

**MARYLAND TERRACE
UNIVERSITY CITY**

**Inventory of Historic Buildings
1994**

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with the assistance of Barbara Bernsen
for the St. Louis County Department of Parks and Recreation
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RESEARCH METHODS

This inventory was conducted by Esley Hamilton, Preservation Historian, Ed Williams, Supervisor of Historic Sites, and Judy Little, former president of the Historical Society of University and former secretary of the University City Historic Preservation Commission. A map of the district was prepared by Pat Hays Baer, Cartographer.

University City has been the subject of numerous articles and studies since its beginning. Few of them, however, provide any useful information about Maryland Terrace. The best and most accessible general source is NiNi Harris, Legacy of Lions (University City: The Historical Society of University City, 1981). Individual histories have been written of several neighborhoods in University City, starting with Urban Oasis (St. Louis: Boar's Head Press, 1979), about the Parkview neighborhood. More recently, the Historical Society has published a series of neighborhood monographs: University Hills (1990), Ames Place (1991), and Linden-Kingsbury Historic District (1991).

The University Hills and Ames Place publications are based in part on previous inventories conducted under the auspices of the Missouri Department of Natural Resources. Other neighborhoods similarly studied have included University Heights Number One, the Delmar Loop-Parkview Gardens District, Parkview, and scattered sites in the northern half of University City. The first three of these resulted in National Register nominations. These studies contain more detailed information than any other sources.

Some preliminary research on Maryland Terrace was done in 1979 and 1980 by John Lindenbusch, under a citywide study grant from the Missouri Department of Natural Resources. He located and transcribed a book of early building permits (c. 1914-1919) that are not indexed in the city's building permit files. This book is now in the archives of the University City Public Library. Later building permits are available through an index kept in the city's Planning Department, and a microfilmed summary kept in the library. The library also has microfilm of the actual building permit applications from about 1934 on. Further information is sometimes found in the St. Louis Daily Record, a legal newspaper available on microfilm at the St. Louis Public Library and on paper from 1907 though 1930 at the St. Louis County Department of Parks and Recreation.

Information on early owners was obtained from street directories; surprisingly, more was often available in city directories than in county directories, when the subject worked in the city. The Missouri Historical Society had much biographical information, accessible through their invaluable "Information File."

Information on architects comes from the vertical files of the St. Louis Public Library, from the files of the St. Louis Chapter of the American Institute of Architects, and from Landmarks Association. Carolyn Toft's writings on the architectural resources of St. Louis were particularly helpful, especially, Compton Heights (1984). Several people named on these building permits as architects remain unknown, however; some worked in other aspects of the building industry, while others may have been architects practicing in other cities. Some were architects here who simply did not work in areas that have been studied to date. Included in this group are Neal C. Davis, Edward J. Gieseler, S. B. Goldman, C. H. Hargitt, C. Harrington, H. H. Hohenschild, Norman B. Howard, Fred J. Kolb, O. Kubaszky, John Lange, David K. Nicholson, W. N. Rombaugh, George Sokol, Charles H. Wray, and the firm Winkler & Grueninger.

The following inventory forms have been arranged according to the street addresses of the properties, alphabetically and numerically. The maps are taken from the records of the St. Louis County Department of Revenue. Inventory forms have been numbered according to St. Louis County's locator system. This nine-digit system is based on a coordinated grid that covers the entire county and gives each parcel of land a unique identification. Most county records are keyed to this system, and it is hoped that inclusion of it on these inventory forms will facilitate further research. All photographic negatives are in the files of the St. Louis County Department of Parks and Recreation. Roll and frame numbers have been included on the inventory forms under item three. The roll numbers are assigned by the photo processing companies. Roll and frame numbers have also been marked on the backs of the inventory photos.

Houses in Maryland Terrace have been named for the first resident owner. This person (or, in nearly all cases, a married couple) was often not the person named on the building permit or the owner at the time of construction but rather purchased the house from the original developer (the Davis Realty Company or another speculative builder). Where the first resident owner moved away in a short time and the second owner was also a personage of interest, the house name has been hyphenated.

Terminology for style or design has been taken from preferred National Register classifications where possible (National Register Bulletin 16A, p. 26); hence Colonial Revival instead of Georgian Revival. In some cases, however, terms used by Virginia and Lee McAlester in their Field Guide to American Houses have been preferred as more accurately descriptive; for example Italian Eclectic instead of Italian Renaissance, where Italian Romanesque and Gothic details have been used instead of Renaissance ones. A fairly large group of houses here, as in other parts of University City and Clayton, must be classified as revival in style rather than belonging to so-called "American movements," but they use very few stylistic details or they mix details from more than one style, such as pedimented entries with leaded-glass casements. The term "minimal traditional" has been used in these cases, as in several previous surveys in this area.

PHYSICAL DESCRIPTION

Maryland Terrace is a subdivision located for the most part in the City of University City, but including seven houses in the City of Clayton. It is bounded on the east by Big Bend Boulevard and on the west by Jackson Avenue. The district is diagonally bisected about two-thirds of the way from Big Bend to Jackson by the Forest Park Parkway, which occupies the former right-of-way of the Rock Island Railroad. East of this division, the north boundary of the district is Millbrook Boulevard, while the south boundary is the north line of properties facing Lindell Boulevard. West of the Parkway division, the north boundary is the south line of properties facing Pershing Avenue; these properties, located in the University Hills No. 2 subdivision, were included in a previous inventory. The south boundary of this west portion is the former commercial lot occupied by the Famous-Barr Clayton store and now used by Washington University and some smaller retail and service buildings.

The two streets encompassed in this district, Maryland Avenue and Westmoreland Drive, have house numbers corresponding to four conventional city blocks, but they are only partially divided in that way by intervening streets. Williams Avenue divides the 7000 from 7100 blocks of Westmoreland and the north side of Maryland, but it ends there. Asbury Avenue, connects the south side of Maryland Avenue to Lindell between the 7100 and 7200 blocks. Forest Park Parkway, though intersecting the district, is constructed on differing grade levels and does not connect with either residential street. On the east side, Westmoreland curves southward to parallel the parkway, while on the west side, Maryland curves northward. These portions of the streets were originally designated Pratt Avenue, a name which still appears in some county records, but today the houses are numbered consecutively with their respective streets. One anomaly in the numbering system is that, while the 7200 block of Maryland ends on the east side of the parkway and the 7300 block picks up on the west side, 7291 and 7299 Westmoreland both find themselves on the west side of the parkway. On Westmoreland, the 7300 block continues to Jackson, but on Maryland, the 7400 block begins four doors east of Jackson to correspond to the change in the municipality from University City to Clayton. This 7400 "block," however, continues to be served by the University City post office and zip code, 63130.

Maryland Terrace has only one alley, a right-of-way that is not technically part of the subdivision but was once owned by the St. Louis Southwestern Railroad. Several walkways run north-south, connecting the two streets in their longer blocks, and extending north to Millbrook and Pershing. Like the cross-streets, they are offset rather than continuous. They do not appear in the original subdivision of Maryland Avenue, but were introduced with the resubdivision of Westmoreland Drive as Maryland Terrace Amended Subdivision No. 2 in 1911. Between 7171 and 7201 Westmoreland, a walkway leads north to a pedestrian tunnel under Millbrook. A second walk runs downhill between 7255 and 7265 Maryland to 7256 and 7262 Westmoreland. The third walk runs north between 7343 and 7345 Westmoreland and descends a lengthy staircase to come out between 7334 and 7338 Pershing; it continues across the street into the University Hills subdivision. The fourth walkway connects 7360 and 7370 Westmoreland with 7355 and 7359 Maryland. These walkways were a great convenience to people using the streetcar lines on Millbrook and Pershing, and even though the cars are gone, the walkways continue to be used today.

Thanks to the site work done by the original developers, Maryland Terrace has a fairly even topography. The ground rises from north, where it is actually somewhat lower than Millbrook, to south, and from east to west. This grade difference is most noticeable at Forest Park Parkway, which is higher than the houses to the east but lower than those to the west.

A long description of the district published in Reedy's Mirror, December 18, 1914 still holds true in many particulars: "The tract contains 274 lots, but as several buyers mean to utilize more than one lot each, the whole number of homes ultimately to be erected upon the 100 acres will not exceed 200 — thus assuring an average of one-half acre of open space to each home." Actually 206 houses were built, of which one has been torn down. No more than two buildable lots remain. "The narrowest lots are 50 feet wide; the shortest, 190 feet deep, each containing more than a quarter acre."

"Westmoreland Avenue is 80 feet wide, with a 15 1/2 foot parking between street and sidewalk, a six-foot walk, and a building line 60 feet back from the sidewalk. This gives a total of 220 feet of open space for sun and breeze between house lines on this avenue. On Maryland avenue, 60 feet wide, with 7 1/2 foot parking and a 50-foot house line, the distance between the house lines on opposite sides of the avenue will be 180 feet.

Davis Realty wrote, "No walls or fences will ever be built between the building lines and the street." This still gives the neighborhood an open and spacious appearance, but most of the lots now have fences in back, and a good number have front fences set back from the front building line.

Reedy's Mirror noted that it had been necessary "to erect entrance gates in keeping with the granite work in Washington University buildings." The Washington University campus, in the Collegiate Gothic style, is constructed primarily of red Missouri granite. The only building in that style visible from Maryland Terrace, however, is Francis Fieldhouse, the site of the 1904 Olympics. The Maryland Terrace gates, which should more correctly be called pylons, consist of octagonal rock-faced piers with ashlar tops supporting cast iron candlestick-shaped lamps with bulbous globes. The front faces of the piers have ashlar plaques inscribed with the name of the street. Wing walls connect these streetside elements with lower piers that flank the sidewalks.

In recent years, new pylons have been erected at the Jackson Avenue end of the district, on the north side of Westmoreland and one on the south side of Maryland. They consist of two piers of orange-toned brick tied together by three ashlar blocks and topped by a pediment-shaped stone cap. At right angles to the piers and running back toward the sidewalk, iron fences top low bases. They were initially designed by Andrew Trivers, then redesigned by Randall Comfort, the owner of 7346 Westmoreland Drive.

As the following inventory forms illustrate, the architecture of Maryland Terrace is varied in style and material. Nevertheless, certain generalizations can be made. All the houses are brick or stucco, and the presumption can be made that the stucco houses also have a masonry structure. While a few houses have front porches, more have the front door sheltered by being recessed behind the plane of the front wall. In addition to their front doors, many houses have French doors opening onto front terraces. Although many houses have garages, only a few have garage doors opening to the front near the front building line. Many houses have second-floor planter boxes supported by brackets or corbels. In contrast to most houses built today, care was taken here to keep the foundation materials from being exposed; even where the ground drops a full story to the back of the house, the brick or stucco walls are carried down to ground level.

The stylistic diversity of the district can be expressed statistically, based on the current survey. There are 45 Tudor Revival houses, 39 Colonial Revival or Neoclassical, with an additional 12 Neocolonial, 29 Italian Renaissance, 10 Spanish Eclectic (or the related Mission and Monterey styles), and 6 French Eclectic. Relatively few houses reflect the modern styles of the era, one Bungalow and 16 Craftsman houses. The largest individual number of houses, 46, have been classified as "Minimal Traditional," that is, having only a few, often mixed characteristics of period styles. Thus the overall impression given by the district is one of restraint.

Three developers built speculative houses here which, while not identical, have certain unifying characteristics. The houses Frank Gear built to designs of Sam Black or anonymous architects are usually Italian Renaissance in style. They usually have large multipane toplights over the front doors and over other front windows. Houses by J. H. Williamson, who apparently was his own designer, typically have front chimneys between windows, making the facades asymmetrical. William Glicker's four houses designed by Rudolph Beuc all have bracketed cornices and arched window openings.

Partly because of the larger lots and setbacks, the houses on Westmoreland are generally larger than those on Maryland, and the largest are on the western portion of Westmoreland, where the scale rivals that of the most exclusive private streets in the Central West End and Clayton. Several of the same architects worked here, including Marcel Boulicault, Angelo Corrubia, Lawrence Ewald, Gale Henderson, Maritz & Young, Nolte & Nauman, Study & Farrar, and Trueblood & Graf. T. L. Johnson, whose work set the standard for houses in University Hills, contributed three designs here.

Given the overall formality of houses in Maryland Terrace, some of the more asymmetrical and picturesque designs stand out for their quality. Ferdinand Peipers' design for 7291 Westmoreland is one of the most picturesque Tudor houses in the region. Study and Farrar's 7360 Westmoreland is in their gabled stucco mode (also seen in Skinker Heights and Edgewood) that reflects the influence of the British Arts and Crafts movement, and particularly of Charles Voysey. Henry Wright, better known as a landscape architect and urban planner, designed at least six houses here. His best designs, such as 7298 Westmoreland, also reflect Arts and Crafts ideals. Wright's design for 7145 Westmoreland, somewhat compromised by its current paint color, looks in black and white like an illustration from the Craftsman magazine. Two of the finest small houses were designed by Trueblood and Graf, and both were published at the time. The house at 7117 Maryland is Tudor, while 7135 Maryland is French Eclectic.

HISTORY

For a subdivision with so much apparent visual unity, Maryland Terrace has a complex history. It was actually composed of two separate long, narrow strips of land that had been in separate ownership since 1852. Both had been part of the farm of Robert Forsyth (1808–1872). when the northern part was purchased from Forsyth in 1852 by Theodore Prouhet. The southern part descended to Forsyth's daughter Mary E. Jones, later Merrill, when, after his death, his farm was divided into long, narrow strips. (Forsyth Boulevard was laid out between the two southernmost strips.) Both of the Maryland Terrace tracts changed hands several times, while the eastern part of Forsyth's farm was taken for Forest Park in 1876, and the central part was acquired by Washington University in 1899. To the west, the tracts were bounded by Martin Hanley's farm, which gradually began to be subdivided after the town of Clayton was established in 1878.

In 1905, the northern tract of 54.59 acres was acquired from Frank A. Walsh by Ashland Realty Company, one of many real estate entities managed by W. J. Holbrook and G. H. Blackwelder. George H. Blackwelder was the older partner, born in Montgomery County, Illinois in 1849. He began in the real estate business in Hillsboro, Illinois in 1869 and removed to Wichita, Kansas in 1884. There he associated with Walter James Holbrook, who had just come west from Colchester, Connecticut, where he had managed a general store. Holbrook had been born in Lebanon, Connecticut in 1861. The pair moved their firm, Blackwelder & Holbrook, to St. Louis in 1892. They incorporated in 1900 as the Holbrook–Blackwelder Real Estate Trust Company, which by 1912 had capital and surplus of one and a quarter million dollars. Blackwelder lived at the Buckingham Hotel after the death of his wife in 1906, while Holbrook lived on Cabanne Avenue in the Central West End.

From Ashland Realty, Holbrook and Blackwelder immediately transferred the land to another of their entities, the Portland Place Heights Realty Company. Then, early in 1910, the west twenty-odd acres were transferred to still another of their entities, Montclair Investment Company. The Montclair Subdivision, corresponding roughly to the present west portion of Westmoreland Drive, was laid out on October 25, 1910. It was surveyed by B. H. Colby to have 69 fifty-foot lots on 21.51 acres. Only two of the lots were sold at that time, however: lots 16 and 55, located on either side of the street in midblock.

The buyer was the Seventeenth Street Realty Company, whose president was George Warren Brown. Born in Granville, New York, in 1853, Brown had become, with his older brother Alanson Brown, the pioneer shoe manufacturer of St. Louis, founding the Brown Shoe Company in 1878. The success of his enterprise led St. Louis to become the greatest shoe market in the United States. Brown lived in one of the largest houses on Portland Place in the Central West End. Brown had an interest in the Montclair project, because he and his wife, Bettie Bofinger Brown, had purchased the old Mary Merritt tract immediately to the south about 1903. On January 31, 1911, the Browns subdivided that property as Maryland Terrace. Colby again acted as surveyor and engineer.

Within a couple of days, however, the Browns sold the whole subdivision to the Commonwealth Trust Company. Albert N. Edwards, the president of the company, was a son of A. G. Edwards, founder of the well-known stock-brokerage company, and he was a grandson of Ninian Edwards, the territorial governor of Illinois. He was a native of Kirkwood, born in 1867, and he was married to Sue Leffingwell, a descendant of one of that city's founders. He served as mayor of Kirkwood 1892–1896 and joined Commonwealth in 1903 (two years after the firm's organization), becoming president in 1908.

A new player entered the picture on April 24, 1911, when the Davis Realty Development Company bought two lots, lots 7 and 8, Block 5 in Maryland Terrace. This firm was headed by Everett Davis, a generation younger than most of the other investors, born in 1882 in Pikesville, Indiana. He was apparently not related to the other prominent Davis families of St. Louis — John D., the lawyer, and John T., the dry goods merchant. Everett Davis was raised in Ava, in Douglas County, Missouri, "which had only recently yielded to the profanation of a railroad," according to William Marion Reedy. Davis came to St. Louis in 1900, where he served as private secretary to George Warren Brown for over two years. He then established the Everett Davis Mail Order Company, which he operated until forming his real estate company in 1904. At the time of his first involvement with Maryland Terrace, he was living just east of Skinker at 6181 Westminster Place, with offices at 816 Olive.

On September 13, 1911, Montclair Investment transferred the remaining lots in their subdivision (all but two) back to Portland Place Heights Realty, and five days later, the property was sold, along with the remaining acreage east to Big Bend, to the Davis Realty Development Company for \$200,000. On December 12, Davis platted a revised subdivision, redesigning and renumbering the lots in Montclair, and extending the development east to Big Bend. Laid out by B. H. Colby, it was called Maryland Terrace Amended Subdivision No. 2. The street retained the name Montclair Avenue until after 1916 but was then changed to Westmoreland. (County records specify Westmoreland "Drive" rather than "Avenue" or "Place."). George Warren Brown signed the amended plat, too; his two lots were renumbered lot 14, block 6 and lot 14, block 9.

By the time Everett Davis became involved with Maryland Terrace, he was already involved in several other subdivision developments. All of them were situated close to streetcar lines, and, as with Maryland Terrace, he emphasized convenience of transportation as a key selling point. Vinita Park had originally been laid out by A. C. Stewart in 1905. Davis had resubdivided a good portion of it in 1910. It was located on the north side of Page Boulevard, west of the Midland Electric Railway, now Midland Avenue, which extended north west to Creve Coeur Lake. Davis also laid out an entirely new subdivision on the east side of Midland in 1910, Vinita Terrace, which was intended to be somewhat more exclusive. Both these subdivisions eventually became municipalities, Vinita Terrace in 1940 and Vinita Park in 1941. Rosemount, originally "Rosemount on the Suburban," was laid out in 1909 at the northwest corner of Natural Bridge Road and Carson Road, now North Hanley.

Like these earlier subdivisions, Maryland Terrace was praised for its high location, "a point in St. Louis County that transcends the dome of the St. Louis Cathedral in elevation," according to Reedy. Unlike them, however, it was intended to be "the SHOW PLACE of St. Louis," and the prices of lots were correspondingly high, \$45 per front foot and up in 1912, in contrast to \$28 in Vinita Terrace, \$14 in Vinita Park, and \$10 to \$18 in Rosemount. These figures come from the November, 1912 issue of the Davis Messenger, which survives in the collections of the Missouri Historical Society, giving a unique look into the marketing methods of the time.

By that time, the Davis Realty Development Company had nearly 400 stockholders, and the company was eager to report its progress on Maryland Terrace. "Practically all of the grading of the eastern portion has been finished — more than 230,000 cubic yards of dirt having already been moved. This enables us to begin the finishing touches. Teams and men have been, for days, leveling, harrowing, seeding and making of this property a beautiful lawn. More than ten car loads of fertilizer will be used. The rocking of Pennsylvania Avenue [now Big Bend Boulevard] is being rushed to completion. Concrete men will finish the east half of Maryland before snow flies."

"Improvement work and home building in the properties surrounding Maryland Terrace are proceeding rapidly, and are of such character as to inspire confidence in those who have bought homesites in Maryland Terrace, for they establish, beyond a doubt, the fact that the surroundings will be ideal in every respect.... The whole district, of which Maryland Terrace is the heart and center, is enjoying a building growth such as the west end has not seen in several years. And remember your Company owns nearly 100 acres of this choicest property. We could have no better security back of our investments."

This last statement was not strictly true. Commonwealth Trust continued to own the original Maryland Terrace land, while Davis Realty purchased the lots one or two at a time. A few private buyers purchased lots as well. It was not until October 31, 1914 that Davis Realty was able to purchase the over one hundred lots remaining. Two mortgages financed this purchase, one for \$144,869.75 and the other for \$50,000. One curious feature of this transaction is that Everett Davis is listed as vice president of the company, while Benjamin Franklin Knauff was listed as president. Born in 1866, Knauff was a native of St. Paul, Minnesota, where he had served on the city council, and he had only come to St. Louis in 1907. In 1912 he was manager of the real estate loan department of the Commonwealth Trust Co., and he also had his own real estate company. The expression "hand in glove" comes to mind in relation to many of the business dealings that led to the creation of Maryland Terrace.

The Davis Messenger waxed eloquent about the quality of Maryland Terrace's design: "The improvements are absolutely first class, conceived and installed under the supervision of engineers who have come in contact with the 'last word' of Europe and America in the making of residence parks. The two magnificent boulevards which extend through Maryland Terrace will become the fashionable thoroughfares of St. Louis. One is the widest in the city, with a parking nearly half as wide as many West End city lots.... Maryland Terrace extends from the western limits of the campus of Washington University to Clayton -- two-thirds of a mile long by one-fifth of a mile wide -- the largest highly restricted home site ever marketed in St. Louis. A million dollars' worth of St. Louis' finest residence property."

The spacious dimensions of Westmoreland Drive are certainly among its finest features. Davis also introduced several features in his amended subdivision that had not been present in the Browns' original Maryland Terrace, including midblock walkways and a new cross street. Williams Avenue was intended to line up with a street already extending north from Millbrook. To the south, however, the new Williams Avenue encountered parts of lots 37 and 38 in block 2 of Maryland Terrace. Davis purchased the adjacent lots from Commonwealth on September 20, 1911, even before his amended subdivision was formalized, and in that deed (book 281, page 339), Commonwealth Realty agreed to set aside this right-of-way. So far as is known, however, no amendments were ever filed with the county recorder of deeds, and even today, Williams Avenue is simply penciled in over the ink plan in the county plat book. Two of the three walkways intended to go through the block from Westmoreland to Maryland were similarly created simply by not selling their rights-of-way. The easternmost one, between lots 15 and 16, Block 10 was never built.

The biggest problem with the image of Maryland Terrace as the showplace of the west end was the right-of-way of the Rock Island Railroad that cut diagonally through it. The first subdivisions dealt with the situation by creating a Pratt Avenue paralleling the tracks on the west side, with large triangular lots on both sides. Pratt Avenue was originally intended to connect with Wellesley Avenue to the north, but that link was never made. Even worse, unless it was possible to cross the tracks at grade, something that would not be possible today, there would have been no access between Maryland and Westmoreland on the east side of the tracks. This problem was corrected in June 1916, when Everett Davis, once again president, laid out East Pratt Avenue on the east side of the tracks.

This was not an entirely satisfactory solution, because it still left large, awkwardly shaped parcels on both sides. In December, therefore, a new plat was filed, Maryland Terrace Amended Subdivision No. 3, which resubdivided parts of blocks 3, 6, 12 and 13 into a total of 40 lettered lots. These lots were generally smaller and had reduced setbacks to accommodate the angle of the streets. Margaret Perkins, the only person who had hitherto purchased any lots in this area, assented to the plan.

Another selling point of the revised Maryland Terrace was its restrictions. "The modern buyer of high-class residence property is exacting in his demands," wrote the Davis Messenger. "He requires among many things -- adequate restriction -- insurance against the erection of buildings or the maintenance of any kind of nuisance in or about the property that would tend to depreciate values or to detract from the pleasure of living." According to William Marion Reedy, "Not only is Maryland Terrace wisely and thoroughly restricted itself, but the property in every direction for many city blocks is restricted and constitutes a protecting cordon surrounding it."

Most of the restrictions that Davis actually included in deeds would seem to be common sense, but St. Louisans had seen them violated in many older developments as the city expanded. Not more than one dwelling could be built on each lot. The minimum cost was \$5,000, although in practice, most houses cost more than double this amount. Houses had to be set back at least sixty feet from Westmoreland or forty feet from Maryland, except where the streets curved to accommodate the tracks. Fences also had to observe the sixty-foot setback, except for ornamental entrances and entrance posts. The houses had to be at least two stories tall, not including basements, except "modern bungalows" with at least two living rooms on the second floor; in fact, no bungalows were built here. The houses had to be built on the first floor of brick, stone, concrete, or masonry. This meant that stucco houses could be built as long as the structure beneath met the criteria. Half-timbered effects were restricted to the second floor or above.

A long list of uses were specifically excluded by the restrictions, including many that now sound quaint: no livery stables, public pool or billiard rooms, gambling establishments, saloons or sale of intoxicating liquors, slaughter house, stock yard, dairy, soap, glue, candle, or white lead factory, or blacksmith, horseshoeing, dry cleaning or laundry, "or any erection or establishment which may be a nuisance to the neighborhood adjacent thereto."

Racial restrictions were common in those days, and Maryland Terrace had them. No part could be sold or rented "to a negro or to anyone other than of the Caucasian race" or to a corporation acting on behalf of any such person. On the other hand, discrimination against Jews, which often took the form of an unwritten 'gentleman's agreement' in those days, seems not to have been a significant factor in Maryland Terrace. Jews were also found in the surrounding "cordon," and several were here from the beginning, including Lillian Mendle at 7045 Westmoreland and Benjamin Altheimer at 7106 Maryland.

Maryland Terrace was not, strictly speaking, a private place, because the streets were turned over to public use, but Davis Realty did reserve the right to assess each property up to fifteen cents per front foot, payable on May 5 each year. This money was to be used to care for streets and sidewalks, to cut weeds and mow grass on vacant lots and in the "parking," (the tree lawns between sidewalk and street), to provide street lighting, and "any other work for the purpose of beautifying, improving and maintaining said subdivision." In 1923, the property owners elected as trustees Everett Davis, Oscar Wright and Louis Brohammer, all residents of the subdivision, and Davis Realty turned these powers over to them.

By the end of 1914, site improvements had been completed, and Davis was ready for a big push. He got one from William Marion Reedy, the nationally known editor, who featured Maryland Terrace in not one but two articles in the December 14 issue of Reedy's Mirror, employing some of the purplest prose of the era. He said that Maryland Terrace was "a model piece of modern city planning and development... a delightful residence park, a park that is destined to become one of the real show places of St. Louis." "In all this section, which contains a greater number of handsome homes than any other American city can boast, there is nothing comparable with Maryland Terrace," Reedy opined, and if that weren't enough, it was "the most delightful homesite in the world." Reedy wrote that "all the best architectural and decorative achievements of the world are impressed into the service of [Davis's] engineers and architects, to the end that the traveled visitor must say of his suburban residence parks: '*Ne plus ultra*. This is perfection!'"

Reedy compared Everett Davis to Napoleon: "Since the advent of the stupendous little man, Napoleon Bonaparte, the world has come to realize that it is the little men who do the big things. St. Louis has already added her share of men, slight of build and short of stature, who have contributed to the world's vital achievements, and she gives one for good measure when she presents Everett Davis, the man of complex capabilities, the man in whom sound business sense is illumined by the most wonderful idealism and the keenest perception of the beautiful." "Mr. Davis is a type of the progressive young American to whom no obstacle is worthy of consideration except as it may be made a stepping stone to higher achievements."

Reedy casts some light on the objectives and workings of Davis Realty. He noted that Davis "handles no property for clients, manipulates no deals, collects no rentals. To use his own expression, he buys suburban property at wholesale and sells it at retail.... The business organization which he has perfected [is] an accurately adjusted machine, whose parts work together in smooth harmony. In his prolific brain originated the school of salesmanship, wherein the young man who would sell either building lots or bonds is brought face to face with every possible question or objection the prospective purchaser could possibly raise. From the same exhaustless source came the idea of the monthly banquet, a jovial experience meeting for the great sales force -- a feast of condiment-seasoned confession which has much to do with that perfect office camaraderie that characterizes all the employees of the Davis Realty Development Company."

While Davis may have had an extensive sales force, the development of Maryland Terrace did not proceed as fast as he might have liked. At the time Reedy wrote, only four houses had been built, all on Maryland Avenue. Arthur W. Schisler was apparently the first, with a Tudor Revival house at 7052. The next year, he was followed by Elizabeth Hesse at 7018 and Frank Ringenberg at 7200; both of these houses were designed as cottages, only barely meeting the two-story requirement. Davis Realty built 7027 on speculation and sold it to Ella Kessinger. This house, designed by Henry Wright, was in the rather timid Italian Renaissance style that became one of the features of the district. Only 28 houses had been built by 1920, and the company was still selling lots well into that decade. (Everett Davis himself held on to Lot 3 Block 8 until 1936 before selling it to Eleanor Isaacs; she built 7057 Westmoreland there.)

In order to stimulate interest, Davis Realty began to build houses for sale. Altogether, they built fifteen houses, the latest four in 1920. Six of them were by Henry Wright (1878-1936), who later became internationally known as a designer of new towns and other innovative housing projects. Wright had designed several larger houses in his own Brentmoor Park and Forest Ridge subdivisions, but he also had designed several smaller houses in the Shingle and Craftsman styles, and the best of his houses here reflect that latter style.

Several other developers became active in Maryland Terrace, generally building scattered houses over a period of years and using similar but not identical designs. Developer Herbert M. Edmunds, the brother of prominent judge Henry Edmunds, built five houses on Westmoreland, all to the designs of Charles R. Greene. William Glicker, who lived on Yale elsewhere in University City, built seven houses on Maryland; three were designed by Edward Kelley and four by Rudolph Beuc (pronounced Beuse). Rae Agatstein, the wife of Isaac Agatstein, who worked for Goldman Brothers, furniture, built seven houses, all to the designs of J. H. Williamson. Williamson, who also designed houses in University Hills but is otherwise unknown, built another five houses on his own, all on Maryland. And he built five houses for other clients. Ogden D. Williamson, who seems to have been associated with J. H. Williamson, and he built three more houses on Maryland in 1928 and 1929. Several other real estate firms and individuals built one or two houses. Some of the people building these houses may have intended to live in them but then changed their plans. In all, a little less than half of the houses built in Maryland Terrace (100 of 206) were first occupied by someone other than the builder.

Among those who did live in Maryland Terrace was Everett Davis himself, who moved to 7061 Westmoreland Drive in 1916. The vice president of Davis Realty, John J. Hopson, moved to 7121 Maryland Avenue the same year, but he died three years later. Other prominent St. Louisans did come to Maryland Terrace, as Reedy had predicted, especially to the large houses west of the tracks. Two architects lived here, Raymond Maritz of Maritz & Young, at 7308 Westmoreland and William P. McMahon at 7245 Maryland. Perhaps the most prominent resident socially was Susan Glasgow Carson, a granddaughter of the first mayor of St. Louis, William Carr Lane. She was the sister of Sarah Wilson, a philanthropist who gave much to Washington University and Mary Institute. The Carsons lived at 7006 Maryland Avenue. Their son, William Glasgow Bruce Carson, who also lived here, became a professor at Washington University known for his knowledge of playwriting and theatrical history. Among his students were Tennessee Williams, Broadway producer David Merrick, and authors Shepherd Mead and A. E. Hotchner.

The second owners of 7068 Maryland were Dr. Jerome E. Cook and his wife Fannie. She was a writer and social activist, recognized as a leading figure in St. Louis in her time. Her five successful novels dealt with such issues as sharecropping, racial discrimination, and antisemitism. She was also active in the labor and women's rights movements.

Maryland Terrace has continued to attract prominent residents. Leonard Slatkin, the current music director of the St. Louis Symphony, lived at 7347 Maryland Avenue for several years. Several television personalities also live here, including Dick Ford of Channel 2 (ABC) and Karen Foss of Channel 5 (NBC). The last two mayors of University City, Joseph Mooney and Janet Majerus, have also lived here.

The twenties were a boom time in Maryland Terrace, and by the end of the decade, all but thirty of the houses had been built. Another thirty were completed before World War II, and only ten, less than five percent have been constructed since then. So far as is known, only three lots are currently unbuilt. Lot M, block 12, would have the address 7283 Maryland Avenue. It is currently owned by the owners of the adjacent 7279 Maryland. Lot 13, Block 4 probably could not now be built on, since the adjacent 7250 Maryland has built a large wing encroaching on it. Lot H, Block 12, once had a house on it, 7295 Maryland. It was built by Burdeau Realty in 1931 to designs of Adolph L. Struebig, the architect who ten years later designed the Coral Court Motel. It was demolished in 1969 to accommodate the conversion of the old Rock Island right-of-way into Forest Park Parkway.

RECOMMENDATIONS

The current controversy over the creation of a new lot and construction of a new house at 7352 Westmoreland Drive has pointed up the need for better protection of historic and design values than is now provided by University City legislation. Designation of Maryland Terrace as a historic district under the terms of University City's historic preservation ordinance would be one approach. This would not prevent lots from being subdivided, but it would prevent houses from being demolished in order to create new lots, and it would provide for design review of new construction. The present survey could serve as the first step in the designation of the district.

Even with designation, property owners need more information about how to maintain the historic character of their properties. In particular, more knowledge is needed on proper methods of tuckpointing and roof repair. This study made an effort to check how many roofs originally designed to be tile or slate have been changed to asphalt shingles. A gratifying number of original roofing materials remain in place, but a few have been discarded, and homeowners can no longer rely on the advice of craftsmen for the maintenance of these traditional materials.

University City is fortunate in having a well-organized historical society to serve as a repository for historic information, such as old photos, memoirs, and other memorabilia. A project designed to collect such materials about Maryland Terrace would be appropriate.

Listing on the National Register of Historic Places would be beneficial to Maryland Terrace in further planning efforts involving the Millbrook-Forest Park Parkway corridor. This neighborhood could have greater impact from new transportation initiatives in this area than either of the adjacent districts to the east, Washington University and Parkview, both of which are already on the National Register. The high percentage of contributing properties, the variety of architectural styles, and the number of significant architects whose work is represented here all suggest that the district is eligible for listing on the basis of its architectural quality and probably its planning significance as well.

Over the last forty years, Maryland Terrace has been involved in a number of community planning controversies, most having to do with that same right-of-way. Before Famous-Barr opened its first suburban department store in Clayton in 1949, a proposal was made to use the old Rock Island line for direct access from Millbrook. This was blocked by the neighborhood. Twenty years later, however, the neighborhood failed to stop the present Forest Park Parkway, which was billed as a bypass for Forsyth Boulevard. Instead of using the existing ground level, as the railroad had, the bypass rose to cross over Forsyth on a viaduct. This limited-access design kept through traffic out of the residential streets but did create new noise and dirt. In the early 1980s, a proposal to run a new trolley line, modernized as the Metrolink light rail system, along this same route, met extensive opposition from Maryland Terrace and University City as a whole. The initial Metrolink system was built without this connection to Clayton, but the idea persists for one of several possible extensions now being considered.

The 1949 Famous-Barr, located directly behind the westernmost block of Maryland Avenue, closed with the construction of the new Galleria on Brentwood Boulevard, and the building was taken over by Washington University. The future of this large and exposed site is still a matter of concern.

Also current is the controversy surrounding the subdivision of the large lot at 7346 Westmoreland Drive by its owner, Randall Comfort. This was opposed by the neighbors and by the city, but after a similar controversy in Kirkwood was resolved by the state supreme court in favor of the property owner, Comfort was permitted to make the subdivision. It has the unwieldy name, "Resubdivision of the East 50' of lot 11 all of Lots 12 and 13 and the West 40' of Lot 14, in Block 9 of Maryland Terrace Amended Subdivision No. 2." He is currently marketing his plans for a new 7352 Westmoreland Drive, which will be the newest house in the district.

MARYLAND TERRACE DISTRICT
UNIVERSITY CITY

MARYLAND AVENUE

ADDRESS	DATE	FIRST OWNER	FIRST RESIDENT	BUILDER	ARCHITECT	STYLE
7001	1956	Robert R. Holland	John M. Kane	Robert R. Holland	Alfred J. Johnson	Neocolonial
7006	1922	C. H. Wall	Susan Reese Glasgow Carson	C. H. Wall	Charles H. Wray	Italian Renaissance
7007	1920	R. R. White	Elizabeth Saunders	G. C. Smith	Saum Bros	Italian Renaissance
7010	1924	Will C. Schramm	William C. Schramm	Will C. Schramm	Avis Schramm	Colonial Revival
7015	1927	Wm. Glicker	Krebs-Turner	Wm. Glicker	Edward B. Kelley	Minimal Traditional
7018	1914	Elizabeth M. Hesse	Elizabeth M. Hesse	Elizabeth M. Hesse		Craftsman
7022	1926	Henry Johnson	Henry Johnson	Rafferty R. E. Co.	C. H. Hargitt	Colonial Revival
7025	1914	Henry Wright	Jerome J. Benjamin	Henry Wright	Henry Wright	Minimal Traditional
7026	1926	M. Boening	August Boening	F. F. Meckfessel		Colonial Revival
7027	1914	Henry Wright	Ella M. Kessinger		prob. Henry Wright	Italian Renaissance
7030	1926	Mary Louree	William D. Chapman	J. B. Paris	H. Louree	Minimal Traditional
7033	1923	Chas. E. Stickney	Chas. E. Stickney	White Bldg. Co.	White Bldg. Co.	Minimal Traditional
7034	1928	J. H. Williamson	Redmond McAuliffe	J. H. Williamson	J. H. Williamson	Tudor Revival
7037	1922	Laura Murch	Laura Murch	A. J. Murch		Colonial Revival
7038	1928	P. J. Connell	Margherita Palmisano	J. H. Williamson	J. H. Williamson	Minimal Traditional
7041	1952	Wm. S. Drozda	Frank O'Leary	Vernon Holt	F. G. Avis	Neocolonial
7042	1922	Benbow R. & I.	Alexander Lips	R.A. & G. B. Bullock	Nolte & Nauman	Colonial Revival
7045	1921	Edward Close	Edward Close	Edward Close	C. Harrington	Minimal Traditional
7046	1926	John & Ella Burns	John Burns	H. E. Burns	W. N. Rombaugh	Tudor Revival
7049	1922	E. C. Sanders	Edwin C. Sanders	Robert Paulus	Edw. J. Gieseler	Craftsman
7052	1913	Arthur W. Schisler	Arthur W. Schisler			Tudor Revival
7055	1924	Nellie Goldsworthy	Nellie Goldsworthy	prob. Murch Bros.		Italian Renaissance
7056	1929	Wm. Glicker	David Grosberg	Wm. Glicker	Edward B. Kelley	Tudor Revival
7060	1922	W. O. Waldsmith	W. Oscar Waldsmith	Frank Gear	C. A. Koenig	Italian Renaissance
7061	1923	Houston Osborne	Houston Osborne			Colonial Revival
7065	1919	John V. Lee	John V. Lee	J. W. Leigh	J. W. Leigh	Colonial Revival
7068	1922	Marsh P. Duke	Marsh P. Duke	Marsh P. Duke	J. Hal Lynch	Colonial Revival
7102	1928	Wm. Glicker	Ralph Siegel	Wm. Glicker	Edward B. Kelley	Tudor Revival
7103	1921	Thomas Moffat	Thomas Moffat	Frank Gear	Clarence Koenig	Colonial Revival
7106	1921	E. J. Monti	Benjamin Altheimer	Aug. Gaertner	Study & Farrar	Renaissance Revival
7114	1925	Lulu D. Edwards	Lulu D. Edwards	H. J. Horspool	Majers & Starr	Colonial Revival
7117	1924	Mrs. W. R. Barnhart	Mrs. W. R. Barnhart	John A. Prael	Trueblood & Graf	Tudor Revival
7118	1928	H. J. Drabelle	Herschel J. Drabelle	J. H. Williamson	J. H. Williamson	Minimal Traditional
7119	1928	F. Manley	George P. Manley	J. B. Paris	Jesse Bowling	Tudor Revival

7121	1916	John J. Hopson	Marguerite Corneli	Henry Wright	Henry Wright	Craftsman
7122	1928	J. H. Williamson	Frances W. Galleher	J. H. Williamson	attr. J. H. Williamson	Tudor Revival
7126	1928	O. D. Williamson	John C. Guhman	O. D. Williamson		Tudor Revival
7127	1923	Mrs. C. Hopson	Florence Hopson	Frank Gear	C. A. Koenig	Colonial Revival
7130	1926	Dr. Roy E. Mason	Dorothy E. Mason	H. W. Dudeck & Bro.		Colonial Revival
7131	1924	J. J. Redmond	John Redmond	B. J. Charleville	Russell A. Conzelman	Colonial Revival
7134	1923	Rae Agatstein	Charles P. Hasland	J. H. Williamson	J. H. Williamson	Minimal Traditional
7135	1924	Geo. M. Hagee	Geo. M. Hagee	Lane & Freeman	Trueblood & Graf	French Eclectic
7137	1923	Frank G. Maxwell	Frank G. Maxwell	Chas. F. Hall	Chas. F. Hall	Craftsman
7138	1925	Mary Louree	Jeremiah Dwyer	J. B. Paris	L. Louree	Colonial Revival
7144	1935	H. C. Kingsbury	Louis J. Vogler	Stinson Co., Inc.	Klingensmith & Grover	Colonial Revival
7148	1929	O. D. Williamson	Leonard R. Woods	O. D. Williamson	O. D. Williamson	Tudor Revival
7152	1929	O. D. Williamson	David B. White	O. D. Williamson	O. D. Williamson	Tudor Revival
7200	1914	Frank Ringenberg	Robert C. Maypole			French Eclectic
7201	1916	Brightfield/Martin	Frank Bishop	A. Craig	E. J. Lawler	Minimal Traditional
7206	1927	J. H. Williamson	John D. McCarthy	J. H. Williamson	J. H. Williamson	Tudor Revival
7207	1955	Festus Krebs	Festus Krebs	Dixie Home Bldrs.		Neocolonial
7210	1926	J. H. Williamson	Albert Happel	J. H. Williamson	attr. J. H. Williamson	Craftsman
7214	1923	J. H. Williamson	Harry Baron	J. H. Williamson	prob. J. H. Williamson	Craftsman
7215	1922	C. E. Rohde	Carl E. Rohde	Wm. Brenecke	N. C. Davis	Colonial Revival
7218	1926	Webb Kammerer	Webb Kammerer	John Pohlman	Gale E. Henderson	Tudor Revival
7221	1937	Annie Pelligreen	Annie Pelligreen	Pelligreen Const.	John E. Wallace	Colonial Revival
7222	1925	Wm. Glicker	George Rassieur	Wm. Glicker	Rudolph Beuc	Craftsman
7225	1926	E. A. Bokern	Edward Bokenn	J. H. Williamson	Corrubia & Henderson	Italian Renaissance
7227	1925	J. L. DeNeille	J. Lawrence DeNeille	Wm. H. Cunliff		Tudor Revival
7230	1919	Claude L. Brittain	George L. Edwards	Frank Gear		Italian Renaissance
7233	1925	John T. Sluggett	John T. Sluggett	Clifford B. Godwin	Roy O. Chaffee	Minimal Traditional
7236	1922	John G. McCawley	John G. McCawley	Howard W. Godwin		Italian Renaissance
7237	1926	Wallace Kletzker	Wallace Kletzker	Thos. A. O'Keefe	Marcel Boulicault	Spanish Eclectic
7240	1926	Ratermann Bldg. Co.	John M. Boggiano	Ratermann Bldg. Co.	Noite & Nauman	Tudor Revival
7241	1926	Jos. A. Lampe	Sverre Peterson	C. W. Schuler	C. A. Koenig	Italian Renaissance
7245	1925	Wm. P. McMahon	Wm. P. McMahon	Aug. Gruenschlag	Wm. P. McMahon	Tudor Revival
7249	1923	A. C. Kaletta	Andrew C. Kaletta	Ed. J. Scally		Minimal Traditional
7250	1916	Charles C. Leigh	John Flammang	Frank Gear	D. Nicholson	Italian Renaissance
7254	1925	Guarlford R. & I.	Hanford Main	R. A. & G. B. Bullock	Noite & Nauman	Minimal Traditional
7255	1925	Wm. N. Sitton	Wm. N. Sitton	Norman B. Howard	Norman B. Howard	Tudor Revival
7258	1926	Wm. Glicker	Alexander Bruce	Wm. Glicker	Rudolph Beuc	Craftsman
7262	1927	Peter Murmann	Peter Murmann	Peter Murmann		Minimal Traditional
7265	1926	Wm. Glicker	Philip Stocke	Wm. Glicker	Rudolph Beuc	Craftsman
7266	1958	Richard Barry	Elmer D. Nester	Richard Barry		Neocolonial
7269	1925	Guarlford R. & I.	John P. Fitzgerald	R. A. & G. B. Bullock	Noite & Nauman	Minimal Traditional
7270	1925	Guarlford R. & I.	Claude C. Ellis	R. A. & G. B. Bullock	Noite & Nauman	Minimal Traditional

7273	1922	Mrs. J. Granville	Jeanette Granville	J. W. Leigh	J. W. Leigh	Minimal Traditional
7274	1926	Ratermann Bldg.	Albert B. Hysinger	Ratermann Bldg.	Nolte & Nauman	Tudor Revival
7278	1924	Paul J. Hewitt	Paul J. Hewitt	B. J. Charleville		Italian Renaissance
7279	1919	Davis Realty	Dr. Edw. J. Murphy	Frank Gear		Craftsman
7282	1927	Catherine Brennan	Catherine Brennan	John J. Berio	Gale E. Henderson	French Eclectic
7284	1923	E. Ballman	Edwin C. Ballman	Majestic Home Bldrs.		Craftsman
7287	1936	Carrie Deutmann	Alfred C. Waldemar	Frank Ott		Colonial Revival
7290	1931	Buher Realty Co.	John G. Burdeau	Buher Realty Co.		Colonial Revival
7295	1931	demolished				
7301	1923	H. H. Piou	Herbert H. Piou	Charles N. Lund	Maritz & Young	Minimal Traditional
7303	1921	Ridgely Young	Ridgely Young		Maritz & Young	Colonial Revival
7305	1921	Ridgely Young	Elvira Brod			Minimal Traditional
7307	1921	Francis Barnes	Dr. Francis Barnes, Jr.	Frank Gear		Minimal Traditional
7310	1931	Perry Topping	Helen Loevy	Perry Topping, Jr.	Charles R. Greene	Minimal Traditional
7314	1921	James A. Maritz	James A. Maritz	Frank Gear	Maritz & Young	Italian Renaissance
7317	1927	John Grunik	John Grunik	John H. Kossmann	C. A. Koenig	Italian Renaissance
7323	1925	Chauncy Heath	Ida Pauley	Chauncy Heath	T. L. Johnson	Tudor Revival
7324	1920	Davis Realty	Adeline Withrow	Frank Gear	Frank Gear	Minimal Traditional
7329	1926	Louis Dehlendorf	Louis E. Dehlendorf	Aug. Winkell & Son	Nolte & Nauman	Tudor Revival
7330	1922	Clara Inv. Co.	Harry L. Brewer	Highton N. Hughes	Nolte & Nauman	Tudor Revival
7336	1923	J. E. Sullivan	Joseph E. Sullivan	Chas. N. Lund	Corrubia & Henderson	Colonial Revival
7337	1929	George Weber	George Weber	H. Kaiser	F. J. Kolb	Minimal Traditional
7341	1926	George Weber, Jr.	George Weber Jr.	prob. H. Kaiser	prob. F. J. Kolb	Minimal Traditional
7344	1928	P. C. Schnoebelen	Dr. Paul C. Schnoebelen	P. C. Schnoebelen	J. W. Leigh	Tudor Revival
7347	1931	Paul J. Biermann	Adaline Bierman	Victor A. & B. Co.	E. Volkman	Tudor Revival
7350	1952	Johanna A. Sheehan	Ruth Levin	Sheehan Const. Co.	Walter F. Sheehan	Modern
7354	1929	Ida S. Wagner	Ida S. Wagner	B. C. Holthaus		Minimal Traditional
7355	1926	Dr. T. G. Hawley	Dr. Thomas G. Hawley	John H. Kossman	Clarence A. Koenig	Tudor Revival
7359	1924	Rae Agatstein	Forey E. Stanford	J. H. Williamson	J. H. Williamson	Colonial Revival
7364	1933	Gale Henderson	Louis F. Desloge		Gale E. Henderson	Monterey
7365	1938	Louis J. Wenneker	Ralph Copp	Louis J. Wenneker	Cay Weinel	Colonial Revival
7369	1927	Wm. Glicker	Lafayette Thompson	Wm. Glicker	attr. Rudolph Beuc	Italian Renaissance
7370	1928	Wm. O. Lewis	Olive J. Hayden	Byrd-Rhodes Const.	Byrd-Rhodes Const.	Minimal Traditional
ADDRESSES IN CLAYTON						
7401	1926	Albert W. Dehlendorf	Albert W. Dehlendorf	Edw. H. Beckemeier	Kennerly & Stiegemeier	Colonial Revival
7405	1927	Wm. Glicker	Harry P. Mammen	Wm. Glicker	C. A. Koenig	Italian Renaissance
7410	1929	Louis R. Sehr	Louis R. Sehr	"architect subiets"	Henri Rush & Co.	Colonial Revival
7414	1936	Andrew S. Mills	Andrew S. Mills		John A. Lorenz	Colonial Revival
7415	1926	M. J. Hackett	Murtha J. Hackett	August Winkle & Sons	Nolte & Nauman	Tudor Revival
7418	1979	Hess Construction	Albert Toczykowski	Hess Construction		Neocolonial
7419	1928	Wm. Glicker	Richard A. Slack	Wm. Glicker	Edward Kelley	Tudor Revival

WESTMORELAND DRIVE

ADDRESS	DATE	FIRST OWNER	FIRST RESIDENT	BUILDER	ARCHITECT	STYLE
7001	1958	Edwards Thaman	Edwards Thaman	Currey Const. Co.		Neocolonial
7006	1917	John Henderson	John Henderson	Frank Gear		Italian Renaissance
7016	1916	Annette Hogg	Annette P. Hogg	Busch-Burns R. E. Co.	E. J. Lawler	Bungalow/Tudor
7017	1916	Davis Realty	Mack M. Burnstine	Frank Gear	O. Kubatzky	Mission
7018	1923	F. E. Nulson	Charles H. McCrea	J. M. Higbee	Maritz & Young	Colonial Revival
7023	1926	H. M. Edmunds	Wm. K. Hughes	H. M. Edmunds	Charles R. Greene	Tudor Revival
7026	1921	A. F. Fach	Jacob S. Schwartz	A. F. Fach	J. W. Leigh	Italian Renaissance
7029	1925	H. M. Edmunds	Lillian E. Mendle	Robert Taylor	Ferdinand Peipers	Tudor Revival
7032	1916	V. M. Henderson	Virginia M. Henderson	A. J. Pasquier	John A. Lange	Italian Renaissance
7033	1925	H. M. Edmunds	Lawrence M. Mullen	Robert Taylor	Ferdinand Peipers	Tudor Revival
7036	1923	A. W. Wrieden	Arthur W. Wrieden	Frank Gear	Clarence Koenig	Tudor Revival
7039	1955	John R. O'Connor	John R. O'Connor			Neoclassical
7042	1926	Frances A. Shepard	Edward J. Mannion	J. H. Williamson	J. H. Williamson	Minimal Traditional
7045	1922	A. L. Woas	Lillian E. Mendle	A. L. Woas		Minimal Traditional
7048	1923	Frank E. Nulson	Georgia C. Hager	J. M. Higbee	Maritz & Young	Min. French Eclectic
7049	1922	Benbow R. & I.	Mae R. Stahl	Benbow R. & I.	Benbow R. & I.	Colonial Revival
7050	1922	J. E. Stamm	J. E. Stamm	R. Mederacke Const.	R. Mederacke Const.	Renaissance
7053	1938	H. Nathanson	Harvey Nathanson	S. B. Goldman	S. B. Goldman	Neocolonial
7054	1925	Rae Agatstein	Herbert Frank	J. H. Williamson	J. H. Williamson	Minimal Traditional
7057	1936	Eleanor Isaacs	Eleanor Isaacs			Colonial Revival
7060	1921	W. G. Mueller	Frank J. Stuart	Wm. Brenecke	Nolte & Nauman	Mission
7061	1916	Everett Davis	Everett Davis	Frank Gear	Sam Black	Minimal Traditional
7069	1936	Gustave Jensen	Gustave A. Jensen	Kaplan McGowan	J. D. Standish/O. Popp	Colonial Revival
7101	1925	J. B. Moberly	Jerre B. Moberly	R. Melrink	Corrubia & Henderson	Italian Renaissance
7103	1916	Charles W. Hughes	Manas Feldman	Frank Gear	Sam Black	Italian Renaissance
7106	1918	John Schorr	John J. Schorr	Frank Gear		Tudor Revival
7112	1919	W. C. Springer	Wm. C. Springer	Frank Gear		Minimal Traditional
7116	1919	W. C. Springer	Lawrence D. Miller	Frank Gear		Minimal Traditional
7117	1926	Rae Agatstein	Gustav A. Weiss	J. H. Williamson	J. H. Williamson	Minimal Tudor
7120	1917	Reliance Const.	Henri R. Henderson	George Sokol	George Sokol	Minimal Traditional
7121	1926	H. M. Edmunds	George Kriegshauser	B. J. Charleville	Charles R. Greene	Tudor Revival
7123	1928	H. M. Edmunds	Walter B. Weissenberger	H. M. Edmunds	Charles R. Greene	Colonial Revival
7130	1919	M. T. Donahue	Marcus T. Donahue	Frank Gear		French Eclectic
7131	1926	C. A. Dougherty	Chester A. Dougherty	W. M. Smith	Nolte & Nauman	Tudor Revival
7137	1922	Jos. C. Peden	D. Joseph C. Peden		T. L. Johnson	Minimal Titonal
7140	1924	Norman Hemp	Norman Hemp			Spanish Eclectic
7145	1917	Davis Realty	Claude L. Brittain	Frank Gear	Henry Wright	Craftsman
7149	1917	Davis Realty	Walter E. Geary	Frank Gear	Henry Wright	Minimal Traditional

7155	1925	H. M. Edmunds	Norman B. Champ	B. J. Charleville	Charles R. Greene	Modified Mission
7159	1927	Wm. J. Brown	Thomas L. Remley	J. H. Williamson	J. H. Williamson	Minimal Traditional
7161	1927	Eliz. J. Denton	Elizabeth J. Denton	J. H. Williamson	J. H. Williamson	Minimal Traditional
7167	1930	V. F. Berry	Benjamin F. Berry	M. H. Frese	"private plans"	Italian Renaissance
7171	1925	F. J. Loewe	Franz J. Loewe	E. J. Honerkamp		Minimal Traditional
7200	1916	Davis Realty	Ethel Shields	Cudmore Const. Co.	H. H. Hohenschild	Spanish Eclectic
7201	1923	E. L. Johnson	Martha H. Birdsall	B. J. Charleville	R. A. Conzelman	Minimal Traditional
7204	1923	Raymond Stahlberg	Raymond Stahlberg	J. M. Higbee	Maritz & Young	Spanish Eclectic
7207	1923	H. A. Folmer	Elizabeth Saunders	H. A. Folmer	T. L. Johnson	Tudor Revival
7211	1930	Harold Stinson	Frank F. R. Wherle	Harold Stinson		Tudor Revival
7212	1925	Rae Agatstein	C. Eliot Chapman	J. H. Williamson	J. H. Williamson	Minimal Traditional
7218	1924	Sidney Mohlman	Sidney Mohlman	Frank Gear	Clarence Koenig	Minimal Traditional
7224	1955	Leo H. Snyders	Wesley H. Schermann	Leo H. Snyders	Julius Tarling	Colonial Revival
7228	1917	Wm. L. Burgess	Wm. L. Burgess	Frank Gear	Charles L. Thurston	Craftsman
7234	1955	Leo Snyders	Francis J. Beffa	Leo Snyders	Julius Tarling	Neocolonial
7240	1926	Rae Agatstein	Pritchett A. Harris	J. H. Williamson	J. H. Williamson	Minimal Traditional
7246	1925	H. M. Edmunds	Ralph Cohen	B. J. Charleville	Charles R. Greene	Tudor Revival
7250	1920	Wm. C. Springer	Edw. A. Langen	Frank Gear		Minimal Traditional
7256	1923	C. W. Hughes	Charles W. Hughes	C. W. Hughes	J. W. Leigh	Colonial Revival
7262	1916	Davis Realty	Daniel N. Pierce	Henry Wright	Henry Wright	Craftsman
7266	1926	Albert Razovsky	Albert Razovsky	J. H. Masten	Lawrence Ewald	Minimal Traditional
7272	1951	Eugene Hartrich	Eugene A. Hartrich	Volkman & Norton	Volkman & Norton	Neocolonial
7278	1940	L. J. Wenneker	Martin Landis	L. J. Wenneker	Cay Weinel	Neocolonial
7288	1917	Davis Realty	Otto Menzing			Craftsman
7291	1936	Erector Realty	Nannie J. Whitmarsh	Erector Realty	Ferdinand Peipers	Tudor Revival
7298	1917	Davis Realty	Marion L. Canouse	Frank Gear	Henry Wright	Craftsman
7299	1927	Neil S. Moore	Neil S. Moore			Colonial Revival
7300	1920	Davis Realty	Claude L. Brittain	Frank Gear	Frank Gear	Spanish Eclectic
7301	1922	G. A. Weiss	Gus Weiss	J. W. Leigh	J. W. Leigh	Modified Georgian
7308	1920	Davis Realty	Raymond Maritz	Frank Gear	Frank Gear	Tudor Revival
7311	1920	Davis Realty	Sylvester Judge	Frank Gear	Frank Gear	Minimal Traditional
7314	1921	Emily Heberer	Emily Heberer			Italian Renaissance
7321	1926	J. A. Pastel	Robert L. Niedringhaus	Sachse Const.	Oliver Popp	Italian Renaissance
7324	1921	John S. Hunt	John S. Hunt			Minimal Traditional
7327	1925	Adolph Boldt	Adolph Boldt	A. A. Fischer	William W. Sabin	Spanish Revival
7334	1920	Davis Realty	Mary A. Barrett	Frank Gear	Frank Gear	Minimal Traditional
7339	1924	Gilbert F. Tuffii	Gilbert F. Tuffii			Colonial Revival
7343	1927	Lee Hunter	Lee Hunter	Victor Co.	Ed. H. A. Volkman	Italian Renaissance
7345	1922	Louis Boeger	Louis Boeger	Geo. F. Bergfeld	Wedemeyer & Nelson	Italian Renaissance
7346	1921	J. B. Gander	Joseph B. Gander	A. E. Haeussler		Italian Renaissance
7355	1926	Christopher A. Dalton	Christopher A. Dalton			Tudor Revival
7360	1922	N. S. Brown	Norman S. Brown	J. A. Prabt	Study & Farrar	Tudor Revival

7365	192	Oliver F. Wright	Oliver F. Wright	J. Beveridge	Nolte & Nauman	Tudor Revival
7370	1923	John N. Rarick	John N. Rarick			Tudor Revival
7375	1939	Albert Schlueter	Albert Schlueter	Berkley Const.	Winkler & Grueninger	Tudor Revival
7380	1923	Wm. F. Peters	William F. Peters	J. M. Higbee	Corrubia & Henderson	Italian Renaissance
7383	1928	Charles W. Frees	Charles W. Frees	J. W. Leigh	J. W. Leigh	Tudor Revival
7384	1930	Frank Ackerman	Frank Ackerman	Wilkins & Philippi	Maritz & Young	Colonial Revival
7389	1923	E. J. Lumpkin	Everett J. Lumpkin	Frank Gear	Clarence Koenig	Colonial Revival
7390	1929	George A. Bayle	George A. Bayle	Higbee Bros.	Maritz & Young	Tudor Reviva
7393	1928	Reavis Jackson	Reavis Jackson	Gale E. Henderson	Gale E. Henderson	Colonial Revival
7394	1935	Woermann Const.	Meta Peters	Woermann Const.	Gray & Pauley	Neoclassical