront addition to the building in 1927. The property was also used by Frank Schwarze (real estate agent) from 1932-1934. In 1935, the house/store was occupied by Harry Barnes, who remained as a resident until the early 1960s. In 1936, space was used as a restaurant operated by Laster Clark, prior to gaining Vincent Barone's shoe repair shop in 1938. The Barone shoe repair business remained in the building through the late 1940s. In 1952, the building was also occupied by Joseph P. Moloney, who appears to have been a residential tenant. The shoe repair shop apparently was located in the basement of the building -- at least by 1955 -- and during the 1960s operated as Chuck's Shoe Repair owned by resident Charles Hough (1960-65—see 4127-29 Manchester, above). One additional tenant in the 1960s was Karl Schumacher (1965). The building was vacant in 1970. In 1975, Stanley Forster and Mrs. Dorothy Packineau were occupants of the building.<sup>16</sup>

**4133 Residence; 1885 (attributed). Contributing.**

The early history for the house located at 4133 Manchester Avenue appears to be similar to that of 4131 Manchester Avenue. Both houses are believed to have been constructed by Joseph Epstein in 1885 (as noted above). In 1929, the house was occupied by John Anselm, but prior to that time, residency is not known. By 1930, August Dorlac was also listed as a resident and continued to live at the site until 1935. The 1931 City Directory also lists Ernest E. Warden as a tenant. In 1932, Ira Parrott was living at the house and remained through 1934. Residents in the 1930s are as follows: Mrs. Lucy Wheeler and Garland B. Hunter (1935), Wilbur Moreland (1936-early 1940s), John Reynolds and Theo McCray (1936), and Homer F. Orr (1938-1939). Similar patterns of tenancy continued in the 1940s, at least for 4133a, which appears to be the rear section of the house. Peter Zdellar moved into the house by 1944 and his widow, Mary, remained from 1952-the mid 1960s. Jason Cambron lived in the rear (4133a) from 1938-1955. David L. Ross (1960) and John Newcomb (1965) were also tenants that lived at 4133a. In 1975, the house was occupied by Alpha Webster.<sup>17</sup>

**4137 Residence; 1895; Fred How, architect; Fred E. A. Darr, contractor. Contributing.**

This two-story brick dwelling was constructed in 1895 for owner Albert J. Aiple at a cost of \$2,200. The house was constructed by Fred How (identified as an architect) and Fred E. A. Darr (contractor). Aiple was a real estate and insurance agent with offices at 1015 Old Manchester Road, 4014 Manchester Road, and also at 608 Chestnut "in the center of the real estate district" by 1896 (next to Epstein's real estate office – see building information for 4131 Manchester). At that time, the company was known as Aiple & Hemmelman (Theodore Hemmelman). Aiple and Hemmelman worked for Henry Hiemenz, Jr. – another real estate agent -- prior to opening their own business during the 1890s. Aiple served as president, and Hemmelman worked as company secretary. Both men were well known to St. Louis' business sector and by the early 1900s, were well-established in their business (Kargau, 1902: 135; Lethem: [1894]: 246). Builder "Fred" How is most likely Alfred How, a carpenter located at 4402 Papin. Alfred, Harry, and William How (probably brothers) all worked as carpenters and have been noted as builders/architects for several late-nineteenth-century properties along Manchester Avenue. Fred E.A. Darr, also identified in city directories as a carpenter, resided at 4216 Chouteau Avenue when this property was constructed (see 4143 Manchester, below). It is likely that the house was purchased by Joseph Schuermann, a watchmaker, who resided at the address from 1923 until the early 1950s. In 1955 the house was vacant, but was again

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## Narrative Statement of Significance (continued)

occupied by 1960, at which time Michael J. Breen lived at the address. Breen was still at the address in 1970. In 1975, Mrs. Velma C. Bell lived in the house.<sup>18</sup>

### 4139-41 Fleming, Dr. Albert W. House; 1894; R. Herbiz, contractor. Contributing.

Based on Sanborn Fire Insurance Maps, this property has been identified as 4137 Manchester and 4139 Manchester, the latter address being that by which the property is currently identified. It appears that city directories identified the house as 4139 until the 1960s, when it was renumbered as 4141 Manchester Avenue. The house was constructed for Dr. Albert W. Fleming between 1894 (when the building permit was issued) and 1896 (when Fleming is first noted in city directories as living at this address). Fleming's office was located at 912 Manchester Road. The house was occupied by Ulysses S. Hedley, employed by Pevely Dairy, during the 1920s. Several occupants lived in the house during the 1930s-40s, including John I. Sheppard (1933), Mrs. Catherine Stinnett (1935), Chester Hendricks (1936), and Mrs. Donie Simpson (1936-mid 1940s). Additional tenants include Mrs. Lucy Barnes (1948), Benjamin Tinnell (1952), Anna B. Churin (1952), Juan Garza (1955), Executone Company of St. Louis (1960- early 1970s), Century Tool Company (1965), and Buchanan Machine Shop (1975).<sup>19</sup>

### 4143 Residence; 1892. Contributing.

This one-story brick dwelling was constructed in 1892 for a real estate agent, Elias P. Christophel, whose office was situated at 1300 Old Manchester Road. It is assumed that Christophel had the house built and sold it shortly afterward. In 1924, John Roberts was living in the house and had a brick garage constructed for the home that same year. Roberts operated Roberts Auto Company with Edward Hafner, located at 4104 Manchester Avenue, where Roberts had resided in 1920. Holland Hines lived in the house in 1930. The following year, the home was vacant. In 1932, Nicholaus Rodes lived in the home, which was again vacant in 1933. By 1935, the house was occupied by Albert A. Singleton, who remained until around 1937. The house, which again was vacant in the late 1930s, was occupied by George L. Carroll by 1940. In 1944, Orville Simpson was living at the address and continued to do so throughout the 1940s. Carl Giets was living in the house in 1948 (along with Simpson). By 1952, the house was used by Executone Company of St. Louis (which moved to 4139 Manchester Avenue around 1960); while residential tenants included Mrs. Ruby Craig (basement) and Leroy Smith (rear). George Varner lived in the basement in 1955. By 1960, it appears that the property was vacant, at least temporarily. In 1965, Jesse Hurt occupied the property. In 1970-75, Ray Reynolds lived in the building.<sup>20</sup>

### 4145 Fred E. A. Darr Commercial Building; 1895, 1910 storefront conversion; Fred E. A. Darr, contractor. Contributing.

This property is a two-story brick dwelling and store owned and constructed by Frederick E.A. Darr in 1895 for \$2,500. It appears that the property was originally constructed as a dwelling and by 1910 had been altered (by Darr) for additional use as a store. City directories list Frederick E.A. Darr as a carpenter living at 4222 Manchester Road in 1892. In 1894, Fred E.A. Darr is listed as residing at 4216 Chouteau. It is likely that Darr constructed and rented or sold the property, as in 1898 he still resided on Chouteau Avenue and in 1910 at 2820 Accomac.

In 1930, the house was occupied by two tenants (front and back), Marvin L. Ament and Mrs. Amy Duckworth, neither of whom are at this address in the 1929 city directory. Three tenants are listed in 1931, including Mrs. Duckworth, Lyle Johnson, and Fred DeGrosso. In 1932, the property was vacant. A printing company operated in the front part of the property in 1933, while the rear remained in residency by John F. Madigan and Mrs. Martha Bayle. By 1935, another business occupied the front, Lancaster Furnace and Sheet Metal Co. (Madigan still lived in the building at this time) and another tenant, Howard Stevenson, lived in the rear. A grocery occupied the front part of the building by 1938, operated through 1944 by Ralph Benson, who also lived in the building. The property still held a grocery in 1948; however the owner at that time was Mayer Weinman. Additional tenants in the 1930s-40s include Edward Hart (1936), Ernest Schulte (1936-1939), Mrs. Ida Benson (1944), and Paul Coleman (1948- mid-1950s). By 1952, there was no business in the front portion; but two tenants, George O. Caldwell and Coleman (noted previously). By 1955, the property was again occupied by a

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Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

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St. Louis (Independent City), MO

**Narrative Statement of Significance (continued)**

business – a printing company – and a resident, Donald H. Druck. Iris Photography Studio occupied the property in 1960, remaining through 1975 as did Joe S. Brown (rear). One other tenant at that time was Adrian Moutray (1965-75).<sup>21</sup>

**MANCHESTER AVENUE (West End, odd numbers)**

**4501-07 Hoefer Commercial Block; 1923; S. O. Schumacher, architect; Huger and Bueckeber, contractor. Contributing.**

The property at 4501-07 is a two-story brick store and dwelling constructed in 1923 for John and Rosina Hoefer (living at that time at 4547 Clayton Road). Building records list Huger & Bueckeber as the contractor and S.O. Schumacher as the architect. The property was in use as early as 1924 by Manchester Drug Co., which was associated with Clarence Wolf who lived in the building until 1936. Early physicians with offices in the building include Meade Button (1931) and Samuel J. Freund (1932-33). Another early tenant was Gounis Brothers Restaurant, owned and operated by Stephen and Percy Gounis. Prior to this location, the restaurant appears to have been in operation at 5910 Delmar. The Gounis Bros. restaurant was no longer at the site by 1930. The drug store appears to have remained in the building, although after 1935 was known as Canello Drugs (1936) and Mazar Drugs (1938-early 1950s). By 1955, the drug store was known as "Modern Drug Store," and this business remained in the building in 1975. Operators of the drug store after Wolf also appear to be residents and include Michael Canello (1936-39) and Stephen and Constantine Mazar (1938-1955). Modern Drugs appears to be associated with the Mazars, probably Constantine. Physicians that had offices in the building include Louis M. Webb (1936-1955) and George Zillgitt (1952-1970). An early grocery store, Ratz & Ryan, operated from 1926 to 1933. Businesses that failed to remain for extended periods of time include John Dansky Auto Supplies (1932), J.Z. Tire & Auto Supply (1933), Thomas McEwing Brick Co. (1933), and Conoco Oil Company (store room - 1938). More successful businesses include Morris Novelty Co. (1935-1944), H&L Manufacturing Co., novelties (1939-early 1940s), Ideal Plumbing & Heating Co. (1939 - early 1940s), and Acme Janitor Equipment Co. (1952 - late 1960s). Ruth C. Sign Co. occupied the property in 1970, followed by Hubbartt Sign Co. in 1975. Additional residents in 1975 included B.L. Pearson, Joe Savatianos Insurance, and Lunar Tool & Molding Company.<sup>22</sup>

**4509-11 Uthoff Four Family Flat; 1917; Fred Kircher, Jr., architect and contractor. Contributing.**

This two-story brick tenement was constructed in 1917 for H.C. Uthoff, a brick layer and contractor who lived and worked on Norfolk Avenue. The architect and contractor listed in building permits and the *St. Louis Daily Record* was Fred Kircher, Jr. of 5066 Wells Avenue. The original construction data makes note of terra cotta cornices and an estimated cost of construction as \$6,200. City Directories note residents back to 1928, at which time the building's tenants included Louis Clifton, a switchman, and Bernard J. Strubinger, who operated a barber shop at 4515 Manchester Avenue. By 1930, also living in the building were Mrs. Kate Abraham and Risa Gounis, likely associated with the Gounis Bros. Restaurant at 4505 Manchester Avenue. Strubinger remained in the building through 1933. It appears that Mrs. Abraham moved to another unit in the building, but did remain through 1932. Also in the building in 1932 were William E. Goss and Wesley Giles; Clifton and Gounis were not residing at the address by 1932. Tenancy changed somewhat again in 1933, when tenants listed were Charles Hoerner, Goss, and Herman Abrahams. Mr. Abrahams appears to have been one of the building's longest tenants, residing there (although in different sections of the building) through 1970. In 1935, residents included Edward I. Gaessling, Joseph Friedman, and William Sapp. Gaessling and Friedman were gone by 1936, but Sapp remained a tenant through 1940 and also appears to have had his business address here – Manchester Roofing Company. In 1936, Louis Bockoff was living in the building and remained through 1948. Additional tenants throughout the 1930s-40s include Dale Riley (1936), George Windecker (1938), Walter Stromberg (1939-40), and George L. Gavisk (1944-48). Two tenants by the name of Herman Abrahams were living in the building during the early-to-mid 1950s: Herman "D" and Herman "T" – although the men lived in different apartments (4509a and 4511a), possibly a father and son. Tenancy for the other apartments continued to change frequently throughout the 1960s-70s, with the exception of Herman T. Abrahams (1933-75).

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# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 8 Page 17

St. Louis (Independent City), MO

## Narrative Statement of Significance (continued)

### MANCHESTER AVENUE (West End, even numbers) 4500-08 Parking Lot

**4510 Schneider, Engelbert Residence and Store;** 1895 ca., attributed; 1901 alteration; Anton Wind, contractor on 1901 alteration. **Contributing.**

The property at 4510 Manchester Avenue was constructed as a dwelling, although the original ownership and date of construction are not known (estimated 1890s). In 1901, an addition was made to the property by owner Engelbert Schneider. The contractor for that alteration, estimated at \$2,000, was Anton Wind of 1026 N. 14<sup>th</sup> Street. It was probably around this time that the property began to also be used as a store. In 1928, the building was occupied by Otto Schlosser as a residence and billiards hall. An additional resident, Raymond E. Ward, moved into the building by 1929. Yet another tenant was living in the building by 1930, Bess E. Taylor. Keystone Sales Company, noted as "premium goods" and "stationary manufacturer" had a business in the building from 1931-33. The property was primarily vacant during years 1935-36, with Fred J. Redding noted as the only resident, living in the rear in 1933-35. Residents in 1938 are noted as Frank J. Klein, liquors (through 1939) and Clem T. Bodern, electrician (through 1940). In 1940, Harvey Wright (appears to be a new bar tenant, replacing Klein) and Louis Etienne, contractor, were also using the building. Tenants in 1944 included Thomas Hamilton and Harry Reisliter. Reisliter occupied the building through 1952 and his widow, Luella, remained through 1955. In 1948, Joe Bastian Plumbing Co. was in the building. Bastian remained as a tenant in 1975. Additional tenants in the 1960s-70s include Melvin C. Cox (1960), Shirley Weisenberger (1965), and Gary Harbison (1975).<sup>23</sup>

**4512-14 Forest Park Hall;** 1908; Louis Hormann and Co., architect; Vogel and Reichert, contractor. **Contributing.**

This three-story brick building was constructed in 1908 as a lodge, commercial property, and residential flats. The owner at the time of construction was E. Schneider. Construction is attributed to Louis Hormann & Co. of 821 Chestnut (architect) and Vogel & Reichert of 2110 Bellevue (contractors). The property's association as a lodge was identified as that formerly located at 6845 Bruno Avenue. By 1910, the Independent Order of Odd Fellows held weekly meetings at the lodge on Manchester and, for a short period of time, both Manchester and Bruno Avenues were provided as addresses for the lodge (1908-1910). Early occupants include [Louis] Hirschboeck & [Fred] Kauten Grocery, which occupied the building from 1922 through the mid-1940s. Hirschboeck lived at 4538 Manchester Avenue and his partner, Fred M. Kauten, lived on Gravois Avenue. Several labor-related affiliations occupied the building, including the Shoe Workers Protective Union (1930-1950s), Sheet Metal Workers Local No. 36 (1930), Iron Workers Local Union No. 396 and Bridge Structural & Ornamental Iron Workers & Machinery Workers Local (1936-1939), Gas & By-Products Coke Workers Union Local No. 12006 (1940), and Furnace Finishers Union Local No. 980 (1955). In 1938, a printer was also in the building, Willard F. Smith (1938-1944).

The building's designation as Forest Park Hall continued through the 1940s. In 1952, the property was identified as the Skaggs Building; in 1955 as the Tremper Building and by 1960 as Watkins Building at which time eight apartments are noted in city directories. A tavern was situated in the building by the late 1940s, as was a café/diner that remained through 1970 under different names, including Bell Hop Café, Boone's Restaurant, Lou & Art's Diner, and Sky Diner. It appears that the building's most consistent use was that as a lodge hall and residential property, the latter of which was still its use in 1975. Very limited tenancy was noted in city directories for Biltmore Moving Storage (1948), Joe F. Lubeley (1944), and H. Clair McGinnis – lawyer (1948). Probably because of its three-story height, it appears that the building was also a popular site for advertising signs, particularly those related to beer and soda conglomerates. A coin operated laundry/dry cleaners was situated in the building by the early 1960s. Apparently there was a fire in the building in 1968, at which time repairs were estimated at \$800.<sup>24</sup>

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number 8 Page 18

St. Louis (Independent City), MO

### Narrative Statement of Significance (continued)

#### CONCLUSION

As noted in the Forest Park Southeast Boundary Extension of 2005, the area of the Forest Park Southeast District that borders Manchester Avenue was established as a center of local commerce prior to the streetcar's arrival in the 1890s. The streetcar's popularity and growth, particularly during the 1920s, brought extensive growth to the area and made it one of the city's primary commercial corridors. During the 1940s-50s, interests in such commercial areas began to wane. The automobile's popularity and affordability made it the primary mode of transportation. Commercial strips such as that along Manchester Avenue failed to provide adequate parking for customers who were well able to travel anywhere they desired to shop, work, and live. Suburban development outside of the city's limits spurred the development of large commercial shopping centers and large parking lots. The commercial strip of Manchester Avenue within the Forest Park Southeast Historic District clearly illustrates these changes. The first buildings along Manchester were residential, some of which were later converted or modified for commercial use. Commercial development dominated after the arrival of the streetcar and by the late twentieth century many buildings began to be used for other purposes, and others were abandoned or as noted outside of the district, in particular, were demolished. In recent years, the area has begun to become recognized once again as an up and coming neighborhood centering on residential and commercial uses. The district's neighborhood is a member of the National Main Street Center Program and its revitalization has uncovered buildings that continue to be repaired and restored, featuring once again their historic facades and in use for viable commercial interests. The buildings submitted as part of the extended boundaries at the edges of the district's borders illustrate the area's heyday, as well as its renewed vitality as neighborhood featuring many unique homes, restaurants, shops, and offices, including those within the expanded district boundaries.

#### END NOTES

<sup>1</sup> City of St. Louis, Website: History & Heritage, "A History of St. Louis,"(Access Date: 10 April 2006).

<sup>2</sup> Baxter, Karen Bode, Ruth Nichols, Timothy P. Maloney, Mandy K. Ford, and Jon Kardon, "National Register of Historic Places, Registration Form – Forest Park Southeast Historic District (Boundary Increase)," (15 April 2005): Section 8, 22.

<sup>3</sup> Ibid.

<sup>4</sup> City of St. Louis, Website: History & Heritage, "A History of St. Louis,"(Access Date: 10 April 2006).

<sup>5</sup> Ibid.

<sup>6</sup> H. R. Wamsley, (ed.), *The State of Missouri, Its Story, Chronology, Government, Climate, Ecology, Geology, Physiography*, (Kansas City, MO: Lewis Publishing Company: 1932), 438.

<sup>7</sup> Reavis, L.U., *Saint Louis: The Future Great City of the World*, (St. Louis: C.R. Barns, 1876), 154.

<sup>8</sup> Ibid.

<sup>9</sup> Walmsley, 439.

<sup>10</sup> Andrew Young, *Streets and Streetcars of St. Louis – A Sentimental Journey*, (St. Louis: Archway Publishing, 2002), 104.

<sup>11</sup> Andrew Young, *The St. Louis Streetcar Story: Interurban Special 108*, (Glendale, CA: Interurban Press, 1987), 55.

<sup>12</sup> City of St. Louis, Website: History & Heritage, "A History of St. Louis,"(Access Date: 10 April 2006); Camille N. Dry, (edited by R. J. Compton) *Pictorial St. Louis, A Topographical Survey Drawn in Perspective, 1875*, (St. Louis: Compton and Dry, 1876), Plates 89, 90, 92, 98, 99.

<sup>13</sup> Baxter, et al, Section 8, 24.

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National Park Service

# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

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St. Louis (Independent City), MO

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**Narrative Statement of Significance (continued)**

<sup>14</sup> City of St. Louis, Comptroller's Office. Building Permits for City Blocks 5114, 5045, and 5047 (Years: 1885-1975). Available on microfilm at City Hall, St. Louis; *St. Louis Daily Record* 16 May, 1893; Gould (Polk). *St. Louis City Directory*. St. Louis: Gould Directory Co. (1800s-1910s); Polk-Gould Directory Co. (1920s-60s); Taylor, MI: R.L. Polk Co. (1970s). Available on microfilm at St. Louis Public Library, History & Genealogy Division, St. Louis, MO: 1892-1975.

<sup>15</sup> Ibid; *St. Louis Daily Record*, 22 June, 1892.

<sup>16</sup> Ibid; *St. Louis Daily Record*, 2 February 1927.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid; *St. Louis Daily Record*, 12 March 1895.

<sup>19</sup> Ibid; *St. Louis Daily Record*, 15 May, 1894.

<sup>20</sup> Ibid; *St. Louis Daily Record*, 17 May, 1892; *St. Louis Daily Record*, 15 January, 1924.

<sup>21</sup> Ibid; *St. Louis Daily Record*, 8 August, 1895; *St. Louis Daily Record*, 18 October, 1895.

<sup>22</sup> Ibid; *St. Louis Daily Record*, 18 August, 1893.

<sup>23</sup> Ibid; *St. Louis Daily Record*, April 8, 1901; *St. Louis Daily Record*, March 17, 1950.

<sup>24</sup> Ibid; *St. Louis Daily Record*, 2 May, 1908; 18 September, 1935.

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# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

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St. Louis (Independent City), MO

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- Walmsley, H.R. (ed). *The State of Missouri, Its Story, Chronology, Government, Climate, Ecology, Geology, Physiography*. [Kansas City, MO: Lewis Publishing Company], 1932.
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\_\_\_\_\_. *The St. Louis Streetcar Story. Interurbans Special 108*. Glendale, CA: Interurban Press, 1987.

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

# **National Register of Historic Places**

## **Continuation Sheet**

Section number   10   Page   21   **Forest Park Southeast Historic District (Boundary Increase 2)**  
**St. Louis (Independent City), MO**

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### **Verbal Boundary Description**

The Forest Park Southeast Historic District (Boundary Increase 2) encompasses the north side of the 4100 Block of Manchester and the south side of the 4500 Block of Manchester extending from the curb to the rear of the lots on the block.

### **Boundary Justification**

These boundaries incorporate all of the property that has been historically associated with this neighborhood commercial district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Add'l Page 22 Forest Park Southeast Historic District (Boundary Increase 2)  
St. Louis (Independent City), MO

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## Photo Log

Photographer: Sheila Findall

March 2006

Negatives with photographer: Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

Photo #1: 4145 to 4121 Manchester Avenue (Boundary Increase 2, east section) looking north northeast from a position west of intersection with Talmage

Photo #2: 4145 and 4143 Manchester looking north northwest

Photo #3: 4139-4127 Manchester looking north northeast near intersection with Talmage

Photo #4: 4131-4121 Manchester looking north northeast from intersection with Talmage

Photo #5: 4501-4511 Manchester looking northwest from intersection with Taylor

Photo #6: 4514-4510 Manchester looking southwest from a position near Cadet Ave.

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National Park Service

# National Register of Historic Places Continuation Sheet

Forest Park Southeast Historic District (Boundary Increase 2)

Section number \_\_\_\_\_ Add'l Page 23

St. Louis (Independent City), MO

**Property Owners:****4121-25 and 4127-29 Manchester Avenue (two buildings):**

Loni Properties Co.  
900 S. Vandeventer Avenue  
St. Louis, MO 63110

**4131 Manchester Avenue**

James Miller  
4131 Manchester Avenue  
St. Louis, MO 63110

**4133 Manchester Avenue**

Altha and Barbara L. Webster  
4133 Manchester Avenue  
St. Louis, MO 63110

**4137 Manchester Avenue**

Patricia F. Dennis  
4169 McPherson  
St. Louis, MO 63108

**4139-41 Manchester Avenue**

Bonita Stevens  
4139-41 Manchester Avenue  
St. Louis, MO 63110

**4143 Manchester Avenue**

Elaine Grant  
4143 Manchester Avenue  
St. Louis, MO 63110

**4145, 4501-07 and 4510 Manchester Avenue (three buildings)**

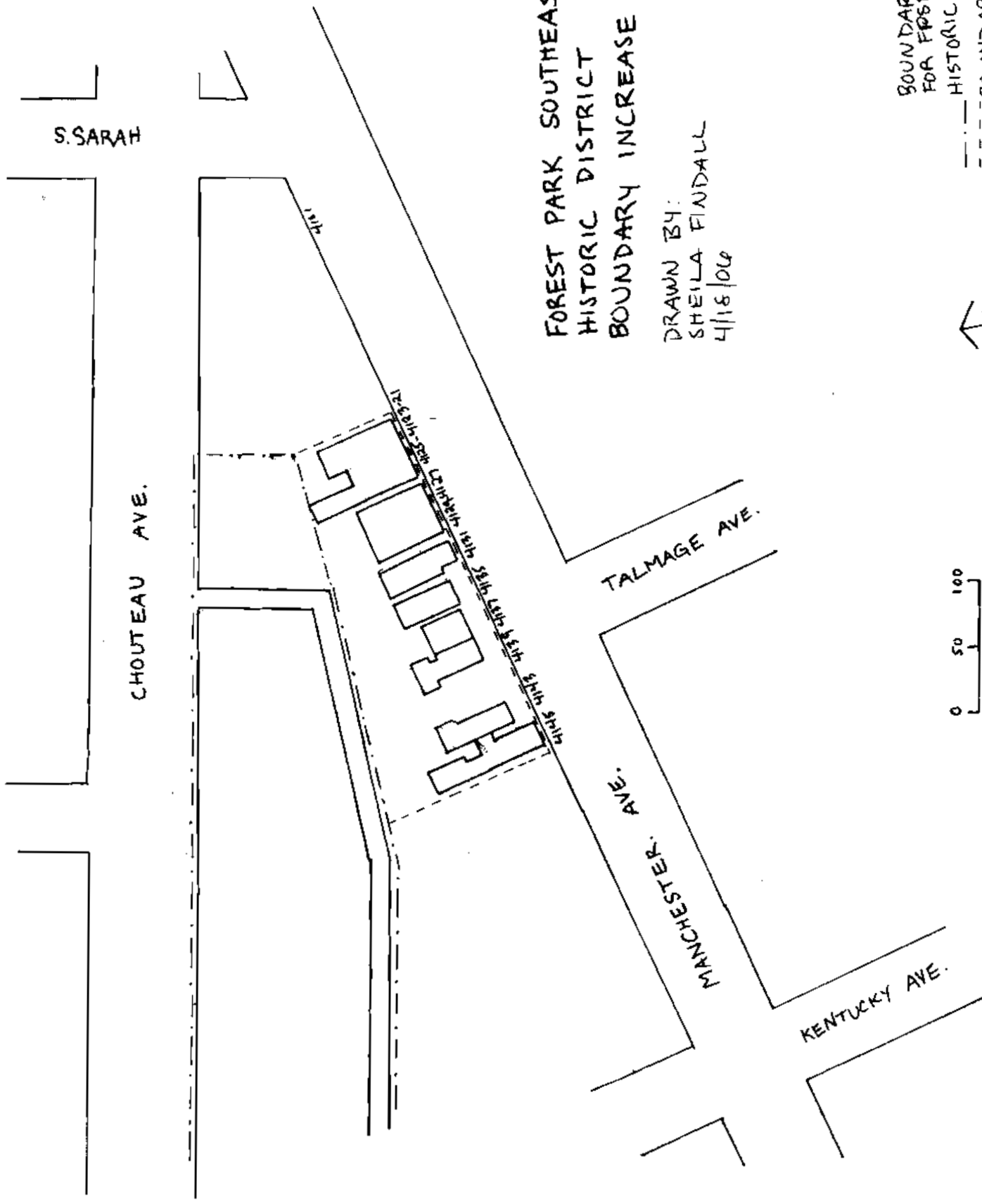
Forest Park Southeast Restoration LLC  
3701 Lindell Boulevard  
St. Louis, MO 63108

**4509-11 Manchester Avenue**

M.A. Aliakbari  
9723 Mueck Terrace  
St. Louis, MO 63119

**4512-14 Manchester Avenue**

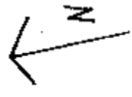
Catch a Falling Star Inc.  
5453 Lindenwood Avenue  
St. Louis, MO 63109



FOREST PARK SOUTHEAST  
 HISTORIC DISTRICT  
 BOUNDARY INCREASE No. 2

DRAWN BY:  
 SHEILA FINDALL  
 4/18/06

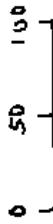
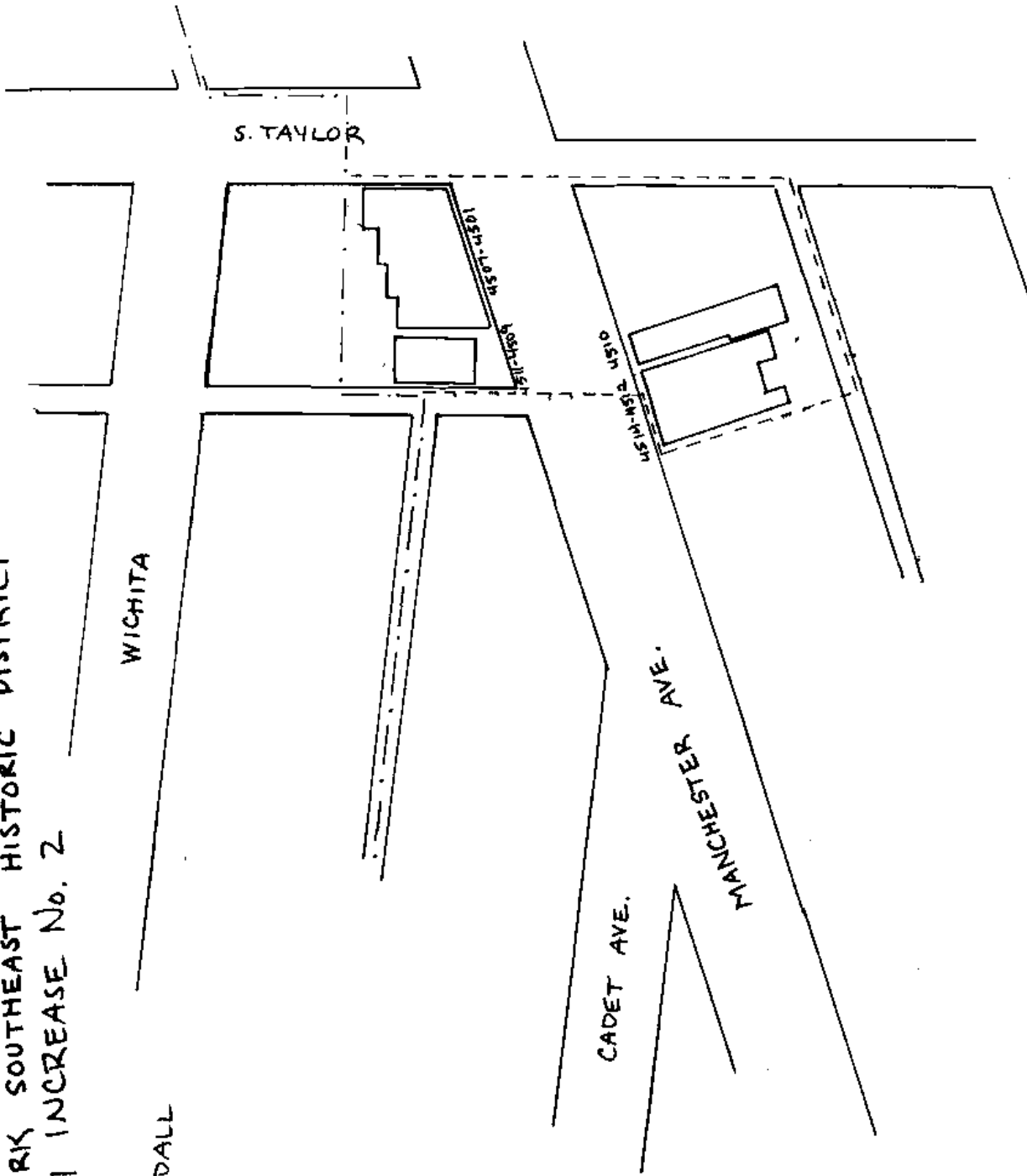
BOUNDARY FOR FPSE HISTORIC DISTRICT  
 BOUNDARY INCREASE No. 2 FOR FPSE HISTORIC DISTRICT



0 50 100  
 APPROX. SCALE OF FEET

FOREST PARK SOUTHEAST HISTORIC DISTRICT  
BOUNDARY INCREASE No. 2

DRAWN BY:  
SHEILA FINDALL  
4/18/06



APPROX. SCALE  
OF FEET

--- BOUNDARY FOR FPSE HISTORIC DISTRICT  
-.- BOUNDARY INCREASE No. 2 FOR  
FPSE HISTORIC DISTRICT



Forest Park Southeast  
Historic District  
(Boundary Increase 1)  
St. Louis (Independent)  
UTM Reference:  
A: 15/738370/42786

Forest Park Southeast  
Historic District  
(Boundary Increase 2)  
St. Louis (Independent)  
UTM Reference:  
B: 15/738260/42786

38°37'30"

17°30' 736

1 MILE



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
○ Interstate Route	○ U. S. Route
	○ State Route

CLAYTON, MO.  
38090-F3-TF-024

1954  
REVISED 1993  
DMA 7961 III NE-SERIES V879



Revisions shown in purple compiled from aerial photographs taken 1988-90 and other sources. This information not field checked. Map edited 1993. Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours. Purple tint indicates extension of urban areas.



Forest Park Southeast Historic District (Boundary Increased)  
St. Louis (Independent City), Mo.  
Photo # 7



Forrest Park Southeast Historic District (Boundary)  
St. Louis (Independent City), MO. Increase 2  
Photo # 5



Forest Park Southeast Historic District (Boundary Increase)  
St. Louis (Independent City), MO.  
Photo #4



Forest Park Southeast Historic District (Boundary Increase 2)  
St. Louis (Independent City), Mo.  
Photo # 3



Forest Park Southeast Historic District (Boundary Increase)  
St. Louis (Independent City), Mo.  
Photo # 2



Forest Park Southeast Historic District (Boundary)  
St. Louis (Independent City), MO. Increase 20  
Photo # 6

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Section number \_\_\_\_\_ Page \_\_\_\_\_

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 05000612

Date of Listing: June 17, 2005

Property Name: Forest Park Southeast Historic District (Boundary Increase)

County: St. Louis (Independent City)

State: Missouri

none  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for Daniel J. Vira*  
\_\_\_\_\_  
Signature of the Keeper

February 13, 2006  
Date of Action

-----  
Amended Items in Nomination:

The Moritz Kuchenbrack Building at 4200-4202 Manchester Avenue is hereby changed to a contributing resource, to reflect the fact that it retains integrity from the period of significance and contributes to the commercial significance of the district under Criterion A. With this change, the resource count for the district (Section 5 of the registration form) is changed to 51 contributing and 6 noncontributing buildings, for a total of 51 contributing and 6 noncontributing resources.

[This change was made in consultation with and approved by the National Register staff of the Missouri State Historic Preservation Office.]

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The Missouri State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

**National Register property file  
Nominating Authority (without nomination attachment)**