

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Holly Place Historic District
other names/site number N/A

2. Location

street & number 4500 Block of Holly Place [n/a] not for publication
city or town St. Louis [n/a] vicinity
state Missouri code MO county St. Louis code 510 zip code 63115

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

May 31, 2007

Signature of certifying official/Title Mark A. Miles / Deputy SHPO 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

Signature of the Keeper Date of Action

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 [].

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)	53	7	
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district			building
<input type="checkbox"/> public-state	<input type="checkbox"/> site			sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure			structures
	<input type="checkbox"/> object			objects
		53	7	total

Name of related multiple property listing.
 N/A

Number of contributing resources previously listed in the National Register. 0

6. Function or Use

Historic Function

DOMESTIC/single dwelling

Current Functions

DOMESTIC/single dwelling

7. Description

Architectural Classification

Late 19th & Early 20th Century Revivals
Craftsman
Tudor Revival
Classical Revival
Colonial Revival
Renaissance Revival

see continuation sheet [].

Materials

foundation stone
concrete
brick
 walls stone
brick
 roof composite
asphalt
slate
 other _____

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Periods of Significance

1906-1926

Significant Dates

N/A

Significant Person(s)

Gundlach, John

Cultural Affiliation

N/A

Architect/Builder

Nolte, Edward F.
Bradshaw, Preston J.
Burgdorf, Herman J.
Lee, Thomas C.

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: Landmarks Assoc. of St. Louis

USDI/NPS NRHP Registration Form
Holly Place Historic District
St. Louis [Independent City], MO

10. Geographical Data

Acreage of Property 5.78 acres

UTM References

A. Zone 15 Easting 741260 Northing 4284700 B. Zone 15 Easting 741480 Northing 4284870

C. Zone 15 Easting 741330 Northing 4284610 D. Zone 15 Easting 741540 Northing 4284780

[] 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 Carolyn Toft/Executive Director (Sect. 8); Michael Allen/Researcher and Tom Duda/Intern (Sect. 7)

organization Landmarks Association of St. Louis date November 14, 2006

street & number 917 Locust Street, 7th floor telephone 314-421-6474

city or town St. Louis state MO zip code 63101

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 _____

street & number _____ Telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

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

Summary

The Holly Place Historic District, located approximately five miles northwest of downtown St. Louis, consists of one block of single-family houses built between 1906 and 1926 as part of a planned three-block subdivision. Thirty-four homes face this block of Holly Place, and all are contributing resources. Nineteen outbuildings, mostly garages, are also counted as contributing resources. Seven outbuildings are considered non-contributing. The streetscape on this block presents great historic character through unified setback, scale and building materials. Surrounding blocks exhibit similar architectural styles and characteristics, with consistent integrity of historic character; however, through deed restrictions, only this block of Holly has solely single-family residences on 40-foot-wide lots. All homes are of masonry construction. There is also a noticeable consistency of building height; heights range from one to 2.5 stories, with most homes 2.5 stories tall. Stylistically, Craftsman and Tudor Revival homes are most prevalent; there are also houses in the Renaissance, Colonial and Classical revival styles as well as single examples of the Queen Anne and Italianate styles. Many of the houses are in the American Foursquare folk style while having other stylistic traits under which they could be categorized; here we categorize them as Late 19th & early 20th Century Revival. The American Foursquare house has a two-story rectangular body and half-story under an overhanging, low-pitched hipped roof.

In addition to the prevalence of the American Foursquare form, the houses share several architectural tendencies. Most of the houses date to before 1915, and utilize common materials of that period. White limestone is used for foundations, steps, lintels, sills and other elements. Hard red and brown face bricks abound, as does vitreous decorative brick with green and white glazes. Clay roofing tiles are evident on a few of the Craftsman homes. Polished red granite is also common to all of the Holly Place houses. Common formal elements include half-timbering and second floor window bays. Most houses here have hipped roofs, with front-gabled and side-gambrel roofs also represented in small numbers. Owners have altered some of the homes over the years, mostly through installation of replacement windows. Some original garages have been demolished. However, the homes generally have avoided major alteration and the streetscape strongly maintains its historic appearance. The Holly Place Historic District retains integrity of location, design, setting, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

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

CB 3552

4500 Holly Place

Photograph #7

1914, single-family dwelling
Otto J. Boemer, architect
F. Menke, builder
Craftsman

This Craftsman-style home features a front porch that stretches the entire width of the primary elevation; limestone steps on its western half allow access to the covered entryway. Brick pillars (with a limestone balustrade between them) support a cross-gabled roof with decorative half-timbering on the pediment. A wood oriel window projects from the west elevation above a side door, which provides access to the basement from the sidewalk along Rosalie. The monumental front gable features half-timbering on the pediment, while the slate roof has a tile crest. Windows on the primary elevation are distinctive, featuring transoms framed by wood beams and limestone sills. The house has a footprint of 27 by 39 feet and is two stories tall.

Built in 1918, the brick garage has a concrete foundation and front gable roof.
(2 contributing)

4504 Holly Place

Photograph #7

1925, single-family dwelling
Herman Schmidt, architect and builder
Craftsman

This home features a front gable with eaves brackets and a gabled front entry porch with brick pillars and limestone steps. Membrification enlivens the porch's gable. Windows on the primary façade are double-hung and have limestone sills. The house has a footprint of 28 by 34 feet and is 2.5 stories tall.

The brick garage is non-contributing.
(1 contributing, 1 non-contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

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

4508 Holly Place

Photograph #7

1908, single-family dwelling
W.E. Jones, architect and builder
Craftsman

This home features both Craftsman and Classical Revival-style elements. A brick porch with a decorated wood pediment fills the westernmost bay on the two-bay primary brick elevation. The hipped slate roof features a centered dormer with vertical wood members that ornament the gable. Three enormous eaves brackets have even spacing across the primary façade, while smaller brackets are on the porch. All of this home's double-hung windows feature stone sills. The house has a footprint of 25 by 34 feet and is 2.5 stories tall.

The garage has aluminum siding and a front gable roof; it is non-contributing.
(1 contributing, 1 non-contributing)

4512 Holly Place

Photograph #6

1908, single-family dwelling
Ernest C. Klipstein, architect
Peter Schneider, builder
Late 19th & Early 20th Century Revivals

Brick pillars with plain limestone capitals support a hipped roof over a porch, which fills the easternmost bay of this two-story brick home with limestone foundation. The only other features of note on this unornamented home are double-hung windows with soldier courses and limestone sills and a small dormer that projects from the hipped roof. The house has a footprint 30 by 38 feet and is two stories tall.

The brick garage, built in 1918, has a concrete foundation, a flat roof and original wood sliding door; side parapets have terra cotta coping.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

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

4520 Holly Place

Photograph #6

1906, single-family dwelling
Edward Nolte, architect
F. W. Eidman, builder
Late 19th & Early 20th Century Revivals

A small front porch fills the easternmost bay of this red brick home with concrete foundation. Brick pillars support the porch's hipped roof and dentillated cornice. Heavy eaves brackets decorate the hipped roofline, while brick quoins accent either side of the primary elevation. All windows on the home are double-hung and feature limestone sills. The bay window above the porch is non-original. The house has a footprint of 25 by 36 feet and is 2.5 stories tall. The house follows the American Foursquare form.

The concrete block garage with flat roof is non-contributing.
(1 contributing, 1 non-contributing)

4522 Holly Place

Photograph #5

1906, single-family dwelling
Edward Nolte, architect
F. W. Eidman, builder
Tudor Revival

This home features a porch that fills the easternmost bay. Brick pillars with Corinthian capitals and wooden dentils ornament the hipped roof porch. Other features of interest include Tudor membrification on the centered dormer's gable, a limestone sill course on the second level and a stone water table. Darker headers give the red brick façade a variegated appearance, while soldier arches are above double-hung windows on the first floor. The house has a footprint of 25 by 36 feet and is 2.5 stories tall.

Built in 1910, the brick garage with concrete foundation and flat roof has terra cotta coped side parapets.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

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

4526 Holly Place

Photograph #5

1907, single-family dwelling
E. Benjamin, architect
W.A. Reed, builder
Late 19th & Early 20th Century Revivals

A front porch fills the easternmost bay on this two-and-a-half-story red brick residence with limestone foundation. A bay window on the second floor projects above the porch, while its spandrel attaches to the porch's hipped roof. The porch features a dentillated cornice, brick pillars and limestone steps. Devoid of ornamentation with the exception of half-timbering on the gabled center dormer with paired double-hung windows, the home features limestone windowsills and a stone water table. The house has a footprint of 29 by 34 feet and is 2.5 stories tall. The house follows the American Foursquare form.
(1 contributing)

4530 Holly Place

Photograph #5

1909, single-family dwelling
Jacob Althaus, architect and builder
Tudor Revival

This idiosyncratic residence features a gabled two-story bay supported by heavy brackets over the centered main entrance; above the roofline, this feature becomes a dormer that projects from the home's hipped roof. Half-timbering and other decorative woodwork define the home as having Tudor-style elements. Polished red granite steps ascend to a stone porch that features rectangular balusters; these harmonize with the front door's stone surrounds. First floor windows are double-hung and feature three mullions that divide them into a four-over-one light pattern. Ornamented limestone sills contrast with the home's red brickwork, while skewbacks and keystones accent first floor windows. The house has a footprint of 29 by 38 feet and is 2.5 stories tall.

The two frame garages (c. 1910) have concrete foundations and flat roofs.
(3 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

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

4536 Holly Place

Photograph #4

1911, single-family dwelling
Thomas C. Lee, architect
William Ferris, builder
Classical Revival

Highly ornamented, this Classical Revival-style home features a porch that fills the westernmost bay on the primary façade. Brick pillars with limestone capitals support a gabled roof, which has a dentillated cornice with modillions and wreath and ribbon carvings on the pediment. Above this gable, a bay window projects from the second floor. The house features a block modillion cornice that wraps around all four elevations, which supports the hipped roof's flared eaves. Two round-head dormer windows on the front feature stained glass on their upper arched lights. Other important features to note include the home's red granite foundation and polished granite steps. The house has a footprint of 36 by 39 feet and is 2.5 stories tall.

(1 contributing)

4540 Holly Place

Photograph #4

1912, single-family dwelling
E. Steidmann, architect
J.P. Reicher & Son, builder
Italianate

This two-and-a-half-story red brick and limestone home features extensive Italianate ornamentation. Dentillated cornices run below the hipped roofline and along a centered dormer with two double-hung windows. On the second floor, three arched double-hung windows punctuate the wall above the porch. A classical limestone arch supported by round stone columns with plain capitals serves as a gateway to the home. Stone balusters and limestone steps harmonize with the rusticated limestone foundation on the primary elevation. The house has a footprint of 31 by 36 feet and is 2.5 stories tall.

The brick garage (c. 1915) has a flat roof and concrete foundation.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

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

4546 Holly Place

Photograph #3

1907, single-family dwelling
Fred B. Stumpe, architect and builder
Tudor Revival

A front porch stretches the entire width of this home, featuring a limestone base, brick pillars and a gable roof with Tudor-style membrification. Soldier arches and segmental arches ornament the brickwork above double-hung windows, while a bay window projects from the westernmost bay on the second floor above the gabled porch roof. The main entry door features sidelights and a stained-glass transom. The house has a footprint of 26 by 40 feet and is 2.5 stories tall.

Built in 1926, the brick garage has a flat roof, concrete foundation and side parapets with terra cotta coping.
(2 contributing)

4550 Holly Place

Photograph #3

1912, single-family dwelling
Charles Lund, architect and builder
Craftsman

Rafters along the side-gable roofline, half-timbering on the front gable and multi-hued textured red and brown brick ornament the primary façade. The centered front porch features a green tile roof, elaborate bracketing and decorative diamond motif on the gable. Two gabled dormers feature paired double hung windows, while windows on the second floor are in groups of three. A half-timbered side oriel window projects on the home's eastern end. The house has a footprint of 30 by 35 feet and is 2.5 stories tall.

Built in 1912, this brick garage has side parapets with terra cotta coping. Recessed mortar grooves give the walls a rusticated texture.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

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

4554 Holly Place

Photograph #3

1909, single-family dwelling
Emil Zepperfeld, architect and builder
Late 19th & Early 20th Century Revivals

This red brick home features segmental arched, double-hung windows and some Classical Revival details. An entry porch fills the westernmost bay, featuring brick pillars with Corinthian capitals that support the hipped roof. On the second floor, a bay window with garland motif at its cornice line projects above the porch. Other features of note include limestone windowsills and white vitreous brick on the walls of the porch. The house has a footprint of 27 by 40 feet and is 2.5 stories tall. The house follows the American Foursquare form.

(1 contributing)

4558 Holly Place

Photograph #2

1910, single-family dwelling
Gerhard J. Becker, architect
J.F. Rupp Building & Construction Co, builder
Late 19th & Early 20th Century Revivals

Lacking extensive ornamentation, this home features a rusticated limestone foundation, red brick walls and limestone windowsills. The primary elevation's most prominent feature is an entrance porch with hipped roof that fills the westernmost bay. Pillars of brown vitreous brick topped by Corinthian capitals and white vitreous brick on the porch's walls contrast with the home's red brick. A centered gable with three double-hung windows reveals a half-story above the second floor. The house has a footprint of 26 by 37 feet and is 2.5 stories tall. The house follows the American Foursquare form.

Built in 1920, the brick garage has a concrete foundation, front gable and shingled pediment.

(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

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

4562 Holly Place

Photograph #2

1908, single-family dwelling

J.F. Rupp Building & Construction Co, architect and builder

Late 19th & Early 20th Century Revivals

This home has little architectural detailing save boxed eaves that serve as a cornice above the second floor. A porch with flat roof projects from the home's westernmost bay, featuring brackets that attach it to the home's red brick wall; non-original iron supports project upward from short brick pillars with limestone tops, holding the weight of the roof. Soldier arches and stone windowsills accent double-hung windows on all elevations. The house has a footprint of 26 by 36 feet and is 2.5 stories tall. The house follows the American Foursquare form.

(1 contributing)

4566 Holly Place

Photograph #2

1912, single-family dwelling

W.H. Dicke & Brothers, architect and builder

Late 19th & Early 20th Century Revivals

A small porch with raised brick design topped by a bracketed wood cornice fills the westernmost bay of this Colonial Revival-style home. At the center of the building's hipped roof, a dormer with paired double-hung windows. All of this home's double-hung windows feature stone windowsills and brick soldier arches above. On the second floor, a bay window fills the westernmost bay above the porch. The house has a footprint of 27 by 40 feet and is 2.5 stories tall. The house follows the American Foursquare form.

This concrete block garage, built in 1964, has a flat roof with side parapets and a door that opens to the alley.

(1 contributing, 1 non-contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 10

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

4570 Holly Place

Photographs #1 and 15

1909, single-family dwelling
Frank W. Giese, architect and builder
Queen Anne

Unique among its neighboring brick houses on Holly Place, this Queen Anne, Free Classic home has a primary elevation of limestone. The easternmost bay forms a round tower that terminates with a conical roof adjacent to a dormer on the building's hipped roof. A wide entry porch supported by turned stone pillars topped by Corinthian capitals and with turned stone balusters fills the three westernmost bays on the first elevation. Splayed lintels above double-hung windows ornament the elevation. The house has a footprint of 28 by 47 feet and stands 2.5 stories tall.

This non-contributing concrete block garage has a side gable and concrete foundation.
(1 contributing, 1 non-contributing)

4576 Holly Place

Photographs #1 and 15

1922, single-family dwelling
Nolte & Nauman, architect
H. Schmidt, builder
Colonial Revival

A small entrance porch with round arch in the pediment supported by six round pillars with plain capitals serves as the entrance to this home. All windows on the primary elevation have stone windowsills, while the first floor has stone keystones and red brick soldier arches above double door windows. On each side elevation, an oval window in the gable end at the attic level has two stone keystones. The east elevation has a small one-level sunroom with hipped roof. The house has a footprint of 31 by 42 feet and stands two stories tall.

The brick garage dates to 1922 and has a concrete foundation, headers over the rolling door that opens to the alley, front gable and asphalt roof.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 11

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

CB 3553

4501 Holly Place

Photograph #14

1912, single-family dwelling
Preston J. Bradshaw, architect
B. J. Charleville B & I Co., builder
Craftsman

This home features a gambrel-profiled, side-gabled roof with two gabled dormers and a gabled door hood on the primary elevation. Soldier arches with rectangular stone keystones adorn windows on either side of the centered main entrance of the three bay primary façade. Decorative beam ends and eaves brackets embellish the roofline. A front porch provides leads to a centered main entrance. To the right of the entrance, through double glass doors, is the living room. The house has a footprint of 35 by 42 feet and is two stories tall.

A front-gabled, frame garage faces toward Rosalie. Asbestos siding and the concrete foundation are in poor condition.
(1 contributing, 1 non-contributing)

4505 Holly Place

Photograph #14

1914, single-family dwelling
Ernst Preisler, architect
L.M. Christian, builder
Craftsman

This brick front-gabled home features modest detailing with continuous soldier-arch sill courses as well as soldier-arch widow headers. Under the projecting gable end are eaves brackets. The roof is clad in composite shingles. The front elevation is divided into two bays, with paired wooden double-hung windows on both floors on the leftmost bay and over the porch on the rightmost bay. The small front-gabled porch leads to a doorway and small, high window. On the primary elevation, vitreous green brick is used for decoration. The house has a footprint of 29 by 36 feet and is two stories tall.
(1 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 12

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

4507 Holly Place

Photograph #14

1906, single-family dwelling
Edward Nolte, architect
Fred Eidmann, builder
Late 19th & Early 20th Century Revivals

A bracketed wood cornice that returns one foot on each side of the home adds interest to the base of the hipped roofline. Stone windowsills and splayed stone lintels enliven the primary elevation's double-hung windows. The front porch, which fills the rightmost bay, has a dentilled cornice, brick pillars, turned balusters and a shallow hipped roof. A gabled dormer projects from the center of the roof, revealing a half story above the second floor. The house has a footprint of 25 by 36 feet and is 2.5 stories tall. The house follows the American Foursquare form.

(1 contributing)

4511 Holly Place

Photograph #13

1906, single-family dwelling
Edward Nolte, architect
Fred Eidmann, builder
Late 19th & Early 20th Century Revivals

A front porch with shed roof runs the entire length of the primary elevation. Double hung wooden windows sit in openings with stone lintels and keystones as well as brick pillars and vitreous green brick surrounds. A centered dormer with hipped roof reveals a half story above the second floor. The house has a footprint of 25 by 36 feet and is 2.5 stories tall. The house follows the American Foursquare form.

A frame garage (c. 1920) with front gable and concrete foundation opens to the alley with an overhead wood door.

(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 13

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

4515 Holly Place

Photograph #13

1908, single-family dwelling
Otto J. Boehmer, architect
H.F. Holke, builder
Late 19th and 20th Century Revivals

A dentillated cornice, repeated on the dormer, porch, and second floor bay window, embellish this red brick home. A small porch with hipped roof, brick pillars and Corinthian columns fills the leftmost bay of the three-bay primary elevation. Extensive opaque stained glass sidelights and a transom surround the front door, while soldier arches ornament double hung windows. The house has a footprint of 39 by 28 feet and is 2.5 stories tall.

The garage, constructed in 1911 and designed by H. F. Holke, has a flat roof with side parapets topped by terra cotta coping; the door opens to the alley.
(2 contributing)

4521 Holly Place

Photograph #13

1910, single-family dwelling
Joseph D. Donovan, architect
H.W. Kehr, builder
Tudor Revival

Quoining accents the brickwork on this two-and-a-half-story Tudor Revival style home. Pressed brick window surrounds and soldier arches ornament double-hung windows with upper diamond panes. Half-timbering accents the front gable, while eaves brackets support projecting eaves with exposed rafters. An unusual side entrance with a gabled door hood with green tile roof also has brackets. The house has a footprint of 31 by 48 feet and is 2.5 stories tall.

A front gable and exposed eaves define a frame garage (c. 1920) that opens to the alley.
(2 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 14

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

4527 Holly Place

Photograph #12

1912, single-family dwelling
Richard Berger, architect
D. Wendt & Son, builder
Colonial Revival

A front porch with hipped roof, turned granite pillars with Doric capitals and red granite steps serves as the entrance to this two-and-a-half-story home. The house has a hipped roof with hipped roof dormers. The roof overhangs the primary elevation. The primary elevation has six-over-one wooden double-hung windows. The house has a footprint of 32 by 53 feet and is 2.5 stories tall.

This garage (c. 1915), with flat roof, has a brick wall with terra cotta coping on the north side and a frame, wood-sided wall on the south side.
(2 contributing)

4529 Holly Place

Photograph #12

1909, single-family dwelling
Otto Kabatzky, architect and builder
Late 19th & Early 20th Century Revivals

A small porch with dentils and brick pillars fills the left two bays on the primary façade. Egg and dart capitals accent brick columns that support the porch's hipped roof. Limestone steps and windowsills, double soldier arches and segmental arches on the side elevations enliven the exterior. In addition, the house has a screened side porch. The house has a footprint of 29 by 35 feet and is 2.5 stories tall. The house follows the American Foursquare form.
(1 contributing)

4535 Holly Place

Photographs #11 and 12

1915, single-family dwelling
James S. Lee, architect
J. H. Vollmer & Son, builder
Craftsman

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 15

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

The primary elevation has three bays, while half-timbering and heavy eaves brackets adorn the front gable. An overhanging tile roof with large brackets shields three sets of multi-light double doors that open to a front porch. The main entrance projects from the left side wall and has a tile roof, half timbering, brick steps and screened porch. The house has a footprint of 28 by 41 feet and is two stories tall.

(1 contributing)

4541 Holly Place

Photograph #11

1919, single-family dwelling
Henry Andreas, architect and builder
Craftsman

A small front porch with tile cresting, brick pillars and limestone steps serves as the entrance to this two-and-a-half-story home on the right side of the two-bay primary elevation. Double-hung windows with two mullions have a three over one design. Devoid of ornament, this home features limestone windowsills and a visible limestone foundation on the primary elevation. The house has a footprint of 29 by 36 feet and is 2.5 stories tall.

A front-gable, brick garage, constructed in 1928 outside of the period of significance, features a shingled pediment and a concrete foundation.

(1 contributing, 1 non-contributing)

4545 Holly Place

Photograph #10

1913, single-family dwelling
Thomas C. Lee, architect
M. Eyssell Construction Co., builder
Craftsman

Unusually wide for the street, this home has a footprint of 40 by 43 feet. The centered front porch has wood brackets at the eaves that match those on the house. The brick pillars on the porch are topped with unusual geometric red granite accents, while the pillar bases and front steps are polished red granite. In addition, keystones, sills and soldier arches use red granite. A soldier arch course atop the second floor windows fills

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 16

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

the entire width of the primary façade. The centered window above the porch has sidelights and a transom. A side porch projects outward from the east wall of the home, incorporating a railing above its flat roof. On the roof are large dormers with hipped green tile roofs.

The garage, constructed in 1913, has a footprint of 26 by 26 feet. Constructed of brick, the building employs side parapets topped by terra cotta coping. A terra cotta cornice (missing in part) ornaments the top of the building. The original sliding wood door opens to the alley, while the concrete foundation remains in good shape.
(2 contributing)

4551 Holly Place
1908, single-family dwelling
Gerhard Becker, architect
F.W. Giese, builder
Late 19th & Early 20th Century Revivals

Photograph #10

Double soldier arches and limestone windowsills accent this home. Slightly flared Corinthian capitals top brick posts that support the hipped roof for the front porch, which fills the leftmost bay on the primary façade. On the hipped roof sits a centered dormer. The house has a footprint of 27 by 40 feet and is 2.5 stories tall. The house follows the American Foursquare form.
(1 contributing)

4555 Holly Place
1907, single-family dwelling
Gerhard Becker, architect
John and Henry Quanter, builders
Late 19th & Early 20th Century Revivals

Photograph #10

A small front porch fills the two leftmost bays on the primary façade. A centered dormer with hipped roof and double hung windows projects above the second story roofline. Regular soldier arches, stained glass windows and vitreous green brick accent this generally unornamented house. The house has a footprint of 27 by 40 feet and is 2.5 stories tall. The house follows the American Foursquare form.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 17

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

(1 contributing)

4559 Holly Place

Photograph #9

1908, single-family dwelling
Thomas C. Lee, architect
John H. Herkenhoff, builder
Colonial Revival

Located on a double lot, this gambrel-roofed home is one of the most ornamented on Holly Place. A centered entrance porch with gabled roof has support from polished red granite pillars with plain capitals. The side porch, which projects from the building's east wall, has a turned wood balustrade above its flat roof; fluted wood pillars with plain capitals add visual interest to this elevation. A bracketed cornice returns a short distance on either side of the primary elevation. Three gabled dormers with elaborate festoons and wreath motifs within broken pediments are on the front elevation. The house has a footprint of 43 by 35 feet and is 2.5 stories tall.

Three low frame outbuildings (c. 1910) with double-hung wood sash windows and flat roofs are in good condition; the building nearest to the alley has a side wood sliding door with original metal hardware.

(4 contributing)

4571 Holly Place

Photograph #8

1912, single-family dwelling
Herman J. Bergdorf, architect
Erdbruegger & Beumer, builder
Tudor Revival

Decorative brickwork divides the gable end of the home into five bays. Half-timbering on the pedimented half story above the second level harmonizes with Tudor membrification on the adjacent home to the east. The protruding, bracketed porch has a half-timbered pediment, brick columns and a tile roof. The east elevation has a side bay window and large eaves brackets. Limestone accents the brick elevation as windowsills, a lintel course and water table. The house has a footprint of 34 by 54 feet and is 2.5 stories tall.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 18

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

This home shares a garage with its neighbor to the east, at 4577 Holly Place. A driveway between the houses provides access to the brick garage, whose wood door faces southward. A shaped parapet on the east wall of the garage has terra cotta coping, double-hung windows with stone lintels, a limestone foundation and flat roof. Constructed in 1913 and designed by Erdbrugger & Company, the garage's design blends nicely with the two houses it serves.
(2 contributing)

4577 Holly Place

Photograph #8

1912, single-family dwelling
Herman J. Burgdorf, architect
Erdbrugger & Beumer, builder
Tudor Revival

This two-and-a-half-story home features extensive ornamentation, including decorative half-timbering with hemisphere and diamond woodwork, turned pendants at gable peaks and eaves brackets. The double gable-offset divides the home into two primary sections, as the center main entrance bay and two bays to the east project outward from the primary volume of the home. Limestone windowsills, window surrounds and porch balusters contrast with the red brick elevation. Decorative limestone is used extensively on the house. On the west elevation, a suspended wood roof serves as a porte-cochere below an oriel window. Upper story, double-hung windows have three mullions divided by a horizontal bar, while the lower floor windows have stained-glass transoms. Throughout the home are stained glass windows. The house has a footprint of 34 by 54 feet and is 2.5 stories tall.

This home shares a garage with its neighbor to the west, 4571 Holly Place.
(1 contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

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

Summary

The 4500 block of Holly Place in St. Louis (Independent City), Missouri is eligible for listing in the National Register of Historic Places under Criterion A for COMMUNITY PLANNING AND DEVELOPMENT and Criterion C for ARCHITECTURE. Stylistically dominated by the American Foursquare form established with the first four houses in 1906, the one-block historic district presents an exceptionally cohesive streetscape unified by setback, scale and building materials. This block was the centerpiece of the three-block Plymouth Park subdivision adjacent to O'Fallon Park, and had the strongest deed restrictions of those blocks. Deed restrictions controlling Holly Place lot size, land use and building materials exemplify the successful application of an instrument used in St. Louis to establish and maintain the residential character of certain streets. Although located in the city's North Side (which has experienced a dramatic demographic change and considerable abandonment), not a single demolition has marred the district's remarkable integrity. The thirty-four original houses, almost all built between 1906 and World War I, exhibit a high quality of craftsmanship and are significant representative examples of virtually unaltered upper-middle-class housing. Designed and constructed by local architects and builders, the houses are also distinguished by the skillful application of features drawn from classical traditions along with Tudor and Craftsman modes. The district gains additional significance from its association with two self-made men of very different generations who were dedicated to the premise that real estate development could be a key to community betterment: Colonel John O'Fallon in the early-to-mid 19th century and John H. Gundlach from the City Beautiful era. The period of significance runs from 1906 to 1926 when the last contributing outbuilding was completed.

Background

Kentucky-born Colonel John O'Fallon (1791-1865) came to St. Louis circa 1812 to work as an Indian Affairs Agent for his uncle, General William Clark. Profits from this venture were substantial and almost immediate. A letter archived at the Kansas State Historical Society noted the 1817 transfer of Indian traders' licenses from John to his younger brother Benjamin.¹ With his quickly acquired fortune from both the Indian trade and contracts supplying the Army, John O'Fallon turned to railroad, banking, hotel investments and the acquisition of large tracts of land. By 1837, he had added two subdivisions to his adopted city; three years later a street in Mrs. Ann Biddle's Addition was named for him. In 1850, O'Fallon and others subdivided a 90-acre tract in the Common Fields, giving two full blocks of this Union Addition to Washington University. Land for St. Louis Place was reserved as a public park. O'Fallon also acquired over 600 acres in northwest St. Louis

¹ *Kansas State Historical Society*. 8 Oct. 2006. <http://www.kshs.org/research/>.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 20

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

where he built a fifty-room country house named Athlone to provide for a total of eight children by two different wives, Harriett Stokes and Ruth Caroline Sheets.²

A generous and much-loved philanthropist, O'Fallon donated more than \$1 million to fledgling educational institutions including Saint Louis University and the O'Fallon Polytechnic Institute before his death at his city home on December 17, 1865. All business in St. Louis closed the day of his funeral. "The munificence of his charities is lithographed in our very streets and was yet far exceeded by his private charities and benevolences."³ Among the distinguished pallbearers who made their way to the O'Fallon monument (centered in the largest lot in Bellefontaine Cemetery) designed by preeminent architect George I. Barnett, were Robert Campbell, Henry Shaw and General William Harney.

In 1873, John's son Benjamin O'Fallon laid out a subdivision with street names honoring his family. Holly Avenue, so named because of his father's love of plants; Pope Avenue recognized Dr. Charles A. Pope, the founder of Pope's Medical College and a son-in-law of John O'Fallon's; Athlone Avenue evoked the family's ancestral home in Ireland as well as the St. Louis estate; Clarence Avenue was named for one of Benjamin's brothers.⁴ But the tract of land, vacant except for Benjamin's expansive country house, would remain undeveloped for a generation. In 1875, ten years after John O'Fallon's death, the city purchased 166 acres from his heirs to provide grumbling North Side residents with an amenity similar to the West End's new Forest Park. Two years later City Park Engineer Francis Tunica surveyed and laid out curvilinear roads designed to encourage scenic drives and picnics in O'Fallon Park.⁵ Although a music stand, a shelter with a forty-foot observation tower and a lake were added to the park in the mid 1890s, civic attention shifted to Forest Park after Directors of the Louisiana Purchase Exposition selected it as a site for the World's Fair over either O'Fallon or Carondelet Parks.

But St. Louis at the turn of the century had a well-earned national reputation for bad air, bad water and bad city government—all of which needed to be remedied before the world

² In 1856, the St. Louis Agricultural and Mechanical Association bought fifty-five acres of that tract from O'Fallon as a site for its popular agricultural and mechanical fair. This site, later enlarged, would become Fairgrounds Park in 1909.

³ *Tombstone Talks*. Landmarks Association of St. Louis. Bellefontaine Cemetery. 25 Oct. 1970. p. 14.

⁴ *St. Louis Public Library*. 12 Sept. 2006. <http://www.slpl.lib.mo.us/libsrc/a-street.htm>.

⁵ Tunica's topographical map noted the O'Fallon family's fire-damaged "Athlone" and its formal gardens and stable; the Greek Revival house was finally razed after the 1892 Park Commissioner's report referred to it as a nuisance too expensive to restore.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 21

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

arrived for the fair.⁶ In 1901, Rolla Wells was elected Mayor on a reform platform headed by crusading Circuit Attorney Joseph Folk. Residents were soon enlisted in the massive effort to spruce up St. Louis. While the city government paved roads, hired a smoke inspector, improved sewers and turned the water from brown to sparkling, the Civic Improvement League (organized in 1901) led the charge to clean up tenements, create playgrounds and counsel immigrants about home maintenance. Said Mrs. Louis Marion McCall: "It is gradually dawning upon everyone that a nice, clean, well-kept city is 'money in the pocket' of everyone who lives in the city. ... Even the coarser sort of politicians are beginning to realize that it makes for their personal popularity to be in favor of improvements such as we urge."⁷

Optimistically scheduled for 1903, the Fair actually opened on April 30, 1904. By the time it closed on December 1st of that year, almost twenty million people had visited a rare international exposition that managed to finish in the black. But far more important to the city's future was the huge investment in nearby infrastructure (including Washington University's new hilltop campus, NHL 3-09-87) that added luster to already established neighborhoods in the Central West End and would propel the post-Fair development of others. Mayor Wells believed that the Fair had created "solidarity of movement" in the entire community, but many city residents challenged the assumptions of "The Big Cinch"—the perceived power elite (including Wells) from the Central West End that dominated the Fair and the Civic Improvement League as well as most St. Louis decision-making.⁸ Reformers arguing that "successful cities must have a democratic leadership" included John H. Gundlach, a prominent north St. Louis businessman and Republican candidate for City Council in 1903.

The son of a German-born shoe merchant who was a member of the City Council for twelve years, John H. Gundlach (1861-1926) received his first five years of education at Friedens private school before switching to the St. Louis city public school system. After graduation from high school, he attended Grier's Commercial College and married Emma C. Dryer in 1884. In February 1892, with fifteen years of experience working for others in a wide range of businesses, he established the J. H. Gundlach real estate and insurance company and turned his attention to developing the North Side, especially residential

⁶ Mary Delach Leonard. "World's Fair Marked Debut of a New St. Louis." *Post-Dispatch*. 25 Apr. 2004.

⁷ James Neal Primm. *Lion of the Valley: St. Louis, Missouri*. 1981. p. 403.

⁸ James Neal Primm. *Lion of the Valley: St. Louis, Missouri*. 1981. p. 421; Lana Stein. *St. Louis Politics: The Triumph of Tradition*. 2002. p. 9.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 22

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

property. He also became heavily involved with The North Saint Louis Business Men's Association. Founded in June 1895 by seven businessmen, within a month it had grown to 50 members. By 1901, the date of incorporation in the State of Missouri, it had a membership of 265. The Association moved quickly beyond more parochial issues such as an agreement on merchants' closing hours to lobbying for Yeatman High School (William B. Ittner, 1902), the North End Branch of the City Dispensary and better streetcar service.

Figure 1: Caricature from *St. Louisans as We See 'Em*.



J. H. GUNDLACH -
J. H. GUNDLACH & CO.
REAL ESTATE

Gundlach, who rated a caricature in the prestigious spoof, *St. Louisans as We See 'Em* published circa 1903, became President of The North Saint Louis Business Men's Association in 1904. By early 1905, he had been asked to join the executive board of the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

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

elite Civic Improvement League.⁹ By 1906, Gundlach had earned a biography in the prestigious *Book of St. Louisans* and had clearly established himself as a citywide leader. This standing, however, did not deter his determination to improving the North Side community.

Elaboration

A driving force in the growth of the North St. Louis Business Men's Association and the North St. Louis Citizens' Association, Gundlach helped form several companies specifically designed to redress the accelerating residential imbalance between the Central West End and North St. Louis.¹⁰ His most ambitious development enterprise was the Plymouth Investment Company. Incorporated on November 2, 1904, Plymouth held capital stock of \$21,000 equally divided among the three-member Board of Directors: President Frank W. Giese (who would design and build his own house at 4570 Holly Place in 1909), Frederick W. Prange (a founder and President of Bremen Bank) and Gundlach. On November 11, 1904 Plymouth Investment purchased CB 3554, 3553 and 3552 from the O'Fallon Estate for \$51,250. On December 4 Julius Pitzman surveyed the wedge-shaped Plymouth Park Subdivision bounded by Pope, West Florissant, Athlone and Carter Avenues.¹¹

The incorporators, all north St. Louis businessmen of German heritage, imposed a number of deed restrictions (including a prohibition against Negroes) similar to those employed by others developing early 20th century St. Louis residential enclaves for the "better class." The 4500 block of Holly Place adjacent to O'Fallon Park would enjoy the most prestige as it was restricted to two-story, single-family houses of brick or stone with a setback of forty feet on more spacious lots. (An exception to the single-family requirement allowed a portion of a house owned by a practicing physician to be used as an office.) An undated

⁹ Soon thereafter it voted to simplify its name to the Civic League and to amplify the original mission to "stimulate public sentiment in favor of making St. Louis a better place to live" with an added commitment "to secure better civic conditions; to promote local municipal improvement [and] to further wholesome legislation." In less than nine months after Gundlach arrived at the League, the executive board appointed a committee to consider the feasibility and scope of a comprehensive city plan. Eric Sandweiss. *St. Louis: The Evolution of an Urban Landscape*. 2001. p. 197.

¹⁰ John W Leonard, ed. *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis*. 1906. p. 245.

¹¹ Pitzman's survey included a re-survey of vacant land opened (optimistically) for development as early as 1866 by the O'Fallon Estate.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 24

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

flyer in the Gundlach papers at the Missouri Historical Society enumerated the virtues of Plymouth Park:

... it may be of interest to call attention to some of the particular advantages of this choicest of Northwest Subdivisions. High in altitude, adjacent to the most beautiful of St. Louis Parks, provided with all City improvements, subject to building restrictions, and accessible to four street car lines, it easily takes pre-eminent rank as the most attractive home place in this part of the city and one that cannot be duplicated because of its ideal location. ... Investors seeking a home with attractive surroundings, protected by restrictions, are cordially invited to inspect the Subdivision at an early day since *first buyers will secure choice of locations at prices that are bound to advance in the near future.*¹²

By early 1905, advertisements began to appear in the local newspapers: "Breathe the Pure Ozone of O'Fallon Park by acquiring a home in Plymouth Park, the most perfectly improved subdivision in the city."¹³ By May of 1906, all of the basic infrastructure was in place: "Tree culture, which, owing to the unusual drought, has been carried on under difficulties, has been one of the leading lines of employment this spring in Plymouth Park. . . . All streets now have double lines of maple trees, and with smooth asphalt streets and brick alleys, gas and water brought to each lot to save tearing up of streets when building, the owner of a lot has every improvement that money can buy at the very start. Holly Place, which promises to equal if not surpass in beauty the best residence places in the city, has a building line of 40 feet, with 15-foot sidewalks."¹⁴ Timing of the subdivision's promotion was closely linked to the release of a precedent-setting and impressive piece of North Side boosterism.¹⁵

In 1906, the North St. Louis Business Men's Association put out a lavishly illustrated, large-format publication. A foreword penned by an anonymous contributor set the tone: "This work which we now have the honor to offer to the public is one which has cost us no little anxiety, labor and expense. We flatter ourselves that our exertions have resulted in

¹² Louis F. Fuchs, et al. *North St. Louis*. 1906.

¹³ *Globe-Democrat*. 26 Nov. 26 1905; "Spend Your Next Happy New Year in Plymouth Park." *Globe-Democrat*. 31 Dec. 1905.

¹⁴ "Tree Planting in Plymouth Park." *Globe-Democrat*. 20 May 1906.

¹⁵ *Southwest Saint Louis: Its Mercantile Interests and Prominent Citizens* would follow in a couple of years.

United States Department of the Interior
National Park Service

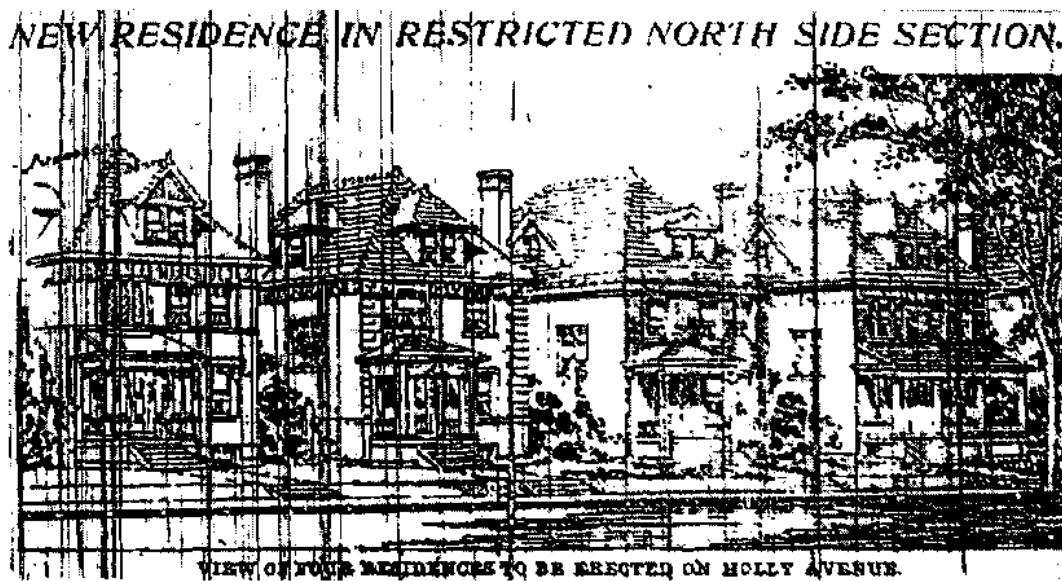
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 25

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

the production of a volume which reflects no dishonor on the city from which it emanates, and concerning which it treats. No similar literary undertaking has been before attempted for the proud metropolis of the Mississippi Valley."¹⁶ Gundlach supplied a short real estate article in much more restrained prose: "No other section of the city excels North St. Louis in the attractiveness of its natural beauty, and it needs but the touch of human intelligence and energy to transform acres not yet subdivided into the most beautiful home sites to be found in any city in the country."¹⁷

Figure 2: Drawing from 1906 *St. Louis Globe-Democrat*.



Although Mr. and Mrs. Charles Langemann purchased a \$1,600 lot on the north side of the street in early 1906, the first four houses to get underway on Holly Place were all built by contractor/developer Fred W. Eidmann who hired local architect Edward F. Nolte to develop a prototype. A drawing (with artistic license showing all four houses in a row next to each other) appeared in the April 1, 1906 *Globe-Democrat* along with copy noting that

¹⁶ The fanciful introduction continued: "From an infant in swaddling clothes made from the skins of wild beasts, she has developed into a stately queen, clad in the sumptuous ermine of wealth and power; her real constantly extending and her valor and glory spreading out upon the high seas like brave Carthage in the glad years of her maritime supremacy."

¹⁷ Louis F. Fuchs, et al. *North St. Louis*. 1906. p. 13.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 26

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

the designs "...will be new to that section of the city. They are in the old English style, laid up in red brick with black headers and black mortar. The buildings will have hardwood finish and hardwood floors."¹⁸ Permits for the four 25 x 36' houses at 4520, 4522, 4507 and 4511 Holly Place were obtained that summer. Each of Nolte's variation on the American Foursquare would cost about \$4,500 to build.¹⁹

The American Foursquare, a compact box with restrained ornamentation, was gaining popularity over much of America at the turn of the century as a reaction to Victorian-era eclecticism. Characterized by a pyramidal low-hipped roof with a deep overhang and a large central monitor dormer, the basic two-and-a-half story house usually had a four-room floor plan on each of its full floors. Both brick and frame examples abound. Many of the famous Sears kit houses were frame Foursquares, which were affordable to build due to the simplicity of decorative elements and forms. There were even one-story versions of the house type. In St. Louis, most American Foursquare homes were built between 1900 and 1930 and were two-and-a-half story masonry buildings. According to an article by Rosemary Thornton, "many foursquares are symmetrical with a center front door and equal groupings of windows on either side, upstairs and downstairs. Others have an offset front door but with upstairs windows being perfectly or nearly symmetrical."²⁰ The latter style is true for most of the American Foursquare homes of Holly Place, which closely meet all of the typical characteristics of the form.

The Foursquare emerged in the 1890s and remained popular through the 1930s. In St. Louis, the Foursquare was typically overlaid with Georgian/Colonial Revival detailing although features were also borrowed from Queen Anne, Tudor, Italianate and Craftsman. Full-width front porches were not nearly as common as in more suburban locations; buildings of frame construction were extremely rare. Usually more generously scaled than the preceding picturesque styles, the Foursquare took full advantage of relatively small city lots while offering an up-do-date freestanding residence. "The ancestor of the foursquare

¹⁸ *Globe-Democrat*. 1 Apr. 1906. p. 10.

¹⁹ Eidmann's margin of profit is hard to decipher, since Plymouth apparently retained title during construction. The completed house at 4511 Holly Place was conveyed by Plymouth to Emma and Charles J. A. Vogel for \$6,800 on 6/4/1907.

²⁰ Rosemary Thornton, "The American Foursquare, 1890-1930s: American as apple pie -- and just as popular," *Old House Web* (20 March 2007).

<<http://www.oldhouseweb.com/stories/Detailed/12269.shtml>>

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 27

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

was the eighteenth century Georgian mansion: put another way, the foursquare was a Georgian mansion reborn in middle-class form.”²¹

On January 8, 1907 the executive board of the Civic Improvement League issued its far-reaching *City Plan for Saint Louis*. John Gundlach was a signatory and very possibly shared authorship in the opening statement:

.... If one city makes itself more inviting than its neighbor, it is bound to attract more people. A city, after all, is a great business establishment in which thousands of stockholders are interested. Its street plan must be convenient and attractive, its buildings must be architecturally beautiful, and it must furnish its residents and visitors the same comforts and conveniences which its neighbors can supply, if it expects to hold its rank among progressive urban centers.²²

Gundlach's own experiment in city building on Holly Place continued apace. Mr. and Mrs. Langemann commissioned architect Gerhard Becker to design a house in the American Foursquare form and engaged John and Henry Quante as builders; the permit for their house at 4555 Holly Place estimated to cost \$6,500 was issued on March 4, 1907. A permit was issued on June 29 that same year to architect/builder Fred B. Stumpe for a \$4,100 house for Harry and Evan Hoeffner at 4546 Holly Place on a lot that cost \$1,600. Yet another Foursquare, this house featuring Tudoresque detailing at the porch pediment, was sold soon after completion to William and Sophia Wibbing. The last house from 1907 was designed by E. Benjamin and built by W. A. Reed for widow Elizabeth Winner. Located at 4526 Holly Place, the modified Foursquare with Tudoresque front dormer and two doors facing the street costing \$5,800 got underway in August. (Members of the Winner family would live there through 1951.)

Figure # 3: Postcards from Landmarks Association of St. Louis collection.

²¹ Alan Gowans. *The Comfortable House: North American Suburban Architecture 1890-1930*. 1986. p. 87.

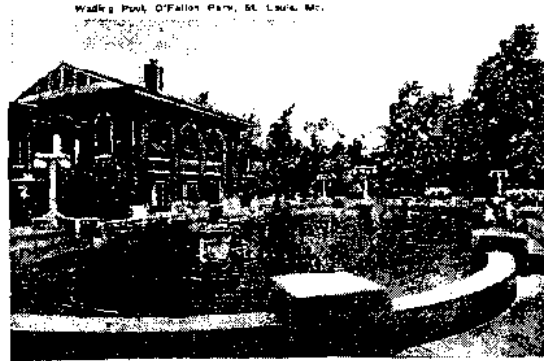
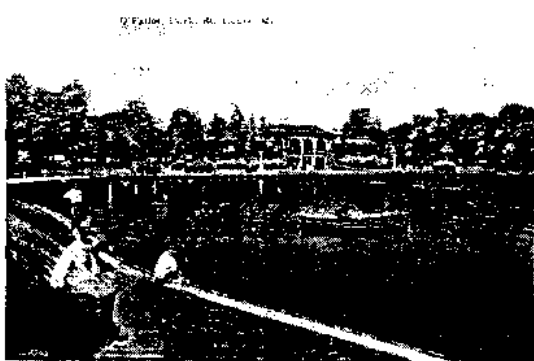
²² Civic League of Saint Louis. *A City Plan for Saint Louis*. 1907. p. 9.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 28

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



Construction of six houses began in 1908, the year the city built a lake, wading pool and boathouse in O'Fallon Park.

Theodore Kalbfell, the owner of the lot at 4562 Holly Place, hired J. F. Rupp to act as architect/contractor for a Foursquare in the Late 19th and Early 20th Century Revival style costing \$5,500 on a lot purchased from Plymouth for \$1,800. The building permit was issued on April 4, 1908. George L. and Elisabeth Neumann turned to well-known architect Ernest C. Klipstein and contractor Peter Schneider for their \$5,000 house at 4512 Holly. Measuring 30 x 38 feet, this Foursquare in the Late 19th and Early 20th Century Revival style introduced a wider front elevation to the regularly patterned streetscape. Owner Kathryn Ryan brought architect Gerhard Becker back to Holly Place to design her house at number 4551; Frank W. Giese, one of the Plymouth Park incorporators, was the contractor for the \$6,000 Foursquare. Edward Rohkasse spent \$5,200 for his family's Foursquare at 4515 Holly Place designed by O. J. Boehmer and built by H. F. Holke. (The lot, purchased from owners who bought it from Plymouth in 1905 and decided not to build on Holly Place, was a bargain at \$1,400.)

The most expensive house to date (\$9,650) got underway in the fall of 1908 at 4559 Holly Place. Designed by Thomas C. Lee and built by T. H. Herkernhoff for lumberman Henry Naber on a double-lot, the gambrel-roofed house brought a formal Colonial Revival aesthetic to the street. The last house started in 1908, a modified American Foursquare in the Craftsman style at 4508 Holly Place, returned to the prevalent hipped-roof, front-dormer form. It was designed and built at a cost of \$5,000 by contractor W. E. Jones for owners George W. and Emma Bashford who had purchased the lot from Plymouth for \$1,715.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 29

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

In 1909, John Gundlach became President of the St. Louis City Council, a position he would hold through 1914. All four Holly Place houses from 1909 exhibit the competency and individuality of St. Louis' architect/builders. The Foursquare with hipped-roof, front dormer and Classical Revival detailing at 4554 Holly Place on a lot purchased for \$2,000 was designed and constructed at a cost of \$5,000 by Emil Zeppenfeld for oyster merchant Edward E. Heil and his wife Edna. (Edna Heil would live in this house until 1968.) Otto Kubatzky designed and built the hipped-roof Foursquare at 4529 Holly Place for salesman Jabez B. Nichols at an estimated cost of \$6,000. Owner Jacob Althaus designed and built his own family house at 4530 Holly Place. With an eccentrically ornamented, 2 ½-story center bay projecting over the front entrance, the \$6,500 house was clearly intended to be a showstopper. The last house designed in 1909, the only one on the street with a stone-faced front elevation, was the work of another owner/contractor. Frank W. (then President of the Plymouth Investment Company; by 1917 he was President of British-American Rubber Company and by 1924 of Baden Bank) and Anna Giese spent an estimated \$6,800 for 4570 Holly Place, a Queen Anne home in a modified Foursquare plan with an attached 2½-story corner turret. Their outsize corner lot facing the park had been acquired from Plymouth for \$6,500.

In 1910, Roger Baldwin, a professor of sociology at Washington University who later founded the American Civil Liberties Union, became secretary of the Civic League. Soon, Baldwin, Gundlach and other social-justice advocates changed the League's emphasis to "Democratizing the city instead of just [creating] a city beautiful."²³ The League had reason to be optimistic and proactive. In the just-completed U.S. Census, St. Louis (with a population of 687,029) had retained its rank as the fourth largest city in the country. But residential construction was cooling down; only two houses were built on Holly Place in 1910. Architect Gerhard Becker's third variation of the Foursquare was designed for grocer August Borgmeyer and his wife Emilie; contractor J. F. Rupp built 4558 Holly Place for an estimated \$5,500 on a lot that Plymouth sold for \$2,000. In contrast, the Tudor Revival house at 4521 Holly Place designed by Joseph D. Donovan (built by H. W. Kehr) for salesman Henry E. Bruckner presented a front gable to the street with main entrance tucked on the side. At \$8,000, it was the second most expensive house to date.

That cost was topped in 1911 with the \$11,000 hipped-roof, mixed-Revival house at 4536 Holly Place designed by Thomas C. Lee (built by William Ferris) for Katherine and Jacob

²³ Primm. *Lion of the Valley*. p. 424.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 30

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

Althaus who had purchased the lot in 1909 from Plymouth for \$3,575. They sold in 1919 to widow Clara Heidbrink whose family would live there until 1953. The following year saw construction of only one house, but it had a footprint of 32 x 53 feet and cost an estimated \$14,000. Richard A. Berger was the architect for 4527 Holly Place built by D. Wendt & Son for widower John Payken.

The year 1912 would see the construction six houses, more than any only other year. An estimated \$7,000 was expended for a hipped-roof Foursquare with Colonial Revival details at 4566 Holly Place by architect/contractor W. C. Dicker & Bro. for client Casper Henry Sickmann who sold in 1919 to Erwin G. H. Ossing—a clerk at the City Counselor's office. The house at 4540 Holly Place designed by architect Martin H. Steidmann for his own family and built by J. P. Reichers & Sons for \$7,000 combined the hipped-roof, center dormer formula with carefully articulated Colonial Revival/Italianate detailing. (Members of the original family would live here until 1974.) Architect Preston J. Bradshaw's design at 4501 Holly Place for realtor John F. and Katherine Dieselhorst brought a spare, Mannerist interpretation of Craftsman to the street. Built by B. J. Charleville for an estimated \$6,500, the unusual house featured a gambrel roof and dormer pediments with dormer windows extending down into the brick façade wall.

The 1912 George Wunderlich House at 4550 Holly Place was a fully developed Craftsman house designed and built for \$7,500 by carpenter/contractor Charles Lund. Three months later work got underway for an even finer Craftsman dwelling at 4571 Holly Place. Designed by Herman J. Burgdorf and built by Erdbruegger & Beumer, the house was one of two built in 1912 on a large lot sold by Plymouth to Mary and William H. Redemeyer in 1905 for \$3,892. One of those parcels was transferred in early 1912 to John H. and Mary Schulze whose Craftsman house at 4571 Holly Place would cost an estimated \$10,000. In late November ground was broken for an even more elaborate Craftsman house on the remainder of the former Redemeyer property. Located on a corner lot transferred by Sophie and William (President of Lowell Bank) Koenemann in 1912, the resplendent house at 4577 Holly Place with elevations facing both Holly Place and O'Fallon Park cost an estimated \$14,000. Like its neighbor to the east, the Koenemann's house was designed by Herman J. Burgdorf and built by Erdbruegger & Beumer. The only house from 1913 is a much more sedate Craftsman designed by repeat architect Thomas C. Lee at 4545 Holly Place for Henry L. Prange, probably a relative of one of incorporators of Plymouth Park. Contractor M. Eyssell built it for \$14,887—an inexplicably precise figure for a building permit of that period.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 31

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

John Gundlach became Civic League president in 1914, the same year electric lighting came to O'Fallon Park. But the escalating European war cast an ominous shadow on a heavily German-American city. Two relatively modest Holly Place houses were built that year. Ernst Preisler designed a front-gable Craftsman house at 4505 Holly Place for widow Marie Kruse. Louis M. Christian built it at an estimated cost of only \$4,500. A more ornamental Craftsman front-gable house at 4500 Holly Place designed by Otto Boehmer was built for Elsie and Preston Richardson by Ferdinand Menke at an estimated cost of \$5,000. In 1915, a front-gable, side-entrance Craftsman at 4535 Holly Place designed by James S. Lee (contractor J. H. Vollmer & Son) was constructed for Dr. Charles W. and Emma Schaub at an estimated cost of \$7,500.

O'Fallon Park was expanded in 1917 when the Archdiocese donated an adjacent section of eight and a half acres. (A former New Bremen cemetery site, this area became a bird sanctuary after its acquisition by the City.) A view from that year shows the Holly Avenue entrance to O'Fallon Park with saplings gracing two planting areas in the park. But the conflict in Europe continued to grow and the United States found itself on a path leading to the 1917 Declaration of War. Although Armistice was signed in 1918, construction did not resume in Holly Place until late 1919.

A building permit for a front-gable Craftsman at 4541 Holly Place estimated to cost \$6,000 was issued to owner/realtor/architect/contractor Henry H. Andreas on October 10, 1919. Edward Nolte, the architect to receive the first four Holly Place commissions in 1906, returned in 1922 with his partner Fred Nauman for an elongated Colonial Revival house at 4576 Holly Place. Although the lot had been sold by Plymouth to Anna and Frank W. Giese (President of Plymouth) for \$6,500 in 1909, the Gieses transferred it in March of 1922 to an intermediary who sold it the next day to the new owner. Built by Herman Schmidt for client Dr. Arthur and Helen Gundlach, no relation to the real estate magnate, the house was estimated to cost \$13,000. With that assignment under his belt, contractor Herman Schmidt got the nod in 1925 to design and build the final house in Holly Place—a Craftsman (estimated to cost \$9,000) at 4504 Holly Place for Francis E. Schwentler, General Superintendent of the American Brake Company.

John Gundlach died of influenza on April 8, 1926, only a year after the last Holly Place house got underway. "By a coincidence, his death occurred shortly [on the same day] before the new city zoning ordinance, one of the measures embodying his plans, and

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 32

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

framed by the City Plan Commission, of which he was the father, was enacted by the Board of Aldermen."²⁴

As early as 1918, Gundlach had argued in favor of zoning to encourage the "rational expansion of the city to take the place of the . . . senseless waste in building up the new by abandoning the old."²⁵ But St. Louis had already dropped to 6th in countrywide rank order in 1920. By the 1930 U.S. Census, at the outset of the Great Depression, it had fallen to 7th. Meanwhile, the number of non-white residents increased from 9 to 11.4%. That number would rise to 13.3% in 1940 and 18% in 1950.

The state-of-the-art 1947 *Comprehensive City Plan* from Harland Bartholomew's City Plan Commission took a particularly dim view of 19th century residential architecture in its efforts to stem an impending population loss. Almost 8% of the city including Lafayette Square and Soulard was labeled "Obsolete" and targeted for new construction. Even Holly Place was included within the 27% of the city considered "Blighted." An ominous warning was part of the term's general definition: "This cancerous growth may engulf the whole city if steps are not taken to prevent it."²⁶

One year after the city plan was released, the Supreme Court (in the St. Louis-based *Shelley vs. Kraemer*) struck down racially restrictive residential covenants such as the deed restrictions for Holly Place. But the hoped-for movement to achieve integrated communities did not occur locally or in most of the rest of the country. In fact, racial segregation in St. Louis persisted and appeared even to accelerate as middle-income families of both races moved west in St. Louis County. In 1954, the Missouri Highway Department took 32 prime acres of O'Fallon for the Mark Twin Expressway. The 1960 U.S. Census brought more bad news: Population in St. Louis County was almost as great as that in the 10th ranked city. By 1970, St. Louis County contained 300,000 more residents than the city (ranked 18th) where black population had reached 41% of the total.

A study of City Directory listings from those years and the deeds for Holly Place that can be traced back support a contemporaneous shift from an all-white mostly German-American neighborhood to one that became predominately, if not completely, African-

²⁴ "J. H. Gundlach, Long Leader in Civic Affairs, Dies." *Post-Dispatch*. 9 Apr. 1926.

²⁵ Primm. *Lion of the Valley*, p. 446

²⁶ St. Louis. City Plan Commission. Harland Bartholomew, Eng. *Comprehensive City Plan: Saint Louis, Missouri*. 1947. p. 27.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 33

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

American. For a time there were even a few institutional owners, which, along with some absentee owners, presumably rented the property. But the fact that Holly Place has escaped the devastating abandonment and demolition prevalent in many of the older North Side residential neighborhoods is a tribute to many of the current owners, to the foresight and planning of John Gundlach and to the talents of the original architects and craftsmen. Not a single house has been razed and the future now looks promising. The Alderman and neighborhood activists hope that Holly Place and the O'Fallon neighborhood will be the next St. Louis neighborhood to be rediscovered. Listing Holly Place on the National Register of Historic Places is seen as key to that expectation.

Architects

Edward F. Nolte (1870-1944) established what would become the trademark aesthetic of the Holly Place streetscape with the four houses he designed for developer Fred Eidmann in 1906. Born in St. Louis, where his German-born father had become a successful builder, Nolte attended public schools until he was fourteen. He then worked three years as a clerk for a publishing house before entering Washington University. From 1890 to 1894 he was a draftsman for architect L. Cass Miller. Taking a couple of years away from the profession to become a bookkeeper and a clerk, Nolte managed to acquire enough capital to buy out architect Adolph Monschein and set up his own firm in 1896. Nolte married Marie A. Birkemeyer ("a member of a prominent St. Louis family") in June 1897 and moved to 2610 N. 20th Street near St. Louis Park Place.²⁷ His earliest known commission dates from the first year of practice on his own.

According to his obituary, Nolte designed several minor buildings for the 1904 World's Fair where exhibitions and daily demonstrations provided valuable exposure for a new structural material, concrete block. In 1906, he was one of three local architects selected to demonstrate the adaptability of this material in a model residential subdivision. Of the twenty houses built in Oakherst Place (NR 5/41987), Nolte prepared plans for thirteen and was responsible for the largest number and greatest diversity, supplying six of the seven design variants. All, with one exception, exhibited the basic house form of the American Foursquare—his design of choice for contemporaneous Holly Place. Other building permits issued soon after the Fair showed him as architect for houses, flats and

²⁷ Walter Barlow Stevens. *St. Louis, the Fourth City: 1764-1909*. 1912.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 34

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

apartments.²⁸ Fred Nauman joined Nolte as a partner in 1913 after several years as his draftsman. Their 1922 house at 4576 Holly Place completed the entrance to the street from O'Fallon Park. The Lambskin Temple (NR 8-12-1987) from 1927 may be the best-known work of their twenty-five-year partnership, although the firm also gained major residential commissions in elite subdivisions including Forest Ridge, Carrswold and Kingsbury Place. After Fred Nauman departed in 1934, draftsman Adolph Struebig became a partner for two years. Nolte continued alone with an office on West Pine Boulevard and then from his home in Webster Groves through 1941.

Less is known about German-born **Gerhard Becker** who arrived in St. Louis in 1883 and established his office in 1890. (The "Architects" compilation in St. Louis City Directories of 1899 through 1916 list his address as 2904 Bailey Avenue near Fairground Park.) As early as 1894, his practice based at 1017 Chestnut Street was well enough known to merit a biographical listing in John Lethem's *Historical and Descriptive Review of St. Louis*.²⁹ Although Lethem briefly mentions "fine residences," Becker and his two draftsmen at that date were most noted for the planning and construction of warehouses and factories such as the Stand Stamping Company Works, the St. Louis Furniture Worker's Association Building and the Eckhoff Furniture factory. Lethem also stated that Becker was trained in "the rudiments of his profession" in Germany.

Becker's earliest identified residential design (1901) is located at 4400 Laclede. Built at an estimated cost of \$9,000 for Henry Oetter, the house is included in the West Pine-Laclede District (NR 5-9-2002). His three houses at 4555 (1907), 4551 (1908) and 4558 Holly Place (1910) all employed the conservative vocabulary of the American Foursquare. During a 1994 survey of N. Kingshighway/Maffit, Landmarks Association identified six single-family homes of his design built between 1919-1921.

Even less is known about the prolific **Thomas C. Lee** (1871-?). His first listing as a draftsman appeared in the 1895 St. Louis City Directory. From 1896 to 1903, the Mechanics' Planing Mill Company employed him as a draftsman. After a year on his own during the 1904 World's Fair, Lee spent one year drafting at Huttig Sash & Door before becoming an estimator for Huttig in 1906. The following year he established T. C. Lee

²⁸ He was also associated with architect Preston J. Bradshaw in 1908 for the design of five Parkview (NR 3-14-1986) houses.

²⁹ John Lethem. *Historical and Descriptive Review of St. Louis: Her Enterprising Business Houses and Progressive Men.* c.1894. p.108.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 35

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

Architectural & Building Company with an office in downtown St. Louis at 717 Locust. By the following year he had begun work on what would be almost two-dozen residential commissions in the Skinker-DeBaliviere Local Historic District. George Bergfeld of Bergfeld Investment hired him to produce sixteen houses in the Parkview District (NR 3/14/1986) built between 1910 and 1913. His first commission (1908) at 4559 Holly Place introduced a fully accomplished Colonial Revival dwelling to the street. The next house, 4536 Holly Place in 1911, combined the footprint, shape and roof type of the Foursquare with strongly articulated Classical Revival detailing. In 1913, Lee turned to Craftsman ornamentation for the Foursquare at 4545 Holly Place.

In spite of a 1907 commission for Friedens United Church of Christ located at the southwest corner of North 19th and Newhouse in Hyde Park, not much known about **Otto J. Boehmer**. He was born in Warren County, Missouri on October 24, 1858 or 68 to German-born Eberart Boehmer and Elise Schnoor Boehmer. At some unknown date the family moved to St. Louis where he had established a practice in a downtown office at 510 Pine by 1895.³⁰ Building permits from 1895 include two on Cates as well as an \$8,000 house at 4362 Cook. Incomplete records cite a permit from 1906 for a house at 5923 Maple. The first Holly Place (4515) commission from 1908 was followed in 1909 by a Colonial Revival in Parkview at 6363 Pershing. Listed as an architect in the 1910 US Census, Boehmer was well enough off to retain a twenty-five-year old servant (female) born in Illinois. Two multiple-family buildings in the Forest Park Southeast date from 1910 and 1914. His second Holly Place commission (#4500) came in 1914.

A son of German-born educator August C. Burgdorf and his German-born wife, **Herman J. Burgdorf** (1869-1948) was first listed as a "draughtsman" in the 1885 St. Louis City Directory. From 1888 through 1891 he clerked at the office of architect Alfred M. Baker. Burgdorf wed May Cramine in 1892, the same year he gained an architectural position with Baker. (The firm's office was in the much-maligned Fagin Building on Olive Street in downtown St. Louis.) Burgdorf's competent delineation of a residence designed by Baker appeared in the March 1893 issue of *Northwestern Architect*. In April of 1895, Burgdorf took out a permit for a \$3,500 house of his design at 2604 Virginia. Estimated to cost \$3,500, the two-story house would be his family residence for over fifty years.

³⁰ Boehmer married Agatha T. Carriere on Dec. 15, 1897. The union produced three children: 1899, Marion Louis; 1903, Ivan Jerome and in 1906 Loyal Lee.

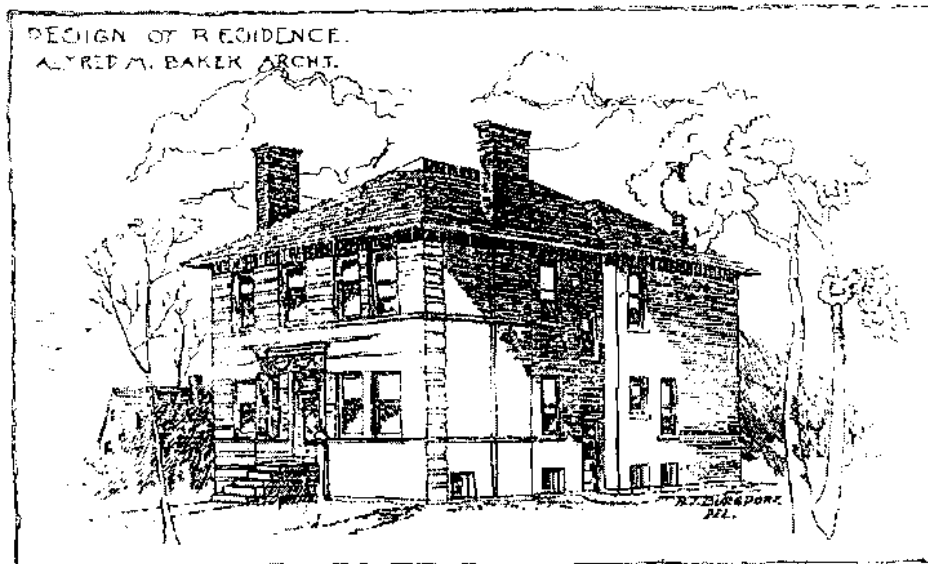
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 36

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

Figure 4: 1893 *Northwestern Architect*.



The *Daily Record* noted in April 1897 that a permit had been issued for flats on the south side of Delmar between Taylor and Walton designed by Baker & Burgdorf, architects. This partnership was confirmed in the *Pen and Sunlight Sketches of St. Louis* entry on Alfred M. Baker "... Mr. Baker has quite recently admitted as his partner Mr. Herman J. Burgdorf, who has been with him during the past three years, and whose intelligent studies in his chosen profession have constituted him a thoroughly proficient architect, and one who, while conforming to the main principles of various styles, yet embodies many original features of high merit in his work."³¹

Indeed, after Burgdorf left Baker around 1899, he quickly attracted clients on his own. One of the richest commissions in terms of detail and in the lavish use of building materials was a house constructed in 1909 for a cost of \$12,000 at 3543 Crittenden (NR 7-7-1983.) In September of 1912, a permit for \$9,500 house at 3710 Utah Place of variegated red brick boasted a highly accomplished Craftsman interior with landscape tile surrounding the fireplace recently identified by a curator at the Saint Louis Art Museum as Rookwood.³²

³¹ *Pen and Sunlight Sketches of St. Louis: the Commercial Gateway to the South*. c.1895. p. 157.

³² David Conradsen. "Re: Tiles." E-mail to Richard Seifert. 14 Aug. 2006. Conradsen is Assistant Curator, Decorative Arts & Design at the St. Louis Art Museum.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 37

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

Four houses for clients on Flora Place were also completed before Burgdorf's fanfare on Holly Place. St. Louis County records show Burgdorf as architect for St. Paul Evangelical, now United Church of Christ, in the Oakville area. Dating from 1918, the brick church is executed in a modest Gothic Revival style. But soon after World War I, Burgdorf abandoned architecture to found the Herman J. Burgdorf Motor Company. His obituary in Nov. 23, 1948 makes no mention of his first career.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 38

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

Bibliography

- City of St. Louis building permits and data engineering records. St. Louis City Hall, Microfilm Department.
- City of St. Louis deed abstracts. St. Louis City Hall, Office of the Assessor.
- Civic League of Saint Louis. *A City Plan for Saint Louis: Reports of the Committees Appointed by the Executive Board of the Civic League to Draft a City Plan*. St. Louis. 1907.
- Conradsen, David. "Re: Tiles." E-mail to Richard Seifert. 14 Aug 2006.
- Fuchs, Louis F., et al. *North St. Louis*. St. Louis. 1906.
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge, Massachusetts: The MIT Press, 1986.
- Kansas State Historical Society*. 8 Oct. 2006.
<http://www.kshs.org/research/>.
- Leonard, John W, ed. *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis*. St. Louis: St. Louis Republic, 1906.
- Lethem, John. *Historical and Descriptive Review of St. Louis: Her Enterprising Business Houses and Progressive Men*. St. Louis: John Lethem, c.1894.
- Pen and Sunlight Sketches of St. Louis: the Commercial Gateway to the South*. Chicago: Phoenix Publishing Company, c.1895.
- Primm, James Neal. *Lion of the Valley: St. Louis, Missouri*. Boulder, Colorado: Pruett Publishing Company, 1981.
- North St. Louis Business Men's Association. *Who's Who in North St. Louis*. St. Louis: A.S. Werremeyer, 1925.
- Sandweiss, Eric. *St. Louis: The Evolution of an Urban Landscape*. Philadelphia: Temple University Press, 2001.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 39

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

- St. Louis. City Plan Commission. Harland Bartholomew, Eng. *Comprehensive City Plan: Saint Louis, Missouri*. St. Louis: The Commission, 1947.
- St. Louis Daily Press. *St. Louisans "As We See 'Em": Cartoons and Caricatures*. St. Louis: A. Noble Publishing, c. 1903.
- St. Louis Daily Record*. St. Louis Public Library, Microfilm Department.
- St. Louis Globe-Democrat*. St. Louis, Missouri. Multiple editions.
- St. Louis Post-Dispatch*. St. Louis, Missouri. Multiple editions.
- St. Louis Public Library*. 12 Sept. 2006.
<http://www.slpl.lib.mo.us/libsrc/a-street.htm>.
- Stein, Lana. *St. Louis Politics: The Triumph of Tradition*. St. Louis: Missouri Historical Society Press, 2002.
- Stevens, Walter Barlow. *St. Louis, the Fourth City: 1764-1909*. St. Louis: S. J. Clarke, 1912.
- Thornton, Rosemary. "The American Foursquare, 1890-1930s: American as apple pie -- and just as popular." *Old House Web*. 20 March 2007.
<<http://www.oldhouseweb.com/stories/Detailed/12269.shtml>>
- Tombstone Talks*. Landmarks Association of St. Louis. Bellefontaine Cemetery. 25 Oct. 1970.
- Troen, Selwyn K. and Glen E. Holt, eds. *St. Louis. Documentary History of American Cities*. New York: New Viewpoints, 1977.
- Wayman, Norbury A. *History of St. Louis Neighborhoods: Hyde Park & Bissell-College Hill*. St. Louis: St. Louis Community Development Agency, 1978.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 40

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

Boundary Description

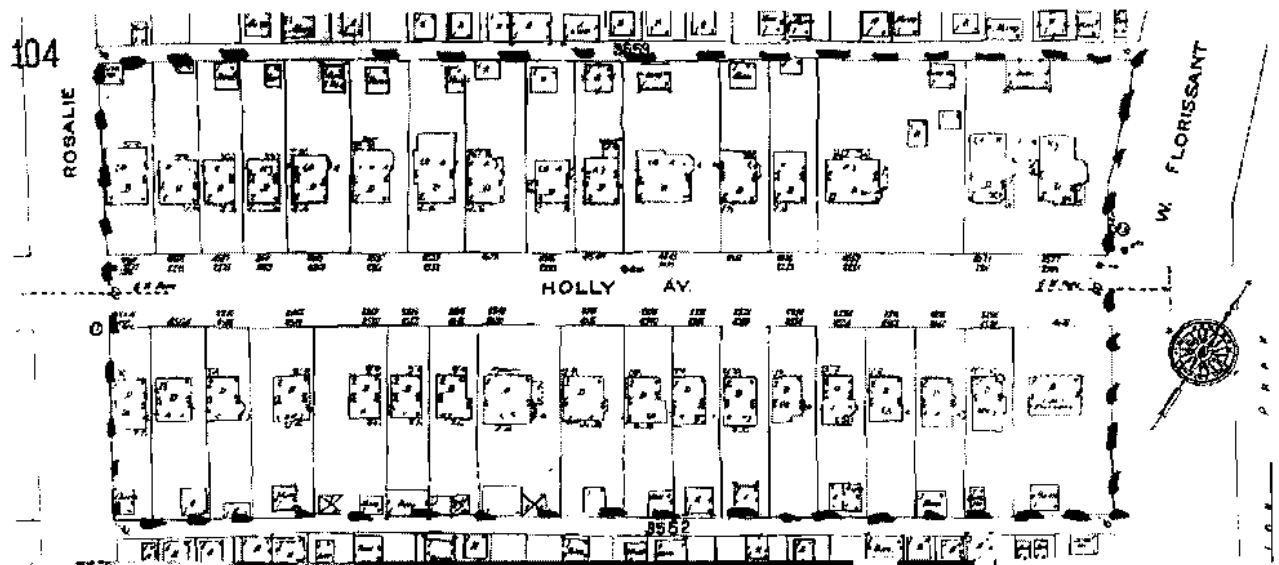
The nominated parcel is located on the north half of City Block 3552 and the south half of City Block 3553 in St. Louis, Missouri. The site is legally known by the assessor's office as parcel number 38842302410. The property is part of the Lindell Addition to the city. The nominated property is indicated by a dashed line on the accompanying map entitled "Holly Place Historic District Boundary Map."

Boundary Justification

The nominated parcel includes the property historically associated with Holly Place located north of the alley line on City Block 3552 and south of the alley line on City Block 3553. This is the block within the Plymouth park subdivision on which lots shared deed restrictions requiring single-family homes, 40-foot-wide lots and regulating setbacks from the street.

Holly Place Historic District Boundary Map

(Source: Sanborn fire insurance map, c. 1968, p. 84.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section owners Page 41

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

**Owners of record in City of St. Louis
Property Assessor's Database:**

Carter & Margie Harvey
4500 Holly Place
St. Louis, MO 63115

Zackary A. Williams Sr.
4501 Holly Place
St. Louis, MO 63115

Selena Rusan
4504 Holly Place
St. Louis, MO 63115

William and Iva M. Curtis
4505 Holly Place
St. Louis, MO 63115

John W. & Emma A. Savage
4507 Holly Place
St. Louis, MO 63115

Guy Eric Smith
4508 Holly Place
St. Louis, MO 63115

David & Jeannette Evans
4511 Holly Place
St. Louis, MO 63115

Charles Q. Troupe
5338 Claxton Avenue
St. Louis, MO 63120
(4512 Holly Place)

Teron and Tonya Haynes
4515 Holly Place
St. Louis, MO 63115

Peter Miller III
605 Clara Avenue #503
St. Louis, MO 63112
(4520 Holly Place)

Kevin Harmon
4725 Lewis Place
St. Louis, MO 63108
(4521 Holly Place)

Roland R. & Delores M. Hill
4522 Holly Place
St. Louis, MO 63115

Arma Miller
1818 Grape
St. Louis, MO 63136
(4526 Holly Place)

Michael A. & Debora A. Haynes
4527 Holly Place
St. Louis, MO 63115

Kenneth & Linda Green
4529 Holly Place
St. Louis, MO 63115

Patrick F. Patton and Bonnie J. Scott
4530 Holly Place
St. Louis, MO 63115

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section owners Page 42

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

Jerome Fields
4535 Holly Place
St. Louis, MO 63115

Garnell Carter
4555 Holly Place
St. Louis, MO 63115

Kenneth & Alyse Hutchinson
4536 Holly Place
St. Louis, MO 63115

Otis B., Jr., and Earline Walker
4558 Holly Place
St. Louis, MO 63115

Sandra Newton Gray
4540 Holly Place
St. Louis, MO 63115

Pearl L. Thompkins Et Al.
4559 Holly Place
St. Louis, MO 63115

Doc (III) and Bernice Netterville
4541 Holly Place
St. Louis, MO 63115

Peggy J. Rush-White
4562 Holly Place
St. Louis, MO 63115

J.B. and Mabel Clemons
4545 Holly Place
St. Louis, MO 63115

Susan & Jerry, Sr., Hunter-Carter
4566 Holly Place
St. Louis, MO 63115

June M. Lane
4546 Holly Place
St. Louis, MO 63115

Maudline L. Jones
4570 Holly Place
St. Louis, MO 63115

Suzanne Patton
4550 Holly Place
St. Louis, MO 63115

Bertha L. Robinson
4571 Holly Place
St. Louis, MO 63115

Leonard L. and Donnie Harris
4551 Holly Place
St. Louis, MO 63115

Patricia Hines
4576 Holly Place
St. Louis, MO 63115

Mildred Willis
4554 Holly Place
St. Louis, MO 63115

Ron L. Wilkinson
4577 Holly Place
St. Louis, MO 63115

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section photographs Page 43

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

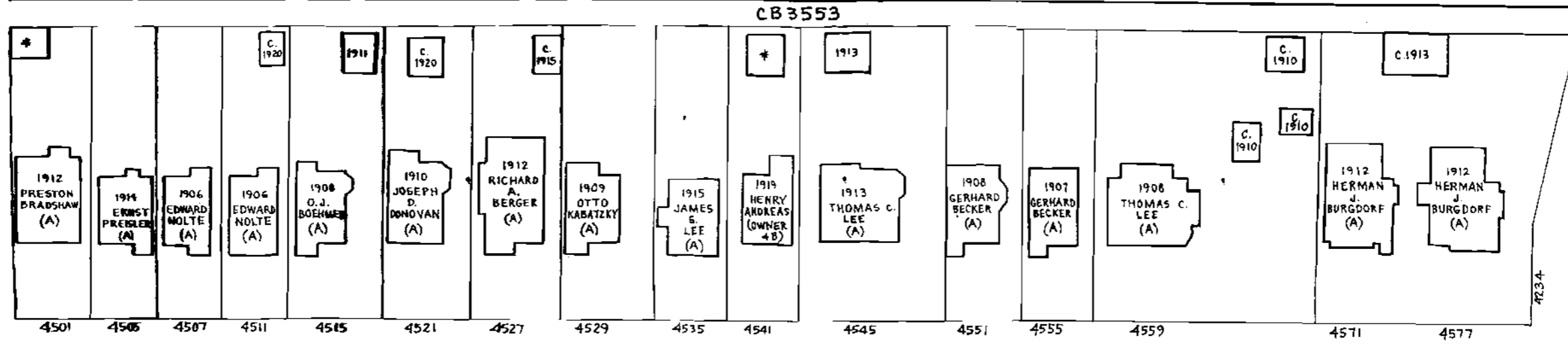
The following is true for all photographs submitted with this nomination:

Holly Place Historic District
St. Louis [Independent City]
Photographer: Michael Allen
November 2006
Negatives on file at: Landmarks Association of St. Louis.

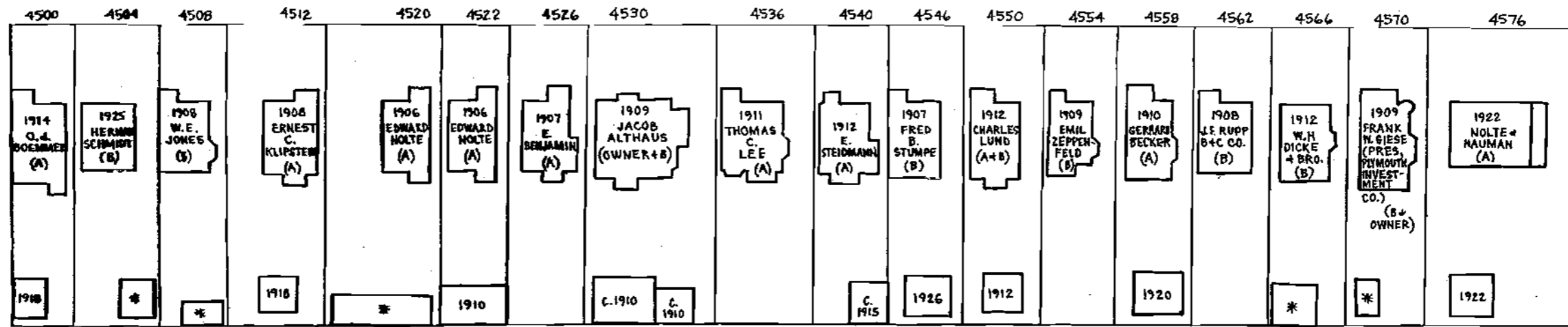
The descriptions of each photograph number are:

1. Looking south at 4576 and 4570 Holly Place.
2. Looking south at 4566, 4562 and 4558 Holly Place.
3. Looking south at 4554, 4550 and 4546 Holly Place.
4. Looking south at 4540 and 4536 Holly Place.
5. Looking south at 4530, 4526 and 4522 Holly Place.
6. Looking south at 4520 and 4512 Holly Place.
7. Looking south at 4508, 4504 and 4500 Holly Place.
8. Looking southwest at 4577 and 4571 Holly Place.
9. Looking north at 4559 Holly Place.
10. Looking north at 4545, 4551 and 4555 Holly Place.
11. Looking north at 4535 and 4541 Holly Place.
12. Looking north at 4527, 4529 and 4535 Holly Place.
13. Looking north at 4511, 4515 and 4521 Holly Place.
14. Looking north at 4501, 4505 and 4507 Holly Place.
15. Looking northeast toward garages at 4570 (non-contributing) and 4576 (contributing).

ROSALIE



HOLLY AVE. (PLACE)



CB3552

W. FLORISSANT AVE.

O'FALLON PARK

ARCHITECTURAL SURVEY OF HOLLY PLACE

JULY 1986

ST. LOUIS, MISSOURI

REVISED: NOV. 2006; MAR. 2007

LANDMARKS ASSOCIATION OF ST. LOUIS

- (A) = ARCHITECT
- (B) = BUILDER
- * = NON-CONTRIBUTING

THE PREPARATION OF THIS MAP WAS FINANCED WHOLLY THROUGH A GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE COMMUNITY DEVELOPMENT AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 (P.L. 93-383).

MAP: PAT HAYS BAER

HOLLY PLACE HISTORIC DISTRICT
ST. LOUIS (INDEPENDENT CITY), MISSOURI

Holly Place
 Historic District
 100 Block of
 Holly Place
 St. Louis [Incl. City], MO
 ne 15

U.S.
 Easting Northings
 741 260 4284 700
 741 480 4284 870
 741 330 4284 610
 741 540 4284 780

720 000 FEET
 (IL WEST)

