

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Moorlands Addition Apartment District

other names/site number N/A

2. Location

street & number Roughly bounded by Clayton Rd., Glenridge Ave., Wydown Blvd. and (both sides) Westwood Dr. [N/A] not for publication

city or town Clayton [N/A] vicinity

state MO code MO county St. Louis County code 189 zip code 63105

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)

Mark A. Miles

August 12, 2009

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

I hereby certify that the property is:

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

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	196	8
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object	8	0
		204	8

buildings
sites
structures
objects
Total

Name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

N/A

0

6. Function or Use

Historic Function
DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling

Current Functions
DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
LATE 19th AND 20th CENTURY REVIVALS
MODERN MOVEMENT

Materials
foundation CONCRETE
walls BRICK
STONE/Limestone
roof ASPHALT
other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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

1922-1961

Significant Dates

1922

1926

Significant Person(s)

n/a

Cultural Affiliation

N/A

Architect/Builder

Avis, Frank G.

Saum Architects

Shapiro, Benjamin

Weinel, Cay

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10. Geographical Data

Acreage of Property approx. 54

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	732440	4280310	15	732440	4279650
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	732040	4279790	15	732070	4280260

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Karen Bode Baxter, Ruth Keenoy, Timothy P. Maloney
 organization Karen Bode Baxter, Preservation Specialist date 8/7/2009
 street & number 5811 Delor telephone (314) 353-0593
 city or town St. Louis state MO zip code 63109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name See attached
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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Architectural Classification

LATE 19th AND 20th CENTURY REVIVALS/ Colonial Revival
LATE 19th AND 20th CENTURY REVIVALS/ Tudor Revival
LATE 19th AND 20th CENTURY REVIVALS/ Mission/Spanish Colonial Revival
LATE 19th AND 20th CENTURY REVIVALS/ Italian Renaissance
MODERN MOVEMENT
MODERN MOVEMENT/ Moderne
MODERN MOVEMENT/ Art Deco

Materials

Foundation

STONE/Limestone
CONCRETE

Walls

BRICK
STONE/Limestone
STUCCO

Roof

STONE/Slate
ASPHALT
SYNTHETICS/Rubber
OTHER/Clay Tiles

Other

WOOD/Weatherboard
BRICK
STONE/Limestone
STUCCO
TERRA COTTA
CONCRETE

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Narrative Description

SUMMARY

Almost entirely made up of apartment buildings, the Moorlands Addition Apartment District is in Clayton, St. Louis County, Missouri. The entire Moorlands Addition subdivision was defined by the settlement of the lawsuit between the original developers and the few early lot owners who had expected this to be restricted to single family homes. Originally platted in 1922, by 1925 the settlement separated Claverach Park, as an exclusive single family residential development, from the Moorlands Addition to its west which would continue to be developed with multifamily apartment buildings concentrated in the west half, separated from the single family portion of the neighborhood by Glenridge Avenue. South and east of downtown Clayton, access to the district is limited, since it was originally designed as one of the private place subdivisions in St. Louis County, with access available from either Wydown or Clayton onto Westwood and Glen Ridge as well as from Clayton into Cromwell where ashlar limestone pillars (some with wing walls) mark the entrances and serve as gates to the historic district and comprise the 8 contributing objects in the resource count. Wydown serves as a major residential street in Clayton that originally had a streetcar line that served the area while Clayton Road is one of the major arterial streets that spans St. Louis County. The historic district consists of eight blocks spanning east to west between Westwood and Glen Ridge, as well as the buildings along the west side of Westwood, excluding the two commercial lots, one at each end of Westwood. All but three of the 189 primary buildings and all of the 15 detached garages were built between 1923 and 1961, which is identified as the period of significance for the historic district. One hundred and fifty-five apartments have built-in basement level garages, some of which are positioned under the courtyard to the apartment building with prominent street façade entries. There are also 15 with detached garages (one of which is identified as a carport in county records) behind the apartment buildings. Only 3 of the buildings are single family residences, at the corner of Wydown and Glenridge where the adjacent blocks are exclusively, larger, upscale, single family neighborhoods. Beyond the district's boundaries, the surrounding area is primarily residential, with large private place, single family residential areas to the east (the other half of the Moorlands Addition and Claverach Park), across Clayton Road (a major artery in St. Louis County) to the south and across Wydown to the north. Abutting the west side of the district, there is a stretch of more modern apartment buildings that face the major arterial road, Hanley, some much taller than in any of the surrounding neighborhoods as well a few commercial properties at the intersections of Hanley with Clayton and Wydown. Of the district's 204 total buildings only 8 are non-contributing, three because they were built recently, after the period of significance (1923-1961), but 5 of the apartment buildings have had enough modifications to drastically change their historic volume, massing, or façade appearance.

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The revised restrictive covenants of 1926 established strict guidelines for the design of the Moorland Addition's apartments to ensure that they blended well with the large, upscale, single family homes of the surrounding neighborhoods. Smaller scale multi-family residences on the east and north side of the Moorlands Addition were carefully designed to camouflage the fact that the building contained more than one residential unit. The Moorlands Addition is one of the largest concentrations of apartment buildings in the metropolitan St. Louis area, ranging in height from 2 to 4 stories and ranging from 2 family buildings to 44 unit apartments. While most are either 2, 4, 6, 8 or 12 unit buildings, there are a few 9, 11, 15, 18, 20, and 24 unit apartments as well as a 10, 33, 36, and 44 unit apartment complexes. The largest apartments are clustered along Westwood, but throughout the neighborhood there are large apartment buildings. Unlike the other large concentrations of apartment buildings elsewhere in the metropolitan area, which have more generic or institutional exterior designs with few stylistic embellishments, most of the architects who designed buildings in the Moorlands Addition embellished these apartments with more stylistic details, utilizing the styles popular during the mid-20th century, especially the romantic revivals: Tudor Revival, Colonial Revival variants (most often Georgian Revival), Italian Renaissance, French Eclectic, Spanish Revival and Mission styles, as well as the increasingly popular modern influences, especially Art Deco, Art Moderne, and other post-war modern stylistic influences.

Each building is different, a distinctive design, with a wide variety in the layouts. The buildings have a wide variety of rooflines, some of which are parapeted flat roofs, while others are hipped or gabled, or a complex roof shape. Lot sizes vary drastically as well, but the buildings generally share a common setback and a public sidewalk on what is basically level terrain. This resulted in a streetscape that does not generally appear to be simply a series of box-like facades, but one that appears cohesive while retaining its visual interest.

The buildings are all primarily brick, with cut or rock-faced ashlar limestone or concrete detailing. Some buildings have distinctive bays, balconies and towers, while others have massive courtyard patios which are often on top of an elaborate façade entrance to a basement level garage with the apartment building façade surrounding the courtyard/garage. In most cases, access to the basement level or detached garages was obscured by landscaping or by cutting drives lower than the surrounding lawns.

ALTERATIONS AND INTEGRITY ISSUES

The Moorlands Addition Apartment District retains most of its visual architectural integrity, with few alterations to either the exteriors of buildings or to the streetscape, although interior modifications to apartments are common, usually within individual units, not in the common

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Narrative Description

areas. There appear to be no non-contributing buildings, with all the apartment buildings finished between 1923 and 1960, but a handful of buildings have been modified either by painting the brick, with replacement windows and doors or with new balconies on the facades. The last building in the historic district was built in 1961 (7571 Wellington). In recent years, a few new buildings have been constructed, replacing historic buildings or utilizing previously undeveloped lots (such as 7542 Cromwell, 7500 Oxford and 7518 Parkdale), but even these have been designed to blend with this mid-twentieth century history district. All 15 of the detached garages appear to have been built during this period of significance, although some property owners are currently planning to build new garage/carpports, which will not be visible from street elevations. Buildings are generally in good repair, but are beginning to suffer from the deterioration or loss of some historic integrity due to the age of the buildings, especially caused by the need for masonry repairs or the lure of more energy efficient windows. Since the interiors of the apartments are configured to mid-twentieth century demands (with limited closets and small kitchens and bathrooms) and mechanical systems originally did not include air conditioning, landlords are facing an increasing disparity between building maintenance costs and the rent rates they can charge for apartments, contributing to the increasing deterioration of the buildings or inexpensive but also inappropriate repairs which is causing concern for the future viability of the Moorlands Addition Apartment District, that at one time attracted middle class and young professional tenants.

INDIVIDUAL BUILDING DESCRIPTIONS – MOORLANDS ADDITION APARTMENT DISTRICT

The following descriptions are based upon the research compiled during an architectural inventory completed by county historian Esley Hamilton St. Louis County Parks and Recreation Department which provided dates of construction and architects. This information was updated in 2008 by Karen Bode Baxter based upon visual inspections of each property, property profiles in the St. Louis County Assessor's records and photographic documentation. Based upon this information, individual site descriptions list each of the residential properties in the Moorlands Addition Apartment District in terms (when known) of:

- Street address
- Historic name (if known); otherwise a descriptive name
- Date of construction
- Architect and/or builder/contractor
- Status as a contributing or non-contributing resource within the scope of this nomination.

This is followed by the narrative description of the buildings on each property, including alterations and integrity issues. Building resources are listed by property, in numerical order by street name. The street numbers are marked on the district map to serve as the identifying number for each property. Photo numbers are keyed to the district map.

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Map of City of St. Louis, MO

Locating Property



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Narrative Description

Buckingham Drive.

7500 Buckingham Drive. Also addressed as 721 Glenridge Avenue. Apartments. 1931. Original owner, J. P. Fleming. Architect, Marcel J. Boulicault. Contractor, J. P. Fleming. Contributing.

This elaborate Tudor Revival apartment building has two primary facades, one for each street elevation, giving it more of the appearance of a private residence. The elaborate red clay tile roof is gabled, with numerous intersecting gabled bays. There is an hexagonal entry tower angled near the corner on the east elevation with a wooden balcony over the simple arched doorway. On the north façade, there is a shed roof entry porch with ashlar stone wing walls supporting the massive wooden porch supports and to its east is a bay with triple unit, transomed, tall casement windows on both levels, the second floor having an iron balcony. The walls are a red multicolored brick, with rock faced ashlar limestone highlights the lower facades that rise up at the corners and around the doorways. The gable ends and the large gabled bay window on the east side are faced with wavy butt siding. A number of lintels have been shaped to appear to be wood beams or are stone slabs, slightly arched over doorways. Windows are a combination of casements and sashed windows, both multipaned units, and some with stained glass. The west side elevation has a driveway cut deeply against the building to expose an ashlar stone retaining wall and the basement level foundation.

7501 Buckingham Drive. Also addressed as 715 Glenridge Avenue. Apartments. 1941. Original owner, Mrs. Jean Becker. Architect, unknown. Contractor, unknown. Contributing.

Built for Mrs. Jean Becker in 1941, this two-story, brick, apartment building was designed to the appearance of a single family residence, with an asymmetrical Colonial Revival design. Although the primary address is on Buckingham, the façade of this corner building faces east onto Glenridge. The side gabled building has two intersecting gabled wings on the north end, progressively recessed toward the center of the four bay wide façade. The north wing has French doors and an iron balcony on the second floor. The inner gabled wing contains the stone quoin entry with a shallow oriel window above and on its south side is a discreet second doorway. The south portion of the façade has windows on both levels flanking a broad, end wall chimney. The south side façade has a two story, canted bay window on the west half and projecting toward the rear is a two story sun porch wing. The windows are generally multipaned sashed windows. Storm windows appear to be the only exterior alteration.

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Narrative Description

7507 Buckingham Drive. Apartments. 1929. Original owner, H. M. Moore. Architect, Johnson and Maack. Contractor, W. S. Moore. Contributing.

This three story brick apartment building is a rectangular building with a seven bay wide, symmetrical façade. Across the façade there is a side gabled roof with eyebrow dormers above a projecting cornice, but beyond the first bay on the side, the roof is basically flat. The Georgian Revival design has brick quoins on the corners, multipaned 6/6 sashed windows with brick lintels highlighted by keystones. The entry has a slightly projecting entablature with an arched fanlight above. There is a limestone retaining wall along the west side, next to the driveway leading to the back of the property.

7508 Buckingham Drive. Douros Apartments. 1957. Original owner, William Douros. Architect, Julius Tarling (attributed). Contractor, unknown. Contributing.

The Douros Apartments is a simple, rectangular, two-story, orange brick, mid-century modern, symmetrical design with a shallow pitched hipped roof (with no eave overhang) that has a small gable centered on the façade. The façade is divided into seven bays, with paired sashed windows in the outer bays and triple sashed window units in the inner bays while the bay between has a small single sashed window unit, all with concrete sills. The windows are 2/2 (horizontal light) windows. The entry bay is flanked by simple concrete piers that extend through the rooftop slightly with a flat concrete lintel. The simple sidelight doorway has the name DOUROS in the lintel above the opening and above, the stairwell window spans the entire bay, divided into eight lights. The poured concrete entry steps enter from the east side to the porch floor that is suspended over the basement level and open below. The porch has simple iron railings that appear to be replacements as is the front entry door with its fanlight in the upper portion of the paneled door. Since there is another Douros Apartment Building at the end of this block, 7574 Buckingham, with a very similar design and plan, that is known to be designed by Julius Tarling, it is likely he also did this design for Douros.

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Narrative Description

7514 Buckingham Drive. Apartments. 1928. Original owner, E. A. Simon. Architect, Edward J. Lawler. Contractor, E. A. Simon. Contributing.

This Italian Renaissance, rectangular, three-story, apartment building has a shallow hipped, green tile roof with wide eaves on the front of what is really a flat roof building. The walls are primarily buff brick with an orange brick used to create a diamond pattern on each front corner bay. This façade detailing extends around the first bay on each side, including the use of a smooth limestone wall that extends over the first floor and is capped by a simple stone cornice. The façade is symmetrical, with each end bay of the seven bay façade projecting slightly and having a stone pediment and faux balconies on the first floor sashed windows as well as limestone surrounding the second and third floor windows, like the central entry bay. The third floor windows in the end bay and entry bay are round arched, paired casements with fanlight transoms and there is a panel below these windows, stone in the central bay and herringbone brick in the end bays. The first and third floor windows in the two bays on either side of the entry also have iron balconies while the second floor windows have stone surrounds. All of the façade windows appear to be multipaned casements, although they are covered with aluminum storm windows that have a sashed window configuration. The entry is recessed in the center bay, below a baskethandle limestone arch opening. The doorway is topped by a stone, faux balcony visually supported by twisted stone pilasters. The wall of the central bay extends through the roofline with a curved parapet.

7515-25 Buckingham Drive. Apartments. 1929. Original owner, Blue Ridge Building. Architect, Pleitsch and Price. Contractor, Blue Ridge Building. Contributing.

This large U-shaped, three story, brick apartment building has a shallow hipped, red tile roof, windows with limestone sills, continuous stone sill courses, stone quoining outlining windows of the two projecting wings and flanking the central entry. Most of the windows are 6/1 sashes. It has three bays in each end wing facing the façade and five in the recessed section of the façade. The central entry bay as well as the center bay of each end wing has a false front gabled parapet. The entry bay has a round arched window on the third floor above the entry, which has a stone entablature and surround with a stone surround on the second floor window directly above. It has a raised basement faced with ashlar limestone walls that spans the interior courtyard. The courtyard balcony (roof of the basement level garage) has a turned baluster stone railing flanked by steps into the courtyard and a basement level garage entry flanked by stone wing walls facing the street. The only alteration appears to be the raised panel, overhead garage door.

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Narrative Description

7520 Buckingham Drive. Apartments. 1930. Original owner, E. A. Simon. Architect, Frank G. Avis. Contractor, E. A. Simon. Contributing.

This multicolored red brick, three story, rectangular apartment building utilizes French Eclectic details, including the steeply pitched slate hipped roof across the front of what is basically a flat roofed building. At each front corner is a "castle-like" detail, with rounded towers suspended on the upper half of the building. Tiered up the towers are three small round arched windows. The towers are faced with tiny, rock faced coursed limestone and capped with conical roofs and finials. Rock faced brick forms a band directly below the front roofline and the stepped, rock lintels draw attention to the basement windows where the rock faced ashlar limestone forms a raised watertable. Stepped, smooth limestone surrounds the centered round arched recessed entry. The windows in the stairwell above are surrounded by smooth limestone quoins, sills and lintels. To either side of the central entry bay the façade is symmetrical, with two sets of paired windows on the first floor, two sets of paired French doors on the second floor and triple casement windows. Each of these has a decorative iron balcony, with the second floor large enough to use and the others being simple decorative treatments. The windows above the entry have diamond panes but other windows on the façade are multipaned casements. The secondary elevation windows are double-hung sashed windows. There is a driveway cut deeper into the lot along the west side of the building.

7526 Buckingham Drive. Apartments. 1958. Original owner, Oscar Schwerdtfeger. Architect, unknown. Contractor, Oscar Schwerdtfeger. Contributing.

This simple, rectangular, multicolored brick, two story apartment building has a shallow hipped roof with a broad central chimney. The mid-century modern design has a poured concrete foundation, exposed on the side elevations. The façade is symmetrical, with the central entry bay distinguished by a rock faced ashlar limestone veneer that surrounds the simple, sidelighted entry. The entry is recessed deeply in the jambs which form strong vertical elements. Above, the large stairwell window is divided into eight lights. In the inner bays on either side of the entry bay are Chicago-style windows, 2/2 (horizontally lighted) sashed windows flanking a large plate glass window. The outer bays have single, 2/2 sashed windows. The glass block windows in the basements and in the middle of the side elevations (probably bathrooms) are original to the design.

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Narrative Description

7527 Buckingham Drive. Apartments. 1929. Original owner, Ettrick Realty. Architect, W. R. Reese. Contractor, Ettrick Realty. Contributing.

This three story, multi-colored brick, Tudor Revival styled, apartment building has a T-shaped plan with the base of the T serving as the asymmetrical, three-bay façade. A large false, half timbered, two story bay window with an intersecting gabled roof, projects on the east end of the façade while a small gabled dormer is located on the west end of the side gabled roof. Decorative vergeboards highlight the dormer and bay windows. The parapeted, side gabled roof only spans across the front of the building since most of the roof is flat. Windows in the other two bays are clustered, triple window units in the west vertical bay and paired with transoms in the middle bay above the stepped, stone entry surround. At the rear on each side, there is a single bay projecting wing. The only alteration appears to be the storm windows.

7530 Buckingham Drive. Apartments. 1936. Original owner, Mathew Altman. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This restrained, Art Deco influenced, three story, multicolored red brick apartment building is L-shaped with a clay tile hipped roof. The entry is recessed into the interior leg of the L, facing east with simple concrete pilasters on either side and two large glass block windows in the stairwell above. The brick walls are highlighted by patterned brick between that creates vertical shafts of the windows and contrasting yellow brick stringcourses that create horizontal stripes on the first floor walls. The three bays on the street elevation as well as the two end bays of the east leg of the L (the actual entry façade) have stepped concrete parapets that extend through the roofline; the east bay on the street elevation has an arched top formed of concrete that also forms a frieze with a stylized hour glass while the central bay parapet extends higher than the others. The east bay is further highlighted by smooth limestone panels that connect the windows of all three levels and by triple brick pilasters flanking each side from the foundation halfway up the wall. The entire east bay projects slightly and the upper two levels of the center bay form a slightly projecting bay with crenellated brick underneath. The windows appear to be replacement 1/1 sashes except for the small multipaned upper sashed windows in the center bay on the street elevation as well as the glass block in the stairwell windows.

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Narrative Description

7533 Buckingham Drive. Apartments. 1929. Original owner, Ettrick Realty. Architect, W. R. Reese. Contractor, Ettrick Realty. Contributing.

This three story, rectangular, yellow brick apartment building has stucco on the third floor of the façade and front bays on each side which feature yellow brick lined, round arched windows and tall, Mission style parapets on the side gabled roof and centered on the façade that have yellow brick parapet caps. The wide eaves are supported by large brackets. Behind the gabled roof, the building has a flat roof. The lower two levels of the façade have brick quoining, and rectangular window openings (which appear to have replacement 1/1 sashed windows). The first floor façade windows have limestone splayed lintels with keystones. The entry is centered on the façade with a stone entablature supported by spiral pilasters on either side of the sidelighted, multipaned entry door. Directly above the entry are paired casement windows with transoms surrounded by limestone quoining and a keystone lintel. At the base of the façade are a series of projecting brick belt courses that merge with the corner quoins. Attached on the rear is a basement level garage that extends to the west side at the rear corner of the building, accessed by the driveway on the side of the building. Along the side, the basement level is ashlar limestone.

7536-38 Buckingham Drive. Apartments. 1936. Original owner, Jerome D. Korach. Architect, Samuel B. Goldman. Contractor, Samuel B. Goldman. Contributing.

This Tudor Revival apartment building is a hipped roof, rectangular building was an offset, projecting, gabled, central entry bay on the façade that has two separate entries, one on the façade and one facing east. Both have dressed stone lintels and quoining around the opening to the wood plank doors. The upper façade of this projecting bay as well as the upper level of the gabled bay to its west have a half timbered appearance with patterned brick and concrete "timbers." There are triple, sashed windows above the façade entry and triple window units on both levels of the west bay, but these are transomed and the second floor has a large dressed stone arch spanning the opening. To the east of the entry bay on the façade both levels have paired sashed windows with a massive dressed stone lintel above the first floor opening. The rock faced, ashlar limestone foundation is visible on the façade and forms short wing walls at the corners of the façade and entry bay. On the east side, besides windows, there is an end wall chimney and a simple doorway to the stairs that can be accessed from the adjacent sidewalk leading to the backyard. Most windows are 6/1 sashed windows with aluminum storm windows. The only other alteration is the replacement asphalt roofing.

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Narrative Description

7537 Buckingham Drive. Apartments. 1929. Original owner, Ettrick Realty. Architect, W. R. Reese. Contractor, Ettrick Realty. Contributing.

This three story, yellow and orange multicolored brick, Georgian Revival styled building has a symmetrical façade, five bays wide. Across the front it has a side gabled roof, with parapets on the ends of the gable and a central, false, wall dormer with a rounded, broken pediment outlined with modillions. The first floor façade windows are round arched sashed windows with brick lintels highlighted by limestone keystones and arch bases, while the upper floor windows are rectangular, the second floor has splayed lintels alternating stone and brick sections. The glazed terra cotta, pedimented entry has flanking pilasters around the sidelighted, multipaned door. Brick quoins and a continuous first floor sill course highlight the façade. At the rear, the sides project slightly and there is a driveway on the west side that connects to the basement level garage across the rear, which extends out toward the west and has a rooftop patio. The basement walls are ashlar limestone on the sides of the building.

7542 Buckingham Drive. Apartments. 1935. Original owner, Charlotte Nixon. Architect, unknown. Contractor, James H. Nash. Contributing.

The two story, multicolored brick, Tudor Revival apartment building has a broad side gabled roof that is intersected on the façade by tall hipped roof over the projecting entry bay and by a short cross gabled roof to its east and a broader and taller cross gabled roof to its west. The entry bay has scattered rock faced stones surrounding the simple entry door flanked by a hexagonal side window 3/1 sashed windows on the west side wall of the entry vestibule. Above is an open porch with massive wooden supports and decorative iron railings. The corners of this bay are clipped and on the east wall is a second, simple entry door. The entry bay appears to retain the original pendant lights and concrete entry stoop. The bay to the west has a triple, sashed window unit on the first floor and paired sashed windows on the second floor, both of which appear to have replacement sashes since the multipaned lights do not match the others on the building. There is a small multipaned window in the attic of this bay. To the east of the entry bay is a large, tiered, front wall chimney capped by chimney pots and with stone detailing. The gabled wing on the east has paired, stained glass casement windows and transom on the first floor with a baskethandle arched, paired sashed and transomed opening on the second floor. The rock faced ashlar limestone foundation is barely visible on the façade but more so on the sides and there are narrow wing walls on each corner of the façade. There is a soldier brick course between the floor levels on the façade and defining the base of the gable on the sides. While some windows appear to be replacements, some of the original 3/1 remain on the sides as well.

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7543 Buckingham Drive. Apartments. 1929. Original owner, Ettrick Realty. Architect, W. R. Reese. Contractor, Ettrick Realty. Contributing.

This three story, Tudor Revival, apartment building is rectangular in plan, three bays wide on the façade. Across the front is a side gabled, flat red tile roof with parapeted sides, but the rest of the roof is flat. The west bay of the façade has a two story, intersecting gabled half timbered bay window supported by heavy brackets. It features a basketweave brick pattern and clusters of multipaned, transomed windows. Other windows on the façade are also multipaned, but the other windows are 1/1, possibly replacements. The wide eave on the façade is also supported by a series of heavy brackets. The east bay has triple window units on each level while the center bay has paired transomed windows above the stone quoin surround on the entry door. The raised ashlar limestone basement level has a projecting beveled brick cap. The building has storm windows and what appears to be a replacement sidelighted entry door. The only other alterations are the areas that have been poorly repointed, in striking contrast to the original multicolored brick.

7546 Buckingham Drive. Apartments. 1933. Original owner, H. F. Small. Architect, unknown. Contractor, Braxton Realty. Contributing.

This three story, buff brick, French Eclectic designed apartment building has a prominent two story round tower entry on the west end of the façade with a stepped, broad end wall chimney centered between the two vertical bays of windows on the remainder of the facade. The complex roof shape is a series of parallel side gables of different height with the front section of the building only being two stories in height. Through a round arched opening that is outlined in a darker brick, there is a protected vestibule to the round arched entry door. Above, the tower has a series of matching round arched, sashed windows and to the west of the doorway is a small rectangular, multipaned casement window that is also framed with darker buff brick. Each corner of the façade has rock faced ashlar limestone wing walls that extend to the second floor sills, with the same stone used on the exposed basement levels on each side. The other windows have the darker buff window sills. It is possible that the third floor is an addition since its brick is slightly darker (like the sills), but this has not been documented, and the façade retains its original dimensions so the building is still contributing to the district. Unfortunately, the windows have been replaced with single pane casements, removing the visual interest of the original multipaned windows.

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7552 Buckingham Drive. Apartments. 1933. Original owner, J. P. Reilley. Architect, C. E. Smith and Company. Contractor, General Construction. Contributing.

The asymmetrical plan of the 2.5 story, multicolored brick, Tudor Revival apartment building has a large rounded two story, hexagonal roofed entry tower flanked by projecting 2.5 story, clipped end gabled wing on the west end of the façade and a recessed two story, half timbered gabled wing on the east. Rock faced ashlar limestone and sandstone form the first floor walls of the entry tower as well as extend up the corners of the facades and below the first floor windows, creating small wing walls. The off-center, round arched, wood plank entry door on the façade is outlined with rock-faced stones and a keystone. A small, diamond paned casement window is nestled near each edge of the first floor of the tower and the second floor has a round arched window with a small metal window box balcony flanked by two multipaned sashed windows. The projecting wing on the west portion of the façade has a central, round arched opening on the first floor, with paired, multipaned casement windows and a fanlight transom. Above are two multipaned sashed windows and a third floor round arched window, which is outlined with rock faced limestone. On the east side is a brick end wall chimney with rock faced stone near the base and simple chimney pots. The east elevation is gabled while the west has a side gable on the front half and a half-gable on the rear portion above the projecting wood paneled and lighted double, overhead garage door that is accessed by the driveway sloping down toward the basement level. Some windows appear to be replacements.

7553 Buckingham Drive. Apartments. 1955. Original owner, Hanley Realty. Architect, Bernard McMahon. Contractor, Hanley Realty. Contributing.

Apparently originally addressed as 7545 Buckingham Drive, this three story, rectangular, mid-century modern design apartment building has a shallow hipped roof. It has a symmetrical façade, with four bays of windows on either side of the entry bay. The three outer bays are simple sashed windows and the inner bay on each side is a triple, sashed window unit. The entry bay is highlighted by projecting brick piers and stone lintel with a tall window opening and darker red terra cotta tile band above the projecting flat canopy over the main entry. The only other detailing on the façade is the continuous sill course on the third floor. The poured concrete basement walls are exposed on the west side next to the asphalt driveway and a broad, overhead, wood paneled garage door is located near the front of that elevation.

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7554-58 Buckingham Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, Hanley Realty. Contractor, Hanley Realty. Contributing.

This two story, red brick, Tudor Revival apartment building is basically rectangular in shape with a projecting two story entry bay and a hipped roof with two sections. The distinctive entry bay has multicolored, rock faced ashlar stone on the first floor with a slightly recessed, round arched entry door that is flanked by stained glass sidelights, one round arched, the other rectangular. On the east side is a second, rectangular entry door also surrounded by the stone. Both entry stoops have rock faced ashlar limestone wing walls. On the façade, above the entry is a horizontal band of half-timbered stucco around paired window openings while on the east side the second floor window is glass block (possibly original). The western section of the façade has a gabled wall dormer through its separately hipped roof. Its façade wall is nearly flush with the entry bay. It has a single window on the second floor and paired casements on the first floor. The façade east of the entry bay is recessed with a broad, tiered end wall brick chimney separating the entry bay from the window openings on the east wall. On the east side, the ground slopes down with the driveway to access the basement level, two car, wood paneled garage door underneath a massive concrete lintel within the rock faced ashlar limestone basement level walls. This wall is divided into three bays with the two outer bays having different sized gabled wall dormers, the front having a wide, shallow gable and a large nine light window while the rear has half timbered detailing around a multipaned window. The elaborate Tudor Revival detailing in the complex roofline, the wall treatments and distinctive entry bay still dominates this design, and as such it is still identified as contributing to the district but most of the windows appear to be replacement casements and the roofing has been replaced with asphalt shingles that adversely affects its historic integrity.

7557 Buckingham Drive. Apartments. Date unknown. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This three story, shallow hipped roof (flat on the rear, northeast corner), multicolored brick apartment building has a symmetrical façade which does not face the street, but the west side yard. It is divided into five vertical bays with a cross gable over the central entry bay and stone quoined windows above the gabled, stone entry surround. Window on either side are triple units while the outer bays of the façade have single sashed windows. The street elevation features a massive, tiered, end wall chimney with scattered stone details that is commonly found on Tudor Revival designs. It is punched with unaligned window openings on each level, some of which are surrounded by rock faced stone quoins. On this elevation the windows are tiered as well, grouped into three sashed windows on either side of the chimney on the first floor, two on the second

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floor and one on the third floor. All windows have multipaned upper sashes and dressed stone sills. The east side has an asphalt driveway leading down to the basement level where the ashlar limestone basement walls are exposed. Centered on this elevation (which is actually the rear wall of the design), is a recessed steel staircase with an end wall brick chimney flue on its south side. Other than storm windows, it appears that some window may have been replaced (not multipaned).

7562-64 Buckingham Drive. Apartments. 1935. Original owner, Sam Rosen. Architect, Benjamin Shapiro. Contractor, Sam Rosen. Contributing.

This distinctive, Tudor Revival, two story design utilizes an irregularly coursed, clinker brick and a façade divided asymmetrically into four vertical bays, each on a different plane of what is otherwise a rectangular building. The slate roof is hipped with intersecting gables, a small one over the eastern façade bay and a larger one on the broad entry bay to its west. The projecting western bay has a hipped roof. The entry bay has a patterned brick, half timbered upper wall around a triple, transomed, multipaned casement window. The first floor has a recessed entry on the façade surrounded by painted, dressed stone and there is an additional entry on the east elevation of this wing, which also has a dressed stone surround and lintel (but it has not been painted). Rock faced ashlar limestone meanders up the corners of this bay and of the façade and serves as the basement walls visible on the side elevations. The bay to the west of the entry bay is recess under a shed roof extension of the main hipped roof, creating a balcony on the second floor that is supported by a massive beam. On the first floor, is a recessed, transomed window. The east and west bays both have clustered transomed windows on each level, with large flat stone lintels over the first floor openings. The secondary elevation windows are multipaned sashed windows and like most of the façade windows they have glazed brick sills. The façade windows are primarily casements, which have storm windows with wide frames obscuring the detailing of the original casements.

7563 Buckingham Drive. Apartments. Date unknown. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This three story, multicolored red brick, apartment building faces east rather than toward the street. It utilizes a restrained Tudor Revival styling to create an imposing design, with two side gabled roof sections to frame the façade (east) and street elevations on what is really a flat roofed building. The gable ends have parapets capped with stone that terminate in stone finials. There are gabled wall dormers centered on both of these elevations, on the street elevation it caps a slightly projecting third floor, brick bay and on the east façade it tops the large, stone quoined stairwell windows that are directly above the entry. The slightly recessed entry is framed with rock faced stone piers and arched opening, which relates to the brick wall and rock faced stone

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niche that frames the back of the east side yard. The simple brick walls are highlighted by brick detailing, in a diamond pattern in the front bay and as recessed stringcourses in the raised watertable. The windows are generally 6/1 sashed windows. Some of the façade windows retain original wood plank shutters but some are missing. On the west side, which is really the rear, is the exposed rock faced ashlar limestone basement foundation, the end wall brick chimney flue and the metal staircase with a driveway abutting the walls. The only major alteration appears to be the replacement glass block basement windows.

7567-71 Buckingham Drive. Apartments. 1937. Original owner, Frisco Park Realty. Architect, Edouard J. Mutrox. Contractor, Edouard J. Mutrox. Contributing.

This two story, hipped roof, H-shaped apartment building is primarily faced with rock faced ashlar limestone, but banks of windows on each end wing as well as the central section of each major elevation are recessed with brick walls and it has a raised basement that serves primarily as the garage. The windows are clustered into double and triple units, all 1/1 sashed windows. Across the front, the ground is elevated and a series of steps at each end lead to the patio courtyard between the two end wings. Brick piers extend to the ground highlight the patio's stone wall and frame the iron railings. The windows may be replacements and the brick appears to have been painted white.

7570 Buckingham Drive. Apartments. 1953. Original owner, Rossi and Ganz. Architect, B. Woods. Contractor, Ray Rossi. Contributing.

This late example of a Georgian Revival, two story, multicolored brick apartment building, has a simple symmetrical design. It has a shallow pitched hipped roof with a gable over the central façade entry bay. The entry is flanked by fluted pilaster strips and a stylized broken pediment stone lintel; above is a large, multipaned, sashed window with a keystone, brick lintel positioned at the landing of the stairwell. Flanking the central entry bay each level has a single multipaned sashed window with fake shutters and splayed brick lintels with stone keystones. On the sides, the poured concrete foundation is exposed and punctuated by basement windows and there are indications of the mid-century modern influences in the horizontal windows. The front door may be original, with its round arched, multipaned, half light, but it appears to be a more recent replacement. Some windows have storm windows.

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7574 Buckingham Drive. Douros Apartments. 1958. Original owner, William G. Douros. Architect, Julius Tarling. Contractor, William G. Douros. Contributing.

This corner building with its salmon colored brick lower façade and its yellow brick walls above the first floor sill height, is a simple, mid-century modern design. On the two street elevations, there is a small, false hipped roof to increase the visual height of the building, but the roof is primarily flat. The entry bay is centered on the Buckingham façade and faced with the salmon brick to contrast it from the two bays flanking each side. The sidelights and paneled door recess slightly between the jams forming a strong vertical element and a stone lintel spanning above is embossed with DOUROS, the second such building on this block (the other being at 7508 Buckingham). Above the lintel is a large six light window in the stairwell. The concrete entry steps lead from the west side to a concrete platform suspended on concrete piers to form the porch floor and roof over the basement level garage door entry, with concrete retaining walls flanking the drive. The porch has a simple iron railing. The windows on the either side of the entry bay are paired, 2/2 (horizontally lighted) sashed windows while the outer bays have single, 2/2 windows. The elevation facing west onto Westwood has a variety of windows of different sizes, but most are 2/2 sashed windows with concrete sills like the façade. The northern half of this elevation forms a projecting wing. One indication of its more recent construction is the use of modern features, the air conditioning vent grates built into the walls below windows.

Byron Place

7500 Byron Place. Also addressed as 625 Glenridge Avenue. Apartments. 1937. Original owner, Mrs. A. Saenger. Architect, Samuel B. Goldman. Contractor, Samuel B. Goldman. Contributing.

This two story corner apartment building has a French Eclectic design that at first glance might appear to be a single family dwelling, except for the hexagonal entry tower nestled into the interior corner created by the projecting wing on the hipped roof wing to its west. The building retains its original, multicolored slate, hipped roof and has an asymmetrical plan. The façade faces Byron, rather than Glenridge and is divided into four vertical units. The western vertical bay has paired sashed windows on both levels with a two story, canted bay window directly to its east that has sashed windows on each face, but the second floor appears to have originally been an open porch that has since been enclosed under the original porch roof. The east end bay is split by a broad, end wall, brick chimney, symmetrically tiered with the upper shaft divided and corbelled while each tier has beveled brick transitions highlighted by rock faced limestone. To either side of the chimney are sashed windows on both levels and there is a decorative "S" shaped tie rod in the chimney's middle shaft. Between the tower is treated symmetrically, with paired casements over the two entries (one facing each street). These entries are framed by

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alternating brownstone and limestone and a large limestone lintel. The doors themselves are a distinctive angled paneled design. The rock faced limestone spans between the two openings in an irregular pattern to surround a small, diamond patterned, round arched window. The surrounding entry stoop is clad in stone and there is a brick sidewalk angling to the corner of the two streets, both of these features appear to be replacements, with new materials in the original configuration. While the east wall has only two vertical bays of sashed windows, the west side has three vertical bays. The multipaned windows appear to be the originals but there are aluminum storms protecting them.

7501 Byron Place. Also addressed as 615 Glenridge Avenue. Apartments. 1929. Original owner, Charles Schumacher. Architect, Edward J. Lawler. Contractor, Edward A. Simon. Contributing.

This two story, multicolored red brick apartment building actual has two distinctive facades, one facing each street, giving it the appearance of a single family residence on each street. The Georgian Revival design has a side gabled roof on the Byron façade with a centered one story portico on the façade. On the east elevation, facing Glenridge, the façade is not as symmetrical, but it too has a central, one story portico in the second of four bays. The roof line on this elevation is divided as crossed gables with the gable end from the Byron elevation spanning the two southern bays and a side gabled roof spanning the other two bays. The broken pediment roof of each entry porch is supported by Doric columns and pilasters supporting the side entablature in front of an enclosed vestibule. They both have round arched doors outlined by a brick surround and shallow brick porch floors and steps. Most windows are 6/1 sashed windows with brick sills but to the south side of the Glenridge entry and to the east of the Byron entry the first floor has a metal faux balcony around a multipaned side lighted, French door with transoms (the upper row of lights is divided into narrow vertical lights). Like other first floor windows, these have soldier course brick lintels. On Byron, to the west of the portico are two more paired French doors with transoms and metal faux balconies, but these do not have sidelights. There is a rear door next to the brick chimney flue on the west side.

7506 Byron Place. Apartments. 1928. Original owner, Home Realty. Architect, Russell Axtell Conzelman. Contractor, Home Realty. Contributing.

This imposing, three story, dark buff colored brick building has a side gabled, red clay tile roof across the façade with a broad entablature under the eave overhang. The façade is divided in half with four sashed windows in the eastern bay on each level while the west half has two sashed windows and a paired sashed window on each level. The windows all have terra cotta sills and each level has different terra cotta lintel treatments, the first floor being the most elaborate, with projecting window hoods. The windows are 6/6 sashed windows. The entry is located in the

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east bay, spanning the width of two windows. It has a shallow hipped roofed porch supported by square, recessed panel columns. The paired doors are flanked by slender sidelights and a stone cornice supports the back of the porch roof. Tiered, turned railings extend onto the concrete sidewalls to the concrete steps and porch floor. The rock faced, ashlar limestone foundation is visible on the façade as well as the sides of the building and the bathroom windows on the sides are glass block, a more recent replacement, but other windows appear original. Behind the first side bay, the roof is flat and there is a three story, steel porch and staircase recessed behind the front bay of the west elevation that has replacement wood railings on the first two levels. Under this porch is the access to the basement level garage.

7507 Byron Place. Apartments. 1935. Original owner, Beulah McNamara. Architect, Saum Architects. Contractor, W. McNamara. Contributing.

This two story, multicolored yellow and red brick apartment building combines simpler, modern features with a Tudor Revival form. While it is basically a rectangular building, the off-centered, entry bay projects slightly and is flanked by an equally projecting gabled bay next to the entry. The gabled section has wood siding in the gable end while the entry bay has an arched brick parapet intersecting the side gabled roof (the ends of the side gable also have wood siding). The roofline, which does not have an overhanging eave is outlined by brick dentils. Most of the façade of the first floor of the entry vestibule is faced with rock faced, ashlar limestone that forms broad quoins on each side of the wood paneled doorway. There is an iron railing to the east of the entry vestibule, on the concrete patio in front of that section of the façade. Most of the windows are 6/6 with wood sashes, but the first floor opening east of the entry is paired French doors. The first floor is highlighted by the soldier course continuous lintel and another course at the base of the wall to separate the brick walls from the rock faced ashlar limestone basement foundation. On the west side, there are two bays of paired windows on each level above the two wood paneled and lighted overhead garage doors that are cut into the basement level, which is accessed by the concrete driveway along the west end of the property. The only alteration appears to be the addition of aluminum storm windows.

7511 Byron Place. Apartments. 1957. Original owner, Oscar Schwerdtfeger. Architect, Oscar Schwerdtfeger. Contractor, Oscar Schwerdtfeger. Contributing.

This shallow hipped roof, rectangular, two story apartment building has multicolored red brick walls except for the central entry bay which is faced with a contrasting buff brick. This mid-century Modern design has a large glass block window above the clipped corner, flat entry canopy in this central bay. The wood paneled door is flanked by glass block sidelights and on the buff brick walls to either side are the original cylinder lights and each side of the entry are projecting, ashlar stone wing wall planters. To either side of the entry bay the symmetrical

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façade has Chicago style windows, 1/1 sashed windows flanking a large picture window and the outer bays have paired 1/1 sashed windows, all with faux shutters, which may not be original. The sashed windows appear to be replacements. On the sides, the poured concrete foundation is visible. On the west side of the façade, the concrete retaining wall and driveway leads down to the basement level garage; this has a replacement metal overhead door. There is a broad and flat central chimney at the peak of the roof.

7514 Byron Place. Apartments. 1929. Original owner, Modern Construction. Architect, Modern Construction. Contractor, Modern Construction. Contributing.

2 Detached Garages (1929 ca.). Contributing.

This large, three story, dark brick apartment building has a symmetrical façade design and a steeply pitched, slat, side gabled roof with intersecting cross gables on each end as well as over the central entry. The sides also appear to have intersecting gables, but these are false roofs, disguising the flat roof of the building. The first two levels of the central entry bay project slightly and is clad with rock faced ashlar limestone. It has angled wing walls and a baskethandle arched entry opening. Above the slightly recessed door is a cast stone, turned baluster balcony in front of a segmental arched second floor opening that features a triple casement window with leaded glass. On the third floor, smooth stone frames the large stairwell window opening has quoins and a tiered lintel. This is also a large, triple stained glass window, with transoms. To either side of the entry bay, there are paired windows on each level and in each of the gabled end bays there are triple, sashed window units, except on the first floors where there are sidelighted and transomed French doors with metal balconies. The basement windows on all four of these bays are broad, segmental arched openings. The sashed windows have stone sills and may be replacement 6/1 sashed windows but are in keeping with the style of the building. Behind the apartment building are two hipped roof, matching brick, garages that appear to be original the design and as such are contributing to the historic district. They have wide eave overhangs, paired casement windows and several garage door openings.

7520 Byron Place. Apartments. 1929. Original owner, Modern Construction. Architect, Modern Construction. Contractor, Modern Construction. Contributing.

2 Detached Garages (1929 ca.). Contributing.

This large, Italian Renaissance, three story, brick apartment building has a symmetrical façade clad in a dark, multicolored brick. The roof appears to be hipped, but is actually flat behind the

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front bay. The wide eaves are supported by a series of modillions. The façade is divided symmetrically into five sections. The central entry bay has a baskethandle arched, limestone surround opening to the multipaned door and sidelights, which is also slightly recessed between a dressed limestone, flat, tapered pilasters supporting an entablature and faux railing with turned balusters. The windows above the entry are located at the landings of the stairwell and have transoms. Above, is a hipped roof dormer. The first floor windows on the façade (and the first bay on the sides) and round arched, sashed windows with fanlight transoms highlighted with limestone keystone lintels and a continuous limestone sill course. The second floor windows have a separated, limestone lintel spanning each bay, with a limestone, turned baluster, faux balcony in the outer bays. The inner two bays have lugged limestone sills. The third floor windows have another continuous limestone sill course that steps over the third floor stairwell window in the central bay. The outer two bays project slightly and there are three windows on the first floor with triple window units on the upper floors. The inner two bays have two windows per floor. The windows on the first floor are 6/6 sashed windows while the others are 6/1 sashed windows. The side elevations, with three vertical bays of windows, have had some repointing that does not match the original, decreasing the historic integrity of the building. On the back is a steel staircase. The building has aluminum combination storm windows painted to blend with the historic windows. In the rear of the property are two detached, hipped roof garages with similar brick, indicating they were probably built about the same time as the apartment building and are thus contributing to the historic district. Each garage has small casement windows and overhead door openings.

7521 Byron Place. Apartments. 1928. Original owner, Harold E. Wilson, Inc. Architect, Frank. G. Avis. Contractor, Harold E. Wilson, Inc. Contributing.

2 Detached Garages (1928 ca.), Contributing.

This large, three story, rectangular, apartment building utilizes Tudor Revival design details on its imposing façade. It has a slate, side gabled roof intersected by the half timbered gabled two story-high bays on each end of the façade, but the back portion of the building has a flat roof. Below the upper level bays on each end is a cluster of four French doors with a metal, faux balcony and irregular, rock faced stone quoining. The central bay of the five bay façade has massive rock faced ashlar limestone piers that extend nearly to the second floor windows and are capped by lights. Between these piers the multipaned door and side lights are surrounded by brick and above the doorway is a slightly projecting brick wall with a two story-high round arched window outlined with more stone quoining. This bay extends above the roofline with a rounded brick parapet. The windows in the bays to either side of the entry bay as well as the

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windows on the secondary elevations are multipaned sashed windows with smooth stone sills. There is a raised watertable of rock faced ashlar limestone that forms arched basement window openings in the four façade bays. Behind the apartment building and accessed by the asphalt driveway along the east side, are two hipped roof, matching brick garages with multiple openings and no garage doors. Since these seem to date from the same period as the apartment building, they are also contributing to the historic district.

7525-27 Byron Place. Apartments. 1938. Original owner, Pilgrim Realty. Architect, Frank. G. Avis. Contractor, William Cohen. Contributing.

The mid-century modern design of this two story, hipped roof apartment building has a symmetrical façade. The façade is divided into four vertical bays with the two central bays, projecting the width of one brick and extending to create a false front, gabled parapet. The façade makes liberal use of poured concrete finished to look like limestone, at the upper corners of this parapet wall as well as to surround the entire face of the first floor walls of the outer two bays. Where the concrete curves into the entry doors and surrounds the flanking porthole windows. Equally tall concrete lintels span the paired first floor windows of the two inner bays that have small projecting brick dentils capping them. The upper façade windows in each bay are also paired sashed windows, all 2/2 sashes, but the outer bays on the second floor are actually corner windows with a single 2/2 sashed windows on each side elevation and with metal faux balconies on the facades. Below the first floor windows of the central bays the wall is clad with rock faced ashlar limestone, the same material forming half wall railings on the large entry stoops of the outer bays. Centered below is the basement level, garage door entry with a driveway and rock faced ashlar limestone retaining walls. The side elevations have small gabled dormers. While the windows appear original, the shutters on the façade windows are probably not original.

7526 Byron Place. Apartments. 1949. Original owner, Ide Co., Inc. Architect, Saum Architects. Contractor, Glick Real Estate. Contributing.

This two story, rectangular, multicolored brick apartment building has a distinctly Modern design with its very shallow hipped roof and the glazed buff brick that forms two stringcourses between the first and second floors across the façade. This same glazed brick also extends to form a vertical band from the central entry door to the square stairwell window that has a wide masonry frame and a matching glazed brick lintel. The central entry has a concrete surround, fluted and rounded toward the recessed, paneled door, which is the original three panel door with round raised center panels in the lower two panels and a small round light in the upper panel. To either side of the entry, on both levels, are Chicago style, sashed windows flanking the large plate glass window. The other elevations also have sashed windows, except for what are probably original glass block bathroom windows. All windows have brick sills. The front

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windows have fake shutters as well as a nonhistoric pent-shaped canvas awning over the door, neither of which appears to be original to the design. On the rear, barely attached at the southeast corner and extending toward the east side yard, is a hipped roof garage, separated into a single bay and a double door bay. The interior of the garage reveals that the brick is a veneer over concrete block walls and the foundation of the house is poured concrete, both common to post-World War II construction in the St. Louis metropolitan area.

7529-31 Byron Place. Apartments. 1938. Original owner, Pilgrim Realty. Architect, Frank. G. Avis. Contractor, William Cohen. Contributing.

Although this appears to have the same floor plan as the companion design at 7527 Byron, it has a distinctly different stylistic treatment, with Tudor Revival details on this hipped roof, red brick two story apartment building. Divided into four vertical bays, the façade has an asymmetrical appearance created by the varying treatment of each bay. While the windows of the second floor corner bays actually wrap the side with a series of sashes to form a corner window, the first floor entries in each bay are treated differently. The eastern façade bay has a tiered brick chimney that culminates with three angled brick shafts capped by chimney pots with the standing seam, metal hipped roof over the entry on the first floor. To the east of the entry is a small square window and above, on the chimney wall, is a concrete shield frieze. While it has a rock faced, ashlar limestone half wall railing like the west entry, the east entry is treated completely different, with a one story, rock faced, ashlar limestone, gabled roof veneer around the rectangular doorway and round porthole window. On the outer corner, at the second floor level, this corner has a smooth stone beam that extends out to the side, like a tiered wing. In the middle, the east bay has triple, sashed window units on each level with a narrow band of rock faced ashlar limestone forming the first floor lintel and faux half timbering and a continuous sill around the second floor windows; above is a small gabled dormer with wood siding. The western central bay has a broad gable extending through the roofline and the upper level projects slightly. It has a triple, sashed window unit on both floors (but the first floor side windows are very narrow). At the base of the upper floor the brick is corbelled and there is a tall horizontal concrete band on either side of the second floor windows. Below the middle two bays, the rock faced, ashlar limestone basement wall is exposed around the basement level garage doorway, which is accessed by the driveway with its rock faced retaining walls. The roof has replacement asphalt shingles and the windows appear to be recent replacements.

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7532 Byron Place. Byron Apartments. 1928. Original owner, Saum Brothers. Architect, Saum Brothers. Contractor, Saum Brothers. Contributing.

One of three apartment buildings built on Byron by the Saum Brothers utilizing the same floorplan, but with different architectural details to distinguish the façade, this tall, three story, dark bred brick apartment building has a green tile hipped roof on the front and flat roof toward the rear. Two false front, gabled parapets, capped with limestone, heighten the appearance of the building, one over the east façade bay and one on the west, front side bay that end in the brick end wall chimney. The façade is not quite symmetrical and utilizes some detailing common to Italian Renaissance designs, the stone surrounds and quoins incorporating slender projecting pilasters on the first floor window bays as well as above the entry on the stairwell window, which also has a decorative relief, round arched, stone faux lintel. The second floor windows have stone keystones in the soldier course lintels and there the façade windows all have continuous stone lintels. The projecting, flat roofed entry is clad in dressed limestone and has a decorative bronze canopy suspended over the entry. The multipaned, sidelighted door is recessed into this entry with "BYRON" embossed in the entablature and twisted roping details the outer corners of the flat pilasters. The paired casement basement windows are centered in the outer bays with a soldier course stepped around their openings at the top of the stone foundation. Another soldier course is positioned below the first floor continuous sills and brick wing walls flank each side. On the west side, near the rear, recessed behind the first three vertical bays, is what was probably always the second exit stairs, but these have been replaced with a wooden unit and probably enlarged to create small decks at each level. The windows appear to be replacement 6/1 sashed windows, except in the stairwell which still retains the original multipaned windows (with storm windows). On the west side, the small kitchen windows now have window boxes. Side elevation windows are also 6/1 sashes and have red brick sills.

7535-39 Byron Place. Greenbrier Apartments. 1938. Original owner, Pilgrim Realty. Architect, Frank. G. Avis. Contractor, William Cohen. Contributing.

This large, three story apartment building has a front courtyard created by the legs of the U-shaped plan that serves as the roof to the basement level garage. The entry is prominently positioned and centered on the façade with curved, rock faced, ashlar limestone sidewalls flanking the drive and broad ashlar limestone piers on either side of the door. "GREENBRIER" is embossed in the concrete lintel over the garage door and the patio is surrounded by simple iron railings. The central bay of the façade in this courtyard projects slightly. Three vertical bays wide, is has rock faced ashlar limestone facing the first floor up to the continuous concrete lintel and the wall continues above the hipped hipped roof to form a false front, gabled parapet. The second floor windows as well as the upper corners of this bay are also highlighted by smooth concrete

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panels. Paired windows flank the central bay. Recessed into the interior corners of the courtyard is a small bay that contains the entries, facing toward each other, both with concrete surrounds and lintels on the doorways and transom windows above the lintels. Above, there is a round arched window in the stairwell landing. The front corner of these bays have corner window units as do the outer bays of both wings created by the legs of the U-shaped plan. On the façade of the wings, between these windows, the brick forms three flat pilasters extending from the first floor sills (with rock faced ashlar limestone below). While the center pilaster is shorter, the outer two extend up to the roofline to the top of the false front, gabled parapets. The base and capitals of these pilasters are smooth concrete and there are three small finials on each parapet. On each side of the building, the rock faced ashlar limestone, raised basement level walls are pierced by light awning windows. The 1/1 sashed windows appear to be recent replacements, which may be a change in the window details but maintain the historic fenestration pattern.

7536 Byron Place. Apartments. 1928. Original owner, Saum Brothers. Architect, Saum Brothers. Contractor, Saum Brothers. Contributing.

One of three apartment buildings built on Byron by the Saum Brothers utilizing the same floorplan, but with different architectural details to distinguish the façade, this three story, buff brick, apartment building has false front, gabled parapets, one on the east end of the façade and the other at the front of the west elevation. On the west side of the building is an end wall chimney and on the east side, in the same position is a projecting brick buttress. To the west of the central entry bay, each level of the façade has a triple, 6/6 sashed window unit connected by a simple concrete sill. East of the entry bay, there are paired, 6/6 sashed windows on the lower two floors and a large round arched window with a supporting mullion dividing the paired, transomed, sashed windows with stained glass. In front of this window unit is a metal faux balcony. The corners of the façade have a two tiered wing wall widening the appearance of the lower levels. The center bay on the façade has round arched, sashed windows at the landings of stairwell. A small projecting brick vestibule with a gabled roof has a shaped parapet, reminiscent of Spanish Revival designs, wing walls, and a central round arched doorway with a slightly recessed wood plank door. At the rear of the west side is a metal staircase, recessed behind the front three bays. Something has happened to the brick walls apparently since the upper elevation walls are a lighter yellow brick while the lower walls much darker; since it is not evenly distributed, it appears to be an alteration, possibly the result of masonry cleaning techniques that removed the outer surface to the brick. It also has a replacement asphalt shingle roof.

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7542 Byron Place. Apartments. 1928. Original owner, Saum Brothers. Architect, Saum Brothers. Contractor, Saum Brothers. Contributing.

One of three apartment buildings built on Byron by the Saum Brothers utilizing the same floorplan, but with different architectural details to distinguish the façade, this tall three story, dark brick apartment building has a gabled, false parapet on the front portion of the west elevation and an intersecting, gabled bay on the east end of the front façade that has a half timbered, stucco wall on the upper level. The side gabled roof across the front (it is a flat roof behind the front bays) is covered with flat, red tiles with a shallow overhang. At each corner of the façade is a narrow wing wall. The façade is divided into three vertical bays with triple window units on the west end and double window units on the east end and single windows in the stairwells above the central entry vestibule. These windows have continuous stone sills, brick soldier course lintels with stone keystones. In the half timbered third flood bay on the east end, there is a large six light, stained glass window. The projecting, one story, gabled roof entry vestibule has a gabled parapet and a shaped stone lintel above the recessed doorway. Recessed behind the front section on the west elevation is the steel exterior staircase. At the base of all elevations, more so near the rear, the rock faced ashlar limestone foundation walls are visible and on the face, the large, oversized, basement windows are centered in both outer bays. The building appears to have replacement 6/1 sashed windows (except in the stairwell) and poor repointing detracts from the upper façade and east elevation.

7546-50 Byron Place. Apartments. 1936. Original owner, Lichtenstein Estate. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This large, U-shaped, Tudor Revival, red brick apartment building has a large basement level garage that forms the courtyard patio. It is faced with rock faced ashlar limestone, just like the rounded ashlar stone retaining walls with the basement level driveway leading to the façade garage door opening. The courtyard above has stone piers spanned by a simple round railing and side entry stairs, while the façade of the garage has glass block windows (probably original to the design). The design is symmetrical with six vertical bays of windows on the central, recessed section of the façade. The roof is slate, a series of intersecting gables, with a central hipped bay spanning the two center bays that has two false parapet gables in front. The walls of these parapets and the upper floor of the central bay are half timbered brick walls around the triple window units, but the west pier is missing the half timbered treatment (after an apparent repair). The other two levels of this bay also have two, triple, sashed windows with the decorative half timbering extending around the sides and forming panels below the second floor windows. Flanking each side are two bays of double sashed windows with the upper two floors of the adjacent bays projecting slightly and having a crenellated parapet. At the rear of each leg of the

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two wings, facing the courtyard are the two entry bays, with an arched limestone surround on the doorways with three round arched brick niches above. To either side of the entries, the lower walls are the ashlar brick of the foundation and courtyard. Above the entry, the wall projects into a slight bay which extends the height of the stairwell to the crenellated parapet. A similar projecting bay is formed by the piers surrounding the windows in the front side bays (both facing the courtyard and the side elevation) of each wing, but these have a gabled roof above. These bays have brick forming triple round arches at the top and bottom as well as fluted stone bases to the bottoms of the side piers. The front façade of these wings has a side gabled roof connecting three vertical bays, the inner bay having an intersecting gabled roof faced with a gabled parapet; the middle bay having some additional half timbered stucco below the third floor windows and the outer bays being canted with a crenellated parapet. Smooth stone is used as detailing on the building and the windows are multipaned in both sashes, but these appear to be replacements. Recessed into each side elevation is a steel staircase.

7551-55 Byron Place. Apartments. 1929. Original owner, Argyle Realty. Architect, Benjamin Shapiro. Contractor, Nathan Alper. Contributing.

This Chateausque, patterned yellow and brown brick, three story apartment building has a U-shaped plan that creates a courtyard over the basement level façade garage entry. The front of the basement garage and the lower walls of the apartment building are clad with rock faced, ashlar stone, with a baskethandle arch over the garage doorway. Square stone piers extend up to the courtyard level to support the iron railings and there are glass block windows to either side of the garage doorway which is accessed by the driveway flanked by stone retaining walls. Concrete steps on either side lead to the courtyard. The hipped roof with its flat red tiles is broken up by the gabled wall dormers on each outer bay of the wings formed by the legs of the U-shaped plan as well as over the three entry bays in the courtyard. The entire height of each of the three entry bays projects slightly, one centered in the façade and one on either side of the courtyard, near the back of the courtyard. Decorative terra cotta elements serve as quoining on the front corners, as sill courses, lintels, and window surrounds, and as parapet caps in addition to the formal surrounds for the basket handle arched entry doors and the frieze panels between the windows in the gabled bays. On the façade, the two outer bays are projecting, canted bays with baskethandle arched openings to the internal balconies that protect the paired French doors. The entries retain the arched, three light, wood paneled doors and windows on the stairwells, but storm windows obscure their detailed, leaded glass. Most other windows are 9/1 sashed windows.

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7556-60 Byron Place. Apartments. 1928. Original owner, Samato Realty. Architect, W. R. Reese. Contractor, Samato Realty. Contributing.

This large, three story, U-shaped apartment building has elaborate Tudor Revival detailing on its symmetrical design. It has intersecting side gabled, flat red tile roof with wide eave overhangs. The ends of the side gables at the façade of each wing have a gabled parapet. The interior side of these wings at the façade forms a canted bay and centered on the facades is a projecting half timbered gabled bay that is suspended over the first floor windows. Windows on each level of this bay are transomed, casement windows with leaded glass. Flanking this central bay on each wing are multipaned 6/6 sashed windows framed with stone quoins and lintels, a feature on other windows on the interior courtyard of the first and second floor as well as around the third floor landing stairwell windows. The center of the U-shaped façade is five bays wide, with a slightly projecting central entry bay. Matching entry bays are also positioned on the interior courtyard of each wing. These entry bays have dressed stone quoins and lintels with a canted oriel window on the second floor landing (with multipaned casement windows and transoms). Above, there is a massive third floor stairwell window that consists of tall, triple casements capped by double transoms (and a third transom over the center window), all with a limestone surround, quoining and projecting cornice. These entry bays have elaborate, false front parapets piercing through the eaves of the side gabled roofs. The courtyard is actually the roof of the basement level garage and its walls as well as the first floor walls of the apartment building are clad in rock faced ashlar limestone. A turned stone railing caps the edge of the courtyard that spans across the front with concrete stairs winding up to each side. Centered on the façade is a basement level garage door entry with a segmental arched, dressed stone lintel. It also has curved retaining walls on either side of the driveway.

7557-61 Byron Place. Apartments. 1937. Original owner, Gertrude Bailey. Architect, Bernard McMahon. Contractor, Ashby and Ahlemeier. Contributing.

This large U-shaped, three story apartment building utilizes Art Deco detailing to distinguish its design. It has yellow brick walls with darker brick lintels and sills, but below the first floor sills, the and entry lintels, the walls are clad with rock faced ashlar limestone, something not usually seen in more modern styles. The center bays of the side wings (legs of the U) is detailed with pilaster-like vertical strips alternating darker stacked brick bands with narrow concrete strips and a central panel of the yellow brick laid in a basketweave pattern; these strips extend from the first floor continuous concrete sill to the third floor where they terminate with projecting concrete caps. The stylized frieze panel and the arched top false parapet of these bays is formed with concrete. The corners of these wings have corner windows on each level. In the courtyard there are two entries facing each other and a central entry facing the street, each projecting slightly and

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utilizing the same arched concrete parapet top. They also have vertical shafts above the broad concrete band that serves as a continuous lintel for the entry door and the outer shafts extend to the round level, framing the doorway. Between the shafts of concrete, instead of the stacked brick used on the wings, the entry bays have tall shafts of glass block. The stone of the first floor walls extends between the piers of concrete that form the outer shafts and the doors are recessed slightly under the concrete lintels. On the side elevations, recessed into the wall is an exterior steel staircase. The front corners of the side wings (legs of the U) are spanned by a brick half wall and iron railing with steps near each end leading up into the interior courtyard, which is actually the roof of the basement level garage. The driveway from the street leads to the basement level (replacement) overhead door centered on the façade; it has ashlar stone retaining walls. The distinctive design is still contributing to the district but its integrity has been impacted by the replacement windows which eliminated the original window details in favor of large single panels.

7570 Byron Place. Also addressed as 630 Westwood. Apartments. 1929. Original owner, A. C. Tucker. Architect, Russell Axtell Conzelman. Contractor, Mathan M. Kaplan. Contributing.

This large, three story, dark, multicolored brick apartment building has similar facades facing both Westwood and Byron. The roof is a flat red tile hipped roof with two intersecting gables bays on each street elevation. On the first and second floor, windows have dressed stone sills, quoins and lintels with keystones, as does the vertical shaft surrounding the entry bays and stairwell windows. Third floor windows have continuous stone sills. The Byron façade is divided into six vertical bays. Its outer two bay bays have paired sashed windows as does the second bay from the east. The second bay from the west has small sashed windows, with a canted, oriel window on the second floor. The second bay from the east has half timbered third floor walls with a slightly project brick face on the second floor with a series of round arches at the base. The entry in the third bay from the east and has tiered curved wing walls on this slightly projecting bay. The stairwell windows are sashed, with the upper level having a round arched window, all connected to the first floor entry by the stone quoin surround and with a decorative stone frieze panel between the windows. The stone faced entry is flanked by squared pilasters supporting a tapered entablature that has the appearance of a hipped roof. The baskethandle arched opening surrounds the slightly recessed wood plank door. The base of both facades, below the first floor windows is a rock faced ashlar limestone. The first floor west window also has a basket handle arched opening and what appears to be stationary French doors and a metal faux balcony, a treatment mirrored around the corner on the first floor window of the west façade. Most windows on the west façade are paired sashed windows, except for those of the projecting gabled south bay, which has triple window units. The entry is treated with the same

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stone and arched openings as that on Byron, but it is not in a projecting bay, but adjacent to the projecting south bay. At the intersecting corner, the corner bays have small false front gabled parapets piercing through the wide roof eaves. The eaves are supported by knee braces. The sashed windows appear to be replacement 1/1 sashes and the French doors appear to be rebuilt to be stationary openings; otherwise the building appears unaltered.

Clayton Road

7501-05 Clayton Road. Apartments. 1957. Original owner, Ernest B. Boberg. Architect, Ernest B. Boberg. Contractor, Ernest B. Boberg. Contributing.

At the corner of Glenridge, this simple, mid-century Modern, two story apartment building is one of the rare buildings in the neighborhood to face Clayton Road, while the apartments on adjacent lots all face away from this busy arterial street. The salmon colored brick building has a shallow gable on hip roof without eaves. The façade is divided into three vertical bay divisions with large Chicago style picture windows in the broad central bay, in this case the large plate glass window is flanked by jalousie windows. Given its date of construction the aluminum framed windows are original to the building, although the aluminum storm windows may have been added later since the original windows were notoriously thermally inefficient. At each end of the façade is a simple doorway with a door highlighted by applied wooden bullseyes. The doors are accessed by simple concrete stoops with iron railings, although the east stoop has been resurfaced. The stairs face the center of the building, wrapping around a stacked limestone planter. On either corner of the façade there are slender stones positioned rhythmically up the façade, a modern interpretation of quoining that defines the edge of the façade. The secondary elevations have aluminum sliding windows and glass block windows, both original to the building. The window sills are slender concrete sills. On the east side, facing Glenridge, is a driveway with concrete retaining walls that leads down to the basement level garage door, the original wood paneled and lighted door. There is also a secondary, full light, jalousie entry door which has head-high stone insets like the front quoins. The west elevation is almost void of windows and has a simple end wall flue chimney. In addition to the glass block windows and the aluminum framed windows, the use of jalousie windows and the broader, rectangular paneled doors helps define this as a mid-century design since these were all materials new to that era, while the simple, unadorned design is characteristic of the design preferences of that era. The only visible alterations are the possible addition of the aluminum storm windows on the façade and the aluminum storm doors, as well as the patched stoop.

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7563-67 Clayton Road. Apartments. 1950. Original owner, Adaber Realty Company. Architect, Saul L. Rubin. Contractor, J. Rubin and Son. Contributing.

This large, three story, Streamline Modern apartment building utilizes a very light buff colored brick that is set with alternating projecting stringcourses that span the height of each window, creating strong horizontal bands on the two street elevations as well as the interior legs of the U-shaped building. These horizontal bands are further accentuated by projecting continuous sills and soldier course, continuous lintels that frame these stringcourses and by the use of corner windows and the cantilevered balconies on the corners, as well as the low pitched hipped roof. Even the horizontally lighted windows, add to this effect. In the courtyard, the base of the U is simpler, with a series of four vertical bays of paired, horizontally lighted windows separated by a continuous brick sill and soldier course lintel. On this portion of the façade is a brick planter with rounded corners, spanning the two center bays and utilizing the same brick banding. This same detailing becomes a half wall railing on the corner entries, which have a kidney shaped flat canopy supported by four slender pipe columns that rest on these half walls. The doors are actually in the wings. On the facades of the wings, between the two bays of corner windows and balconies there are 3 massive porthole windows, one in each band. The balconies have simple metal railings. The courtyard between the two wings is elevated, with simple concrete steps and original metal railings (with a circular pattern). This courtyard is actually a roof to the basement level garage which is accessed from the basement level garage door and drive that is centered on the Westwood elevation. The only visible alterations, the use of aluminum storm windows and the replacement of a few window sashes (without utilizing horizontal muntins), the latter of which could drastically change the appearance of this distinctive design.

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Cromwell Drive

7500-02 Cromwell Drive. Apartments. 1934. Original owner, Walter A. Beck. Architect, C. E. Smith and Company. Contractor, General Construction. Contributing.

Designed to look like a single family residence, this Tudor Revival two story, multicolored brick, apartment building has a complex roofline with an entry vestibule that faces Cromwell, but has an additional doorway facing Glenridge. The multicolored slate roof is primarily hipped. The façade has a large two story projecting bay with a hipped roof with a center gable and rock faced stone quoining. The first floor has four casement windows under a single soldier course lintel (with a stacked, thin limestone keystone) and the second floor has paired casements. The central bay of the façade has a gabled wall clad in half timbered stucco on the upper level and a small metal railing for the rooftop deck on top of the mansard roofed, projecting vestibule. The one story vestibule is clad in stone, with large Tudor arched sandstone blocks framing the doorways. The vestibule wall is a mixture of larger sandstone blocks scattered with slender, small pieces of limestone. The façade has a Gothic arched opening while the east opening is rectangular with a large keystone in the flat lintel. Both have old wooden screen doors in the opening. Each entry has a decorative iron railing on the shallow stoop to the door. Overlapping the gabled bay and partially behind the vestibule is a large, brick, end wall chimney that has ashlar limestone on its upper shaft and a large iron starburst on its face. The east section of the façade is side gabled and has paired casement windows on both levels, while the corner has a wing wall (facing Glenridge) and stone positioned mid-way up the second floor windows. The elevation facing Glenridge has two gabled wall dormers, one at each end and a tiny triangular dormer vent between. The north gable is wider with eave overhangs supported by brackets and that bay has four casement windows on both levels and a fake iron balcony between. The middle section also has four casements on each level while the south gabled bay has three casements on the first floor and a paired casement on the second floor, which is faced with half timbered stucco. Some of the secondary elevation windows are sashed and all windows have red brick sills. On the south (rear) elevation there is a driveway leading down to the double car basement level garage. On the west elevation the roof has a tiny triangular dormer vent. The only alterations appear to be the addition of storm windows over the horizontal lighted casements and sashed windows.

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7501 Cromwell Drive. Also addressed as 911 Glenridge Avenue. Apartments. 1931. Original owner, J. P. Fleming. Architect, Marcel J. Boulicault. Contractor, J. P. Fleming. Contributing.

Despite its initial appearance as a single family residence, this is a two story, flat red clay tile, French Eclectic apartment building with brown brick walls. A corner tower is nestled between the two wings, which face Cromwell and Glenridge. The tower has an octagonal roof and half timbered walls around the paired, diamond paned stained glass casement windows on the second floor over the rock faced ashlar limestone walls of the first floor where the wood plank entry faces the intersecting streets. The door has a large smooth stone lintel as do the flanking, slender multipaned casement windows and the entrance is framed by stone wing walls. The twin gabled wing that faces Cromwell is split by a large end wall brick chimney that has two small multipaned casement windows in the shaft of the chimney and is capped by chimney pots. At the base, below the first floor sills this elevation is also rock faced ashlar limestone and some stones are scattered up the corner. To either side of the chimney, there are paired, multipaned sashed windows with beam-like lintels on the first floor. The gable ends are clad with wavy butt siding. The gabled roof has flared eaves and on the adjacent section of the east elevation there is another multipaned sashed window on each level. To the east of the tower is a massive brick chimney that has rock faced ashlar stone on the first floor of the shaft and a mansard red clay tile "roof" separating the stone from the brick section. Facing Glenridge on the east elevation, the façade is divided into two primary sections, the north half having a center gable in the hipped roof. This section features another entry, with a projecting, one story, shed roofed porch with massive wooden supports. On the south half of this elevation, the projecting bay has a hipped roof with a shed wall dormer featuring a large stained glass window divided into six primary lights and fronted by a large cantilevered metal balcony. The second floor walls are half timber stucco but the first floor is brick, with paired, diamond patterned leaded glass windows, the same windows that are on the south side of this projecting bay and in the tower.

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7506-08 Cromwell Drive. Apartments. 1941. Original owner, Siteman Realty. Architect, Benjamin Shapiro. Contractor, Phil L. Siteman. Contributing.

This large, three story, L-shaped apartment building has multicolored brick walls with a shallow hipped roof. It utilizes a few distinctly Art Deco features as well as some Colonial Revival details in its design. At the street, the top of the L wing is divided into two vertical bays with sashed windows on each level. The first floor windows have stone panels in the transom of the round arched window openings, even continuing the line of the broad soldier course that intersects the windows at the window lintel height. These also have a decorative iron faux balcony across the window opening, and a stone sill and keystone, while the entire round arched opening is outlined with brick. The second floor windows have a flat limestone, keystone lintel while the top level windows are unadorned. The most distinctive feature of this elevation is the 1.5 story high, limestone, fluted pilaster that ends with a round of limestone inset into the wall and has tiered stone panels behind it, a distinctive Art Deco feature. The window bays at the interior ends of both legs of the L match those of the façade. There are two gabled bays over the entries, both facing east into the courtyard, which have a nine light large round window above the limestone surround and lintel on the recessed multipaned half light doors. Above the round window at the third floor landing is a tall transomed window. The remaining windows are 1/1 sashed windows with simple brick sills. The soldier course at the first floor lintel height continues on these two courtyard elevations and near the south end there is a raised concrete patio separated from the main courtyard by an iron fence with large brick plinths. On the rear (west side) there is a brick chimney flue and two recessed steel stairways.

7507-09 Cromwell Drive. Apartments. 1936. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Hanley Realty. Contributing.

This two story, side gable on hipped roof, multicolored brown brick apartment building has a modified simplified Tudor Revival design identified by its asymmetrical design and complex roofline, but with more modern details, especially in the use of smooth limestone and the stairstepped entry surround. The projecting two story, pyramidal roof entry vestibule has a large, arched stone lintel that forms a shallow wall dormer on the façade while the smooth limestone band separates the upper level from the entry vestibule. Like other buildings near Glenridge, this apartment building has two entries, carefully camouflaged to make the building appear to be a single family residence at first glance. The main entry faces the street and is surrounded by stepped panels of limestone. The other entry is similarly treated, facing the east side, but without the wider limestone tier on the bottom half. The doors are simple paneled doors with internal fanlights. Both under the limestone belt course above the door and under the eaves, there is a brick dentil course. The use of rock faced ashlar limestone is more in keeping with the Tudor

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Revival style, the base of the building as well as the large half-wall railings on the large entry porch and steps. The porch or concrete patio spans the entry bay as well as a portion of the bay to the east, which has paired sashed windows retaining the original 6/6 sashed windows (the muntins are set narrow on the sides). The wide intersecting gable of the bay to the west of the entry vestibule has cornice returns and large windows openings on both levels, divided into triple windows with transoms, the center section being wider. Between the windows is a broad bowed band of limestone. To the west of this bay is another, slightly recessed bay with paired windows on both levels. On the west side elevation, there are a series of sashed windows which have red brick sills similar to most of the façade windows and the eaves also feature the same brick dentils. The grade falls off toward the side, exposing more of the basement level, rock faced ashlar stone walls and the original six light basement windows as well as the original, wood paneled and lighted, two car overhead garage door near the rear on the basement level. Most of the façade windows appear to be single pane replacements, but the windows retain the original frame divisions and some of the unusual historic sashed windows remain. Because of the visibility of the west side, which appears less altered by window replacements (and retains the original garage door), as well as the retention of the primary elements on the façade, the building is still contributing to the historic district despite this loss of historic architectural features.

7512 Cromwell Drive. Apartments. 1940. Original owner, Modern Home Builders. Architect, Thomas O'Connor. Contractor, Modern Home Builders. Contributing.

This large three story, gable on hipped roof, apartment building has multicolored brick walls. Its symmetrical design utilizes detailing that is influenced by the Art Deco style. Below the center gable on the façade, the entry has striking Art Deco details, with a large two-story tall vertical stairwell window flanked by floating stone piers centered on the façade and two broad stone slabs flanking the stone door surround below. Even the door, divided into four lights with two panels, is a streamlined modern style. To either side of the door are simple stone knee walls supporting decorative urns. On the two sets of triple windows on either side of the entry bay, the divisions between floor levels are highlighted with a double row of sawtooth brick stringcourses that align with the window openings rather than continuing across the entire façade. The windows are 2/2 (horizontal light) sashed windows, another distinctly Modern feature although they are covered by 1/1 storm windows, which obscures this feature. The tall stairwell window may have replacement multipaned glass fixed sashes, but the original heavy horizontal mullions still dominate the design. On either side of the building there are recessed steel stairways and on the west side there is a flue chimney. The brick foundation level has been painted on the sides as have the bases of the brick piers on either side of the first floor windows, but it appears that the similar salmon color under the first floor windows was an original brick accent color.

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7515 Cromwell Drive. Apartments. 1954. Original owner, Adaber Realty. Architect, Saul L. Rubin. Contractor, Jacob Rubin and Sons. Contributing.

This two story, mid-century Modern designed apartment building has a shallow hipped roof with wide eaves and multicolored brick walls. The façade is divided symmetrically with the use of bands of concrete framing banks of windows (and wall sections). Two large horizontal panels on the second floor frame paired sashed windows, a panel of stacked brick and a Chicago style window with sashed windows flanking a picture window. Between these are three stacked horizontal rectangular windows centered on the facade. On the first floor, each end has another framed unit, with paired sashed windows while the center has a wide horizontal concrete frame around the large Chicago style window flanking the building entry. The entry doors are slightly recessed between two stacked brick piers and retain the original aluminum framed door and side panel. In front of this horizontal framed bay is the concrete entry platform and steps that angle from each side. This retains the original iron railing with its horizontal rectangular design. Below, the entry platform covers the recessed basement garage door opening served by the concrete drive to the street. Although hidden by the large shrubs, below the first floor windows and wrapping the corners, the courses of brick alternate with projecting courses, striping the foundation. The two side elevations are identical, with more sashed window units, with a wide central bay that has large fixed windows on the stairwells, which are divided into small panes by the prominent muntins. The lower level window incorporates the entry door, which is accessed by a simple concrete stoop. Work is underway on the building, clearly indicating that the Chicago style windows and sashed windows are recent replacements, but they appear to retain the original mullion divisions. In addition, the stairwell windows have some exposed wood studs as if a stone panel or detail is missing from these side elevation features. Despite these alterations, the façade is still a striking mid-century Modern design.

7518 Cromwell Drive. Apartments. 1938. Original owner, Sam Brown. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This distinctive, Streamline Moderne, three story, red brick apartment building has a hipped roof and a symmetrical façade which is highlighted by the pair of broad, conical roofed, bow front bays that flank the slender entry bay. The façade is framed by the corner windows, with paired sashes. Like the clusters of four sashed windows in each bowed bay, these windows are 3/3 (horizontal lighted) sashed windows with broad mullions between each sash. Besides the windows, the horizontal lines of the façade are accentuated by a series of (four per floor) projecting brick stringcourses, some of which serve as sill courses and there are continuous soldier course lintel belt courses as well. In addition the base of the building to the first floor sills is clad in smooth stone with deeply recessed,

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horizontal joints and a projecting stone cap. The first floor of the bowed bays has a tall, continuous stone sill. All of these features wrap the first bay on each side. The first floor above the entry bay is clad in stone, fluted on either side and with a square frieze above the doorway. The door has vertical rows of paired lights and is slightly recessed in the opening. Above the first floor the stairwell window extends to nearly to the roof, with obscured glass divided by horizontal muntins. This is capped by a limestone lintel intersected by a projecting, stylized stone keystone that piers through the roofline as well.

7519 Cromwell Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, Russell Axtell Conzelman. Contractor, Hanley Realty. Contributing.

This distinctive Tudor Revival, two story apartment building has three, parallel, steeply pitched gables across the façade connected by side gabled bays that are slightly recessed. The center of these gabled two story bays has an asymmetrical roofline and the first floor is clad in rock faced ashlar limestone while the remainder of the building, except for the foundation and corner wing walls, is a multicolored brick. This central bay has baskethandle arch opening to the slightly recessed sidelights and wood paneled entry door. Above, the paired, diamond paned, stained glass, casement windows are framed by rock faced stone quoins and a stone, baskethandle arch at the stair landing. Set to the east side of this bay is a tall brick chimney with ribbed and rounded corners as well as decorative chimney pots. To either side of the entry bay, both levels have soldier course lintels highlighted by stone corners and keystones. The first floor windows are paired casements with slender sidelights, which aligns with the paired French doors and sidelights on the second floor. The second floor openings have shallow continuous transoms and large cantilevered metal balconies with basket-like railings. The two end gables have stone quoins, rowlock curved lintels and sills surrounding the paired sashed windows on the first floor while the second floor has the same paired sashed windows and stone sills with a soldier course lintel (continuous with the inner bays). Above, the attic has a stone, round arched louvered window opening. On each side wall, there are three sashed windows and the soldier course lintel continues to divide the first and second floor. The building retains its original entry door, but the windows appear to be more recent replacements except in the stairwell.

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7524 Cromwell Drive. Apartments. 1938. Original owner, Sam Brown. Architect, Benjamin Shapiro. Contractor, Sam Brown. Non-contributing.

Like the adjacent building designed by the same architect, this is a three story Streamline Modern building with a hipped roof and symmetrical façade. It has corner windows on the first two levels of both the front and rear elevations (and the third floor of the rear also has a corner window). Four projecting brick broken stringcourses span between the first and second floor windows and the central entry bay's 2.5 story glass block window (the bottom stringcourse on each floor is the sill course which continues around the side elevations as well). In contrast, the third floor windows on the façade are centered in the wall and do not have stringcourses. Two either side of the central entry bay are slightly recessed bays with paired doors with sidelights opening onto cantilevered steel balconies. Above these three central bays there is a false parapet extending through the eaves with more horizontal projecting details. The main entry has a poured concrete surround, with horizontal recessed joints on either side and thin projecting horizontal bands near the top of the tall lintel. The full light entry door is recessed in this opening. Unfortunately, recent renovations painted all the brick, obscuring what appears to be contrasting brick colors (the base below the first floor windows and possibly the stringcourses, for example) and all of the windows and the balcony doors have been replaced (and possibly the balcony railings). It is even possible the glass block (which is also used on the rear corner windows) might not be historic. Without the paint, and if the balcony railing and glass block are historic, this might still retain enough of its historic appearance to be identified as contributing to the district, but for now, it is noncontributing.

7527-29 Cromwell Drive. Apartment Complex. 1935. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Walter A. Beck. Contributing.

This two story, multicolored brick, apartment building has a hipped roof and restrained Tudor Revival details. The façade is divided into three vertical bays with the western bay being recessed. The eastern bay has a center gable in the hipped roof and paired windows on each level with an irregular, rock faced limestone lintel on the first floor. Under the eaves of this bay and the middle bay is a broad band of vertical sawtooth bricks with projecting stringcourses at the top and bottom forming a broad belt course under the eaves. The center bay has a cluster of three casement windows on the second floor above the entry. The off-centered, rectangular entry doorway is framed by rock faced limestone quoins and stepped lintel. The door is the original recessed paneled door. To the east is a slender, rectangular casement window with a keystone limestone lintel. It has diamond paned stained glass as does the round arched casement window to the west, which has a stepped stone lintel. The rock faced ashlar limestone foundation extends higher in this bay and is used as the half walls on the simple entry stoop. On the west side of this

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projecting bay is another doorway, similarly detailed and a slender four horizontal light original casement window above. This doorway is accessed by a separate set of concrete steps behind what appears from the façade to be a stone wing wall. The west façade bay has a sashed window on the second floor and a projecting window bay with a shallow slate shed roof. At the west edge of the bay, there is a brick wing wall. Along the roofline are widely spaced brick dentils. Appearing to be pinched between the entry bay and extending into the west bay is a broad brick end wall chimney with brick dentil courses at the middle and top of the shaft. On the west side, there is a massive nine light window on the second floor in a gabled wall dormer and four casement windows are clustered on the first floor of the front bay, a pattern of windows continued on both levels of the middle bay. The rear bay has two casements on the second floor and three on the first floor. One of the most prominent features on this side elevation is the rock faced ashlar limestone lower level walls surrounding the basement level, wood paneled and lighted, overhead garage door with its massive concrete lintel. The east elevation is not as visible, but has a series of window openings, some sashed, one bay of triple casements, and one bay with glass block windows. Above, there is a shed dormer with a small rooftop balcony. Many of the windows have been replaced, apparently retaining the original mullion divisions and these detract from the historic integrity of the design, but the overall building design is still evident and as such the building is still contributing to the historic district.

7530-34 Cromwell Drive. Apartments. 1936. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, Adaber Realty. Contributing.

This Italian Renaissance inspired, U-shaped, three story apartment building has a hipped, red clay tile roof and light buff brick walls. Besides the tile roof, the use of multipaned windows, the arcaded brick arches on the inner corners of both wings, the round arched windows and the grotto feature above the basement level garage are all features associated with this style. The design is symmetrical, with a large courtyard inside the U, which serves as the rooftop of the basement level garage. The garage walls as well as the foundation level of the building are rock faced ashlar limestone and a large concrete lintel spans the driveway sloping down from the street over the garage door opening. The courtyard has large brick piers spanning between the iron railings. The entries to the apartment building are located in the wings, next to the base of the U. The door openings are flanked by rock-faced ashlar limestone which is capped by slightly projecting blocks of dressed limestone just below the dressed limestone lintel, giving the entrance a stepped appearance. Above, in this bay, which projects slightly from the main wall, there are two recessed vertical shafts that culminate in keystone round arches with windows at each stair landing. On the courtyard side of the wings next to the entries, there is a large triple sashed window unit (with transoms on the third floor). The ends of each wing are broader than the main shaft, creating wings that project toward the center of the courtyard. The arcaded brick

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above the first floor windows on this side extends onto the façade of these wings to the slender central vertical bay of windows and on the other side of this bay, there are paired round arched casement windows instead of the normal sashed windows. This bay has a single, larger sashed window on the second floor as well as a round arched sash on the third floor similar to the middle vertical bay. This center vertical bay projects slightly with brick pilaster strips flanking the windows, culminating in a hipped roof and the outer bay has a false front, arched parapet piercing the main roof that forms the top of another slightly project bay that extends to first floor windows. On the courtyard side, facing the street, the base of the U has a slightly projecting center bay that features a suspended iron balcony with French doors on the second floor. On all of these primary elevations, decorative brick spans between the windows on each floor and stone belt or sill courses highlight sections of the design. Most windows are multipaned, 16/6 sashed windows. The shutters on the first floor corner windows may not be historic.

7531-33 Cromwell Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Walter A. Beck. Contributing.

This L-shaped, hipped roofed apartment building utilizes Tudor Revival details, primarily at the entries, and through its use of complex roofline and the massive end wall chimney on the façade. The façade is divided into three vertical bays, with the eastern bay being recessed. The center vertical bay has a separate hipped roof and four sashed windows clustered on the second floor of the façade above one of the entries. Currently obscured by the nonhistoric aluminum awning, the entry is framed by rock faced ashlar limestone, which is also used on the half wall railings of the entry stoop. Within the rock veneer is a slender, diamond paned, stained glass window and within the brick wall to the east of the entry is another round arched, diamond paned, stained glass casement window. Around the east side of this entry bay is another entry door which also is surrounded by limestone and it has a separate concrete entry stoops which is camouflaged from the street by a wing wall on top of the stoop. This bay is capped by a course of herringbone brick. The windows of the narrow eastern recessed façade bay and those of the western bay are simple sashed windows, with brick splayed lintels with stone keystones on the first floor. The west bay has a center gable in the hipped roof. The east elevation has a large gabled wall dormer with nine primary light divisions that are each divided into nine lights. Below on the first floor are four sashed windows connected by a continuous sill. The other bays on this elevation appear to retain their original sashed windows except for the middle first floor window which has been modified for a window air conditioner. The basement level, rock faced ashlar limestone walls are progressively more visible as the land and driveway drop to the rear where a large concrete lintel spans the broad recess on the basement level for the wooden paneled and lighted,

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overhead garage door. The west elevation has additional sashed windows as well as a side door and stairwell window. Except for the use of aluminum storm windows and the liberal use of aluminum awnings, which obscure some of the building's distinctive features, the building appears unaltered.

7537-39 Cromwell Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Walter A. Beck. Contributing.

The third of a series of adjacent designs that share the same floorplan (mirrored) but slightly different stylistic details, this one having just a few references to the Tudor Revival style, in the complex roofline, the asymmetrical façade, the broad end wall chimney facing the façade and the use of rock faced ashlar limestone. The L-shaped design has a three bay façade with the west bay recessed. The entry vestibule is located in the center with the complete first floor covered with stone. The original wood paneled door is framed by smooth limestone quoins and lintel with a round arched casement window on one side and a rectangular casement window on the other side, both with diamond paned, stained glass. The front entry has sloping, angled stone sidewalls on the entry stairs, with similar features to the second doorway and steps on the west side of the entry bay. Above this hipped bay has a soldier sawtooth brick course under the eaves and a bank of four casement windows on the façade with a sashed window on the side. The center gable hipped bay to the east has clustered casement windows on both levels, the first floor having a splayed brick lintel with stone keystone. The first floor window of the west bay has a similar lintel and a small hipped roof back to the recessed upper façade, both levels with single sashed windows. The broad, end wall chimney is positioned between this and the middle bay, crowned by a soldier sawtooth brick course and simple chimney pots. The east elevation is relatively unaltered, retaining original vertical light upper sashed windows, although one window has installed a window box. On the west elevation, the front gabled wall dormer has a huge window, now divided into three vertical lights (originally probably similar to the one 7531 Cromwell). The other windows are sashed windows on this elevation. The basement retains the original multipaned paired awning windows cut deeply into the rock faced ashlar limestone walls and at the rear it has the original wide concrete lintel and double car, wood paneled and lighted overhead door to the basement level garage. The loss of the historic windows seriously impacts the building's historic integrity, but the alterations are most notable on the side and they retained the original openings; the building also retains many of its other original details and as such is still minimally contributing to the historic district.

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7542-44 Cromwell Drive. Apartments. 2005. Original owner, Douglas Properties. Architect, Trivers Associates. Contractor, unknown. Non-contributing.

This three story, buff brick, flat roofed apartment building is a Modern design borrowing heavily on the International style. It replaced a 1951 apartment building design by Saum Architects. Because of the curved, wedge-shaped lot, the building itself is an asymmetrical wedge that has a curved façade, ending in the narrow point comprising the series of cantilevered metal balconies where Cromwell and Clayton Road meet. Facing Cromwell, the building is divided into a series of four modules, with the recessed east end consisting of banks of horizontally lighted windows and a doorway opening onto large cantilevered metal balconies that abut the projecting module to its west. This projecting module contains the main entry recessed into a three story high shaft of glass panels separated by metal in a geometric pattern of stationary windows and the entry doors. The rounded corners into the recess have a few, partial, projecting brick stringcourses, a detail repeated above the recess but otherwise the brick walls are unadorned. A large horizontal beam spans the recess to separate the entry from the windows above and a large raised concrete stoop with a metal railing spans the front of the entry module, which in itself has a concrete planter stepped lower by the sidewalk (the planter extends to the west end of the building). A deeply recess slot separates this entry module from the western section of the building which is divided into four vertical bays with horizontal lighted windows. On the first two floors, the eastern bay has a door and window at the corner with another cantilevered balcony on the second floor and with the first floor opening onto an elevated concrete balcony (a motif used at the main entry) that extends around the west end of the building. The opening at the west end of the first floor is actually paired doors. The third floor has a curved façade creating a rooftop balcony at the west corner and no window in the east bay. Additional horizontal, partial stringcourses break up the sheer mass of the brick walls and at the west corner, there is a fluted, rounded corner where the façade steps back to the western end of the building. The façade at the west end is highlighted by the exposed steel framing that spans the width of this vertical bay to support the cantilevered bays on the narrow west elevation (almost a point). The facade has a single window on each level and two projecting stringcourses below each window. The west elevation has paired windows, horizontally lighted and a full light door, all with transoms, that open onto the balconies. Next to these doorways as at the other residential doorways are historic cylinder wall mounted lights. The balconies and railings all are simple pipe rails splayed out at the top, with sections of wire grid screens instead of balusters and with minimal vertical supports, making them very transparent. The windows are horizontally lighted awning windows, divided into three panes, with the lower pane being nearly twice as tall as the other individual panes. Because this is a new building, it is non-contributing to the historic character of the district.

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7543 and 7545 Cromwell Drive. Apartments. 1938. Original owner, Sam Brown. Architect, unknown. Contractor, unknown. Contributing.

7543 and 7545 Cromwell create a two building, three story apartment complex. The buildings are mirrored, L-shaped designs framing the central sidewalk and courtyard entries. The tall leg of the L extends toward the street and is divided into three vertical bay divisions with a center gable in the hipped red clay tile roof. The upper two levels form a projecting central bay that is clad with a half timbered walls, the third floor in stucco and the second floor with herringbone brick. Heavy wood beams and brackets support this bay. The windows on all three levels of this bay are paired transomed casement windows with decorative leaded glass. All windows in the outer two bays on this elevation are paired 4/4 sashed windows, with the two levels having dressed stone quoins, sills, and lintels. The third floor windows have a projecting stone, continuous sill stringcourse and soldier course lintels, features that continue on the walls of the courtyard elevations. A sloping smooth stone, continuous sill on the first floor caps the rock faced ashlar sandstone and limestone raised foundation wall, which wraps the first bay of the outside elevation as well as continues onto the interior walls of the courtyard. In the courtyard, the front bay has a tall, stepped gable, false parapet. Both this bay and the middle bay of the leg of the L has simple 6/6 sashed windows. Next to the base of the L-shaped plan, there is a projecting flat bay that extends from the top of the entry door to the gabled roof. The top floor is clad in stucco while the remaining walls are half timbered as well, but with herringbone brick. Heavy brackets and beams, similar to those on the façade support this bay, but the windows in this bay are located in the stairwell and are paired, five high leaded glass windows. The rectangular doorway below is surrounded by smooth limestone. The base of the L, facing the façade has triple, 4/4 sashed windows. The stone and stringcourses actually wrap slightly onto the side elevation which has three bays of 4/4 light sashed windows and another stepped gable, false parapet over the front two bays. The sidewalk in the courtyard circles a stone urn before angling to the entries and extending down a series of simple concrete steps to the street. The long side elevation is flanked by a driveway cut deeply into the basement level, where a small door accesses a side staircase. On this elevation, the poured concrete foundation reveals that the ashlar limestone is a decorative, not structural element. This elevation has a series of paired sashed windows, using the same multilight pattern as the façade. The basement level garage and parking are located in the rear. The only alteration appears to be the installation of aluminum storm windows. Unlike its sister building, 7543 has white window trim while the 7545 building has dark brown window trim.

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7553-57 Cromwell Drive. Apartments. 1955. Original owner, Benjamin Pocost. Architect, Robert G. McMahon. Contractor, Benjamin Pocost. Contributing.

This two story, buff brick, U-shaped apartment building has a shallow gable on hip roof with wide eaves creating one of the strong horizontal bands of this mid-century Modern design. The windows in the front bays and across the façade of both windows are very short, constrained within a horizontal band framed by a darker orange brick. Within each panel the façade windows are organized into three vertical bays, paired aluminum, 1/1 sashed windows in the outer bays and single windows in the center, with a lighter, cream-colored brick between the windows. The rear two bays on the inside courtyard elevations of the legs of the U are two bays of taller, windows, clustered into horizontal openings with a continuous concrete sill stringcourse. Each window opening has three hopper windows at the base with a large plate glass above, creating a large picture window. On the rear of the courtyard, facing the street, the same windows flank both levels of the narrow entry bay. The central bay creates a vertical shaft with narrow sidelights flanking the entry door which is separated from the huge plate glass stairwell window by a smooth stone panel. There is a central chimney near the roof ridge. The courtyard is a concrete slab with steps leading down each side with a tiered brick half wall railing across the front and down the stairs. A driveway leads from the street to the basement level garage under this courtyard (with concrete retaining walls on the sides of the drive). Additional garage doors are located in the basement level of the east elevation with small sashed windows on both levels punctuating the simple brick walls similar to the west side, although the west side has an elevated yard in contrast (no exposed basement level).

Glenridge Avenue

615 Glenridge Avenue. See 7501 Byron Place.

625 Glenridge Avenue. See 7500 Byron Place.

651 Glenridge Avenue. See 7501 Parkdale Avenue.

701 Glenridge Avenue. See 7500 Parkdale Avenue.

715 Glenridge Avenue. See 7501 Buckingham Drive.

721 Glenridge Avenue. See 7500 Buckingham Drive.

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745 Glenridge Avenue. See 7501 Oxford Drive.

801 Glenridge Avenue. See 7500 Oxford Drive.

807 Glenridge Avenue. See 7501 Wellington Way.

809 Glenridge Avenue. See 7500 Wellington Way.

811 Glenridge Avenue. See 7501 York Drive.

901 Glenridge Avenue. See 7500 York Drive.

911 Glenridge Avenue. See 7501 Cromwell Drive.

Oxford Drive

7500 Oxford Drive. Also addressed as 801 Glenridge Avenue. Apartments. 1999. Original owner, unknown. Architect, unknown. Contractor, unknown. Non-contributing.

This 2.5 story, Colonial Revival apartment building replaced a 1928 apartment designed by Stanley Knorth. It utilizes a variant of this style most commonly associated with modest, single family homes—Cape Cod, noted for its side gable and paired façade gables. To camouflage the use for multiple residences, there are two primary entries, one facing each street of this corner building. It has the multipaned sashed windows, fanlight, round arched transoms with keystones, the brick quoining, the boxed cornices, framed gable ends, compass point porthole windows, and a canted bay window with standing seam metal roof that are common to many Colonial Revival homes. The entry with its brick sidewalls to the stoop that faces Oxford has pilasters supporting a flat entablature around the fanlight transomed door while the Westwood entry has a swans neck pediment supported by the simple pilaster strips around the horizontal, multipaned transom and door. The windows appear to be replacements, but in keeping with the style of the design, and the Westwood entry stoop appears to have been rebuilt, missing its veneer finish to expose the concrete block structure.

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7501 Oxford Drive. Also addressed as 745 Glenridge Avenue. Apartments. 1948. Original owner, Sidney Grossman. Architect, Saul L. Rubin. Contractor, Jacob Rubin and Sons. Contributing.

This large, two story, multicolored brick apartment building actually appears, at first glance, to be a single family residence because the two entry doors are discreetly located on separate elevations of the entry vestibule. This example of Tudor Revival style contains numerous elements characteristic of this style: the slate roof with a variety of intersecting gables, an asymmetrical plan and facade with a projecting vestibule and bays, contrasting and textured wall materials (including half timbered pattern brick, brick dentils, smooth stone quoins and beams, and multicolored brick), a variety of window shapes and details (including multipaned sashed windows, transomed canted bay windows, leaded and stained glass sashed windows, and baskethandle arched window openings) as well as two massive brick chimney (one nestled on the façade). Unfortunately, the hipped roof, cantilevered, two story, vestibule bay has been modified by the addition of a hipped porch roof over the two doorways and, while this impacts the historic integrity of the original design, the simplicity of the roof and its minimal post supports, helps minimize its impact. Unlike many others in this district, this building does retain its original windows, although they are covered by storm windows (one rectangular transom storm panel in the baskethandle arch is especially an unfortunate selection), most of which do not detract from the design since they are painted to blend with the window trim.

7507 Oxford Drive. Oxford Apartments. 1928. Original owner, Saum Brothers. Architect, Saum Brothers. Contractor, Saum Brothers. Contributing.

Detached Garage (1928 ca.). Contributing.

This rectangular, three story, Colonial Revival apartment building is divided into five bays on the façade with the two end bays projecting slightly. It has a hipped flat clay tile roof with a large cornice on the front of the building (and first bays of each side), but the rear is a flat roof. The symmetrical design has a central entry with a round arched transom-like stone frieze on the elaborate quoined stairwell window (that matches the first floor windows) above the suspended bronze entry canopy. The dressed limestone surround and quoins on the entry are capped by a formal entablature with OXFORD embossed in the stone. The multihued red brick façade (and first side bays) have been poorly repointed, drastically lightening the appearance of the original design, but otherwise it appears unaltered. It has 6/1 sashed windows clustered within each bay, many with soldier course lintels while those on the first floor has elaborate limestone surrounds have quoins, projecting cornices and twisted pilasters topped by pineapple finials. Soldier

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courses continuous sills separate the upper level and basement level from the other two floors of the façade design. On the back of the property is a wide, side gabled, open garage, with a side gabled roof and brick walls matching the main building.

7508 Oxford Drive. Apartments. 1951. Original owner, William Glicker. Architect, Edward B. Kelley. Contractor, William Glicker. Contributing.

This two story, shallow hipped roof with wide eave, apartment building is a simple rectangular building with a wide façade, elongated further by the horizontal elements of this mid-century Modern design features. The continuous stone stringcourses divide the brick façade into three horizontal panels, wrapping the corner with the corner windows. These stringcourses step up slightly between the outer bays and the bays next to the central entry bay which is framed with smooth limestone forming a rectangular frieze around the stairwell's three horizontal light window. The entry is also surrounded by smooth limestone with alternating horizontal stone bands. Even the windows are horizontally lighted, 2/2 sashed windows. The rear of the building also has corner windows. There is a chimney with chimney pots near the center of the building. and there is a basement level garage door on the west end of the façade. The design appears unaltered.

7514 Oxford Drive. Apartments. 1957. Original owner, William Douros. Architect, Julius Tarling. Contractor, William Douros. Non-contributing.

This two story gable on hipped roof apartment building has been modified significantly despite the fact that it retains the large glass block stairwell window that its distinctive stepped concrete cap, indicative of its original Art Deco design. The brick walls are now painted, obscuring any contrasting colors to the original design, especially what may be continuous sill courses. The windows have been replaced with 1/1 sashed windows and the central entry door is a new full light flanked by sidelights with a projecting canvas awning. The symmetrical façade retains the concrete platform entry stoop, but has new iron railings. Below the side entry stoop is a basement level garage door. The glass block appears to be a replacement feature. Without further evidence of the original design features, window patterns and masonry details, this building cannot be identified as contributing to the district.

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7517-19 Oxford Drive. Apartments. 1947. Original owner, Kessler and Lipnick. Architect, Russell Axtell Conzelman. Contractor, Kessler and Lipnick. Non-contributing.

This U-shaped, three story, Colonial Revival apartment building has a gabled roof and multicolored brick that forms quoins at the front corners of each wing. Brick is used in a decorative pattern and to outline a tall central arch spanning the façade of each wing. The concrete courtyard serves as the roof to the basement level garage with its brick façade framed by a series of pilasters that extend up to form the support posts for the iron railing of the courtyard. While the building has a pair of entries on either end of the base of the U in the courtyard, the east one has been modified (apparently clad in aluminum), obscuring the original details of the pilasters and entablature surrounding the leaded glass sidelights, transom and full light door. In addition, the entire building appears to have replacement windows, half without any muntins and half with multipaned grids and the French doors opening onto the overhanging balconies facing the courtyard have also been replaced with single light doors. In the central arched outlined bay on the end of each wing, the windows have been replaced with multipaned sashed windows in the west wing but it is possible that the glass block in the east wing windows is also a replacement. Given the extent of the alterations, it is difficult to determine the original design details on much of the building and which renovations are in keeping with its historic integrity, overwhelming this late example of Colonial Revival design.

7520 Oxford Drive. Apartments. 1936. Original owner, L. W. Murphy. Architect, Benjamin Shapiro. Contractor, Sinclair Construction. Contributing.

This three story, apartment building has a side gabled façade (most of the roof is flat) that is intersected by cross gabled, projecting bays at each end of the five bay façade. The design utilizes simplified Colonial Revival details, including the boxed cornice and the swans neck pediments placed in the brick gable ends of these bays and the pilaster strips that flank the two upper level windows on these bays. The central entry bay has a wood paneled, canted bay window suspended over the first floor of the bays flanking the entry. The entry bay has triple sashed windows with wood panels forming a band between each stairwell window and the sidelighted door which has simple pilasters separating the door from the sidelights. Above is an entablature with another swans neck pediment incorporated into the wood panel. There is a swayback, brick half wall fence spanning between the outer bays to create a small courtyard. The multipaned sashed windows appear to be replacements, but their design is in keeping with the Colonial Revival stylistic features.

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7526-28 Oxford Drive. Apartments. 1935. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, J. Rubin and Sons. Contributing.

This unusual, two story, French Eclectic apartment building has a light tan brick façade except around the first floor of the projecting entry vestibule which is clad in coursed, rock faced limestone. The entry disguises its double entry by positioning one on the east side and one of the façade. Each is surrounded by smooth stone quoins; the façade doorway has a segmental arched stone lintel while the side lintel is flat. The corners of this two story bay are clipped, highlighted by darker brick. The steeply pitched, hipped slate roof is intersected by another hipped two story projecting bay with a shed roofed wall dormer for its second floor French doors with a faux iron railing. A gabled wall dormer is positioned at the east elevation and the west side elevation even has another gabled dormer. Most windows on the façade are steel casements and the facade has soldier course lintels, brick quoins, and narrow brick friezes adding texture to the design as well as a façade end wall chimney. The asymmetrical design appears unaltered. There is building permit information for a property addressed as 7528 Oxford for a 1954 apartment building built by Empire Construction based upon designs by Meyer Loomstein, but that does not match this building and appears to be misrecorded information for another building.

7527 Oxford Drive. Apartments. 1928. Original owner, Hazel M. Moore. Architect, Carl Etz. Contractor, Kaplan and Moore. Contributing.

This rectangular three story apartment building has a Tudor Revival façade design applied to a flat roofed apartment building. It has multi-colored orange brick walls with a flat two story high, half timbered stucco, gabled bay. A large gable bay roof merges into the two story projecting gabled vestibule, creating an asymmetrical roof across two bays projecting from the main façade. The vestibule bay has a distinctive diamond pattern brick wall and a dressed limestone Tudor arched paired doorway as well as a similar Tudor arched lintel on the window above. Scattered blocks of rock faced limestone dot the façade and extend from the basement's stone walls at the corner and highlight the flanking end wall chimneys near the facade. Unfortunately, the windows have been replacements, eliminating what was most likely a multipaned design element. Even though this impacts historic integrity, the strong, Tudor Revival design elements still dominate the building.

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7530-32 Oxford Drive. Apartments. 1935. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, J. Rubin and Sons. Contributing.

This French Eclectic, two story apartment building has a very steep, hipped slate roof intersected by hipped projecting bays on the façade, a shed roofed bay and gabled wall dormers. The multicolored brick walls are patterned by the use of red brick outlining details such as brick friezes, sills, corners and window openings. The vestibule has a herringbone brick pattern in the half timbered upper façade and the first floor of that bay and of the adjacent, massive, corbelled brick, front wall chimney are clad with rock faced ashlar limestone. The use of two entries is disguised by positioning one on the west side of the vestibule, but both doorways are framed by smooth stone quoins and flat lintels. Most of the windows are multipaned casements, but the storm windows obscure this feature, the only apparent alteration.

7531 Oxford Drive. Apartments. Date unknown. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This simple two story, mid-century Modern apartment building has light buff brick walls accented by the red and gray ashlar stone extending up both sides of the off-centered entry door and across the rest of the façade below the first floor sill, creating a strong horizontal detail enhanced by the slender blocks of stone. Other horizontal elements include the flat canopy over the door (supported by two angled tubes on one side), the low pitched, gable on hip roof with its wide eaves, the Chicago style windows with 2/2 (horizontally lighted) sashed windows flanking a large picture window in the west half of the façade (as well as on the side elevation), and the simple stone stringcourse continuous sills that extend only mid-façade above the entry. As a counterpoint to these horizontal elements, there are two large porthole windows directly above the entry and to the east end of the façade is a tall, eight-light window that extends 1.5 stories. On the west side, cut low into the basement level, are two garage doors to the basement level garage. The building has few alterations, with a few storm windows, the railing on the entry stoop (which probably did not have one originally) and the replacement split-faced block retaining wall on the driveway being the only noticeable changes.

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7535 Oxford Drive. Apartments. 1945. Original owner, Ben Goldberg. Architect, Russell Axtell Conzelman. Contractor, Ben Goldberg. Contributing.

This two story, multicolored brick, side gabled apartment building utilizes the forms common to Georgian Revival homes, even appearing to be a single family residence with its single entry. With flanking bays of matching window openings, which are divided into thirds and spanned by continuous brick sills and lintels on either side of the center gable entry, the stately limestone surround on the entry is the most striking feature on the building. It has tapered Doric pilasters supporting an entablature and cornice around the rectangular opening to the slightly recessed multipaned door and sidelights. Above is a tall window shaft divided into three sections, to provide light into the stairwell. As is characteristic of Georgian Revival homes, It has gable returns and a cornice at the roofline, there are flanking end wall chimneys at each end of the main façade and there is a two story sun porch, side wing (east side) surrounded by banks of sashed windows. Despite the fact that the windows have been replaced, eliminating that textural element to the design, the openings and mullins were retained. In addition the prominence of the entry, which does retain its original door and the overall Georgian Revival design are still intact and as such it is minimally contributing to the district.

7536 Oxford Drive. Apartments. 1935. Original owner, L. Murphy. Architect, Benjamin Shapiro. Contractor, Sinclair Construction. Contributing.

This all, three story, red brick, Colonial Revival apartment building has a side gabled roof across the front bay that is intersected by gabled bay that projects slightly as the entry vestibule. This bay has a pediment gable and the façade has boxed cornices. The façade is divided into five vertical bays (the east two forming the gabled bay). Most have brick rowlock splayed lintels with stone keystones above the 9/9 sashed windows and the first floor windows have wood panels below the windows, but the west first floor opening is a wood paneled, canted bay window. Above the entry door is a two story high, multipaned, round arched window overlaid with a decorative wood frieze at the floor level of the stairway (it is actually two lugged sashed windows). The wood paneled entry door has pilasters and a swans neck pediment framing the opening. Brick quoins at the corner of this bay and on the edges of the front side bays frame the façade. There is a large end wall, brick chimney on the east elevation. The sashed windows appear to be replacements but they are in keeping with the original design and style of the building.

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7539 Oxford Drive. Oxford Place Apartments. 1936. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, G. W. Stern. Contributing.

This tall, rectangular, three story apartment building seems to combine Colonial Revival and Tudor Revival features with Art Deco elements. The 6/9 sashed windows on the first floor, the liberal use of multipaned sashed windows, the simulated balcony with an iron railing, the use of splayed brick lintels with keystones and even the pedimented, gabled dormer are all common features to Colonial Revival designs, but the asymmetry to the façade and especially the placement of a massive end wall chimney on the façade is actually more common to Tudor Revival designs. By far, the most dominant and striking features are the central entry bay with its streamlined, limestone surround that extends up to the broad limestone course at the second floor, actually having the name, "Oxford Place" in letters in this course. This entry has fluted and rounded sides angled into the recessed doorway and a tall expanse of limestone across the top of the opening with horizontal striping around a center panel. Above, the upper façade is spanned by a tall shaft of glass block with a stair stepped top at the roofline that is accentuated by a stepped brick lintel feature created by clusters of stacked bricks. Above this window, there is a porthole window positioned in the flattened hexagonal shaped bay-like extension through the hipped roof with its flat parapet. On the east end, in contrast to the other sections of the façade, there are large, glass block, corner windows. While the white mortar in the glass block corner windows seems to indicate these are replacements, it could simply be the result of cleaning and repair and the glass block is obviously in keeping with the original design (and the corner window treatment is also original) since the stairwell shaft of glass block appears to be original. Other than the use of storm windows and the possible replacement of the glass block, the building appears unaltered and the striking entry and stairwell window makes this a distinctive Art Deco apartment design.

7542-44 Oxford Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Hanley Realty. Contributing.

This simplified French Eclectic design is a two story, dark brown brick apartment building with a gable on hip, slate roof. Centered on the façade is a projecting two story entry bay with a pyramidal roof, referencing the round tower usually seen on this style. Limestone on the half wall railing of the entry stoop, the wing walls on this bay and at the corners of the building as well as coursed at the top of this bay accent the simple masonry façade. Both the smooth stone surround on the entry door and the segmental arched top lintel above the window above are oversized, highlighting these features. The windows above the entry are transomed casement and

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most windows in the building are sashed, but windows seemed to have been replaced, most notable in the triple casements on the façade. The windows on the rear have been enclosed with siding. Despite the loss of historic integrity from the replacement of windows, the prominence of the distinctive entry "tower" and prominent slate roof still dominate the façade, and as such the building is still minimally contributing to the historic district.

7545 Oxford Drive. Apartments. 1937. Original owner, Irwin Investment. Architect, Benjamin (attributed). Contractor, Adaber Realty. Contributing.

This tall, three story, rectangular, Colonial Revival apartment building has a side gabled roof, a multicolored brown brick façade (including the first side bays) that is divided into four vertical divisions with multipaned sashed windows, most with rowlock brick lintels and decorative iron, fake balconies across the window openings. There is a large front wall chimney separating the western two vertical bays while a broad, smooth limestone course separates the first floor façade from the upper level, and the same stone is used to flank the entry bay's stairwell windows (the second bay from the east) with a parapet extending through the side gable eaves. The eastern vertical bay has a two story, upper level canted bay window with wood clapboard siding. Above, there is a small gabled dormer. Flat pilaster strips visually support the entablature and pediment on the main entry which has a recess, wood paneled door. It appears the windows are original, but they may be replacements that are in keeping with the original design.

7548 Oxford Drive. Apartments. 1946. Original owner, Sam Rich. Architect, Cay Weinel. Contractor, Sam Rich. Contributing.

The symmetrical, five bay façade of the mid-century Modern, two story apartment building has a restrained use of ornamentation, with thin blocks of sandstone across the foundation (obscured by shrubbery), framing the first floor windows and facing the one story, slightly projecting entry bay. The simple, multipaned, wide door has a flat bowed canopy supported by three parallel pipes on either side that extend to the low slab stoop. There is a very broad and flat end wall chimney on the east side. The windows appear to be the original 4/4 sashed windows, one per bay.

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7551-53 Oxford Drive. Apartments. 1935. Original owner, Louis Jacobs. Architect, Ogden Williamson. Contractor, Ogden Williamson. Contributing.

This asymmetrical façade on the two story, gabled roof, multicolored brick, Colonial Revival design has a large side gable intersected by three adjacent cross gables, with the gabled entry bay projecting on the façade. The design has distinct Colonial Revival features, including the brick quoining on both sides of the west gabled bay and at the east corner, the multipaned sashed windows, the cornice returns on the gable ends, the paired end wall chimneys and the distinctive pedimented entry located in the projecting second of four bays on the façade. Both flat and fluted columns support the entablature with its dentil molding. The door is an original recessed panel door with a round light surrounded by molded stiles and recessed panels. The house has storm windows, but otherwise appears unaltered.

7552 Oxford Drive. Apartments. 1955. Original owner, Hanley Realty. Architect, Bernard McMahon. Contractor, Hanley Realty. Contributing.

This simple, three story, red brick apartment building shallow hipped roof apartment building is a mid-century Modern design. It is divided into nine bays across the façade and four on the sides, each with a 1/1 sashed window, except in the bays next to the central entry bay, where they have triple, sashed windows. The entry bay is framed by two projecting brick piers with a two story shaft on the upper façade created by the darker red, stacked brick above and below the tall stairwell window. This is separated from the entry door by a cantilevered flat canopy. On the west side, basement level is the garage door accessing the basement level garage. The building appears unaltered, except for the hanging Colonial Revival style carriage lanterns under the canopy.

7561-63 Oxford Drive. Edgewater Apartments. 1938. Original owner, Pilgrim Realty. Architect, Frank G. Avis. Contractor, William Cohen. Contributing.

This U-shaped, three story apartment building has a simplified Colonial Revival design with some striking Modern design details. The windows are all multipaned (usually 6/6) sashes, usually clustered in pairs and aligned vertically on the U-shaped façade. There is an additional bay on the interior corners of the U that have corner windows similar to the ones on each corner of the façade of each wing. A continuous stone still course separates the area from below the first floor windows from the upper part of the façade. The center three of five bays across the courtyard façade project slightly and terminate with a shallow gable in front of the side gabled roof. Simple, blocks of smooth limestone form lintels and frieze panels between window levels in this bay and on the adjacent, facing entry bays. The entries have smooth limestone surrounds with a keystone that emulate a common Colonial Revival detail, with a more modern and

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simplified treatment. Above the doors is a small faux iron balcony below the stairwell window. The facades of each wing utilize slightly projecting central bay with a gable detailed like the one at the back of the courtyard, including the shallow fanlight stone freeze and the smooth limestone positioned to look like gable returns, but on the wings the middle of this bay forms a recessed brick shaft with a series of small smooth limestone frieze panels that terminates in a limestone band across the width of the bay that features a center section of stone flutes on the upper half of this wide band. Below this band is a section of brick split horizontally by a recessed brick course and this in turn rests on top of a rock faced ashlar limestone panel, but in this case, the stone is cut with some angled sides, a modern twist on the standard seen on most buildings in the neighborhood. The courtyard forms the roof of the underground garage which has its entry and façade prominently positioned near the street. Clad in contrasting rock faced ashlar limestone, wing walls for the stairs to the courtyard angle out from the massive piers around the basement level garage door. In the concrete lintel above the door is the name of the building, "EDGEWATER." And to each side the wing walls have small round arched niches. The sashed windows may be replacements but appear in keeping with the original design.

7562 Oxford Drive. Apartments. 1956. Original owner, Elizabeth Koch. Architect, Hunter and Hunter. Contractor, Ray Rossi. Contributing.

This small rectangular, hipped roof with wide eave, red brick apartment building has a center gable on the façade above a dark red brick frieze, surrounded by simple limestone. Below is the one story, shallow hipped roof entry porch, one corner of which is supported by a wrought iron post (which may be original to the design) and with a brick wall pierced by rectangular openings supporting the other side. There are two simple doorways on the porch, both retaining the original diamond panel doors with bullseyes overlaid on the diamonds. To the east, each level has paired 1/1 sashed windows and to the west there is a larger Chicago style picture window (plate glass flanked by 1/1 sashed windows). The windows have smooth stone sills and the first floor windows have rowlock brick lintels. On the west elevation there is a simple end wall brick chimney and vertically aligned sashed window openings while the other elevation has horizontal windows and a small sashed window. The only alteration appears to be the aluminum storm windows and storm doors.

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7569 Oxford Drive. Apartments. 1935. Original owner, W. K. Nash. Architect, Suburban Home Building. Contractor, Suburban Home Building. Contributing.

The design of this simple rectangular apartment building with its striking Tudor Revival features emulates a single family residence. It has two parallel side gables framing the front and back of the building, with tan brick walls and end wall chimneys on each side, making the design more than just an applied façade. The façade is divided asymmetrically into two vertical units. The western two-thirds having a shallow, half timbered, slightly projecting bay with decorative basketweave brick that is supported by a series of wooden brackets near the foundation and capped by a cross gabled roof with decorative vergeboards and a gable end of half timbered stucco. The two story canted bay window within this bay has tall 6/8 sashed windows. Even more striking is the use of red granite, sandstone, and limestone in the rock faced, ashlar patterned wing wall and post that frame a side gate to the west and face the entire first floor of the east bay around arched doorway, with another wing wall incorporated into this wall. Recessed in the opening is a wood plank door with a deeply recessed, small rectangular side window. Above, the second floor has a gabled wall dormer with half timbered stucco and a very narrow window separated from the stone below by what appears to be a series of heavy beams. Most corners have brick quoins and the building retains its original collector boxes on the downspouts. It has abasement level garage door opening on the west side with a shed roof overhang similar to the wide eaves on each side of the building. Other windows are also multipaned on the secondary elevations. The only alteration appears to be the aluminum storm windows and the replacement asphalt shingled roofing, but it is at least a gray slate pattern.

7570-72 Oxford Drive. Apartments. 1937. Original owner, A. A. Houston. Architect, Frank G. Avis. Contractor, J. H. Nash. Contributing.

This three story, hipped roof, U-shaped apartment building has very restrained Colonial Revival details, evident in the brick quoining in the corners of the wings as well as in the small bays on the interior corners of the courtyard created by the U-shaped plan. Between these small bays and the back of the courtyard façade the walls are angled at the entry. The entry door is a multipane door and above each of the flanking doors is a transom with a simple keystone brick lintel and a pendant light. The stairwell windows above are also multipaned sashes with the top level having a fanlight panel in the round arched window opening. The windows are 6/6 sashed windows, often paired, a Colonial Revival feature, but the simplified design utilizes some features more often associated with the mid-century Modern designs, including some broken, projecting string courses on the façade, Westwood elevation and the courtyard walls. It also has corner windows on those inner bays. The Westwood elevation is symmetrical in design with a center cross gabled bay that has a paired, multipaned, steel casement window on each level. The courtyard forms the

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roof of the basement level garage accessed from the basement level garage door opening on the façade. Brick piers and lintel above the garage door frame the turned metal railing of the courtyard, but the stairs angling down either side have a newer replacement metal railing and the driveway retaining walls have been poorly coated with stucco. While these alterations are prominent because of the proximity to the street, the overall apartment design is relatively unaltered, except for the aluminum storm windows.

7575 Oxford Drive. Apartments. 1935. Original owner, Walter A. Beck. Architect, C. E. Smith and Company. Contractor, General Construction. Contributing.

This two story, red clinker brick, French Eclectic apartment building appears to be a single family residence. It has a massive round tower entry nestled between the two legs of the L-shaped, corner building. The base of the design has irregularly coursed rock faced ashlar limestone, extending up the corners as wing walls, and spanning higher on the tower to either side of its small Gothic arched, wood paneled (with leaded glass paired lights) door. The door is accessed from a winding stone staircase to the corner of the public sidewalks. The tower has a series of very slender, stained glass windows, the center one forming a tiny gabled wall dormer. The design also has a cantilevered second floor half timbered stucco bay on the Oxford façade over a sidelighted doorway that has a half light door opening onto a suspended iron balcony. Like the transomed casement windows on both levels of the east bay, the middle bay windows and the door have delicate leaded glass, primarily in a grid pattern. Between the cantilevered and east bay is a massive end wall chimney with very unusual, paired twisted brick flues on the upper shaft. Windows on other elevations are the original vertical light upper sash windows. The roof currently has gray asphalt shingles, probably replacing an original slate roof, but that appears to be the only alteration to the building.

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Parkdale Avenue

7500 Parkdale Avenue. Also addressed as 701 Glenridge Avenue. Apartments. 1927. Original owner, Mary King. Architect, Adolf Stauder. Contractor, Frank J. Gaedig. Contributing.

This two story apartment building has a red clay tile, hipped roof with wide eaves and a yellow and tan brick walls that are highlighted by limestone window sills and keystones in the brick rowlock lintels. The rectangular building is divided into four vertical bays on the primary façade and three on the side elevations. The focus of this simple Italian Renaissance inspired design are the two entries, one on each street elevation. The main façade entry is located on Parkdale in a slightly projecting two-story hipped bay. It has a terra cotta, Tudor arched door surround and quoining with the Tudor arched door slightly recessed into the opening. Above terra cotta quoins frame the stained glass casement window and the label mold lintel. On the east elevation, the entry is located in what appears to be a one story, flat roofed, side porch on a single family home. This entry has round arched openings supported by square brick columns highlighted by terra cotta capitals and limestone bases. The brick half wall railing on the rooftop balcony of this porch is pierced and capped with limestone. The windows are 1/1 sashed windows, but they have leaded glass in both sashes. To protect these windows, there are aluminum storm windows. On the west end, there is an end wall chimney.

7501 Parkdale Avenue. Also addressed as 651 Glenridge Avenue. Apartments. 1929. Original owner, J. P. Fleming. Architect, Marcel J. Boulicault. Contractor, John Runyon. Contributing.

This brown, clinker brick, slate hipped roof with deck, two story, Tudor Revival apartment building has two facades, one facing each street. The Glenridge façade has a projecting end gabled wing with wavy butt siding in the gable end and paired multipaned sashed windows on both levels and the sides of this wing. The center has a one story shed roofed vestibule below a half timbered wall panel and sashed windows. The vestibule has a Gothic arch doorway outlined by rock faced limestones and the walls are clad irregularly with the same stone. Heavy wooden brackets support the eave of this shed roof and there is a small window to the west of the door. The east bay on this façade has a massive, tiered brick chimney more limestone scattered on its corners. The Parkdale façade has three bays on the with a baskethandle arch over the recessed entry vestibule. In addition to the clustered multipaned upper sash windows, it has a suspended

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flat oriel window on the south end and iron window boxes on the other two second floor windows. The driveway to the garage on the rear is adjacent to the south elevation, a tiered, limestone rock retaining wall. On the west elevation, the basement windows are exposed, multipaned sashed windows matching the rest of the house. A limestone and brick wing wall separate the two facades. The windows appear original and are covered with aluminum storms, the only apparent alteration.

7507 Parkdale Avenue. Apartments. 1927. Original owner, Samoto Realty. Architect, A. Blair Ridington. Contractor, Samoto Realty. Contributing.

2 Garages (1927 ca.). Contributing.

This large, rectangular, three story Tudor Revival apartment building has a flat red tile, side gabled roof on the front bay intersected by the gables of the cantilevered two story bays. These bays and the gabled ends all have half-timber stucco walls. The gables have decorative vergeboards. The design is symmetrical, divided into five primary vertical bays, the center one having a stepped parapet projecting through the roof, simulating a gable end with chimney. Below, there is a large two story stained glass window separated by heavy mullins in the two-part window. The entry surround is cast stone with a label mold lintel and there is a Tudor arched opening over the stone lintel and multipaned, sidelights and entry door (the lights in the door are also in a Tudor arch opening. Below the cantilevered bays is a four unit transomed casement window with diamond patterned stained glass. The bays on either side of the entry have two 6/6 sashed windows on each level. At the second floor sill there is a projecting limestone belt course and another one at the base of the first floor windows. Below, the rock facaded ashlar limestone foundation walls extend into a section of brick scattered with stones. Except for storm windows the building appears unaltered. On either end of the back yard is a side gabled roof, brick garage with half timber stucco gable ends and an arched faux niche filled and surrounded by rock faced limestone on the end walls facing the apartment buildings.

7510 Parkdale Avenue. Apartments. 1930. Original owner, B. J. Kearns. Architect, A. B. M. Corrubia. Contractor, C. H. Schroeder Building. Contributing.

Originally addressed as 7506 Parkdale, this rectangular, red brick, three story apartment building has a symmetrical façade divided into five vertical bays on the façade. There is a limestone cornice at the base of the parapet that also serves as a continuous lintel. Behind the parapet for the entire flat roof, there is a hipped roof section near the façade and the parapet has two gabled sections aligned with the two bays that have elaborate iron balconies in front of the horizontally lighted paired French doors and sidelights, with limestone serving as mullions and surfacing the walls of these two bays adjacent to the central entry bay. The entry bay has paired sashed

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windows (the top one having a tall transom) in the stairwell. The baskethandle arched doorway is also framed by the smooth quoined limestone mullions separating the doorway from the sidelights. The entry also has a small entablature with dentils and a Mission shaped pediment. The door itself is an arched wood plank door with four lights near the top. The outer bays have simple, paired 1/1 sashed windows, but these sashes contain grid pattern leaded glass. The base of the building is rock faced ashlar limestone with a dressed stone cap only on the façade. The side elevations are divided into four bays and there is a driveway on the west side to the rear basement level garage. Storm windows and doors have been added.

7515 Parkdale Avenue. Apartments. 1927. Original owner, Samoto Realty. Architect, unknown. Contractor, Samoto Realty. Contributing.

2 Detached Garages (ca. 1927). Contributing.

This three story, Mission style, yellow brick apartment building has intersecting red clay tile roofs and a Mission style parapet over the central entry bay. The façade is divided into five symmetrical bays, with projecting bays at each end. These bays have striking arcaded porches on the third floor supported by pink terra cotta twisted columns and square corner piers. On both levels below, the windows on the façade and sides of this bay are round arched, with fanlight transoms and the second floor (which is much taller) has iron balcony railings. Separating the rock faced ashlar limestone base of the bays from the shaft is a pink terra cotta ledge. More of this terra cotta frames the first floor windows on the inner bays and forms the quoining and frame around the round arched doorway and stairwell window in the center bay. Above this tiered terra cotta entry, the third floor landing window is a brick outlined, round arched window with a fan light transom and iron balcony, like the ones on the third floor. The third floor is separated from the lower levels by a brick cornice and by the contrasting use of stucco walls. It appears that what were probably multipaned casement windows have been replaced with single pane windows, but the elaborate design minimizes the impact of this alteration. At the rear of the property are two, hipped roof, matching yellow brick garages with multiple door openings that have a round arched, multipaned casement window facing the apartment building.

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7518 Parkdale Avenue. Parkdale Condomiums. 2007. Original owner, M and M Parkdale Condomiums. Architect, unknown. Contractor, unknown. Non-contributing.

This new three story condominium building replaces two, three story apartment buildings built for Melvin Dubinsky in 1946 based upon designs by John Wunderlich that were addressed as 7514 and 7520 Parkdale. The new Parkdale Condominiums, is a large rectangular, buff brick building that has seven bays across the façade delineated by three slightly projecting bays that each have false front parapets that extend above the shallow hipped roof and between the wide eaves. On the rooftop, the intermediate bays have a companion, fourth floor penthouses with masonry false fronts, recessed slightly from the main façade. The window bays consist of transomed, multipaned casement windows and the bays next to the central entry bay have balconies with transomed sidelights and paired doors opening onto cantilevered balconies. Because this is a new building, it is not contributing to the historic integrity of the district, although it utilizes the same setbacks and building heights of other buildings in the district.

7519 Parkdale Avenue. Apartments. ca. 1927 Original owner, unknown. Architect, unknown. Contractor, Samoto Realty (attributed). Contributing.

2 Detached Garages (ca. 1927). Contributing.

This three story, red multicolored brick, rectangular apartment building has a side gabled, red flat tile roof across the front bay of this flat roofed building. The façade is divided into five primary bays with large Mission parapets on the slightly projecting end bays and a smaller version over the central bay, each outlined by stone caps. The end bays are textured by the use of a diamond patterned brick and the label mold stone lintels on the banks of triple, multipaned sashed windows. The first floor sills have a bullnose stone, continuous course capping the rock faced ashlar limestone base to the building, with the segmental arched, four light, basement windows forming a prominent design element at the base of each bay. The bays on either side of the central entry bay have two multipaned sashed windows on each level. The one story, rock faced ashlar limestone, projecting vestibule has stone wing walls enhancing the prominence of this entry, which is capped by a smooth stone battlement that serves as a rooftop balcony to the paired stairwell window. Both this window and the sashed window at the landing above are quoined and have label mold stone lintels. The windows may be replacements but are in keeping with the original design and style of the building. At the back of the property are two, detached, hipped roof, matching brick garages with exposed rafters.

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7525 Parkdale Avenue. Apartments. 1928. Original owner, C. J. Rabenau. Architect, Modern Construction. Contractor, Modern Construction. Contributing.

This simple, three story, red brick apartment building has a hipped roof with deck. The simple Modernistic design is evident in the horizontal lighted stairwell windows and the six circular lights in the simple entry door, both framed by a very shallow projection of the brick wall and no other decorative details. There is a similarly shallow brick course at the top of the building and the symmetrically positioned windows in the two bays on either side have simple brick sills, the only adornment on the façade. The windows create horizontal bands, accentuated by the vertical alignment of Chicago style windows with simple sashed windows flanking the plate glass window. The poured concrete entry platform has a side entry and is suspended over the driveway ramping down to the basement level garage door, which retains its original paneled and lighted door. On each side of the building, in the second bay, there is a large, shed roofed, steel staircase serving doorways on each level. The sashed windows may be replacements and the roof is red asphalt shingles, alterations that may have eliminated some textural details to the historic design but the building still retains its basic elements, especially the original stairwell windows and entry door, and as such is minimally contributing to the historic district.

7528-32 Parkdale Avenue. Apartments. 1928. Original owner, National Building. Architect, Wedemeyer and Nelson. Contractor, National Building. Contributing.

This large U-shaped 3.5 story apartment building has projecting wings to each side, front and back both on the U-shaped plan. The formal Tudor Revival design, has side gabled roofs with overhanging eaves and decorative vergeboards and center gables on the façade wings. All gable ends are half timbered stucco and the main walls are yellow multicolored brick. Glazed terra cotta is used to create quoins and label mold lintels around primary window bays and doorways, the baskethandle arched opening, and parapet cap on the flanking wing walls. Terra cotta also forms the suspended dentil cornice between the first and second floor central bay windows and forms two continuous sill belt courses that separate the basement and third floor from the middle shaft of the building. Limestone is used for simpler lintels and sills. The facades of the legs of the U are divided into five bays, while the recessed façade at the base of the U is three bays wide. There are three bays, centered on each elevation of the courtyard that are actually three story, shed roofed projecting bays nestled under the main eaves and like the main eaves have exposed rafter tails visible behind the original cooper gutters. Each of these serves as an entry and stairwell vestibule with elaborate terra cotta surrounds and cornices around the

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original wood planked door and diamond paned, stained glass sidelights. Original wall mounted, bronze, lantern style lights are positioned on the terra cotta pilasters near the entablature. Above, the triple second floor casement windows and transoms as well as the paired casement windows on the third floor have the either diamond patterned stained or leaded glass. Windows on the building are generally wood sashed windows with multipaned upper sashes. The aluminum storm windows and asphalt roofing are the only apparent alterations.

7533 Parkdale Avenue. Apartments. 1928. Original owner, Albert Realty. Architect, Benjamin Shapiro. Contractor, Albert Realty. Contributing.

This large, three story, Tudor Revival, rectangular apartment building has red-orange brick walls. The walls are accentuated a mixture of red sandstone and limestone in the rock faced ashlar stone facing the first floor. The projecting, parapeted entry tower that has a crenellated parapet cap pierces the side gabled slate roof and is faced with the sandstone/limestone stones on the first floor. Cast stone is strikingly used on the Gothic arches of the entry, tiered buttress-like piers, the dentil cornice, the frieze with heraldic shields, the segmental arch cornice, the molded parapet and the finial that separates the three levels of windows in the entry bay. To the entry bay's east, are two identical bays, with casement windows on each level that have different treatments: a segmental brick arch with cast stone outlining the first floor windows, a label mold and quoin windows on the second floor, and a cast stone and brick faux balcony as well as a gabled parapet on the third floor wall dormers. To the east, there is a stone, castle-like arched doorway and wing wall and on the upper two levels of both ends of the building is a central end wall chimney piercing the end of the side gable. The west end has half timbered stucco on the third floor as well as some wooden brackets on the gable ends. The bay west of the entry has a transomed, triple casement window (which retains its original multipaned sashes) at the base. There is also a flattened, two story, bay window with another, large parapet in front of the side gabled roof. This bay utilizes the cast stone on quoins, as brackets under the bay and as heraldic shield friezes between the two levels of casement windows. There is a stone wall extending along the western edge of the building toward the street, curved and stepped down with ball finials. Many of the windows have either been replaced or covered with storm windows that camouflage the historic window details, but the elaborate design of the façade is not severely impacted by this alteration.

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7536 Parkdale Avenue. Apartments. 1958. Original owner, William G. Douros. Architect, Julius Tarling. Contractor, William G. Douros. Contributing.

This mid-century Modern, two story, apartment building has a small hipped roof across the front bay of what is really a flat roofed, yellow brick building. The facade is divided into three vertical bays with a central gable over the contrasting pink brick entry bay that has an aluminum framed grid patterned stairwell window that visually merges with the aluminum, commercial style door and side light. The windows are an asymmetrical placement of original wood sashed 1/1 windows, some paired, and a Chicago style (sashed windows flanking the plate glass) window. Below the first floor windows, there is a band of pink brick across the facade. The concrete entry platform has side steps and a metal railing and it is suspended over the driveway ramp down to the basement window which is centered on the facade. The building is otherwise unadorned. It has aluminum storm windows and a conical shaped canvas awning over the entry which detract for the simplicity of the Modern design.

7537 Parkdale Avenue. Apartments. 1928. Original owner, W. S. Moore. Architect, Frank G. Avis. Contractor, W. S. Moore. Contributing.

This three story, yellow brick, apartment building has a distinctly asymmetrical facade on a rectangular building. The asymmetry of the facade is created by a contrasting, projecting three story, brick entry bay with a Mission parapet against the hipped, red clay tile roof across the front bay of the other two bays (the west end has a cross gable). The facade also has contrasting rock faced ashlar limestone on the walls of the lower two levels of both of these bays (including an arched gateway wing wall). The entry bay has a large, recessed, round arched doorway surrounded by terra cotta pilasters supporting an entablature and capped by a pediment and finials. The door itself is the original, round arched, wood paneled door. Above, there is an Palladian style window with stone columns supporting the inner arch. On the upper facade of this bay are tiered, casement windows and the walls are highlighted by the diamond patterned brick. Tall, half wall, brick railings extend out from this doorway, elongated to form a large platform connecting to stairs to the side driveway as well as to the side to the street. Most windows appear to be the originals, many of which are sashed windows with diamond leading. The first floor next to the entry has an iron balcony in front of a segmental arched opening for three narrow French doors and transoms. The west bay on the first floor has been altered, with stucco infilling the larger flat headed opening to allow for a smaller window insert. Storm windows have also been added. Despite the unsympathetic alteration, the building still retains most of its original elements and its historic integrity.

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7541 Parkdale Avenue. Apartments. 1938. Original owner, Sylvera Rich. Architect, Cay Weinel. Contractor, John Skrivan. Contributing.

This three story, slate hipped roof with deck, rectangular apartment building has multicolored brick walls with double stringcourses of red brick positioned between the first and second floor at the eaves, where there are also brick dentils. The façade is symmetrical, divided into three broad bays with gables over the two outer bays where the third floor, brick segmental arch lintels of the paired sashed windows extends above the line of the hipped eaves. The other two levels in this bay have triple, 4/4 sashed windows, a pattern used in the boxed bay window in the middle bay over the entry. Above that bay is a molded window surround on the large 4/4 window at the third floor landing. The entry also has a molded surround with a stepped lintel surrounding the horizontally lighted sidelights and the similarly designed entry door which are deeply recessed between the support jambs. A sloped brick course caps the raised watertable of rock faced ashlar limestone. The poured concrete entry platform has side steps and is supported by corner ashlar limestone piers that extend down to the basement level around the driveway ramp to the basement level garage door. The piers are spanned on top by a decorative iron railing. It appears that the window sashes are replacements since the muntin pattern is between the glass, but it does not detract from the original design of the building.

7545 Parkdale Avenue. Apartments. 1947. Original owner, M and R Construction. Architect, Cay Weinel. Contractor, N. E. Rosenblum. Contributing.

This L-shaped, three story, Streamline Modern, red brick apartment building has a shallow hipped roof with wide eaves. The building has banks of corner windows on both legs of the L, consisting of 2/2 horizontally lighted windows. Emphasizing the horizontal design further, there is a projecting concrete belt course between the first and second floor and another on the façade that is a continuous first floor sill. On the second and third floor of the inside of the L, there is a porthole window with a bank of six sashed windows separated and surrounded by projecting beams that have a shallow flat roof connecting these beams. This bank of windows is positioned above the first floor entry vestibule with its flat roof. Rather than the paired sashes on the other corner windows, the façade of the base of the L has four sashes, another strong horizontal band. The elevated courtyard created by the interior of the L serves as the roof to the basement level garage accessed by a façade doorway and ramp. The façade of the garage is also brick, with a wide concrete beam. The courtyard is framed by a series of broad rectangular brick piers with concrete caps that are spanned by a simple iron railing.

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7548 Parkdale Avenue. Apartments. 1956. Original owner, Hanley Realty. Architect, Bernard McMahon. Contractor, Hanley Realty. Contributing.

This three story, red brick, side gable on hipped roof building has a very simple Modern design, punctuated by a regular rhythm of windows, all multipaned sashed windows in the nine bay by four bay rectangular building. The bays next to the central entry differ from the other bays of single sashed windows since they are triple window units. The central entry bay is offset by projecting brick piers that are capped by a simple flat concrete beam. In the upper section of this shaft there is a tall multipaned, fixed stairwell window with a band of stacked rowlock brick extending above to the concrete beam and down to the flat, projecting canopy over the entry. The underside of the canopy edges are bevels, giving it a thinner profile and it spans to both brick piers. The simple door has sidelights. The building is otherwise unadorned except for a continuous, projecting brick lintel course that wraps the building on the third floor, continuous brick sill courses connecting just the second and third bays from each end of the building, and a broken sill course extending from the outer bays to wrap the side elevations, creating a horizontal band on the third floor of each side. On the west side, the driveway is cut deeply into the ground to expose the basement level concrete walls and the basement level garage door, which is the original wood paneled and lighted door. There are two interior brick chimneys with clay chimney flues. The window sashes may be more recent replacements, but the façade is dominated by the masonry elements and the window openings, not the pattern of the muntins on the sashes.

7549-53 Parkdale Avenue. Apartments. 1936. Original owner, Lichtenstein Estate. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This three story, U-shaped, red brick, Tudor Revival apartment building has a side gabled, slate roof system. The ends of the wings also have side gabled roofs and bays extending off to each side, creating a broad three bay wide façade end on these wings. The outer bays are three story canted bays. The inner bays as well as the bays on each side elevation have a parapeted gable, flattened bay extending from brick piers starting at the middle of the first floor that wrap around the sashed windows on each level, terminating in a segmental arched opening on the third floor. The top floor, interrupted by these bays, is half timber stucco and basket weave brick projecting slightly with small wood beams underneath. On the façade at the base of the U, are six bays of windows, the outer bays having paired, transomed segmental arched windows on the third floor, but the others being paired sashed rectangular window openings. The two center bays have half timbered, patterned brick, cross gabled bays on the third floor and the adjacent bays have battlement parapets. Battlement parapets cap the entry bays positioned at the base of the U in each wing. The entries have stone surrounds on the baskethandle arched openings and the

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stairwell windows are recessed between projecting sides of a flattened bay. Between these bays and the large, front side bays is another gabled bay with a similar segmental arched window opening on the third floor, but this bay has triple, transomed, sashed windows. Most windows on this building are multipaned in both sashes and in the transoms. The courtyard of this U-shaped building serves as the rooftop of the basement level garage, which is accessed via the driveway ramp flanked by a rock faced ashlar limestone and sandstone curved retaining walls. The same stone pattern's used at the raised watertable on the front bays of the wings and the basement level façade wall of the garage. A large concrete beam spans the door opening and directly above is a matching stone, monumental, segmental arch and piers, a false gateway to the courtyard. The rest of the edge of the courtyard has iron railings spanning between matching stone piers that appear to be replacements because of their taller height. Concrete steps exit the sides of the courtyard in front of the wings. The garage door has been replaced and the window sashes appear to be replacements, but they are in keeping with the original design.

7552-58 Parkdale Avenue. Apartments. 1928. Original owner, Albert Realty. Architect, Benjamin Shapiro. Contractor, Albert Realty. Contributing.

This elaborate, three story Italian Renaissance influenced U-shaped apartment building design has a base, or raised foundation level of rock faced ashlar limestone and a hipped, red clay tile roof with overhanging eaves. Under the courtyard is a basement level garage that utilizes the same limestone to span the two wings, projecting further toward the street with its large stone piers separating the basement level garage into five bays, which continue up to support the iron railings of the courtyard and to create pillars supporting a decorative iron arch over the centered garage doorway. The garage retains its multipaned and paneled door and the flanking stone retaining walls. To either side, stairs lead down from the courtyard. In the other bays, there are glass block windows. The apartment building itself is elaborately detailed, contrasting the dark brown brick with slightly recessed stucco details, using the brick to create an irregular quoin affect in the walls to either side of the two entry bays at the back of the courtyard and around the doorways in the wings facing the courtyard as well as in the projecting bay windows on the first floor of the façade. In addition, small squares of this same recessed stucco highlight the corners and center of many of the soldier course brick lintels. It also is used to create an alternating contrast to the round arched frame around the upper two windows of the outer bays on each façade of the wings as well as on the upper half of the entry vestibules wrapping the round arched stairwell windows. Windows are generally sashed units but some are casements. It is likely that the 1/1 sashed windows are replacements of what were

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originally multipaned windows given the complexity of this design, but this alteration is dwarfed by the complex design. Colorful, glazed terra shields in the arched, terra cotta, broken pediments resting of the above the paired façade bays in each wing and these same shields and other colorful glazed terra cotta highlight the two central bays at the back of the courtyard and in the round arched false transoms on the two story tall surrounds on the outer window bays of the wings.

7560 Parkdale Avenue. Apartments. 1957. Original owner, Stanford Investment. Architect, unknown. Contractor, Liebowits Realty. Contributing.

This hipped roof with narrow eaves, rectangular building is three bays wide on the façade with a simple mid-century Modern design. It has light orange brick walls that are contrasted by a darker orange stacked brick on the wall under the porch flanking the window west of the entry. The windows on the façade are Chicago style with 1/1 sashed windows flanking the large picture windows, while the rest of the building has simple sashed window. Centered on the façade is a broad 1/1 sashed window above the flat roof of the entry porch, which is supported by three simple square posts. The door has a distinctly modern design with three square lights stacked as a sidelight next to the simple wood door, which has three small square lights. One side of the porch has a brick half wall railing overlooking the driveway ramp leading down to the basement level garage door at the west end of the façade. There is a brick planter running under the first floor window on the opposite side of the façade.

7564-66 Parkdale Avenue. Apartments. 1958. Original owner, Crystal Einig. Architect, Edward B. Kelley. Contractor, Van M. Einig. Contributing.

This L-shaped, hipped roof apartment building has wide eaves, and wide window openings, one per bay to emphasize the horizontal lines of the building. The aluminum windows are usually paired, four horizontal light, awning windows on the secondary elevations and on the interior courtyard façade created by the L-shaped plan are Chicago style windows using the same awning windows flanking a large picture window. Off-centered on each leg of the façade, is a vertical band surrounded by concrete beams that frame the entry bays with the minimal aluminum framing on the door and its sidelight and a pair of awning windows. The structural beam of the staircase landing is visible through the glass as the lintel above the door. There is a second entry with a simple flat canopy suspended over the simple doorway facing Westwood.

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7565 Parkdale Avenue. Apartments. 1953. Original owner, Rosenbloom Construction. Architect, unknown. Contractor, Rosenbloom Construction. Contributing.

This two story, shallow hipped roof with extremely wide eaves, orange brick apartment building has a simple, mid-century Modern design. The façade is divided into three horizontal bands by the concrete continuous sill courses. The façade is divided into three bays with three clustered sashed windows aligned vertically in each outer bay. These windows are carefully aligned with the sashed windows on the front part of the side elevations as well. These are all 2/2 horizontal lighted windows, now covered by aluminum storm windows. The center bay creates a vertical shaft with a large obscured glass panel filling the entire bay over the entry, divided into four panels by slender muntins. The flat roof over the entry also spans the entire bay and is supported by coursed limestone that forms an inverted triangle side walls. The canopy itself has a beveled ceiling and the sidelight (spanning half the opening) to the doorway is actually positioned on an angle, leaning out at the top. The door itself is also just a simple full light door.

7575 Parkdale Avenue. Apartments. 1952. Original owner, Rosenbloom Construction. Architect, John Grunik. Contractor, Rosenbloom Construction. Contributing.

This two story, yellow brick, wide eave, hipped roof apartment building has simple buttresses of coursed sandstone that taper to a point at the foundation. The façade is divided symmetrically with the buttresses between the two outer bays. The outer bay has paired 2/2 (horizontally light) sashed windows while the inner two bays have broad Chicago style windows with 2/2 sashed windows flanking the large picture window. The central bay forms a shaft flanked by concrete beams. The full light wood framed doors and sidelights span between these beams and above is a 9 light obscured glass panel extending to the eaves. The mullions of the stairwell window align with the divisions between the door and sidelights. Projecting brick continuous sill courses divided the façade horizontally.

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Wellington Way

7500 Wellington Way. Also addressed as 809 Glenridge Avenue. Apartments. 1934. Original owner, Phil Magidson. Architect, Benjamin Shapiro. Contractor, Phil Magidson. Contributing.

This two story, steeply pitched slate roof apartment building was designed to obscure the fact that it was not a single family home by the careful placement of doors and the use of a residential style known for its large manors. Its French Eclectic style is characterized by the use of red brick walls, laid to look like worn brick, the hipped roof, and the large octagonal two story entry tower nestled between the two wings of the building. In this case, the second floor of the entry tower is actually an open porch with pierced openings spanned by iron railings. The segmental arched, stone surrounding the one apartment door in the tower faces directly east toward Glenridge while the other doorway is located to the north of the tower, also facing east, and has a simple stone entablature and pilasters around its multipaned door. On the north face of the tower as well as above the north entry, there are porthole windows. There is a cross gable above the far north bay on this façade with clustered casement windows on the second floor and a baskethandle arch opening to a pair of French doors, recessed in the opening enough to create a small landing with a faux iron balcony railing on the first floor. The north elevation, facing Wellington Way has a symmetrical design, with paired casement windows on both floors flanking a massive, brick chimney. On the east elevation facing Glenridge, that wing has an arched parapet in the gable over the tall baskethandle arched door and transom on the second floor that open onto a small iron balcony. The windows appear to be the original multipaned casements on all elevations covered by storm windows. The west elevation has to cross gables at the north end to add to the visual interest of the streetscape view along Wellington Way.

7501 Wellington Way. Also addressed as 807 Glenridge Avenue. Apartments. 1929. Original owner, Mrs. E. Golluber. Architect, Edward J. Lawler. Contractor, Charles H. Finch. Contributing.

This two story, multicolored brick corner building has two facades, one facing each street. On each side there is a cross gable over the entry bay, but each entry is treated slightly differently, both revealing some Tudor Revival influences, with a round arched, wood plank door framed by a stacked, rock faced limestone surround. Both entries also have concrete tiered, half walls around broad stairs leading to the doorways. The one facing east has a projecting one story vestibule with a flat roof flanked by taller side walls spanned by a metal balcony and with small round arched, stained glass in the side walls. The south entry simply has a framed projecting brick bay that simulates that same façade. Above the west entry is a large glass block,

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round arched window extending into the cross gables. The east entry has a similar round arch shaped opening with keystone brick lintels, but it has a transom above horizontally lighted French doors. While the building has a massive, brick corbelled chimney with chimney pots, unlike Tudor Revival styles, this is an interior chimney. Also, Tudor Revival designs are generally asymmetrical with multiple textures or planes on the wall surfaces as well as complex roofline. While the facades are not precisely symmetrical, this is a simple design with a repetitious fenestration pattern, usually consisting of 9 light casement windows clustered in pairs, threes or fours within a window opening with a rowlock brick lintel and dressed limestone sill. Visible from the south street elevation, the west side elevation has a three bay, basement level garage, but the exterior stairs and enclosed, frame construction entry near the north end on the rear appears to be a recent alteration. The glass block infill in the large window is a later alteration, but the faux balcony is still intact and the glass block was recessed into the wall, within the original window opening. Storm windows have been added with a mullion break as if these were sashed windows, obscuring one of the more unusual features, the casement windows.

7507 Wellington Way. Apartments. Date unknown. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This two story, shallow hipped roof, multicolored brick apartment building has a central, cross gabled bay projecting slightly from the façade. Paired, multipaned windows symmetrically flank it in two vertical bays on each side. The central bay serves as the entry with a projecting, darker brown brick diamond pattern on the upper half of its façade and rock faced ashlar limestone cladding the entire first floor, and not only wrapping the baskethandle arched opening around the sidelighted and transomed doorway, but also extending up and around the baskethandle arch on the single, sashed window with transom. This window is a 6/9 light sashed window. The side walls on the first floor are wider. The entry stoop and its side entry steps have a rock faced, ashlar limestone, slightly arched half wall railing over the similar faced recessed entry to the basement level garage. Darker brown brick stringcourses span the outer bays between the floor levels and at the roofline and the rock faced, coursed ashlar limestone foundation forms a raised watertable at the base of the façade.

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7508 Wellington Way. Apartments. 1935. Original owner, J. T. Magidson. Architect, Cay Weinel. Contractor, Magidson Construction. Contributing.

This two story, multicolored brick, Tudor Revival apartment building appears at first glance to be a private residence because of its design. Intersecting the slate, hipped roof on the façade are three cross gabled bays, clustered together with the middle one projecting from the main façade as the entry vestibule. The vestibule has a limestone quoin and label mold surround for the deeply recessed doorway and above is a sashed window with an iron window box. This bay is further highlighted by the use of a slightly projecting brick in a diamond pattern brick on the second floor as well as to similar a round arched transom. The gable to the west is split by the massive, twin shaft, brick end wall chimney which is flanked by sashed windows with stone lintels. The gabled bay on the other side of the entry has a two story high, brick, canted bay with standing seam, hipped roof, with sashed windows on each face. The far east bay of the façade has a transomed, paired casement window on the first floor with a stone lintel and triple, sashed windows on the upper level. The hipped roof section has a brick dentil course under the eaves. There is another tall, but square chimney on the east elevation between window bays. The windows are multipaned, usually in both sashes, and they appear to be the original windows covered with storm panels, but they may be replacements, done in keeping with the original design of the building.

7515-17 Wellington Way. Apartments. 1935. Original owner, L. M. Jacobs. Architect, Ogden D. Williamson. Contractor, Ogden D. Williamson. Contributing.

Detached Garage. 1935. Contributing.

The five bay divisions on the façade are varied in depth, roofline, and features on the two story, multicolored brick, slate roofed, side gabled building. The central gabled bay projects closest to the street. It has rowlock brick outlining the gable end and a dentil course above the rectangular, flattened, brick patterned half timbered, second floor bay. This bay is supported by stone brackets over the baskethandle arched doorway that is framed by stacked rock faced limestone and a flat headed lintel arched underneath for the doorway. Flanking this doorway are two very small and narrow windows. The bay to its east has paired multipaned sashed windows like those in the entry bay. Between it and the east end two story, side gabled, shorter height sunroom are two chimneys with broad, three shaft chimney pots (one either side of the gable ridge). The sunroom has segmental arched openings spanning the window bay, the second floor with paired transoms over four multipaned casement windows. The first floor is screened in the openings. To the west of the projecting entry bay there are two cross gables, with the taller

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gable in the western bay. Both have multipaned sashed windows, two separate windows on each level on the inner bay and paired windows in the western bay. The windows are covered by storm windows, the only apparent alteration. The detached, end gabled garage in the back, next to the east end of the building, has brick matching the main building near the upper edge, but since it is built into the hillside with concrete steps spanning between the garage and the apartment building, most of the walls are poured concrete. The garage retains its wood lap siding in the gable end and the original wood horizontal panel overhead door.

7516 Wellington Way. Apartments. 1936. Original owner, O. A. Garber. Architect, Cay Weinel. Contractor, Magidson Construction. Contributing.

This side gabled, multicolored brick apartment building appears to be a single family dwelling with its single smooth limestone, quoined entry. The façade is divided into five bays with a pair of cross gables clustered next to the central, projecting, steeply pitched hipped bay that contains the entry vestibule. The door in the entryway is deeply recessed and currently covered by a shed style canvas awning, but above there is a triple, sashed window with an arched top parapet. To the west, is a flattened, second floor gabled bay with a recessed window inside a brick baskethandle arched opening. Like the others on this portion of the façade, this is a tall 6/9 sashed window. Nestled partially behind this gabled bay is the broad, end wall brick chimney. To the east of the entry bay, is a two story, standing seam roofed, brick canted bay nestled under the cross gable and at the east end of the façade there is a broad stone lintel over the first floor triple, sashed window unit and a faux iron balcony in front of paired sashes on the second floor. On the east elevation, besides the three bays of sashed windows, there is another, brick end wall chimney, smaller than the front chimney and on the west side, the land drops off to the driveway to the rear basement level garage and the rock faced ashlar limestone basement level is exposed (although it also spans as a watertable on the façade). Brick detailing, including diamond patterned brick, is used in the walls of the gabled bays and all the windows are multipaned. The only apparent alteration is the entry awning and the replacement asphalt shingles.

7519 Wellington Way. Apartments. 1936. Original owner, L. Murphy. Architect, Benjamin Shapiro. Contractor, Sinclair Construction. Contributing.

This three story multicolored, red brick Colonial Revival apartment building has a slate roof with three gabled dormers evenly spaced on the façade. There are brick quoins at the corners and separating each vertical bay, flanking the two canted, wood paneled bays that extend above the second floor. Each of these canted bays have multipaned sashed windows, 6/9 on the second floor and 9/6 round arched windows on the third floor. On the first floor below the bay overhang, there is a triple window unit, with the elevated meeting rails and faux shutters. In the outer bays at each end of the building, there are multipaned sashed windows, with raised meeting rails on

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the first two floors, and all with faux shutters. Soldier course brick is positioned at the base of the façade, as a first floor continuous sill and as a broken course between the first and second floor. The center bay has a stacked Colonial Revival treatment beginning at the base, with the sidelight entry flanked by pilasters and an entablature with pediment. Above (and around) the pediment are recessed panels and multipaned sashed windows (a similar rounded arched window at the third floor landing as well as a second floor landing sashed window), both flanked by flattened pilasters and capped by another entablature with a swans neck broken pediment. On the east side elevation is a large brick, end wall chimney.

7520 Wellington Way. Apartments. 1936. Original owner, Sam Bader. Architect, Cay Weinel. Contractor, Magidson Construction. Contributing.

This two story, side gable on hipped roof, multicolored brick Tudor Revival apartment building has a façade divided into four primary bays. The cross gabled, projecting vestibule, has a deeply recessed doorway in an opening framed by limestone quoins and capped by a limestone continuous sill that wraps the sidewalls of this bay to separate the first and second floor. Above, there is a triple row, segmental arched brick lintel on top of a limestone lintel over the triple, multipaned, casement window with an iron window box underneath. There is another cross gable in the east end bay, which has a diamond pattern brick on the flattened bay of the upper façade with a dentil course at its base separating the first and second floor. Both levels have triple, 4/4 sashed windows and the first floor has a broad limestone lintel. Between these two cross gables, is a two story, canted bay, wood framed on the upper level in contrast to the basketweave brick of the first floor. The bay to the west of the entry has a massive end wall, brick chimney flanked by arched wall dormers with transomed, sashed windows (a similar wall dormer is also located around the corner). On either side of the chimney on the first floor are additional sashed windows with large limestone lintels. The lower portion of the wall, from the first floor sill is clad with rock faced ashlar limestone, as is the side elevation next to the driveway. While the asphalt shingle roofing is probably a replacement, the house retains its original multipaned windows on all elevations, protected by aluminum storm windows.

7525 Wellington Way. Apartments. 1936. Original owner, L. Murphy. Architect, Benjamin Shapiro. Contractor, Sinclair Construction. Contributing.

This three story, red brick, Colonial Revival design has a similar plan as the adjacent apartment building at 7529 Wellington Way, including a projecting west end façade bay spanned by a pedimented gable intersecting the side gabled. The building also has a slate roof that extends across the front bay of the façade, with brick quoins on all four corners, which is replicated on the inner corner of the projecting bay. The rest of the roof appears to be a intersecting gabled roof. There are three gabled dormers

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with multipaned 6/6 sashed windows above the three other façade bays, which align with 8/12 sashed windows in each of those bays (8/8 on the third floor). There is a boxed cornice that wraps the entire façade, including the pedimented gable end of the projecting bay, forming cornice returns on each side elevation. Paired brick stringcourses separate the first floor from the upper levels, even in the projecting bay. This bay is divided into two vertical elements with matching sashed windows on the west half and a tall entry shaft created by pilasters flanking the rectangular doorway. These pillasteres support entablatures and panels that separate the stairwell windows and culminate in a swans neck, broken pediment over the round arched, multipaned window. On the west side elevation, the gable is split by the stepped brick chimney. The only apparent alteration to the exterior is the use of storm windows.

7528 Wellington Way. Apartments. 1936. Original owner, C. H. Luecking. Architect, Lorenz and Grueninger. Contractor, John A. Lorenz. Contributing.

Previously addressed as 7526 Wellington Way, this two story, red brick, Colonial Revival apartment building has a side gabled, slate roof with a broad cross gable with cornice returns. At the corners, there are brick quoins and on each side, there are flat, end wall brick chimneys. A one story, enclosed entry vestibule has a flat roof extension for a porthole window. The entry has a large, swans neck pediment, dentils and entablature supported by flattened pilasters. On the east end of the façade is a shed roofed porch supported by tapered, square columns. The front windows have faux shutters on multipaned (both sashes) sashed windows. The rear portion of the building has a cross gable intersecting the main roof, appearing to be flat when viewed from the street. On the rear, west end is a brick, three story porch. It retains its original multipaned windows throughout, with storm windows added. The building appears unaltered.

7529 Wellington Way. Apartments. 1936. Original owner, L. Murphy. Architect, Benjamin Shapiro. Contractor, Sinclair Construction. Contributing.

With the same basic layout as the adjacent building at 7525 Wellington Way, this apartment building has a projecting, pedimented gable, entry bay spanning the western two vertical bay divisions of the five bay façade. The façade corners are quoined on this red brick design and the façade windows generally have shutters while the first two floors have keystone brick lintels. The wood paneled entry door is flanked by flattened pilasters supporting and entablature and swans neck broken pediment. Above this entry is a tall, multipaned window at the second floor and a round arched multipaned window on the third floor, both four lights wide. The first and second floor windows in the façade are 8/12 wood sashed windows, with the one on the first

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floor of the gabled bay having a panel below the window to elevate it. The third floor has a 8/8 sashed window while those in the first bay on the side elevations are aligned, with 6/6 sashes. In the pediment there is a multipaned porthole window. And the intersecting side gable that spans the façade in the first bay is split by a brick end wall chimney. There is a keystone lintel above a small casement window on the east side of the projecting bay at the entry level. At the opposite end of the façade the first floor window is a canted, wood paneled, multipaned sashed window bay. Above the three other vertical divisions on the façade are arched top dormers on the slate roof. The east gable end, which is quoined on both corners, has another porthole window and its windows are the same height as those on the façade with keystone lintels, but only three lights wide. At the back, on the west end, there are open bay, brick porches. The only apparent alteration is the use of storm windows with carefully aligned meeting rails.

7530-32 Wellington Way. Apartments. 1936. Original owner, Henry A. Wagner. Architect, Henry A. Wagner. Contractor, Henry A. Wagner. Contributing.

This two story, slate gabled roof has two cross gables on the façade clustered together to form an L-shaped house plan. The red clinker brick house has a stepped end wall brick chimney actually projecting like a wing wall on the west side elevation. On the façade (shaft of the L) there are triple, multipaned, sashed windows on both levels with a rock faced, ashlar limestone half wall railing around a small patio in front of this half of the façade. The double, cross gabled end of the façade has a entry in the inner bay a simple doorway surrounded by rock faced limestone quoining and a splayed stone lintel. To the west, there is a small window with a large stone lintel. Above, and on both floors of the east bay, there are paired, sashed windows, the first floor having a label mold, rock faced stone lintel. On the east side, there are a variety of multipaned sashed windows and an additional end wall brick chimney. The building appears unaltered.

7535-37 Wellington Way. Apartments. 1936. Original owner, General Construction. Architect, Frank G. Avis. Contractor, General Construction. Contributing.

This apartment building has a steeply pitched, slate, hipped roof with a projecting wing on the façade with a faceted roof over the rectangular walls. There is a slightly arched, parapet-like edge on its façade over the paired sashed windows above the entry door. Both the base and the top portion of this bay are clad in rock faced ashlar limestone, like the basement level walls. Rock faced limestone blocks frame the entry and its Tudor arched entablature. Stone is also used to identify corners and extend to form a slight wing wall on the west end of the façade. The west side of the entry bay has paired sashes on the second floor and a small casement window on the first floor. The east side has similar paired sashes upstairs, and a second, matching entry door. To both sides of the entry bay there are paired sashed windows on both levels (the second floor windows being

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narrower) and on the west façade next to the entry bay there are small sashed windows on each level. There are soldier course brick lentils on this multicolored brick building with a brick dentil course below these lintels and between the stone and brick upper walls of the bay. On the east elevation is a stepped, broad, end wall brick chimney and the west elevation has an exposed basement level with paired, overhead doors to the basement level garage. The entry doors appear to be the original wood, 15-paneled doors, but most windows appear to be replacements, probably altering the original fenestration details, which were much more likely to be multipaned sashes historically. Despite this alteration, the building has retained its basic design, volume and distinctive masonry detailing.

7536-38 Wellington Way. Apartments. 1935. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, Adaber Realty. Contributing.

This two story, gable on hip slate roof, multicolored red brick apartment building is divided into four bays progressively stepped across the façade. The west end projects the most, with a hipped roof interrupted by a flattened, wooden bay with paired, transomed casements. Below there are three separate transomed casement windows. The adjacent bay has a battlement parapet with triple casements on both levels, while the first floor has a small shed roof supported by brackets over the windows. The next bay is the entry bay and it has a hipped roof over the patterned brick, half timbered, flattened bay supported by short beams suspended over the entry. It has two paired casements. The entry itself is surrounded by dressed limestone, quoining and a flat lintel with a curved shoulder arch opening around the door. Off to the side is a slender window with a stone lintel. On the east side of this bay is a matching door below another paired casement window. Recessed on the east end is a gabled wall dormer with the tall segmental arched French door opening with an iron railing and brackets supporting a triangular floor to a suspended balcony that extends over the east facing doorway. Below, there is another pair of transomed casement windows. On the east elevation is a end wall chimney. At the base of the face, extending up at the corners, is the rock faced, ashlar limestone foundation with beaded mortar. The windows appear to primarily be multipaned casement windows, and some windows are protected by aluminum storm windows.

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7540-42 Wellington Way. Apartments. 1935. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, Adaber Realty. Contributing.

This two story, yellow brick, Italian Renaissance apartment building has a gable on hip roof with two projecting hipped bays at the east end of the building and a taller square tower with a shallow hipped roof with wide eaves and a taller, slender round arched window on its façade. Below is a broad band of crenellated limestone overhanging a central porthole window. On the west side of this tower, there is a sashed window and a doorway to one of the apartment units. Spanning between the tower and the façade wall is a curved, metal balcony (above the door below) and there are paired French doors leading onto the balcony. On the west elevation, there are more sashed windows and a broad, end wall chimney with a corbelled cap and three terra cotta chimney pots. Directly east of the tower is the hipped bay with a brick arcaded base between the second floor sashed windows and the quoined, limestone round arched doorway below. At the east half of this entry bay there are triple casement windows on both levels, separated by a broad dressed limestone lintel over the transomed windows on the first floor. The east end bay projects closer to the street and has triple casement windows on both levels; the first floor windows are round arched with terra cotta rope columns supporting the arched lintels. Windows are multipaned and appear to be original, but the rolled roofing looks like a replacement material.

7545-47 Wellington Way. Apartments. 1936. Original owner, A Fine. Architect, Cay Weinel. Contractor, A. Fine. Contributing.

This U-shaped, hipped roof, red brick apartment building combines some detailing of the Colonial Revival style with Art deco ornamentation. It is a symmetrical design with paired bays on the façade, four bays on the wings of the inner courtyard, two broad bays on the façade at the back of the courtyard and two angled, inner corner, entry bays. Surrounding the building is a brick dentil course under the edge of the roof. Across the façade and courtyard elevations is a raised foundation that projects out at the base of the first floor lintels, made up of a series of horizontal bands, divided by recessed brick courses. This horizontal element is accentuated on the inner corners of the facades of each wing by a brick pier, also banded horizontally and stepped down one tier. These piers mark the outside of brick steps rising up to the interior courtyard, which serves as the rooftop to the basement level garage. The brick façade between these wings has rock faced ashlar limestone retaining walls framing the original, wood paneled and lighted entry door. The entry bays, in the angled corners of the courtyard, have tall shafts of glass block above the limestone faced first floor. On each side of the full light entry doors, the panels of smooth limestone have inset fluted panels and a dentil-like band at the top, under the single stone lintel, which is capped by a bullnose stone. The transom above the door is also glass block. Flanked by brick walls, the stairwell window, appears to be flanked by brick pilasters,

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which have a limestone square panel at their top, like a capital. Each of these panels has a symmetrical, leaf and petal design and between these pilaster capitals is a scalloped band at the base of the arched lintel and fluted keystone over the window. Next to each entry bay in the side wings is a curved bay with triple sashed windows on each level, which has more recessed brick stringcourse-like bands between the floor levels and another limestone, Art Deco oversized keystone element above the second floor window. On the façade, each wing has a pair of windows framed on the first and second floor by limestone, stepping out around the paired windows and forming a bowed lintel panel that extends to a bullnose cap at the third floor windows, which are framed by horizontal bands of brick. Windows are multipaned in both sashes throughout the building, probably original given the one replacement window that only has muntin bars on the interior. Otherwise the building appears unaltered.

7548 Wellington Way. Apartments. 1953. Original owner, William Glicker. Architect, Edward B. Kelley. Contractor, William Glicker. Contributing.

This hipped roof with wide eaves, mid-century Modern apartment building has a simple design with two brick piers flanking the central entry bay. Within this bay is a wood paneled wall with geometric wood panels with projecting flat framing and plate glass framing the doorway and creating windows on the landing. The doorway is simple. To the east there are large four clustered window sashes on each level with horizontal muntins. To the west of the entry bay are two similar sashed windows on each level. The windows are original, emphasizing the horizontal lines of the façade. The shutters appear to be a recent addition, detracting from this design and there are aluminum storm windows on the building.

7551 Wellington Way. Apartments. 1938. Original owner, Sam Brown. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This simple, hipped roof, symmetrical apartment building is a simple Streamline Modern design. This is seen in the horizontal bands created across each of the two canted bays flanking the narrow entry bay, which are connected by the projecting continuous brick sill courses and the continuous soldier course lintels on the first floor. Within these bays, the banks of windows are angled on the corner to emphasize the horizontal wall sections and extending the façade treatment to the first bay of the side elevations. The windows are 2/2 horizontally lighted sashed windows clustered together (four toward the center and three toward the corners, counting the angled corners and the one facing the side elevation) and between each window section, there is a limestone panel, with recessed horizontal bands aligned with the horizontal window divisions. On the inner edge of these bays, there is a slender section of matching limestone banding. The recessed center bay has a large aluminum framed window on the second floor with a decorative iron balcony railing spanning between the two bays. This window is divided

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horizontally at the mid-point, with a vertical division on the lower half. Below the railing, the entry door and sidelight panel are also aluminum framed glass units with a bowed lintel above. This bowed treatment is not only in this lintel and the railing above but also on the front edge of the poured concrete platform of the entry porch, which has a matching iron railing, with elements creating a distinctive horizontal panels with a circular central section. The porch platform has brick side walls and steps spanning over the top of the recessed, basement level garage door facing the street, with brick retaining walls that terminate in square brick piers near at the public sidewalk. Other than the storm windows, the building appears unaltered.

7552-54 Wellington Way. Apartments. 1936. Original owner, Johann Carl Otto Kubatzky. Architect, Johann Carl Otto Kubatzky. Contractor, Johann Carl Otto Kubatzky. Contributing.

This hipped roof with deck, two story apartment building has multicolored brick that is patterned in the half timbered second floor façade of a projecting gabled two story wing that includes an entry vestibule on its side, facing east. The doorway has a baskethandle arched opening framed with dressed limestone. On the façade of this entry is a rectangular leaded glass window surrounded by rock faced limestone quoins and a flat lintel. Below the window sill, the walls of this wing are clad in rock faced ashlar limestone. In the façade bay to the east of this projecting wing are paired, multipaned sashed windows on both levels, the lower level with a soldier course lintel. To the west of this projecting wing, the roof has an elevated, shed roof and the large windows on each level are multipaned steel casement windows surrounded by stationary panes. Offset on the west corner of the façade, and extending beyond the side elevation, is a one story, gabled vestibule with a baskethandle arched doorway. Merging with the side wall of this vestibule is a massive brick end wall chimney on the west elevation. On the east elevation There is a basement level garage with two original wood and glass paneled overhead doors and above are more sashed windows and steel casements. The house has storm windows.

7555-57 Wellington Way. Apartments. 1935. Original owner, Braxton Realty. Architect, unknown. Contractor, J. H. Nash. Contributing.

While this two story, side gabled, design shares some features of a Tudor Revival house, it is actually an apartment building and has some elements that are common to the Streamline and Art Deco Modern styles being popularized at the same time. Like Tudor Revival designs it has a broad front, end wall chimney, in this case zigzagged up one corner around the east bay of the façade. This bay projects slightly, between the floor levels, creating recessed walls surrounding the windows on each level. The first floor has a tall, three light horizontal window, spanning near the porch floor. The transomed window unit above, has three horizontally lighted casements. Another Tudor Revival feature, the asymmetrical façade, is evident in the cross gable above the

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west bay of the façade and the projecting shed roofed entry bay between these two sections of the façade, but the entry bay's treatment, with a raised sill on the second floor creating a strong horizontal element with a series of screened windows between painted stucco walls and piers of what was apparently an open porch above the flat parapet of the 1.5 story vestibule (it is unclear whether this is a design change or not). The building has multicolored brick walls, but like Art Deco designs, there is a zigzag brick section (with the tails of the bricks forming sawtooth corners on the façade), banding the façade of the entry bay. Both the entry on the façade of this bay and the second entry on its east side have smooth limestone lintels that form shallow points across the top, but the façade entry is flanked by piers consisting of blocks of projecting limestone alternating by narrow recessed courses of stone. The doors themselves are distinctly Modern, solid wood doors with elongated oval lights in the upper portion, and angled, overlaid, narrow strips applied across the wood door and light. Next to the façade door is a simple porthole window. The façade next to the entry bay has triple sashed windows on the first floor and paired windows upstairs, with a flattened brick bay on the second floor. These windows are very unusual, with horizontal and vertical muntins creating broad horizontal panels, vertically aligned, that are flanked by very narrow panes of glass. The side elevation windows appear to be vertically lighted upper sashed window units. The one story, hipped, screened porch wing on the front portion of the west elevation screens the basement level garage entry behind. This porch has brick corner piers and half walls. Except for the use of storm windows and possibly the screens on the porches, the building appears unaltered.

7560 Wellington Way. Apartments. 1936. Original owner, Mrs. E. Stifel. Architect, O. Schwenfeger. Contractor, Amherst Building. Contributing.

This two story multicolored red brick apartment building has a very simplified French Eclectic design, utilizing the two story octagonal entry vestibule and a 1.5 story canted bay to its west with a roof top deck accessed from the second floor French doors. While these forms characterize that style as do the red clay tile roof, the massive end wall chimney and the irregular spacing and type of window, a mixture of sashed and casement windows, the walls are strikingly devoid of decorative detailing often seen on this style, having a much more modern appearance. The only decorative feature besides the texture of the roof are the large stone lintels on the sashed windows east of the tower and the casement windows to the west and the use of a wood plank door. The window sashes appear to be replacements but given the mixture of modern, more austere design with the French Eclectic style, it is difficult to tell whether the windows match the original 1/1 pattern, but it is doubtful. The recent addition of stretched canvas awnings over the second floor balcony and the entry door detract from the design but these are not permanent fixtures.

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7563-65 Wellington Way. Apartments. 1934. Original owner, Agnes T. Field. Architect, unknown. Contractor, J. H. Nash. Contributing.

This Tudor Revival, multicolored brick apartment building with a flat gray tile roof has intersecting gables forming a gable end over the east end that is 2.5 stories high, while the side gable across the remaining façade is only two stories high. In front, is a projecting 1.5 story gabled vestibule with a multipaned, rectangular door and hexagonal side window. On the west elevation of the vestibule is a second rectangular doorway. A broad, stepped, brick, end wall chimney with chimney pots and a corbelled cap is positioned directly west of the vestibule, with a 4/1 sashed window on the second floor above a projecting band of soldier course brick separating it from the paired, transomed, multipaned casement windows on the first floor. The west end of the façade has a stepped brick wing wall, which, like the same side of the chimney, has limestone ledges at each step. To the east of the vestibule, there are three 4/1 sashed windows separated by the continuation of the soldier course band from the paired 8/1 sashes on the second floor. Above the second floor windows, the walls are textured with a diamond pattern brick and a multipaned rectangular fixed window. The fascia of the façade gable extends onto the wall surface to the outer corner and down even further to the point where it abuts the roof of the vestibule. There is a similar stepped brick wing wall on the east end of the façade. While the basement level, rock faced, ashlar limestone walls are visible on sides of the building, the east side has a basement level garage door entry and above a series of irregularly spaced vertical light upper sashed windows, while the west elevation is dominated by the triple window units and the one on the first floor near the façade has transoms, making it taller. Other than storm windows (which do not align well with the casement windows), the only apparent alteration is the aluminum awning over the side entry stoop, bisecting the chimney.

7564-66 Wellington Way. Apartments. 1948. Original Owner, Phil Magidson. Architect, Sol Shakosky. Contractor, Phil Magidson. Contributing.

Apparently originally addressed as 7562 Wellington Way when permits were issued on the property, the two story, hipped roof apartment building has multicolored red and green brick walls with a stepped façade. The projecting wing on the west end of the façade is the closest to the street while the east end is the most deeply recessed of the three façade bays. The middle bay is the broadest, and divided into two vertical bays. The transomed, wood paneled entry door is located below an 8/8 sashed window and the other half of this section has paired 6/6 sashes on each level. The entry has a broad concrete stoop with an unusual metal railing. The two end bays on the building both have sashed windows on both levels. There is no other ornament on this building except for the wood paneled shutters, probably original features on this simplified Colonial Revival design. On the east elevation there is a broad, end wall chimney.

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7570 Wellington Way. Apartments. 1937. Original owner, Leha Harvey. Architect, Frank G. Avis. Contractor, Wardoc Construction. Contributing.

This three story, yellow brick hipped roof apartment building is a great example of the Art Deco style popular prior to World War II. It is an L-shaped building with the interior of the L facing the intersection of Westwood and Wellington Way, but at that interior corner are three curved bays. The two outer bays have steel casement windows consisting of a series of fixed panels of horizontal lights and operating two operating casements, creating a broad, curved window. The center has a shaft of glass block in the stairwell above the first floor glazed terra cotta laid in a fluted pattern on the walls capped with draped scallops and a fluted pillars capped by balls on either side of the door opening. Horizontal bands, slightly projecting from the main wall, of a darker yellow brick separates each floor level on the two outer curved bays while the lower of these bands continues just above the terra cotta entry walls. On each leg of the L, the street and façade elevations have horizontal darker yellow brick stringcourses, two paired above the basement level, the others as the continuous lintels on each level. At each outer corner (street elevation) of these legs, are corner windows, also steel casements. Between the floor levels on each street elevation are three rows, paired of horizontal lines created by projecting courses of brick. A similar detail is positioned between the first and second floor of the facades of these legs of the L shaped plan. The west leg is slightly longer, and has pairs of single casement windows on each level in the vertical bay between the corner windows and the curved bay. On the Wellington end of that leg is a basement level, wood paneled and lighted garage door that is accessed by a driveway ramp. The roof is slate, with an interesting shape created by the hipped roof design over the curved bays.

7571 Wellington Way. Apartments. 1961. Original owner, William G. Douros. Architect, Ray Grueninger. Contractor, William G. Douros. Contributing.

One of the last buildings built historically in the district, this mid-century Modern designed, rectangular, apartment building has a shallow pitched, side gabled roof with wide eaves and dark brown brick walls. The façade on Wellington Way of this corner building, is divided symmetrically with horizontal bands created by a continuous stone sill course on the first floor that extends to the corners and continuous bands of concrete (capped by projecting courses) on the upper two levels that only extends to the outer brick piers. Each window is separated by brick piers and has a painted panel below the actual window, which is a horizontally lighted, 2/2 sashed window. On the east side the same sashed window is used and on the west, Westwood elevation, there is a narrow shaft that is a vertical band matching the façade windows, set on

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plain brick walls and flanked by brick piers that span from the ground to the eaves. Centered on the façade is a simple doorway with a brick wall above. The only other variation to the rhythm of the façade is that the east half only has four window bays, with a broader central brick pier. At the public sidewalk, is a matching brick retaining wall, creating an additional horizontal band to the façade. The windows appear to have aluminum storm panels that are framed with the painted panels, making them appear to be original to the design.

Westwood Drive

611 Westwood Drive. Apartments. 1960 ca. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This Modern two story apartment building has an H-shaped plan, with the front legs creating a shallow courtyard with wide sets of stairs leading up to the outer ends of the courtyard in line with the two entries on the façade at the back of the courtyard. The first floor of these entries include a simple slab door with an equally large, recessed sidelight. Above, spanning the entire width of the bay is a two story tall, deeply recessed stairwell window divided vertically by a mullion and divided horizontally, only outside the glass, by a simple rail. Toward the center of the façade are small paired casement windows, in two vertical bays, with stacked brick spanning below the windows to form vertical shafts. On the façade of each leg of the H-shaped building are banks of eight aluminum framed, single light, casement windows that span the entire outer bay, with stacked brick wall panels below each level. The other vertical bay is a plain brick wall. Below these windows are two basement level garage door openings with matching brick retaining walls on the driveway ramps. The flat roof has a wide eave with a tall, angled cornice board. The sides, both on the interior of the courtyard as well as on the outer sides have more banks of the clustered aluminum casement windows, the flanking bays in the courtyard having similar stacked brick walls. At least the south end horizontal paneled, overhead garage door is original. The assessor estimated the date of construction as 1960, but the building permit files were missing and the assessor's dates are often in error, but it does appear to date from that time frame given the mid-century Modern design. The building appears unaltered except for the covering over the square panels set into walls near windows, probably originally used to mount window style air conditioning units.

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619 Westwood Drive. Apartments. 1924. Original owner, Moorlands Land Company. Architect, Norman B. Howard. Contractor, F. L. Cornwell. Contributing.

This three story, Tudor Revival apartment building has a five bay façade that nearly matches the building at 625 Westwood. It has a symmetrical façade with a central entry with a limestone quoined surround and a hipped roof supported by decorative wood knee braces. Above is a two story gabled, half timbered stucco bay below the parapet, with shamrocks and crosses flanking the paired sashed windows at each floor landing of the stairway. The paired bays on either side of the entry have 6/1 wood sashed windows paired in each window open. The stepped parapet has decorative stone shields on each end of the façade and there are decorative stone blocks creating visual corners on the outer bays above each window and the windows have soldier course lintels and stone sills.

620 Westwood Drive. Apartments. 1946. Original owner, Melvin Dubinsky. Architect, John Wunderlich. Contractor, A. H. Stiel. Contributing.

The two story, side gabled, red brick, Georgian Revival apartment building is located at the northeast corner of Westwood and Byron, but it faces Westwood. It has a symmetrical façade, with a small pediment and pilasters around the paneled entry door and a simple sashed window above the entry at the stair landing. To either side of the entry on both levels there are paired sashed windows and the outer bays have single sashed windows. On the sides, the walls are divided into three vertical bays, with sashed windows in each bay, but the center windows are smaller and centered above is a round arched louvered attic window. All windows except for these small center windows are 6/6 sashed windows and shuttered. The rear elevation is divided into six bays, with the inner two bays having a sashed window abutting the rear door, all within the large, steel exterior stairs and covered porch. Like the façade, the adjacent bays have paired sashed windows and the outer bays have single sashed windows. The rear windows are not multipaned or shuttered. On the rear, the basement level's poured concrete walls are exposed, with doorways and windows to a basement level apartment within the porch area and large, wood paneled and lighted overhead garage doors to either side.

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621 Westwood Drive. Apartments. 1925. Original owner, Moorlands Land Company. Architect, Norman B. Howard. Contractor, F. L. Cornwell. Contributing.

The three story red brick, Tudor Revival apartment building has a shallow concrete stoop leading to a full light door with narrow sidelights. There is stone detailing around the entry, including a recessed arch with quoins. The center bay has two leaded glass windows at the interior stair turns, the lower one having two pairs of vertical casements and the window above is a paired arched casement window, both with stone quoin surrounds. Above the third floor stairwell window are three stone decorative shields below a section of the parapet with battlements and a series of four brick arches on the façade below the battlements. The end bays have a raised section of stepped parapet. There are two window bays on either side of the central bay, with paired 6/1 wood sashed windows in each bay. The windows have stone sills and decorative brick surround lintels. The side elevations are five bays deep, with single windows in the first two bays, triple windows in the center bay, a bay of smaller single windows for the bathrooms and a final bay of paired windows on the rear. There are five casement basement windows along each side elevation. The only apparent alteration is the use of storm windows.

625 Westwood Drive. Apartments. 1924. Original owner, Moorlands Land Company. Architect, Norman B. Howard. Contractor, F. L. Cornwell. Contributing.

The three story red brick, Tudor Revival apartment building has a central entry with a shallow stone stoop with decorative quoin limestone surrounds around a full light door with narrow sidelights. Above the entry is a hipped roof held up with wood brackets. In the two-story gabled bay above the entry and below the parapet there is half timbering with two paired leaded glass casement windows at each half story height. The half-timbering has decorative diamonds on the first level and shamrocks above before reaching a false gable end with copper flashing. The building has a flat roof with a stepped parapet in the central bay and concrete parapet caps. The parapet has decorative terra cotta shields in the middle of false gable pediment ends on each end bay of the building, as well as decorative brick work creating a diamond pattern. The four bays of paired windows surrounding the central entry bay have stone sills and decorative brick lintels. The double hung wood 6/1 wood sashed windows have limestone detailing between the windows on the corners of the outer bays. The only apparent alteration is the use of aluminum storm windows.

630 Westwood Drive. See 7570 Byron Place.

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703-05 Westwood Drive. Apartments. Date unknown. Original owner, unknown. Architect, unknown. Contractor, unknown. Contributing.

This Art Deco three story, buff brick, U-shaped apartment building has a symmetrical design with horizontal striping created by a series of slightly darker brick stringcourses in the corner window bays on the inner bay of each wing, below the first floor windows on all walls of the façade, in the false front parapets of the two end bays on the back of the courtyard and over the flanking entry bays in the wings, between the first and second floor window openings on the slender window bays of the facades in the wings, and around the outer corner windows. This horizontal emphasis is continued in the 3/3 horizontal lights in the sashed windows and the contrasting stripes of brick in the piers flanking the first floor windows and the inner edge of the outer bays of these wings. The center bay at the back of the U-shaped courtyard is a bowed four window bay, also with the 3/3 horizontal light windows, connected vertically by concrete piers and vertically grooved panels between the windows on each level. The sashed windows on each level in the adjacent bays are leaded glass sashed windows, but the outer bays of triple windows are also horizontally lighted sashes. Even the stone facing the first floor of the entry bays and the brick piers and friezes that frame the upper levels stairwell windows form horizontal stripes with contrasting brick bands. The adjacent bay, with a connected parapet has simple, cantilevered balconies on the second and third floor, with the transoms and windows with horizontal lights flanking the single full light door. The first floor has triple, sashed windows. This Art Deco design is emphasized by the stucco, tiered and curved walls of the basement level garage which is centered on the façade. Flanked by broad concrete stairs to the courtyard on its rooftop are buff brick piers spanned by simple iron railings. Surrounding the garage door is a stepped concrete band and a tall, concrete stepped top lintel with a projecting shaft that incorporates the light. The only apparent modification is the use of storm windows.

715 Westwood Drive. Apartments. 1936. Original owner, Bess Brown. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This hipped roof with deck, L-shaped, three story, multicolored brick apartment building utilizes a mixture of stylistic elements, some more traditional and others distinctly modern. Rock faced ashlar limestone with a beveled brick cap forms a watertable on the façade walls. There is a simple limestone continuous lintel course that wraps the outer corners of the façade as a separation between the first floor and upper levels (interrupted by the north bay on the façade and the entry doors). The façade of the leg of the L-shaped building is divided into three vertical window bays. The center bay has smaller, glass block windows with a stone course supported by small stone vertical brackets above the first floor window lintel, a continuous stone sill on the second floor window and a stones laid in parallel vertical stripes with alternating sections of

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stacked bricks. between the second and third floor, all set into a bay very slightly recessed from the north bay and projecting very slightly from the south bay. The outer two bays have 1/1 sashed windows with faux iron balconies (and more recent window boxes), but the south bay has parallel vertical stripes with tumbled brick between the window levels while the northern bay just has tumbled brick between the second and third floor windows. On either side of the first floor window on the north end are a series of vertical stripes created by header brick, with one set recessed. This is capped by a projecting lintel that is interrupted by the second floor window. Between the first floor soldier course lintel and the second floor sill is a brick frieze with a simple hexagonal stone center. Below the first floor window, there is slightly recessed rock faced ashlar limestone and no beveled brick course, possibly indicating a change, such as a doorway. Within the courtyard of the L-shaped plan, there are triple window units with faux metal balconies alternating with the narrower end bays and the entry bay facing north at the interior corner. The end bays are treated similar to the front windows, with parallel stripes of stone, the front one with the tumbled brick and the rear one with the stacked brick. That bay also has a recessed brick frieze on the third floor instead of a window sash and its other two window openings are glass block. Above the rock faced ashlar limestone walls of the first floor, around the rectangular doorway, are paired casement windows at the second floor landing and a tall 9-light window for the third floor stairway.

721 Westwood Drive. Apartments. 1955. Original owner, Hanley Realty. Architect, Bernard McMahon. Contractor, Hanley Realty. Contributing.

This simple, shallow hipped roof, three story, rectangular apartment building is four bays deep and nine bays wide. It has a simple, mid-century Modern design to the simple red-orange brick façade. The 1/1 wood sashed windows are all sized the same and laid out the same on each level to create a strong horizontal pattern on the façade. The symmetrical design has a single window in the outer bays with the remaining windows framed with a simple concrete course that has alternating open ends as it steps up the façade. Within each frame there are two piers of brick, equal in width to the windows, separating the outer two windows from the bank of three windows near the middle of the building. In contrast, the central entry bay is a vertical brick shaft pierced by two porthole windows at the second and third floor level divided into a wagon wheel pattern, overlaid by a horizontal division. Below, narrow projecting brick piers and slightly shallower, narrow concrete piers frame the sidelights and transomed door. Although currently obscured by a canvas awning skirt, the entry is covered by a large flat canopy supported by angled round pipe support posts and short concrete side wall railings. The wood paneled door appears to be a more recent replacement since it does not match the style of the building. There are two interior brick chimneys.

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731 Westwood Drive. Apartments. 1936. Original owner, J. Watts. Architect, unknown. Contractor, Westmoor Construction. Contributing.

This two story, multicolored brick, apartment building has a symmetrical façade with a rock faced ashlar stone (limestone, red sandstone and yellow sandstone) round tower centered on the façade with an octagonal red clay tile tower. The main tile roof is a side gable across the front bay intersected on each end by slightly projecting gabled bays, creating a U-shaped gabled roof disguising the flat roof deck toward the rear. Bed molding alternating small stone brackets with stepped brick and a stringcourse of brick create a broad horizontal stone wall band at the top of the tower. Round arched openings with stone lintels and multipaned casement windows are tiered around the tower and facing northeast in the tower is the round arched, stone linteled doorway. It has a round arched door that has a round light forming the top of the two paneled door. Flanking either side of this entry tower are paired, multipaned, 9/12 sashed windows with sloped stone sills. In the two gabled end bays, which project slightly, the lower façade has brick quoins on the outer corners as well as a matching ashlar limestone foundation that forms wing walls and extends up at the corners. The second floor has half timbered walls above a beveled brick course. The wall panels in the half timbered section are an irregular pattern of stucco and brick, giving the appearance of worn stucco walls. Scattered blocks of limestone are scattered on both levels and the gable ends have decorative vergeboards. The windows are multipaned, 6/6 sashed windows. Below the tower is the deeply recessed entry to the basement level garage. This is flanked by ashlar stone piers (the south one is large enough to serve as a planter box on top) that merge into the basement level walls. Winding up on the north side is a broad set of stone stairs with iron railing to the platform in front of the entry. The building has aluminum storm windows.

743-47 Westwood Drive. Apartments. 1938. Original owner, Westwood Investment Company. Architect, Benjamin Shapiro. Contractor, Westwood Investment Company. Contributing.

This large asymmetrical building has a tiered façade on what is essentially the leg of L-shaped building that wrap a courtyard that serves as the roof to the underground garage. The simple brick walls of the garage extend into piers spanned by the courtyard iron railings. The only ornamentation on the façade of the garage is the soldier course at the top and two small glass block windows flanking the garage opening. The apartment building has a slate hipped roof with deck, except for the projecting gabled bays at each end of the building. The simple Colonial Revival design, has half of the façade that serves as the shaft of the L, has four bays forming a tiered façade, projecting most at the outer corner gabled bay and each bay is of different width. The narrow bay near the center serves as the entry vestibule, distinguished by the round arched,

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multipaned window with fanlight on the upper stair landing and a stone surround on the lower sashed window which opens onto a metal, fake balcony. The stone surround and brick quoins on the base of this bay frame the door and a stone cornice is positioned below the fake balcony. The building is banded by soldier brick courses that visually heighten the first floor, separating it from the upper levels. Facing the courtyard, the side elevation has four bays, which have paired sashed windows except in the back bay which has triple sashes. On the façade behind the courtyard, there are six bays of varying widths with the gabled bay on the outer edge and matching entry bays in the opposite inner corner as well as the third bay. These entry bays match the one near the street. One bay has paired sashes while two have triple sashes. The gabled bays have some of the minimal brick detailing, slightly projecting vertical bands frame the single bay of sashed windows with a keystone above the third floor window and the second floor small iron, faux balcony. The windows are all multipaned in both sashes.

749 Westwood Drive. Apartments. 1937. Original owner, Lichtenstein Estate. Architect, Benjamin Shapiro. Contractor, Lichtenstein Estate. Contributing.

This three story, brick, shallow hipped roof, L-shaped apartment building has a distinctive Art Deco inspired design. Despite the fact that the brick has been painted red, this design still dominates the streetscape. The façade of the shaft of the L, is divided into three vertical bays above a concrete capped raised basement level that is striped by a series of projecting brick stringcourses and punctuated by two porthole windows surrounded by nearly square stone frames that are bisected and overlaid vertically by slender shafts of stone. The outer two bays are flanked by vertical fluted bands of concrete that extend to the flat concrete parapets. All three bays of sashed windows are recessed between these piers and at the top, under the concrete caps are panels of fluted and scalloped concrete. Like the basement level, the top of the façade has a series of projecting brick stringcourses wrapping beyond the first bay on the side elevation and extending across the interior elevations of the L, interrupted only by the projecting vertical bays. At the front of the interior side of the shaft of the L as well as in the middle of the base of the L are curved, three window wide bays. Flat parapet bays, like the façade are positioned at the outer corner of the base of the L and at the end of the shaft next to the base, the latter being the primary entry to the building with a stepped concrete panel above the door. Equally striking is the basement level garage, which forms the courtyard in the L. It has poured concrete walls that are nearly a full story in height near the street and also have a distinctive fluted and scalloped frieze and cap to the garage entry bay which extends slightly higher than the remaining walls. These solid walls form the railing around the courtyard. To the south side of the garage entry,

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the walls step down next to the stairs in front of the building facade, accentuated by horizontal stripes and inverted tapered caps. The unfortunate paint job may obscure more details on the building and the window sashes may be replacements, but the striking Art Deco features still dominate the building's appearance.

765 Westwood Drive. Apartments. 1946. Original owner, Sam Brown. Architect, Russell Axtell Conzelman. Contractor, Sam Brown. Contributing.

This massive and striking Art Moderne apartment building has a shallow hipped roof and red brick walls. It has an I-shaped plan (which appears to be a U-shape with a courtyard on the façade). The projecting wings at each end have rounded corners with corner windows composed of a sashed window at each end and three casements faceting the rounded corner. The simple brick walls are discretely detailed by the brick continuous sills and lintels that accentuate the horizontal bands of the windows. The main façade at the back of the courtyard is divided symmetrically with five bays on either side of the central entry bay. This entry is a striking vertical element, with slender sidelights to the horizontal paneled door covered by a simple flat canopy. The mullions of the entry opening continue above in the tall windows of the stairwell, divided by a simple soldier course beam and framed by a stacked brick frame. The windows on the façade are aligned vertically into bays of paired and single, 1/1 sashed windows, as well as Chicago style windows (plate glass windows flanked by sashed windows). On the façade ends of the wings, between the corner windows, there is an exposed basement level, with another entry door, a simple sidelighted door with a flat canopy. The door is off-center with a small sashed window to its side. Above most of the central portion of the façade is simple brick, with small, nearly square, 1/1 sashed windows aligned vertically and off-center opposite to the door below. In contrast to the nearly smooth appearance of the brick building façade, spanning between the wings on the façade, is an ashlar stone basement level garage whose walls extend up as half wall railings and piers spanned by iron railings around the courtyard. Two separate basement level garage doors below concrete lintels are positioned in the bays to either side of the central bay that has a Y-shaped, concrete staircase with ashlar stone half wall railings winding down from the courtyard. The bays to the outside of the garage doors have a large glass block lintel with stone quoins and keystone lintels and the walls curve back to the façade of the apartment wings, rounded like the corners of the building. It appears that the windows are replacements and it is possible that this reflects a change in the muntin pattern of these windows, but the strong Art Moderne horizontal elements and rounded corners are still the prominent features of the design.

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803-13 Westwood Drive. Apartment Complex. 1940. Original owner, Ann Fine. Architect, unknown. Contractor, unknown. Contributing.

This six building apartment complex is organized around the courtyard that covers the roof of the underground garage. Each of the buildings is the same design, a side gable on hip roof, red brick, five bay wide, rectangular, three story apartment building. The façade is symmetrical with a center gable, clad with wide board siding. This colonial Revival design has oversized brick quoining at the outer corners and flanking the central bay. The windows are 8/1 sashed windows, paired in the bays flanking the central entry bay. The entry is flanked by flattened pilasters supporting a simple entablature. The doors are 9 pane, half light doors. These simplified Colonial designs have few other details. In contrast, the entrance to the underground garage is positioned between the two front buildings. It is faced with rock faced ashlar sandstone that utilizes flat stones mixed with nearly square blocks. To either side of the garage door opening are stone piers and across the top is a very elaborate wrought iron railing. On either side, leading down from the courtyard are winding concrete steps with the same sandstone used as half wall railing with sloped sandstone caps. This is quite a contrast to the apartment buildings that do not use this stone anywhere in their design. The complex does not appear to have any alterations.

815-31 Westwood Drive. Apartment Complex. 1939. Original owner, Rusans Building. Architect, Saul L. Rubin. Contractor, Adaber Realty. Contributing.

This five building, red brick, Colonial Revival, apartment complex surrounds a large courtyard which is actually the roof to the underground parking deck. The entry to the parking level is deeply recessed in a segmental arched opening with a tall keystone. Brick piers flank the ends of this garage entry façade which is spanned by an iron railing to the courtyard above. Curved concrete stairs with brick piers and retaining walls wind up to the courtyard and up to the flanking three story apartment buildings.

The two flanking buildings (815 and 831) are two story, Georgian Revival, five bay, side gabled buildings with a central, projecting two story, gabled entry bay that has a pediment supported by pairs of slender square columns. The basement windows in the outer bays are large porthole windows and the entry door has a round porthole as well. The entry porches of these two buildings continue the original iron railing (with its circular pattern) on the stairs that wind up from the driveway. Like the side walls to the stairs, the brick piers on the porches are capped by concrete. Above the entry is a tall round arched, multipaned, sashed window with a transom that spans both stairwell landings. The windows in the flanking bays are multipaned in both sashes and have shutters. There is a soldier course defining the basement level. On the outer side

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elevation there is a secondary two story side gabled bay extension. The windows on the secondary elevations are also multipaned sashed windows and the soldier course at the basement level continues around the building. The gable ends are clad in siding.

The buildings facing either side of the courtyard, which has a lawn despite being the roof of the garage, are also mirror designs (817-819 and 827-829) are three story side gabled buildings (also with siding in the gable ends) that are divided into ten vertical bays, the third bay from each end projecting slightly with an intersecting gabled roof. These two projecting bays are the entry bays and stairwells, framed by brick quoining. The entry has an arched pediment and entablature with pilaster strips framing the slightly recessed half light (9 panes), two panel entry door. Above there are sashed, multipaned windows on each level capped by a round stone frieze with compass point keystones. The window bays flanking the entry bays have paired sashed windows while the others are single sashed windows. All the windows have red brick sills and soldier course lintels and there is a red brick soldier course defining the basement level where there are vertically aligned awning windows. The end bays each have a third floor, gabled roof, suspended porch with a turned railing, but the east bay projects slightly while the west bay recesses, the point where the courtyard tiers up to the rear building.

The building across the rear of the courtyard (821-825) is a two story, side gabled building with three round arched windows in gabled dormers separated by four, corbelled, brick chimneys (the outer two being end wall chimneys). The façade is divided into three primary divisions, centered on the entries directly below the dormers. The entries have simple wood paneled entry doors (now with half-round canvas awnings) that are flanked by simple pilasters. Each of these entries has a tiered, half round entry stoop. On either side are paired, sashed windows on both levels, although the first floor windows are taller and in the end bays of the building, the first floor has a canted bay window. The first floor has soldier course lintels and a soldier course defines the basement level, which is also the sill course for the first floor.

Each of the buildings share common features, the brick color, the soldier course lintels, multipaned sashed windows, and the soldier course separating the basement level and each is a Colonial Revival variant. The courtyard has a central sidewalk with sidewalks extending to each entry and a central, hexagonal brick planter. The only alteration appears to be the window sashes, which seem to be replacement sashes, but their multipaned appearance is in keeping with the Colonial Revival style of the complex.

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Wydown Boulevard

7500 Wydown Boulevard. House. 1924. Original owner, Charles A. Shaw. Architect, N. C. Joy. Contractor, N. C. Joy. Contributing.

Detached Garage. 1924 ca. Contributing.

This two story, side gabled, single family house has wide eaves and two flanking side shed roofed wings that have steeply pitched side shed roofs that extend down to the clustered triple windows on each side elevation at the first floor, with a small second floor, shallower pitched shed roof bay inset into the rooftop with a recessed balcony inset into the rooftop of each wing. The façade of the west wing contains the round arched, 1.5 story entry, with a stoop leading up to the doorway. In the façade of the east wing is a shorter, round arched niche with a rectangular inset window. The main façade is flanked by the downspouts with their collector boxes and has two windows on each level. The upper windows have faux metal balconies below the paired 8 light casement windows with shutters and the first floor has triple, 10 light casement windows. The canvas awning over the entry door is newer, camouflaging the shape of the entry. At the southwest, rear corner of the yard, facing Glenridge, is an end gabled, two car garage with stucco walls and small sashed windows on each side. The gable ends are clad in wider lap siding. The garage door is a replacement.

7506 Wydown Boulevard. House. 1924. Original owner, E. W. Francis. Architect, N. C. Joy. Contractor, N. C. Joy. Contributing.

This large, two story, Spanish Eclectic, single family home has a red clay tile roof and walls which appear to be smooth faced, rubble stone walls with matching cream colored mortar which gives it the appearance of stucco from a distance. The house has wide eaves, with an intersecting shorter, two story entry wing at the west end of the façade, with the round arched, deeply recessed doorway facing east, with wrought iron at the face of the opening. On the face of this wing are three narrow, round arched, faux sashed windows with brick sills. Under the eaves of this bay is a reverse scalloped, stucco fascia band that terminates in a series of header bricks giving the appearance of miniature vigas. The main façade is divided into three vertical bays with round arched, paired, multipaned French doors below faux iron balconies and the triple, multipaned, casement windows on the second floor. A tall, stucco chimney is positioned between the east end of the house and the one story, shallow hipped, clay tile roofed screened porch. The porch has a stepped fascia course and a series of round arched openings filled with wood framed screen windows. On the west end of the façade, there is a massive masonry wing wall with a scroll bracket at the corner of the house and capped by clay tiles set to look like the

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roof edge. The west elevation of the two story entry wing also has two, round arched, 4/4 sashed windows. The west elevation of the main house has both paired and triple, sashed windows and a pair of casement windows over the basement level garage entry door, camouflaged from the street by the massive wing wall. Across the front of the house is a turned stone balustrade railing on the perimeter and stairs of the large front patio. The only alteration appears to be some storm windows and possibly the iron at the entry opening.

7514 Wydown Boulevard. Apartments. 1927. Original owner, Thomas Saum. Architect, Thomas Saum. Contractor, Thomas Saum. Contributing.

This tall, stucco, three story, red clay tile cross gabled roof, Mission style apartment building has the distinctive mission shaped parapet over the first floor of the entry bay. The entry door is round arched with a round arched surround alternating stucco and rock faced limestone. The door itself is a round arched wood plank door with large strap hinges and a round arched, diamond paned light. Above, in the parapet is a deeply recessed, small round arched opening. Behind this projecting vestibule, there is a less projecting two story bay with a shallower Mission parapet. It has a small round arched window at each level, the upper one with a faux, half round, metal balcony. The façade of the end gabled bay at the east side of the entry bay merges with the wall of the partial Mission parapet vestibule. There is a triple, diamond paned, sashed window above a decorative round arched niche with an oval terra cotta panel. Since this is part of a projecting panel capped by the brick header sills, to either side is decorative iron in the recesses surrounding the window, crenellated across the top above the window. On the upper floors is a two story, 8 light, stained glass window with a faux metal balcony and flat stone lintel. On the second floor of the east elevation are two pairs of small round arched windows separated by the stucco end wall chimney. Below, there is a diamond, leaded, sashed window on either side of the chimney and extending from the front corner is a wing wall and small stucco gateway with a wrought iron arched opening. At the back of this elevation, the second and third floor is brick with a third floor, canted, wood paneled, bay window, but the first floor of this rear bay is stucco, possibly indicating an early rooftop addition. To the west of the entry bay, the façade is most deeply recessed with a third floor, hipped, red clay tile roofed balcony with turned wood posts and railings, all supported by a series of modillion like beams. There is a diamond pattern light in the door opening onto the balcony with a sashed window set on the opposite end. Below is a triple, round arched, sashed, diamond pattern, leaded, stained glass window set into a rectangular opening. On the first floor is a flat stone lintel spanning paired, diamond patterned, sashed windows. The west elevation has a series of sashed windows with a tall, slender wing wall at the corner.

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7520 Wydown Boulevard. Apartments. 1949. Original owner, I. Bishop. Architect, Julius Tarling. Contractor, John E. Wagner. Contributing.

This rectangular, two story, multicolored, side gabled, Georgian Revival, apartment building is divided symmetrically into five vertical bays and is flanked on each end by tall, end wall brick chimneys set in front of the gable peak. The end bays have 6/9 sashed windows on both levels while the inner bays flanking the central entry are Chicago style windows with similarly sashed windows flanking large plate glass windows. The center gable over the façade tops the entry bay, with a smaller, multipaned, sashed window on the second floor and flattened pilasters, entablature and pediment framing the sidelights and multipaned door. The bays flanking the entry bay are banded by soldier course continuous lintels and continuous header course sills on both levels. The only alteration appears to be aluminum storm windows.

7526 Wydown Boulevard. Apartments. 1928. Original owner, E. A. Simon. Architect, Frank G. Avis. Contractor, E. A. Simon. Contributing.

This large, three story, Tudor Revival apartment building has rock faced ashlar limestone walls on the first two levels of the east bay which spans across the one story walls of the gothic arched doorway and then below the first floor sills of the west bay, before moving up the west corner in an irregular pattern to connect to the baskethandle arched wing wall with its battlement. The flat red clay tile, side gabled roof in the front bay of the building is intersected by a cross gable on the east end and the third floor gable end walls of that bay are clad with half timbered, herringbone brick walls around the Tudor arched window which is now clad with storm windows which modify the mullion pattern of what appears to be three Gothic arched casement windows. Above the parapet of the one story entry bay near the middle of the façade there is a heavy timbered balcony and railing on the third floor in front of the baskethandle arched, triple transomed doorway. On the second floor there is a rectangular opening with a triple doorway. The west bay of the facade has a gabled wall dormer in front of the side gabled roof. On the first floor is a baskethandle, dressed stone quoin, and stepped surround around a triple, sashed window unit. On the second floor it has two, 6/6 sashed windows and the brick walls continue to the sill level of the third floor, with an arcaded brick course. The third floor is half timbered stucco with paired 6/6 sashed windows. On the east elevation, there is a large brick chimney with corbelled cap and chimney pots. The stone walls at the east end of the façade continue as a staged wing wall with a round arched opening.

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7536-38 and 7540-42 Wydown Boulevard. Apartment Complex. 1940. Original owner, Sam Brown. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

These two L-shaped, three story, side gabled, red brick, Colonial Revival apartment buildings form a large front courtyard split by the brick retaining walls and steep driveway ramp leading down to the garage doors in the flanking side elevations of the building. The buildings mirror each other, with the base of the L on the outer side of the complex, with a side gabled three bay wide wing intersecting on the façade end of these bases. Another intersecting wing, end gabled from the façade abut into the top of the shaft of the L next to the driveway and over the garage door. In both wings, the gable ends have parapets with a flat top, simulating a central chimney, with a porthole in the attic. The gable ends of these wings have a 6/6 sashed window, like the rest of the building, but the windows on the first two floors are inside a limestone veneered segmental arched opening with a brick frieze between the floor levels. This same treatment is used on the center of the façade on the outer wings, except without the brick frieze. The side gabled elevation of each of these wings on either end of the L have brick quoins. Windows on the inner courtyard walls are generally either paired or triple, 6/6 sashed windows, while there are single windows, with keystone, limestone lintels on the second floor of the façade of the outer end wing. Breaking up the rhythm of the windows on the inner courtyard walls are two cross gabled, projecting stairwell and entry bays, each with limestone surrounds around the door. Limestone continuous sill courses separate the first floor from the upper level stairwell window shaft that is surrounded by limestone as well. Its windows are a series of connected, 6/6 sashed windows. Except on the entry bays, the façade walls are divided by continuous soldier course of brick just above the soldier course lintels of the first floor. The courtyard in front of the buildings spans across the front with square brick piers supporting a low iron fence on the front and driveway end (from the back corner of the front cross wing). The buildings appear unaltered, but the windows may be replacements.

7552 Wydown Boulevard. Apartments. 1930. Original owner, Alco Investment. Architect, Nolte and Nauman. Contractor, Swan Supply. Contributing.

This rectangular, three story, multicolored brick, Tudor Revival apartment building has a side gable slate roof across the front bay (with a stepped parapet on the side walls behind the stepped end wall chimneys that serve as the gable ends. The façade is divided into three primary vertical divisions with rock faced, ashlar limestone below the first floor sill height (extending slightly up at the corners). The first floor of the east bay has dressed, limestone quoins and a flat lintel on each of the two paired, multipaned, sashed windows. There is a cross gabled, two story flattened, half timbered bay above with banks of four sashed windows on each level. The west end has a canted, wood paneled bay on the first floor with a four unit, multipaned sashed window

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surrounded by limestone quoins, sills and lintel on the second floor and three round arched openings on the third floor with three separate iron railing balconies. All three have paired, multipaned French doors with fanlight transoms but the center one has a nonhistoric storm door. There is a pointed parapet over the center of this bay. In the center bay, there is a round arched entry door surrounded by dressed stone quoins and covered by a broad gabled roof. On the second floor stair landing above are two small sashed windows with a limestone frieze between them and on the upper floor landing level there is a much larger rectangular opening with stone quoins, lintels and sills. The window unit is paired casements with a single transom. In addition to the storm door, the storm windows, and the projecting canvas canopy over the entry sidewalk are the only other alterations and the building appears to retain its original multipaned windows.

7556 Wydown Boulevard. Apartments. 1954. Original owner, Joseph Hartmann. Architect, unknown. Contractor, Hartmann-Heinrich. Contributing.

This two story, mid-century Modern apartment building has a shallow hipped roof with wide eaves pierced by a blade chimney with four short chimney pots. Large rectangular window units and their original iron balconies with their modern design flank the coursed, rock faced sandstone piers that slant outward to the eaves on either side of the entry. The entry has paired, full light doors and a four light, large rectangular window above with a sandstone wall within this bay. The flanking window units on each level are divided into four equal sections, the inner two containing paired, full light doors flanked by three light awning windows. The upper floor has narrower balconies, spanning only the doorways. While the walls are painted, other decorative details and original elements remain, especially the chimney, windows and entry details.

7560-64 Wydown Boulevard. Apartments. 1929. Original owner, John Glenn. Architect, Manske and Bartling. Contractor, Manske and Bartling. Contributing.

Three stories in height, this red brick, Colonial Revival, L-shaped apartment building is very similar to the apartment complex mid-block at 7536-42 Wydown, but it is actually designed by a different architect. It is an L-shaped plan with a gabled roof. There are intersecting side gabled wings across the street elevations at both ends of the L to frame the courtyard. These wings have gabled parapets with flattened tops to appear to have gable end chimneys. In the attic level there are porthole windows. The center bay on the facade at the base of the L and the gabled end bays both at the top of the L facing Wydown and on the inner elevation the base of the L each have a two story high limestone surround on the windows with a broken pediment above the second floor windows. Besides the single window on each level of the intersecting wing at the base of the L, and above these pedimented bays, the windows are clustered into triple or paired window units on all three levels. Centered on each façade wall is a cross gabled, slightly projecting bay

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with a simple limestone surround around the four light, paneled door capped by a broken pediment. Above, is a broad limestone band around the bay. Above the limestone band is a tall vertical window opening surrounded by smooth limestone that has three 12 light fixed windows stacked to span the upper stairwell. The courtyard has a series of concrete planters and there is a one story parapeted wall extension in front of the west end of the façade (for the basement level garage). The basement level garage door is located on the north end of the west street elevation.

York Drive

7500 York Drive. Also addressed as 901 Glenridge Avenue. Apartments. 1929. Original owner, Mrs. V. Less. Architect, Edward J. Lawler. Contractor, Charles Finch. Contributing.

This 2.5 story, Tudor Revival apartment building has primary facades on both street elevations of this corner building. It has multicolored brick walls with rock faced ashlar limestone on the first floors of both entry vestibules, extending irregularly up the walls above. The windows are generally multipaned sashed windows. The roofline is a complex series of large clipped gables, shed dormers, projecting gabled bays, and even arched parapet wall sections. The east façade has a tapered end wall chimney in front of the broad, clipped gabled 2.5 story walls with the roofline shared by the side of the projecting two story gabled bay to its north. On the second floor above the segmental arched, recessed entry door is a broad, segmental arched, triple transom and casement window within a bay that overhangs the first floor. There is a concrete entry stoop with brick piers around the iron railings. On the north elevation, there is another clipped gable end with brackets under the eaves. Below the clipped gable end on the third floor is a triple, sashed window. There are three segmental arched openings on the second floor, one open for the recessed doorway to the rooftop balcony over the stone parapets of the entry. This entry porch with its stone piers and angled corner wing walls has segmental arched openings and iron railings. The other two openings on the second floor are 4/4 sashed windows, but the wall recesses back on the west end of the façade and below the second floor to form a flattened overhanging bay supported by stone brackets. On the first floor to either side of the entry porch are paired casement windows, multipaned to the west and diamond, leaded panes to the east. The east bay windows are positioned in a side shed roof extension that slopes from above the second floor and terminates in the arched parapet on the east elevation (which also has matching transomed casements). The west elevation has an asymmetrical, gabled roof over a two story half timbered stucco bay in front of the brick walls and overlapping the roofline and wall of the

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broad, shed roofed dormer. Although the assessor estimates the date of construction as 2006, the same shaped building is shown on the fire insurance maps and the detailing and style of the building coincide with the 1929 building permit dates. It is possible it is new construction, done to match the character and design of the neighborhood, but it seems to be an older building with replacement windows.

7501 York Drive. Also addressed as 811 Glenridge Avenue. Apartments. 1932. Original owner, Eugenia Rucker. Architect, Marcel J. Boulicault (attributed). Contractor, unknown. Contributing.

This complex, multicolored clinker brick, French Eclectic design is a two story apartment building with a multicolored slate roof. The façade facing York has a projecting hipped wing on the west end that has banks of multipaned casement windows under heavy stone lintels on each elevation. The adjacent façade, under the steeply pitched main roof has sashed windows. To its east is an octagonal two story tower-like projecting wing with the first floor walls clad in rock faced ashlar limestone and red granite. On the facet angled toward the intersection of the street is a smooth limestone quoined, segmental arched door opening and there is a small, diamond paned, porthole window. Above there are diamond paned casement windows. There is a brick dentil course separating the brick and stone walls. To the east of this bay is an end gabled bay with an end wall chimney clad on its lower shaft with the same ashlar stone that also extends on the wall below the first floor sill. To the east of the chimney with three chimney pots there are narrow casement windows on both levels with stone lintels, the first floor diamond paned and the upper floor multipaned. Around the corner, there are triple, multipaned casement windows on with the first floor having transoms and a stone lintel. Facing Glenridge is a round tower with an octagonal roof. The second floor walls are half timbered stucco with diamond paned casement windows and the first floor is clad in the same ashlar stone, and facing the street it has a large round arched opening wider at the base. To the north of this tower is an end gabled bay. Around the north side is a two-story, wood panel, canted bay. On the west side elevation there are two, brick canted bays with multipaned sashed windows and hipped slate roofs merging into the main hipped roof. Some windows have storm windows.

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7508-10 York Drive. Apartments. 1936. Original owner, Magidson Construction. Architect, Cay Weinel. Contractor, Magidson Construction. Contributing.

This two story, dark red brick, side gabled roof, Tudor Revival apartment building has a façade that is divided into four vertical bays of varying widths. There are two cross gabled bays projecting near the center of the building, with the west bay projecting slightly further since it serves as the entry vestibule. It has a standing seam, copper roof on the second floor canted bay window that is suspended over the dressed limestone surround of the deeply recessed round arched entry. The sides of this surround are quoined and there are triangular frieze panels in each corner of the arch, making it a rectangular opening. The adjacent cross gabled bay to its west has triple window units with multipaned sashed window. The first floor window has a broad limestone lintel and sill and there is a porthole window in the attic level of the gable end. The east end bay has a broad, multipaned sashed window on each level with a stone lintel on the first floor window. There is a brick end wall chimney splitting the gable end of the east side elevation which is flanked by sashed windows. To the west of the projecting entry vestibule there is a broad, crossed, clipped gable bay split by the massive end wall chimney on the façade that pierces the clipped gable and has three angled flue, corbelled shafts above the roofline. To either side of this chimney are segmental arched openings on the second floor with transomed, sashed windows while the multipaned sashed windows with large stone lintels flank the chimney on the first floor. Around the corner on the west elevation there is a small cross gable with a matching segmental arched window on the second floor but it has paired sashed window on the first floor of that bay. Some windows appear to have storm window obscuring the window details and others may actually be replacement sashed windows, but they are in keeping with the simple Tudor Revival design.

7509 York Drive. Douros Apartments. 1960. Original owner, William G. Douros. Architect, T. J. Millerbaugh. Contractor, William G. Douros. Contributing.

The Douros Apartments are one of the last buildings constructed in the district and it has a simple, mid-century Modern design. Most of the walls on this three story, flat roofed building are a beige brick, but the horizontal sections between the corner piers of the facades are a white stacked brick with concrete framing the top and bottom (continuous sills and lintels). The horizontal bands on each floor between these corner piers are divided into four sets of aluminum framed, four light, sliding windows separated by beige brick wall sections the same size as one window frame. The entry is located on the west side elevation under a simple one story metal canopy, recessed slightly from the façade. There are vertical, paired projecting stacked brick

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bands that frame each end of the double, full light aluminum door entry. The concrete slab by the entry is connected by steps to the sidewalk and along the sidewalk are three beige brick retaining walls sections, flanking the steps and on either side of the basement level garage ramp. Stone name plates in the face of these walls say "DOUROS 1960" and aluminum letters on the wall of the building also say "DOUROS 7509." The building appears unaltered.

7515 York Drive. Apartments. 1936. Original owner, E. Merthal. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This large, two story, multicolored brick, flat roofed, Tudor Revival apartment building has three side gabled bays on the facade with an L-shaped courtyard facing east. There is stone framed gabled parapet above the west bay of paired, multipaned windows. The middle cross gable has a flattened half timbered, patterned brick upper bay with a single, multipaned sashed window and aligned below is another multipaned, sashed window surrounded by a half timbered frame and panels below the window. The east end bay of this facade has a flattened, canted bay with paired, multipaned sashed windows on the second floor suspended about another pair of multipaned sashed windows. The east end bay at the facade end, facing the courtyard, a matching half timbered second floor bay (like the center facade bay), but its first floor window is unframed. This bay projects further than the remaining east facing elevation wall, which has a cross gable above broad segmental arched window bays and a battlement parapet on the second floor above the rock faced limestone first floor entry. The rectangular doorway has a stone lintel and two stone bands around the bay above. The windows are two tall vertical slits in the stairwells. On the facade of the courtyard there is a canted bay with similar half timbered brick walls on the second floor and the east half has a gabled parapet over a segmental arched window on the second floor and a rectangular window opening on the first floor, both with paired, multipaned sashed windows with a basketweave pattern brick between the windows. On the back elevation, there is a brick chimney at this end. The windows have brick lintels and sills.

7516 York Drive. Apartments. 1936. Original owner, Magidson Construction. Architect, Cay Weinel. Contractor, Magidson Construction. Contributing.

This two story, side gabled, multicolored reddish brick, Colonial Revival apartment building has large boxed cornices that create a broken pediment on the gable ends. Its facade is divided into four vertical units, with the second bay from the west being a cross gabled projecting wing with a round porthole window in the attic above a Palladian second floor window (details are obscured by the glare on the storm windows). On the first floor below is a dressed stone, broken pediment supported by flattened pilasters around the oversized recessed entry. The corners of this wing have brick quoins as do the corners of the main facade. Since the entry bay is nearly centered on the facade, the west bay is nearly as wide as the two bays east of the entry. The parapeted facade

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of the west bay is shaped like a gable end with its central chimney extension at the ridge. Flanking this interior chimney on the second floor are round arched windows with fanlight transoms and multipaned sashed windows. On the first floor there are splayed stone lintels over the 6/9 sashed windows. There is a vertical brick slit recess on the face of the chimney extending down to the second floor sill height where there is a small limestone base. East of the entry, there are two segmental arched, 6/6 sashed window, gabled dormers aligning with the bays below. There is a rooftop iron balcony in front of the inner bay, on top of the canted two story bay. The second floor of this bay is wood framed and has multipaned, sashed windows separated from the brick first floor (and its taller multipaned sashed windows) by a limestone course and brick panel friezes below this course. The east end bay has a broad, multipaned sashed window on the second floor and a splayed limestone lintel over the even taller multipaned sashed window on the first floor. Except for the storm windows the building appears unaltered.

7519-21 York Drive. Apartments. 1956. Original owner, T. D. Page. Architect, Benjamin Shapiro. Contractor, J. Rubin. Contributing.

This two story, multicolored red brick, Tudor Revival apartment building has a side gabled roof and five vertical bays on the façade. First floor windows generally have broad stone lintels and there is a brick dentil course under the eaves. The western bay has a rock faced ashlar limestone wing wall and triple, multipaned sashed windows on both levels. The next bay is actually a hipped roofed, projecting wing with three sashed windows on the second floor façade. At the base of the second floor is a stone band with modillions overhanging the first floor. There is a stone quoined and flat lintel around the wood plank door. At each corner, the rock faced foundation extends up at the corners. The next two bays have cross gables with a half timbered, herringbone brick upper floors in the middle bay which has sashed windows on both levels and projects slightly in front of the bay to the east. The east gabled bay has triple, multipaned sashed windows, but the first floor window has a slightly flattened bay with rock faced ashlar limestone below the window on the first floor. The east bay is actually part of the side gabled, slightly shorter brick sun porch, with rectangular openings on the second floor and segmental arched openings on the first floor. The windows and door have aluminum storms and the sun porch has storm window panels, but otherwise the building appears unaltered.

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7520 York Drive. Apartments. 1936. Original owner, Stela Rosen. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This two story, rectangular building has a slate side gabled roof across the front bay and a façade divided into eight vertical bays, each treated differently. Across the base of the building is the raised, rock faced ashlar limestone basement with a beveled cap. The entry is located in the center bay with a 1.5 story high canted, wood framed, bay window suspended over the large dressed limestone and quoined recessed entry. The canted bay window has paired and transomed casement windows on the façade and single transomed casements on each side, all leaded glass. Underneath are stone modillions supporting the bay window. To either side of this entry bay are cross gabled bays with a broad band of dressed limestone as a continuous lintel separating the two floor levels (this is also in the adjacent narrow bays). On the second floor of both of these gabled bays the windows have equally large stone lintels spanning a triple, transomed, multipaned, sashed window unit, but there is a round vent in the gable end of the east bay and a rectangular vent in the west bay. Also, the east bay projects slightly, creating an overhang supported by stone modillions above the lintel course below. The first floor of the east bay has a matching window but the first floor of the west bay has two, 8/12 light, sashed windows. The east bay next to the entry bay projects slightly and appears to overlap the next bay to the west, which has a battlement parapet projecting above the roofline. It has a continuous stone lintel on the second floor and both levels have small sashed windows. This bay in turn projects slightly from the west end bay. The west end bay has a transom spanning the pair of recessed, multipaned, French doors with the cantilevered metal balcony supported by metal braces. The first floor has a single sashed window. To the east of the bay adjacent to the entry bay is a slender vertical bay with small sashed windows on each level and the east end has a cross gabled bay with a similar metal balcony and French doors as the west end, but this one has a segmental arched transom. Below this balcony are paired sashed windows. On each side elevation there is a side gabled roof as well with a slit mid-building for the exterior metal stairs and exits. The only alteration appears to be the addition of aluminum storm windows which obscures the details of the windows.

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7525 York Drive. Apartments. 1936. Original owner, Nathan Altman. Architect, Benjamin Shapiro. Contractor, Sam Brown. Contributing.

This three story, multicolored brick, apartment building has a side gable across the front bay of what is a four bay wide façade. There is a broad dressed limestone course spanning the façade to separate the first floor from the upper two levels and there is a rock faced, ashlar limestone watertable. The first floor of this bay and the entry bay are both clad with rock faced, ashlar limestone. The west bay has a cross gable with a segmental arched lintel with the brick continuing to radiate to the gable fascia. There is a tri-part, recessed brick panel extending down to the second floor lintel. The west bay and the next bay have multipaned sashed windows on each level, but the windows in the second bay are off set toward the east. The entry is in the third bay, which is a slightly projecting cross gabled bay. It has a projecting, smooth limestone surround mirroring the segmental arched opening. On the second floor landing is a square, leaded glass window with a brick frieze above extending to the sill of the tall, multipaned, segmental arched stairwell window. The east bay is the broadest, with a slightly projecting bay with a battlement parapet framing upper two window bays. This bay has triple, multipaned, sashed windows on each level. On the east elevation, there is a brick end wall chimney at the gable ridge. The windows may be replacements but they are in keeping with the original design.

7526-28 York Drive. Apartments. 1936. Original owner, Hanley Realty. Architect, Frank G. Avis. Contractor, Hanley Realty. Contributing.

This steeply pitched, slate, hipped roof, dark multicolored brick, two story apartment building has a façade divided into four vertical divisions. The east bay has paired multipaned sashes on both levels. The adjacent bay projects forward with a clipped corner, hipped slate roof, although the walls of the building are not clipped. On the façade of this bay are four clustered casement windows spanned by an arched lintel projecting through the roof cornice. The two levels of this bay are split by a broad smooth limestone band, the same material used to form a stepped surround on the rectangular doorways on both the façade and east elevation of this wing. On the east side above the entry door is a stained glass casement window. The rock faced ashlar limestone foundation of the main building continues as the half wall railings on the entry stairs and front porch, which spans from the façade doorway to the east corner of the building. There is a tall, end wall chimney on the east elevation. The cross gabled bay west of the entry vestibule has four, transomed casement windows clustered together on each level with a broad stacked glazed block frieze panel between the two floor. There is smooth limestone on the outer edge at the base of the first floor window (as well as flanking the façade entry surround). This bay is on the same plane as the entry bay and its façade extends beyond the corner to form a wing wall that gets wider where the brick merges with the stone at its base. Behind this, on the west side of this

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bay are two diamond paned casement windows (the lower one modified for a window air conditioner). On the west bay are paired, multipaned, sashed windows like the east end bay. These windows have the vertical muntins in the 9/9 windows set further apart. There is a rock faced wing extending up the west corner and the basement level stone walls are more visible next to the driveway leading to the back basement level garage entries. The building has used storm windows to protect all the windows and it appears that the original multipaned windows are still intact on all elevations, but the reflection from the glass obscures the façade casement windows, and it is not clear if these are storm windows or replacement windows, but the wide mullions and white framing make them more prominent than historically.

7531-33 York Drive. Apartments. 1935. Original owner, Johann Carl Otto Kubatzky. Architect, Johann Carl Otto Kubatzky. Contractor, Johann Carl Otto Kubatzky. Contributing.

This two story, hipped roofed, multicolored brick, French Eclectic apartment building is divided into three vertical divisions on the façade with a massive, stepped, brick chimney in the east bay with multipaned sashed windows on both levels to its east. There is a round tower nestled into the center, with round arched, recessed openings to the deeply recessed door on both the east and south side of the tower, each with a rock faced, ashlar limestone porch and steps with half wall railings. Between the doors are two multipaned, narrow, rectangular windows and above is a continuous, projecting header course sill and three shuttered, multipaned casement windows. The roof is conical. At the west end, is a projecting bay with a flattened, paired window, second floor bay with a cross gable overhanging the first floor paired sashed windows. On the east elevation there are paired casements and sashed windows, as well as a multipaned steel casement window near the façade on the second floor while the west elevation has a series of multipaned sashed windows, some paired. There is also a stone wing wall at the west corner. The windows appear to be the originals covered with aluminum storm windows.

7532-36 York Drive. Apartments. 1935. Original owner, O. Kubatzky and Preiss. Architect, O. Kubatzky and Son. Contractor, O. Kubatzky and Son. Noncontributing.

This U-shaped, three story (originally), multicolored yellow brick, Art Deco apartment building has pairs of distinctive frontispieces that look like fluted limestone columns terminating in front of the round windows at the top of the second floor of both wings' facades. Between there are alternating stone frieze panels in line with tiny sashed windows, creating a dashed vertical band centered on the facades. On each side are corner windows with 2/2 horizontally lighted sashes. On the interior of the courtyard, the parapet heights step up and out around a projecting bay on each side wall, with another corner window at the façade end and the distinctive Art Deco entry toward the rear, consisting of horizontal bands of a series of stone friezes, the third floor

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horizontal window as well as the large round second floor stairwell windows above the rectangular door. There is a round stone frieze, also outlined with darker brick, next to the door, like a side window. At the outer corners of these side bays as well as around the projecting corner window bays in the corners of the courtyard, there are bands of alternating courses of lighter brick and projecting darker brick to create stripes. Recessed in the center two bays are paired, sashed windows on each level with more horizontal stone friezes (also horizontally striped). Centered on the façade is the basement level entry to the underground garage, positioned under the courtyard. It retains its original metal railing with its streamlined, horizontal rails. It also retains the unusual brick and concrete lintel and original wood paneled and lighted overhead door flanked by rock faced ashlar limestone walls. Unfortunately, the building's basic design has been altered with the creation of replacement balconies with vinyl sided half wall railings as well as the addition of a fourth floor level through the addition of a series of gabled dormers, and possibly the alteration of the roofline which is now hipped, but seems to have been a flat roof behind the brick parapets. Some of the window sashes have been replaced, but some of the horizontally lighted sashed windows remain. Mostly because of the balconies and dormers, this building has lost enough of its distinctive Art Deco appearance and as such it is noncontributing to the historic district.

7535-37 York Drive. Apartments. 1937. Original owner, Joe Sherman. Architect, Frank G. Avis. Contractor, Sam Brown. Contributing.

This two story, multicolored brick, hipped roof, Tudor Revival apartment building is divided into three vertical bays on the façade. The west, recessed bay has a 6/1 sashed window on each level and a broad, end wall chimney with two chimney pots, with an upper shaft split by a recessed slit. The east bay has paired, 6/1 sashed windows on each level. Between, the central gabled bay has half timbered stucco upper walls with three casement windows clustered into a rectangular opening on the upper level. The first floor entry vestibule has a stepped parapet, forming a slightly projecting bay with a Tudor arched stone surround for the recessed doorway set to the east side of the façade. To its west is a small segmental arched, diamond paned casement window. On its west elevation is another entry door with a simple set of bullnose tile steps and a ashlar stone foundation under the tile patio (which has an iron railing) spanning across the façade of the west bay. The brick and tile steps tier to create a waterfall stoop. The side elevations have a series of sashed windows of various sizes placed irregularly except in the first floor bay near the façade of the west elevation that has a round arched, transomed window. On the east side is a basement level garage on the east side. Some windows have storm windows and some of the sashed windows appear to be replacements.

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7541-43 York Drive. Apartments. 1935. Original owner, O. Kubatzky and Preiss. Architect, O. Kubatzky and Son. Contractor, O. Kubatzky and Son. Contributing.

This two story, red, multicolored brick hipped roof apartment building has brick quoins at the corners of the façade and a brick end wall chimney on the east elevation. The façade is divided into three bays, with the east bay recessed deeper. It has paired sashed windows on the second floor above the canted, wood paneled bay window on the first floor. The west bay also has paired windows, on both levels. The center, cross gabled bay has a stone, arched top, broken pediment and door surround with a tiered stoop. Flanking the doorway are small paired sashed windows. Above are paired, multipaned casement windows with a round porthole vent in the attic of the gable end. On the east side of this gabled bay is a second entry, but this one has a rectangular stone surround. The doors have been replaced, and the sashed windows appear to be replacement 1/1 windows, but the overall Colonial Revival design is still intact.

7542-46 York Drive. Apartments. 1936. Original owner, William J. Berryman. Architect, Frank G. Avis. Contractor, Ahlemeier Building. Noncontributing.

This large U-shaped, hipped roof, yellow brick, three story apartment building has distinctive stepped frontispieces splitting the façade ends of each wing of the U. These frontispieces consist of soldier stacked bricks with glazed black brick as contrasting bands. At each edge of these bays are casement windows on each level. In the courtyard created by the U-shaped plan, there are three projecting bays for the entry vestibules that have clipped corners, but the first floors of these bays have been modified, painting the walls (or enclosing them with new cladding) and overlaying a standing seam metal mansard with modillions below. The two vertical light stairwell windows above are separated by a simple stone frieze spanning the same width to create a tall vertical, slightly recessed shaft flanked by brick, but the parapets of these bays, which extend above the roof eave have been similarly clad with a mansard. To either side of the rear courtyard entry and on the adjacent side elevations facing the courtyard are triple, sashed window units, a few of which retain the 3/3 horizontally lighted wood sashed windows. Across the main walls, there is a broad band of diamond patterned brick and between the windows of each bay is a stacked, soldier brick panel. At the front edge of the courtyard, spanning between the wings are the concrete piers spanned by the original Art Deco railing and flanking concrete stairs and railings. Centered below is the garage door to the basement level garage under the courtyard. It has rock faced ashlar limestone retaining walls on the driveway ramp. Most of the windows have been replaced, especially the corner windows, but the most extensive alteration to the original architectural design is the metal mansards on the entry bays—if those were removed, the building would probably be contributing to the district despite the loss of original windows because of the distinctive Art Deco features and building forms.

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7545 York Drive. Apartments. 1937. Original owner, Adaber Realty. Architect, Benjamin Shapiro. Contractor, Adaber Realty. Contributing.

This three story, hipped roof apartment building has multicolored brick walls with four vertical bays on the façade that are each distinct. The east bay has an arched parapet with radiating brick above the lintel of the third floor window, which is a transomed, paired casement window with a faux iron balcony railing, while the first and second floor have multipaned, sashed windows. The first floor soldier course lintel extends across this bay, as well as the one on the side elevation and the bay to the east. The two inner bays share a hipped roof over the slight projecting façade wall on the upper two levels of both bays. The second bay has a series of brick arcades at the base of this bay and a cantilevered, shed roofed balcony supported by corner posts and with iron railings. This level has paired French doors, but the other two levels have more multipaned sashed windows. The bay to the west is the entry bay and the first floor is clad in rock faced ashlar limestone with smooth limestone quoins flanking the rectangular door opening. At the top of the first floor, the overhanging bay has a row of dentils and course of smooth limestone. The second floor paired casement window opening is framed by smooth limestone and spanned by an iron balcony. The third floor window is a paired casement window with a double transom, the top forming a fanlight transom in the round arched, keystone opening. There is a brick string course near the roofline and a soldier course at the transom line. The west bay has an arched top parapet with a triple window unit on each level, sashed with an arched transom and faux iron balcony railing on the third floor. The second floor has sashed windows, with a raised meeting rail like the third floor windows, but this opening is rectangular with a sawtooth, soldier course lintel while the first floor has a slightly projecting, flat bay with a shed roof and heavy timber framing surround the same rectangular windows. There is a watertable of rock faced ashlar limestone in this bay. On the west side is a brick, tiered, end wall chimney. The windows appear original, but most have storm windows.

7550 York Drive. Apartments. 1957. Original owner, M. M. Carouthers. Architect, Arthur Rathert. Contractor, M. M. Carouthers. Contributing.

This mid-century Modern, two story, brick apartment building has tall, end wall brick chimneys on each side elevation that extend through the overhanging eaves of the hipped roof. The façade is symmetrical, divided into three bays by projecting concrete structural beams framing the sides and top of the central entry bay (which extends just above the eaves of the main roof). Most of this bay is spanned by a four-light (horizontal) glass wall the width of the paired aluminum framed glass entry doors. On either side bay, the windows span the entire width, forming a broad horizontal element with sashed windows flanking a large plate glass window. The brick side

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elevation walls project as piers on the outer corners and spanning under each of these bays is a rock faced ashlar limestone planter box, part of the original design. Unfortunately, it appears the windows have been replaced within the original openings and even more critical is the dark gray paint used to cover the original brick color(s). Even so, because of the strong horizontal window bays and the prominent entry bay which still retains its original window framing and doors, the building is minimally contributing to the district.

7553-67 York Drive. Apartments. 1931. Original owner, Alco Investment. Architect, Frank G. Avis. Contractor, Swan Supply. Contributing.

Despite the fact that this is a massive serpentine E-shaped, two story apartment building complex, it has been designed with three wings towards the façade that appear to be a cluster of smaller Tudor Revival residences, with each façade of the wings having a different design. This multicolored, side gabled brick building has side gabled, intersecting wings on the facades. The center façade wing is wider since it actually connects the two wings behind it.

The façade of the east wing is basically symmetrical with gabled wall dormers flanking a broad, end wall, tiered, brick chimney with off-centered sashed windows piercing through the shaft on each level. On each side, there is a sashed window on the upper level and paired windows on the lower level (Unless indicated otherwise, the sashed windows throughout the complex are multipaned on the upper sash only and have limestone sills.). Scattered rock faced limestone extend up the corners of the building and on the foundation adjacent to the limestone base to the chimney as well as form a wing wall on the east corner.

The façade of the center wing is symmetrical, except for the end bays. The center has paired, gabled wall dormers above paired sashed windows on the second floor with triple, sashed window units aligned below on the first floor. Between these bays of windows is a tall, 1.5 stories high, round arched, rock faced limestone frieze flanked by one story high, rock faced pilasters with capitals supporting decorative urns. This detail rests on the rock faced limestone flat lintel and door surround for the basement level garage door. In the outer bays of this center section, each level has small sashed windows. The east end bay of this façade has a pyramidal roof two story tower with a dentil course under a projecting brick band at the roofline. On the outer corner, extending out from the second floor corner is a rock faced ashlar limestone, miniature round tower with battlements on the top. There are paired sashes on both levels of the façade and single sashed windows on the east side, with a rock faced ashlar limestone foundation below a continuous beveled limestone sill.

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On the west end of this façade wing, there is a taller, nearly 2.5 story corner bay with a steeply pitched end gabled roof and stucco walls on the upper level that have scattered limestones on both elevations. It has paired windows on the façade with a small attic window above and a single window on the west side. At the base of this overhanging bay is a painted beam with modillion supports. The first floor has brick walls with two sashed windows on the façade and paired windows on the west side. The rock faced ashlar limestone is irregularly placed at the foundation extending up at the corner where it forms a portion of the angled wing wall and it also extends up to the center section of the facade. The west end wing has an asymmetrical façade divided into three vertical bays with sashed windows in the west end, on both levels and a raised ashlar limestone foundation. The center bay is a brick, end wall chimney with a round arched shaft that contains two sashed windows separated by rock faced limestone, and the base of this chimney spreads out as rock faced ashlar limestone. The east end has an intersecting cross gable facing the street with a triple, sashed window unit in a slightly overhanging, flattened second floor bay that has glazed terra cotta ledge with a series of circles below its flat cap that is underneath the windows and supported by terra cotta modillions, simulating a window box. On the first floor are paired sashed windows.

The variations to the bays continues to the courtyards created between each of the front wings, with numerous cross gables and even parapet bays, of various sizes as well as the use of contrasting details, stucco, rock faced limestone, terra cotta window boxes, positioned in various areas on each bay, especially on the entry bays midway down the shaft of the wings and at the back, facing the street.

At the entry facing the façade in the west courtyard, it has a steeply pitched 1.5 story high roof extending to the first floor lintels and the walls of this projecting bay are clad completely in rock faced ashlar limestone with a diamond paned, stained glass transom and sashed window with a similar terra cotta faux window box supporting two ball finials. The side walls of this bay splay out at the base and it has a central Tudor arched opening for the Gothic arched wood plank door.

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In the east courtyard, the entry facing the facade is also in a projecting gabled bay but this is an irregularly shaped bay with a gabled upper façade that merges into a façade, end wall chimney with a single chimney pot, all of which is stuccoed with scattered limestone and a single attic-like small fixed window at the third floor landing. Overlapping in front is a battlement capped with ball finials that has irregular sides to its brick walls as stones extend up the corners and while it is centered under the gable, the walls of the chimney, rock faced ashlar limestone at this level spread out toward the west side and merge with the overlapping bay as it becomes stone walls below the second floor landing paired windows. The wing walled, stone first floor has a round arched opening to the multipaned round light, round arched, wood plank door.

The elevations at the rear and the outer elevations of the east and west wing are relatively plain, with a series of single or double sashed windows on each level and eaves overhanging the brick walls. The building appears unaltered, except for the poorly repointed chimney shafts on the facades of the east and west wings.

7558-60 York Drive. Apartments. 1937. Original owner, F. Kamp. Architect, Frank G. Avis. Contractor, L. J. McWray. Contributing.

This two story, hipped slate roof with deck has a brick dentil course under the fascia. The façade is divided into four vertical bays, paired to appear to be two separate residential units. The east half has a 2.5 story cross gable on its west half with a multipaned, sashed window in the attic and triple, multipaned, sashed windows on both the first and second floor, each with a stacked, thin sandstone, flat lintel, similar to the attic level. The center window on each level is wider. This bay has two broad bands of smooth limestone with more stacked thin sandstone between these bands spanning the bay on either side of the second floor window. The second floor window on the east bay has paired 6/6 sashed windows and another sandstone lintel. Overlapping the two bays is an asymmetrical, one story, slate roofed gable over the compound segmental arched doorway with a small light in the segmental topped wood door. To the east, there is a shed roof over the equally projecting first floor bay that contains a small, rectangular, stained glass window. On the east elevation, the first bay contains another rectangular doorway with a compound header brick surround and a small light in the wood door. Above is a 6/6 sashed window. The concrete entry stoop extends across the east bay of the façade and around the first bay on the east side to access both doorways. The west half of the façade has a massive, end wall brick chimney splitting the two bays of the façade. The tiered chimney has three angled, brick flues in its upper shaft, extending far above the roof ridge. On the bay toward the center of the building is a large paired, multipaned casement window opening with another sandstone lintel. Below, the first floor opening has three narrower, multipaned casement windows with transoms

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with a sandstone lintel. On the second floor of the west end bay are triple, 4/6 sashed windows with a sandstone lintel. Below it is a shallow projecting slate shed roof for the first floor walls. Lapping over the base of the chimney and into the west bay are large blocks of dressed limestone that serve as quoining and the lintel over the rectangular doorway, but in the "joints" is a arrow band of brick. To its west is a rectangular stained glass window. There is a matching door around the corner on the west elevation, with a multipaned, sashed window above. Both doors have the original wood door with a small light near the top. The stoop for these doors span the west bay of the façade and the first bay on the side. The windows and doors are covered with storm windows, sometimes obscuring the decorative feature inside and it appears the railings are more recent replacements. Otherwise the façade seems unaltered.

7562-64 York Drive. Apartments. 1937. Original owner, F. Kamp. Architect, Frank G. Avis. Contractor, L. J. McWray. Contributing.

This two story, hipped slate roof, multicolored brick apartment building utilizes some streamline modern details to distinguish its façade. It has a symmetrical façade with clipped corners that have paired 3/3 (horizontally lighted) windows on the second floor of the clipped corner and another set wrapping onto the façade, both connected by a simple limestone sill that continues toward the center, spanning the entire vertical façade. Below each facet of this corner window, the broad stone lintel has a wide stone beveled bracket-like support. On the first floor each facet of the clipped corner and adjacent bay on the façade has simple rectangular doors with two broken limestone courses (as tall as the sills above) spanning the entire corner bay. The two inner bays are separated by a wide section of plain brick wall. Each of these bays have triple, 3/3 sashed windows (the center sashed window is wider). The second floor has a header brick course sill connecting to the first floor soldier course, sawtooth lintels. Below the first floor windows are narrow stone sills resting on another broad stringcourse of limestone. The steps to the corner entries are concrete with shallow stoops that extend across the front with a simple iron railing with adjacent rock faced sandstone planters on the outer sides. The side elevations have a large section of brick wall with windows of various sizes relegated further toward the rear. There is a gabled dormer on the west side elevation which appears original. The doors appear to be the originals with a decorative, leaded glass round light near the top, but they are obscured by the storm doors.

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7571 York Drive. Apartments. 1957. Original owner, William G. Douros. Architect, Julius Tarling. Contractor, William G. Douros. Contributing.

This multihued, light salmon brick, mid-century Modern apartment building is located at the corner with Westwood, but faces York. On both street elevations, the building is divided into two primary sections, with the four bays by the corner being three stories with a shallow hipped roof while the flanking 3 bay sections have a narrow, side gabled roof over the two story façade of what is really a flat roofed L-shaped wing wrapping the back of the building. The three story section has a projecting, concrete, continuous third floor sill, shortening its appearance and emphasizing the horizontal elements of the building. Most of the windows on the building are the original 2 (horizontal light) sashed windows, now with storm windows. On the façade of the three story section, the outer corner bay has paired windows on both levels and the next bay has shorter, single, sashed windows with the lintels aligned with the adjacent bays. The next bay to the east has triple, sashed window units on each floor. The east bay of this section is set off by an exposed concrete frame surrounding each level. On the top level there is a rectangular glass block window within the brick wall surface while the second floor bay is completely spanned by the aluminum framed eight light stairwell window and the first floor is completely spanned by the entry, half of which is the aluminum framed commercial style door and the other half a fixed plate glass window. The east half of the façade is divided into three vertical bays with triple window units in the west bay, smaller, single, sashed windows in the middle and paired sashed windows in the east bay. Spanning below the entry and overlapping into the two adjacent bays it the exposed concrete beam and a concrete slab platform with iron railings and side entry stairs that is suspended over the concrete retaining walls and driveway ramp down to the original, wood paneled and lighted basement level garage. Both side elevations are simple in design with single or paired sashed widows aligned in vertical bays. Except for the storm windows, the building appears unaltered.

7572-74 York Drive. Apartments. 1935. Original owner, Hanley Realty. Architect, C. E. Smith and Company. Contractor, Hanley Realty. Contributing.

This two story, multicolored brick, hipped roof, Tudor Revival apartment building is located at the corner with Westwood, but its primary façade is on York. That elevation is divided into three primary vertical divisions, with the central, hipped roof, projecting bay containing a tall, rock faced ashlar limestone, round arched vaulted entry that is outlined by large rock faced stones and primarily filled with slender stacked stones. It has a segmental arch top that touches to the stone sill of the second floor's four multipaned, transoms and casement windows surrounded by rock faced ashlar limestone quoins. To either side of the recessed doorway fault is a small rectangular casement window. To the east of the entry bay there is a cross gable over another four unit

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casement window, the second floor with transoms, and the first floor without transoms (but it has a soldier brick, splayed lintel with a stone keystone). Above the second floor window, in the gable end is tumbled brick. Facing west, there is a matching, vaulted stone entry in the central hipped bay, but it is narrower and has paired, transomed casement windows above. Between this central bay and the west, recessed bay is a tall, brick end wall chimney that has three angled upper shafts with chimney pots. The west bay has paired, transomed casements on both levels, but the first floor projects slightly with a shed slate roof matching the main roof. The west elevation is also divided into three vertical bays, with the northern gabled wall dormer containing the top portion of the massive nine-light, multipaned fixed window. On the first floor of this façade as well as in the middle bay, there are clustered, transomed casement windows. The rear bay has stucco half timbered walls on the second floor of the cross gable, positioned with a lower ridge and it has paired, transomed casements while the brick section of the walls below have a triple casement unit. At the façade corner and separating the rear bay, there are tall brick wing walls angling out and at the rear corner there is a stone wing wall. The building appears unaltered, even retaining the multipaned basement windows, except for the use of storm doors obscures the view of the entry doors.

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Statement of Significance

Architects

Avis, Frank G.
Boberg, Ernest B.
Boulicault, Marcel J.
Conzelman, Russell A.
Corrubia, Angelo B. M.
Etz, Carl
Goldman, Samuel B.
Grueninger, Raymond X.
Grunik, John A.
Hanley Realty
Howard, Norman B.
Hunter & Hunter
Johnson & Maack
Joy, N. C.
Kelley, Edward B.
Kubatzky, Johann C. "Otto"
Lawler, Edward J.
Lorenz & Grueninger
McMahon, Bernard
McMahon, Robert
Manske & Bartling
Millerbaugh, T. J.

Modern Construction

Mutruux, Edouard J.
Nolte & Nauman
O'Connor, Thomas
O. Kubatzky & Son
Pleitsch & Price
Rathert, Arthur E.
Reese, W. R.
Ridington, A. Blair
Rubin, Saul L.
Saum Architects
Schwerdtfeger, Oscar W.
Shakosky, Sol
Shapiro, Ben
Smith, C.E. & Co.
Stauder, Adolph F.
Suburban Home Bldg.
Tarling, Julius E.
Wagner, Henry A.
Wedemeyer & Nelson
Weinel, Cay
Williamson, Ogden D.
Woods, B.
Wunderlich, John

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SUMMARY

The Moorlands Addition Apartment District is located in Clayton, St. Louis County, Missouri, just east of Clayton's business district (roughly six miles west of downtown St. Louis [Independent City]). The Moorlands Addition was platted in 1922 as a private place, a common development concept in St. Louis. Private place developments provided building covenants and restrictions that were initially limited to wealthy, upper-class citizens. These enclaves offered the wealthy respite from the normal crowding, crime, pollution, and disease of an urban center in the late 1800s and early 1900s. In St. Louis, these carefully planned neighborhoods helped to define the city's metropolitan character, which began to extend beyond the city's limits at the turn of the century. Private places declined in popularity in St. Louis City by the 1920s, though they remained fashionable in St. Louis County into the 1930s. The Moorlands Addition Apartment District is a notable private place for a number of reasons. After 1900, private place developments began to cater more frequently to the middle-class – this concentration of apartment buildings on the west portion of the Moorlands Addition is a good example of this pattern. Originally designed as a restricted neighborhood for single-family dwellings only, within the first decade of its establishment the neighborhood's covenants were altered to allow multi-family housing west of Glenridge Avenue. All other restrictions remained intact, including mandates relating to design, construction, landscaping, streets and property ownership. The neighborhood was one of the county's earliest multi-family developments to cater to automobile owners, illustrated by the district's numerous original underground parking garages. The Moorlands Addition Apartment District retains one of the metropolitan area's largest and most distinctive collections of early twentieth-century multi-family housing. The district is eligible for the National Register of Historic Places under Criterion A: Community Planning and Development for its role in the development of St. Louis County (and Clayton) as a uniquely intact multi-family private place. The Moorlands Addition Apartment District is also eligible under Criterion C: Architecture in relation to its consistent architectural character mandated by building restrictions and covenants. The period of significance is 1922 – 1961, which corresponds to the neighborhood's era of development and construction. The level of significance is local, associated with residential growth of Clayton and St. Louis County during the early-to-mid twentieth century.

PRIVATE PLACE DEVELOPMENT IN ST. LOUIS COUNTY

St. Louis experienced rapid population growth during the mid-to-late nineteenth century – population statistics reflect this trend as in 1850, the city held 77,860 residents and a decade later (in 1860) this number more than doubled to 160,773 citizens. This pattern continued when in 1870, St. Louis held a total of 310,864 residents.¹ As was true for most large industrialized cities, St. Louis began to suffer from overcrowded neighborhoods and unhealthy living conditions for inner-city residents as crime, pollution, and disease took their toll. The city's wealthiest residents were able to flee these conditions and create their own neighborhoods – which became known as “private places.” These enclaves provided restrictions and covenants

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intended to preserve the character of the neighborhood and limit encroaching industrial and commercial sprawl. The earliest of these restricted, wealthy neighborhoods was Lucas Place, a private development established in 1851 by James H. Lucas. Lucas incorporated deed restrictions that included traffic “limited to private pleasure vehicles,” standard building set-backs, and restricted buildings to single-family homes (with an exception that allowed churches and schools).² Lucas Street was not a “true private street development,” as the neighborhood was not physically separated from the city’s industrial and commercial sectors, which soon invaded the development. Lucas Place nonetheless set the stage for the city’s future, more successful private neighborhoods such as Benton Place (1868), Vandeventer Place (1870), and Shaw Place (1878).³ For a period of six decades (1850 – 1920), St. Louis reigned prominent in the nation’s development of private places.⁴ Though private places were not exclusive to St. Louis – the planning ideal was used more frequently (and successfully) in St. Louis than in any other city.⁵

Privately owned streets became increasingly common as developers sought ways to preserve their investments and protect real estate values.⁶ Restrictive clauses ensured a minimum (or maximum) house size and regulated lot sizes, street patterns, and building setbacks. Deed restrictions frequently mandated who owners could sell their property to, specified owner occupied houses of a similar style, and required that the development include gates that physically separated the community from major streets and adjacent developments. The developer normally designed the layout – incorporating wide sweeping streets, green spaces, trees and other landscaping touches. The developer also usually drew up the covenants and restrictions. Private places generally had associations that collected assessments for maintenance, amenities, and street and sewer repairs – some even provided private security.⁷ Until the early 1900s, private places were most frequently found within St. Louis City’s limits. Population gains soon pushed private development further than city planners anticipated when drawing the city’s boundaries in 1876.

The City of St. Louis and St. Louis County remained under a single governmental entity until 1876, when St. Louis City disassociated itself from the county as an “independent city.” The “divorce” of St. Louis County and City limited St. Louis City’s growth to a sixty-one square mile area.⁸ Though the boundary definitions seemed ample for future annexations, this proved not to be the case. Eventually the charter revisions of 1876 led private development exclusively into St. Louis County, and the governmental separation left St. Louis City landlocked.⁹ By 1900, it was clear that the county – not the city – provided the most viable area for future residential development. As the inner ring of St. Louis County’s population began to grow, many private streets incorporated as villages; whereas others remained unincorporated or were annexed by existing communities. Because any unincorporated area could be annexed without a vote of the residents, many private subdivisions quickly incorporated for their own protection, creating a patchwork of small villages and towns interspersed with larger communities.¹⁰ Almost all of these municipalities developed as commuter suburbs with the exception of very early settlements such as Ferguson and Florissant (in north St. Louis County) and Webster Groves and Kirkwood (in southwest St. Louis County).¹¹

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Private place development had an added benefit for the developers besides the defacto zoning created by restrictive deeds and covenants. In some of St. Louis' earliest private neighborhoods, developers donated the streets to the city. Once the city owned the streets, it was responsible for the maintenance and upkeep, as well as the provision of utilities. Government was ill-funded for the tasks; therefore streets often went unrepaired and/or unpaved. In some instances, improved streets were not maintained or repaired following projects such as the installation of water mains or gas pipes below streets.¹² Private places that sponsored associations were more reliable as trustees collected fees and oversaw repairs. Streets were usually repaired quickly, and residents were able to maintain a degree of control.¹³ This pattern was clearly evident in St. Louis City where as late as 1890, fifty-six percent of the streets had not been graded, curbed or paved. The 1876 charter limited taxes that the city could collect and there were few, if any, alternatives to raise the necessary funds.¹⁴ By retaining possession of the streets and control of the sewers and utilities, private place associations (like that associated with the Moorlands Addition) were able to control the visual aspects of the area, as well as maintain and upkeep the neighborhood through assessments and deed restrictions.¹⁵ Privately owned streets, therefore, became an important selling point for developers of private places.

St. Louis County's first private developments cropped up near Forest Park, "the communal 'backyard' of St. Louis."¹⁶ Though the park was used recreationally prior to the 1904 World's Fair – Louisiana Purchase Exposition, the area surrounding the park did not experience residential development until about the turn of the century at about the time that Forest Park was designated as the site of the 1904 centennial celebration.¹⁷ The immediate vicinity surrounding the park became the county's earliest area of residential development not only due Forest Park's popularity, but also as a result of Washington University's relocation from downtown St. Louis to its campus west of Forest Park (which occurred shortly after 1900). The area became increasingly popular for early private residential development following the construction of streetcar lines and infrastructural improvements that coincided with the enhancement of Forest Park during the early 1900s.¹⁸

One of the county's earliest private developments was Parkview Place, which straddled the city-county border just west of Skinker Boulevard and extended northwest into University City. Parkview Place, situated immediately west of Forest Park, was platted in 1905 by Julius Pitzman (who also designed Moorlands Addition). Parkview's development site was prime real estate – selected due to the locations of Forest Park (to the east) and Washington University (to the south), which provided existing barriers for developmental encroachment. Parkview also had direct access to streetcar and automobile routes leading directly to downtown St. Louis.¹⁹ Pitzman's plan introduced curving streets that unlike some of his earlier designs were incorporated solely for aesthetic effect.²⁰ Parkview was immediately successful, which led to the development of successive private neighborhoods in the county, including University Heights (1908), located northwest of Parkview.²¹

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The evolution of St. Louis County's private places created new suburban enclaves through the perpetuation of restrictive covenants. Unlike most precedents, however; these later developments often included churches, schools, and commercial properties. Additionally, multi-family housing became an integral component of the county's private place neighborhoods. Such trends, prompted by the American Garden City Planning and City Beautiful Movements of the early 1900s, "reflected progressive ideas that upheld the value of sunshine, fresh air, recreation, and a garden-like setting for healthy, domestic life" – they were designed to attract the "rising middle class" that became the core of St. Louis County's residential growth after 1900.³⁵ The county's private places were accessible to more people and furthered the democratization of suburban enclaves previously reserved for the wealthy.³⁶ The movement became increasingly apparent following the arrival of the automobile, which catapulted St. Louis' County's growth. The county's population continued to escalate throughout the mid-to-late twentieth century as noted in the following table. The rising population is in direct relation to the growing number of automobile owners, which rose rapidly after 1910 as the automobile became more affordable.³⁷

St. Louis County (per U.S. Census Data)	
Year	Population Estimate
1900	50,040
1910	82,417
1920	100,737
1930	211,593
1940	274,230
1950	406,349
1960	703,532
1970	973,896

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University Heights was one of several developments associated with Edward Gardner Lewis, who also organized University City in 1902 and served as the municipality's first mayor.²² Lewis strongly promoted that the size of a development served as an effective form of protection from future encroachment. This belief is clearly reflected in his design for University Heights, which holds seven miles of private boulevards.²³ Lewis allowed for the construction of multi-family residences – something formerly unassociated with private places. He also lowered minimum price requirements on single family housing. Dwellings on single lots ranged in price from \$1,500 in the northern sector of the development to \$6,000 for homes along Delmar Boulevard.²⁴ The lower end housing in University Heights was quite a contrast to Parkview, which required residents to spend no less than \$4,000 on a single dwelling.²⁵ University Heights is an early example of what was increasingly apparent in the county's private place neighborhoods. Elite communities that had formerly been accessible only to the wealthy were increasingly associated with the middle class.²⁶

One of the county's most significant developments that incorporated multi-family housing was Delmar Loop-Parkview Gardens, also located in University City. This apartment complex district was designed as two separate subdivisions – North Parkview (1913) and Delmar Garden (1920).²⁷ The neighborhood is a designated National Register Historic District (NRL 1984). Delmar Loop-Parkview Gardens District's residents relied on the streetcar and adjacent commercial development that extends along Delmar Boulevard. Like the Moorlands Addition District, restrictions were provided in relation to lot size, street patterns, building setbacks, and construction methods.²⁸ North Parkview has curved, picturesque streets, whereas Delmar Garden is "more orderly, with straight streets, landscaped parkways, shallow buildings setbacks and a predominant building type and style."²⁹ The district holds early twentieth-century two- and three-story apartment buildings characteristic of those constructed in the Moorlands Addition District.

Another early St. Louis County private place development that incorporated a large number of multi-family buildings was University Park, designed in 1922 by Cyrus Crane Willmore. Though Willmore also developed restrictive subdivisions in Webster Groves, north St. Louis County, and south St. Louis City, University Park was his only true private place development.³⁰ University Park had an added benefit of gates that restricted neighborhood access from Delmar Boulevard (north), Pershing Drive (south), and Jackson Street (west). Bordering the neighborhood's eastern edge is a park. The neighborhood allowed construction of single-family dwellings, two- and four-family flats, schools, and churches.³¹ Also similar (and constructed about the same time) are the Hi-Pointe (1917) and DeMun (1923) private neighborhoods.³² These developments, located in Clayton east of the Moorlands Addition, comprise the Hi-Pointe/DeMun Historic District (NRL March 2005). Though the neighborhoods are not true private street developments, they do incorporate restrictive covenants.³³ Like Moorlands Addition, the Hi-Pointe/DeMun District retains a large number of multi-family buildings. The Hi-Pointe and DeMun subdivisions also incorporated schools, churches and commercial establishments to create a self-contained community.³⁴

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CLAYTON HISTORY

In 1876, when the City of St. Louis separated from St. Louis County, the newly reformed county lost its county seat, St. Louis City. A number of the county's existing communities vied to become the new county seat, where a new county courthouse was to be constructed. Although Webster Groves and Kirkwood were considered as potential locations for the new seat, a more desirable offer was presented by a resident of Virginia, Ralph Clayton, who owned a farm a few miles west of St. Louis City. Clayton's farmstead proved to be an ideal spot for the new county seat and courthouse. His only stipulation was that the area surrounding the courthouse be named for him. The offer was augmented when Martin Hanley, a blacksmith and merchant, offered part of his land as well. On December 4, 1877, the issue was put to a vote and Clayton became the new seat of St. Louis County. Within a few months, a \$25,000 courthouse was completed. The combined land endowment totaled 104 acres and today constitutes Clayton's downtown business district.³⁸

Clayton benefited from the westward migration patterns noted earlier. Although the community held little more than the courthouse and surrounding businesses initially, Clayton began to grow within the first few decades following its establishment.³⁹ By the 1880s, Clayton boasted a schoolhouse and a newspaper, though the town had very few residents and most businesses catered to the courthouse crowd. The first electric trolleys to Clayton began running in 1895; the first volunteer fire department was formed in 1897; and electric, water and phone lines were completed in 1905. In 1900, Clayton held only 76 residents; this number did not significantly increase until 1920, when the city recorded a total of 3,028 residents.⁴⁰ In February, 1913, the city was incorporated.⁴¹ Despite its slow start, Clayton underwent a period of tremendous growth after 1910. By 1930, Clayton held 9,613 residents and a decade later in 1940, 13,069 residents.⁴² The abrupt change after 1910 was aided in large part by the provision of municipal services that occurred in 1902 - 1906, as well as the changes to Forest Park (which abutted Clayton's eastern edge). Also important to the city's marked post World War I growth was increasing access to public and private modes of transportation.⁴³ In addition to the private subdivisions noted earlier, Clayton experienced significant increases in private place developments after 1920. Within an 18-month period extending from 1922 to 1923, five private subdivision plats were filed for approval within the City of Clayton alone, including that of the Moorlands Addition.⁴⁴

Clayton's population again was boosted at the end of the 1920s, when the city served as a popular shopping attraction and a local business association was established to foster its commercial growth and development.⁴⁵ Clayton's population in 1930 was 9,613 - by 1940, this number had risen to 13,069, which would be the most significant increase in the City's history. In 1950, Clayton recorded its largest number of residents as 16,035. Since that time, the city's population has gradually diminished with 15,245 residents in 1960; 16,100 in 1970; 14,306 in 1980; and 13,874 in 1990.⁴⁶ In 1930, the City passed a bond to construct a new courthouse, completed in 1931. In 1936, a public park, Shaw, was dedicated in honor of the City's mayor,

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Charles A. Shaw. Shaw was a real estate developer whose firm played an integral role in developing properties within the Moorlands Addition, as well as Lake Forest and Claverach Park—two additional early twentieth-century private neighborhoods in Clayton.⁴⁷

“By 1940, Clayton began to assume a cosmopolitan aspect.”⁴⁸ Post World War II development continued as the City passed a million-dollar bond used to construct a new high school, widen and improve streets, and expand Shaw Park. “The improvements aided large scale commercialization” and a number of multi-story office buildings were constructed during the 1960s-1970s after building height restrictions were lifted in 1959.⁴⁹ Clayton’s private residential neighborhoods established in the early 1900s continue to reflect an upper-middle-class flavor. It is these resources, including the Moorlands Addition Apartment District, that grant the city its most unique sense of time and place, having changed minimally since the mid-1900s.

THE MOORLANDS ADDITION HISTORY

Moorlands Addition’s plat and restrictions were filed with St. Louis County in 1922. The subdivision is situated in what was unincorporated St. Louis County just east of Hanley Road, bordered roughly at the west by Big Bend Boulevard (formerly Pennsylvania Avenue) and at the south by Clayton Road. Extending along the northern edge of the subdivision is Wydown Avenue, which held associated lots (including some developed as single-family houses) along the south side of the street. The Moorlands Land Company consisted of three trustees: Sidney T. Bixby, Frederick L. Cornwell, and W. J. Holbrook. Bixby was the community’s primary developer. He was the son of William K. Bixby, president of the Missouri Car and Foundry Company and president of Washington University. Sidney Bixby joined his father’s business for a short time after serving in World War I. He embarked on a professional career as an associate of Holbrook-Blackwelder Real Estate Company. Bixby left the firm in 1912 to serve as vice-president of the Share and Mortgage Company, where he was employed until his death in 1927.⁵⁰

Bixby’s associate, Fredrick L. Cornwell, was a lawyer. Cornwell’s father, Fredrick J. Cornwell, founded the F. J. Cornwell Real Estate Company. Fredrick and his brother, Alex Cornwell, operated the real estate company as partners following the death of their father in 1934.⁵¹ Walter J. Holbrook was another prestigious St. Louis realtor. He was president of the Holbrook-Blackwelder Real Estate Company (where Bixby also worked). Holbrook moved from Connecticut to St. Louis in 1892 and worked in banking for several years (in Connecticut, Kansas, and Missouri) before establishing a real estate partnership with George H. Blackwelder in 1900.⁵² Holbrook died in 1930.⁵³

The Moorlands Addition was designed by Julius Pitzman, a well-known civil engineer and surveyor who designed many of the metropolitan area’s most distinctive subdivisions. Pitzman was born in Prussia in 1837. He came to the United States in 1854 and in 1856, began working as an engineer for the City of St. Louis. In 1857, Pitzman became the county’s chief surveyor. He opened a private practice in 1869, Pitzman’s Company of Surveyors and Engineers. Pitzman continued working as a surveyor and engineer throughout the nineteenth

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and early twentieth centuries. Following the split of St. Louis City and County in 1876, he served as commissioner in charge of dividing large estates. He also served on the Board of Equalization that was responsible for revising city and county property assessments after 1876. In 1874, Pitzman was hired to design Forest Park. He also designed a number of private places, including Vandeventer, Westmoreland, and Portland Places.⁵⁴ Pitzman died in 1923 and was buried in St. Louis' Bellefontaine Cemetery.

Unlike many of Pitzman's earlier projects, which incorporated curvilinear streets, the Moorlands Addition features a rectilinear layout (with exception of the original eastern section of the plat that is Claverach Park and not part of the district). Pitzman's design was true to the park-like setting that accompanied his earlier work, incorporating large areas of green space, thirty-foot setbacks on main streets, and 15-foot set backs on narrower avenues such as Glenridge and Westwood.⁵⁵ The Moorlands Addition was originally platted as a large subdivision for single family homes only. Blocks situated near the middle of the subdivision were 65 feet wide, whereas lots that bordered the edges of the development were 80 feet wide. The only street that held exception to the standardized lot sizes was Glenridge Avenue, which held end lots of 80-foot widths and central lots of 65-foot widths. Additionally, side yards were designed to measure at least 15 feet wide (for 80-foot lots) and 10 feet wide (for 65-foot lots).

Moorlands Addition incorporated restrictions regarding construction. Individual dwellings had to incur minimum expenses of \$6,000 each; and exterior walls could only be constructed of stone, brick, or concrete. Wire mesh fencing and hedges up to four feet were allowed, but hedges had to be set back at least two feet from sidewalks. Ownership was invested in the trustees until their deaths, at which time ownership reverted to the land owners in common. The development also included racial covenants that permitted "no person not wholly of Caucasian blood" to reside in the neighborhood "unless employed as a servant."⁵⁶ All of the restrictions were sealed until January 1, 1968, a provision that created a plethora of problems for both the developers and early residents.⁵⁷

Although several of the subdivision lots sold quickly and the first house was constructed in 1923, construction of housing was extremely slow. One lot that sold in 1922 did not hold a house until 1939; and in 1924, only three houses had been constructed.⁵⁸ Due to slow lot sales and the sluggish construction schedule, trustees and lot owners met on January 24, 1925, and agreed that multi-family housing should be allowed in the subdivision. The new provision was not formally approved – nor was it unanimously agreed upon. A lawsuit ensued, filed by the property owners who did not wish to allow multi-family housing. The suit was complicated by the fact that two apartment buildings had already been constructed prior to 1925.⁵⁹

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When the Moorlands lawsuit was filed, laws regarding deed restrictions in private places were well established. Private place restrictions were typically written to prevent any changes. In the case of the Moorlands Addition, the clause that restricted any change until 1968 was virtually ironclad. The initial lawsuit was followed by an appeal, which was dismissed by a settlement filed on June 30, 1926. Although many residents attempted to overturn the settlement, their votes were insufficient to change the revisions that allowed multi-family housing.⁶⁰ The settlement split the original Moorlands Addition development into two sections. The eastern half of the reassigned neighborhood was renamed as Claverach Park and included property east of Audubon Drive. This portion of the subdivision included curvilinear streets, large lots, and only allowed single-family housing. West of Audubon Drive the subdivision remained known as the Moorlands Addition and was laid out paralleling Clayton Road and Wydown Avenue. These were flanked by the access street of Audubon Drive on the east and Westwod Drive on the west, then bisected by Glenridge Avenue. While the area of the Moorlands Addition between Audubon Drive and Glenridge Avenue continued to be developed as single family residences. From Glenridge Avenue west became almost exclusively multi-family buildings.⁶¹

The revised building restrictions that applied to the apartments in the newly bounded Moorlands Addition limited end lot developments to one- and two-story, two-family units to more closely blend with the single-family residences to the east. Roofs on the two-family buildings could not be flat, and each property had to have construction costs of at least \$20,000. For buildings that occupied two lots, four-family units were permitted, but were required to face the street. Two-family flats had to have two distinct entrances. Middle lots in the Moorlands Addition could hold buildings up to three-stories in height. Acceptable roof pitches for mid-section buildings included mansard, hipped and gabled (no flat roofs were allowed). West end lots could hold buildings up to six-stories in height, and these buildings could only have mansard or gabled roofs. The 1926 amendments explicitly stated that no changes would be permitted henceforth beginning June 30, 1926 (the date that the document was filed) until January 1, 1962. These restrictions included provisions for special elections in the original indenture as well as the 1925 meeting amendments.⁶²

The Moorlands Addition Apartment District demonstrates an important tool used by developers throughout the St. Louis metropolitan region. By establishing private places, developers were able to promote new subdivisions and ensure stable environments. Furthermore, through construction mandates (which occurred prior to the incorporation of zoning laws), developers were able to maintain sustainable growth patterns. The private street concept furthered stability by acting not solely as a type of zoning ordinance, but also by privatizing the street itself and controlling many utility services normally mandated by municipalities. Private ownership of these neighborhoods may have increased the costs of living, but the additional expense provided insurance that residents would not find themselves living next to a high rise apartment, a busy commercial building, or an industrial complex.

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One of the most unique additions to the apartments and multi-family flats constructed in the Moorlands Addition relates to the properties' automobile garages. Of the neighborhood's 204 buildings, 170 were constructed with automobile parking facilities. Most of these buildings incorporated underground parking garages. The addition demonstrates the importance of the automobile in American society, particularly as it transitioned (as did housing) to fit middle class incomes and lifestyles.

The most highly praised suburban development of the decade planned for its residents, in part, by planning for their cars. Increasing reliance on the car had many effects on residential planning, as motor vehicle registration jumped from 9 million in 1920 to 20 million in 1930. Across the country, . . . garages became standard in almost every class of development.⁶³

The Moorlands Addition attracted a wide range of residents, ranging from upper-middle-class professionals – such as doctors, lawyers, and business owners – to salesmen, factory employees, and printers. Most occupants were married. A number of widows also resided in the neighborhood's multi-family units. Not as common were employed working women. An evaluation of the 1939 county directory using a random sample of 75 residences indicates that of the 17 single women identified in the sample, 16 were widows and only two women were employed. These included Mrs. Winifred C. Stumpe of 7520 Byron Place who worked as an “advisor” and Eugenia I. Rucker of 7501 York Drive who was a teacher.⁶⁴ These statistics are not unique by any means, particularly in suburban neighborhoods where as late as 1950, only 9% of women worked outside the home as “compared to 27% for the population as a whole.”⁶⁵ By 1955, only a few of the 1939 residents remained at their 1939 residences, including Gerard Kevil of 7514 Byron Place (a “superintendent”), Maurice Press of 7508 York Drive (a physician), and Charles Schall of 7519 Cromwell Place (a manufacturing representative). Also of note is that Clayton's Mayor Charles A. Shaw lived at 7500 Wydown Boulevard with his wife, May, in 1939.⁶⁶ Additional well-known residents of the Moorlands Addition included Harry Scullin, President of Scullin Steel who resided at 7445 Cromwell; Harry Edison, who established Edison Shoe (which moved from Atlanta to St. Louis in 1929) at 7434 Buckingham; and Jacob C. Cohen, President of Purity Oil Company, who resided at 7455 Oxford Drive.⁶⁷

The Moorlands Addition was similar to other private county developments in many respects – ownership, construction, design, and occupancy were controlled through covenants and restrictions. The neighborhood was not the first to incorporate large numbers of multi-family housing but it was an early example. When the Moorlands Addition allowed multi-family housing construction, it was not a bold social gesture on the part of the developers. Rather, it was a pragmatic move to save their investment. The Moorlands Addition Apartment District has all the hallmarks of a typical private place, from uniform setbacks and building styles, to private streets and assessments to pay for them. Unlike most private places, however; the Moorlands

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Addition Apartment District offered amenities to middle-class apartment dwellers, not just wealthy home owners. It was also significant in that the neighborhood was an early development that catered to the automobile. Although this latter attribute was familiar in suburban planning by the 1930s, it was not a common concept when developers initiated multi-family housing construction in 1924.

ARCHITECTURE IN THE MOORLANDS ADDITION APARTMENT DISTRICT

The Moorlands Addition Apartment District has a consistent architectural style that was strongly influenced by the restrictions and covenants governing the subdivision. The buildings had to be made of brick stone or concrete, had to have gabled, mansard or hipped roofs, as well as minimum prices and standard setbacks and porch sizes. These restrictions created a consistent look throughout the neighborhood, further aided by the wide streets and green spaces. The Moorlands Addition Apartment District has a rectilinear street pattern with only a mild bend along Westwood. There are mature trees in front of most buildings, and the setbacks insure green space exists even in front of apartment buildings, not just the single and multi-family flats. The sweep of Westwood and the green space combine to create continuity between the Moorlands Addition Apartment District and Claverach Park, which adjoins the Moorlands Addition at the district's eastern edge.⁶⁸

The majority of the apartment buildings along Westwood are three-story brick buildings. Most are red brick, though some buildings have buff or brown brick exteriors. A few of the buildings have stone façades. Most of the apartments have gabled roofs. A few buildings have very low hipped roofs. Some of the later Art Deco and Art Moderne designs have low mansard roofs that almost appear flat. The buildings all have entries facing the street. Most of the apartments have driveways from the street that extend to the rear property. Nearly all of the apartments have underground parking garages (as noted previously).

Many of the apartment buildings are Tudor Revival, with steep pitched roofs, multiple gables, half timber facades and stone detailing, as well as massed entries. Some of the apartments have stone towers – though this feature is more common on single family homes. The Tudor Revival style's brick and stone construction and steeply pitched roofs were within the neighborhood's building restrictions. Additionally, the style was extremely popular in the 1920s and 1930s, when many of the apartments were constructed. The style allowed the apartment buildings to more closely resemble single family homes, which fit the character of the neighborhood and is notable as the original community was designed to be void of multi-family housing.⁶⁹

The Moorlands Addition Apartment District includes some Italian Renaissance apartment buildings. These buildings have mansard and low hipped roofs, corner quoins, and are often quite intricate with bracketed eaves and dentils below the roof lines. Windows are frequently arched or arched openings, and doors are elaborately decorated. The style became popular during the

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early twentieth century, at about the same time that the Moorlands Addition was being developed. Italian Renaissance architecture also fit well within the restrictions and allowed variation from one house to another. The style's massing blended with the other apartment buildings and adjacent houses. The neighborhood's Italian Renaissance buildings are mainly brick, and most date to the same construction period as the Tudor Revival buildings.⁷⁰

Also of note are a limited number of Art Deco apartment buildings, two of which are located on Westwood. These buildings have smooth wall finishes, typically concrete; geometric patterns that create visual details; and vertical massing. One building has a curved façade and balconies that extend from the side of the building. Art Deco became popular in America during the 1920s. It remained a dominant architectural style until the advent of World War II, coinciding with the largest period of development in the Moorlands Addition Apartment District. Art Deco was a newer style when the Moorlands Addition was platted but by the time most buildings were constructed, it was considered to be innovative. The clean lines and geometric patterns of the style served to break up the block and catch the eye, yet remained within the district's building restrictions.⁷¹

The neighborhood's two- and four-family dwellings reflect similar architectural styles as demonstrated in the district's apartment buildings. These buildings are generally two-story homes and most are brick. Tudor Revival and Italian Renaissance styles dominate the flats, though a few are Art Deco. The multi-family housing, like the apartment buildings, followed design restrictions applied to the district beginning in 1926.⁷² A number of well-known architects designed buildings for the Moorlands Addition. This was not an uncommon concept for single-family neighborhoods constructed in the 1920s-30s. Most builders and developers "used uniform themes for subdivisions and blocks of new houses" and "not all the new suburbs . . . catered to the wealthy."⁷³ It was unique, however; that such care was demonstrated in designing a neighborhood comprised almost entirely of apartment buildings and flats. Not until the 1960s did architect-designed multi-family communities gain popularity as developers began to address middle-class housing types that had been previously ignored.⁷⁴

ARCHITECTS IN THE MOORLANDS ADDITION APARTMENT DISTRICT

Avis, Frank G.

7525-27, 7529-31, 7535-39 Byron; 7436, 7442, 7507-09, 7527-29, 7531-33, 7537-39 Cromwell; 7400, 7449, 7542-44, 7561-63, 7570-72 Oxford; 7451, 7537 Parkdale; 7407, 7535-37, 7570 Wellington; 7526 Wydown; 7526, 7535-37, 7542-46, 7558-60, 7562-64 York

Frank (Frances) G. Avis was born in St. Louis in 1898. He is best known for designing residences and apartments, most of which were located in Clayton, University City, and the Central West End neighborhoods of St. Louis City. Avis opened an architectural office in Maplewood in 1926 and later moved his business to either Brentwood or Kirkwood (sources vary). He designed his own home located 1254 Laclede Station Road, Richmond Heights.⁷⁵

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Boberg, Ernest B.

7501-05 Clayton

Ernest B. Boberg was a real estate developer / contractor who in addition to the Moorlands commission also constructed several apartment complexes in Maplewood.⁷⁶

Boulicault, Marcel J.

7500 Buckingham; 7501 Cromwell; 7501 Parkdale; 7501 York

Marcel J. Boulicault was born in St. Louis in 1896. He attended public schools in St. Louis and completed a Fine Arts degree from Washington University. He also attended Washington University's adjunct Beaux Arts Institute of Design. In 1915, Boulicault was awarded the Spiering Prize through the Institute of Design, which helped to launch his early architectural career at Study & Farrar of St. Louis. Boulicault began an independent practice in 1924.⁷⁷ Boulicault designed a number of public schools but he is also very well known for his mid-century modern public buildings, including that of the Jefferson State Office Building (Jefferson City, MO) constructed in 1952 and the Louis H. Kohler Building (no longer extant) constructed in 1962 (St. Louis, MO). Boulicault also designed the Clayton Public Library and the approaches for the Jefferson Barracks Bridge in St. Louis County. He died in 1961.⁷⁸

Conzelman, Russell Axtell

7570 Byron; 7519 Cromwell; 7517-19, 7535 Oxford; 765 Westwood

Russell Conzelman was born in St. Louis in 1892 and died in 1952. He was survived by his wife, Frances. The couple resided in Richmond Heights.⁷⁹ In addition to his work in the Moorlands, Conzelman also designed homes in Hampton Park (Richmond Heights) and Ames Place (University City).

Corrubia & Henderson

7510 Parkdale

The firm of Corrubia & Henderson was a partnership between Angelo B.M. Corrubia and Gale Henderson, which existed from 1921 – 1926. Corrubia was born in Italy in 1880. He attended Washington University, MIT, and taught architecture at the University of Illinois. Corrubia worked with architect M. Franklin Cann in 1915-1921 and with Gale Henderson until 1926. Corrubia and Gale designed houses at 6390 and 6400 Forsyth, 6465 Wydown, and 5 Wydown Terrace. Corrubia's best known design in St. Louis is St. Ambrose Catholic Church, located in The Hill neighborhood.⁸⁰ The architectural office for Corrubia & Gale was located at 119 North Seventh Street, St. Louis.⁸¹

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Gale Evans Henderson was born in St. James, Missouri in 1890. He attended Sherman School and the Manual Training School in St. Louis, and acquired an architectural degree from Washington University in c. 1910. Following graduation from Washington University, Henderson formed a partnership, Maritz and Henderson (which later became Corrubia and Henderson). In 1926, Henderson left to work independently and opened an office at 406 Market Street. Henderson designed numerous residences, churches, public buildings, and factories. Examples of his work include dwellings in Westmoreland Place and the St. Louis Country Club neighborhoods, Central Church of Christ on Skinker Boulevard, Steelcote Paint and Varnish Company, and Epsworth School.⁸² Henderson died in 1969, survived by two daughters and his wife, Marie Gallenkamp.⁸³

Etz, Carl

7527 Oxford

Carl Etz, an architect, resided at 9507 W. Milton Avenue, Overland, in 1930. In addition to the residence at 7527 Oxford (within the district), he designed Fayette City Hall in Howard County, Missouri.⁸⁴ Etz designed a number of buildings for the Rittenour School District, which is situated in Overland.⁸⁵

Goldman, Samuel B.

7536-38 Buckingham; 7500 Byron

Samuel Goldman resided at 749 Leland Avenue, University City, in 1945.⁸⁶

Grueninger, Raymond X.

7571 Wellington

Ray Grueninger, an architect, resided at 321 Central Place, Kirkwood, in 1945.⁸⁷

Grunik, John A.

7575 Parkdale

John Grunik, an architect, resided at 7317 Maryland Avenue, University City, in 1930.⁸⁸ Grunik (in addition to 7575 Parkdale) designed residential properties in Ladue and University City.⁸⁹

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Hanley Realty

7554-58 Buckingham

Henderson, Gale (see Corrubia & Henderson)

Howard, Norman

619, 621, 625 Westwood

Norman Howard resided at Reble [sic] Avenue in 1945.⁹⁰

Hunter & Hunter

7562 Oxford

Hunter & Hunter was an engineering firm owned by John and Robert P. Hunter. It was located in Webster Groves during the 1930s-40s.⁹¹

Johnson & Maack

7507 Buckingham

Research is unclear as to whom "Johnson" is in this company. Albert C. Maack, an architect, resided at 116 E. Swan Avenue, Webster Groves, in 1945.⁹²

Joy, N.C.

7500, 7506 Wydown

N.C. Joy was probably associated with Joy Homes, Inc., building contractors, located at 515 W. Summit Place, Webster Groves, in 1930. At that time, the company's president was Wilford Joy.⁹³

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Kelley, Edward B.

7508 Oxford; 7564-66 Parkdale; 7548 Wellington

Edward Kelley established his architectural office in 1921 in Richmond Heights, where he was also employed as the city's building commissioner. Kelley designed residences, churches, schools, and a variety of buildings, including several homes in the Bennett Avenue Historic District (NRL, 2007) and numerous dwellings in St. Ann, Missouri. During the 1930s, Kelley worked for the St. Louis Board of Public Service. Afterward, he worked for Mauran, Russell and Crowl (St. Louis), specializing in the design of small arms plants for World War II while also employed as a tool-maker for Emerson Electric (in Ferguson, Missouri). Kelley died in 1960.⁹⁴

Kubatzky, Johann Carl Otto (& Son – Woodrow Kubatzky)

7552-57 Wellington; 7531-33, 7536, 7536, 7541 York

Otto Kubatzky was born in Germany in 1869 and studied architecture at Heidelberg University. In 1893 (at the age of 24), Kubatzky came to see Chicago's Columbian Exposition. He remained in the United States and moved several times prior to settling in San Jose in about 1895. Kubatzky worked as an architect and builder, designing residential and commercial buildings. In 1909, Kubatzky's wife died (name unknown) and he moved to St. Louis, along with his two daughters, Marguerite and Loveera. Kubatzky remarried in ca. 1910 to Lorena Garner Pettus Quinton (of Mississippi) and the couple moved to Tulsa in 1918. In Tulsa, Kubatzky designed the Plaza Theater (originally known as the Alhambra Theater) which still stands today. He returned to St. Louis (Clayton) in 1930 where he designed a number of houses in north St. Louis. During this time, Kubatzky worked closely with Pittsburgh Plate Glass Company (of Crystal City, Missouri). Kubatzky designed and patented a unique ventilator for the company that could be installed in glass block windows. Kubatzky and Lorena had two sons, Theodore and Woodrow.⁹⁵ Woodrow Kubatzky, also an architect, designed homes for the Hanley Downs (Richmond Heights) neighborhood platted in 1938. The neighborhood was intended to attract first-time home buyers and middle class families by providing affordably priced housing.⁹⁶ The elder Kubatzky (Otto) died in 1960.⁹⁷

Lawler, Edward J.

7514 Buckingham; 7501 Byron; 7501 Wellington; 7500 York

Edward Lawler, an architect, resided at 7637 Dale Avenue, Richmond Heights, in 1945.⁹⁸

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Loomstein, Meyer

7528 Oxford

Meyer Loomstein, an architect, resided at 7806 Gannon Avenue, University City, in 1945.⁹⁹

Lorenz & Grueninger

7526 Wellington

See: John A. Lorenz; Raymond X. Grueninger

Manske & Bartling

7560-64 Wydown

Manske & Bartling was a St. Louis architectural partnership between Walter P. Manske and George F. Bartling. Walter Manske was born in c. 1895 and died in 1983. He began working as an independent architect in 1921 and designed numerous residences in St. Louis County, including many in the Bellerive and St. Louis Country Club neighborhoods. He and his early partner, Bartling, designed schools (Riverview Gardens district), churches, and a number of hotels including the Ritz Hotel in Paducah (KY), the St. Charles Hotel, and the Marquette Hotel in Cape Girardeau. At the time of his death, Manske was working as a semi-retired partner at the firm of Manske-Dieckmann & Koetecki.¹⁰⁰ Little is known of George Bartling's personal life. He was working at the company (Manske & Bartling) during the 1920s. The company remains in business today as Manske Corporation Architects.¹⁰¹

McMahon, Bernard

7545 Buckingham; 7557-61 Byron; 7552 Oxford; 7548 Parkdale; 721 Westwood

Bernard McMahon grew up in Clayton, MO. His father and two brothers (see Robert McMahon, below) were also architects.¹⁰² Bernard gained an architectural degree from Washington University and became a well-known modern architect who designed numerous residences, hotels, and commercial properties in St. Louis County. His first commission as an architect was completed in 1936 – an Art Moderne residence located at 7 Warson Terrace, Ladue. In 1939, Bernard sought out Paul R. Williams, an African-American architect in California, whose ranch houses inspired many of McMahon's own residential designs.¹⁰³ Bernard McMahon had strong associations in Clayton, not only as an architect but also as a city planner. He established the city's zoning regulations on skyscrapers.¹⁰⁴ In addition to designing several hotels, including Clayton Inn, Bernard designed St. John's Mercy Hospital, Immacolata, Visitation Gardens, and the Clayton Gardens subdivision.¹⁰⁵

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McMahon, Robert G.

7553-57 Cromwell

Robert G. McMahon (brother of Bernard McMahon – see above) was born in St. Louis County in 1907. He retired in 1979 and resided in University City. Robert McMahon was a primary architect for the African-American neighborhood, Bennett Avenue, located in Richmond Heights (NRL, 2007). Additionally, he designed University Tower (also in Richmond Heights) and St. Anthony's Hospital in south St. Louis County. Robert McMahon died in 1986, survived by his wife, Martha and his two daughters, Ann and Patricia.¹⁰⁶ Like his brother, Bernard, he completed a number of commissions in St. Louis County and was a well respected architect.

Millerbaugh, T. J.

7509 York

Modern Construction

7514, 7520 Byron; 7525 Parkdale

Mutrux, Edouard Jules

7567-71 Buckingham

Edouard Mutrux was born in St. Louis in 1907. His father was a self-trained architect, Louis E. Mutrux. Five of Louis' children received architectural degrees from Washington University, including Edouard (the eldest of the family's 12 children), who completed his degree in 1930. Following his graduation, Edouard taught architectural courses at Washington University prior to setting up a private practice. One of his earliest commissions was the Samuel A. Bassett Office (NRL 1993) in Richmond Heights, an exemplary example of Art Moderne/International Style design that became typical of Mutrux's work.¹⁰⁷ Mutrux worked for many years with William Adair Bernoudy, a student of Frank Lloyd Wright. The architectural team (in addition to the Bassett House) designed a number of modern dwellings -- at least 14, including the Czufin House in Ladue (NRL 2002).¹⁰⁸

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Nolte & Nauman

7552 Wydown

Edward F. Nolte was born in St. Louis in 1870 and attended the city's public schools. He later attended Washington University and worked as a clerk for the N.T. Thompson Publishing Company. After completing his studies at Washington University, Nolte gained employment with architect L. Cass Miller. In 1894, Nolte opened his own architectural practice in St. Louis. One of his specialties was that of apartment design – particularly small complexes. Nolte married Marie A. Birkemeyer and the couple had three children, Edward, Esther, and Helen.¹⁰⁹ He died in 1944, preceded by his wife's death.¹¹⁰

Fred R. Nauman began working with Nolte in 1913, initially as a draftsman and later as a partner. In 1934, Nauman left the firm and joined another firm of which he was a partner, Moresi, Nauman & O'Neil.¹¹¹

Projects completed by Nolte & Nauman in St. Louis include residences at 6211 and 6324 Westminster, 1 Forest Ridge (Clayton), 16 Kingsbury Place, 3107 Russell, and 3205 Longfellow.¹¹² Nolte & Nauman also designed more than 20 houses in University City (more than any other architectural firm) and the Lambskin Temple located on Kingshighway in St. Louis City.¹¹³

O'Connor, Thomas

7512 Cromwell

Pleitsch & Price

7515 Buckingham

Rathert, Arthur E.

7550 York

Arthur E. Rathert, a graduate of Washington University's architectural program, established a partnership in 1958 with Lester O. Roth – Rathert & Roth. The firm designed a number of banks and schools. Examples of their work include Hampton Bank in St. Louis, Kirkwood's First Security Bank, and Lansdowne Medical Building on Chippewa Avenue.¹¹⁴

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Reese, W.R.

7527, 7533, 7543 Buckingham; 7556-60 Byron

Ridington, A. Blair

7507 Parkdale

A. Blair Ridington was born in England in c. 1870. His parents moved to Pennsylvania when Ridington was very young and later to St. Louis, where Ridington attended the St. Louis Art School. An avid archaeologist as well as an architect, Ridington's office was located at 4485 Olive Street. He died in 1936 at age 65, survived by his wife, Fannie.¹¹⁵

Rubin, Saul L.

7563-67 Clayton; 7515 Cromwell; 7501 Oxford; 815, 831 Westwood

Saul L. Rubin, an architect/builder, was born ca. 1900 and died in 1981. In 1922, Rubin received degrees from Washington University's School of Commerce and Finance, and the School of Architecture. At the time of his death, Rubin's business was Jacob, Rubin and Son Construction Company.¹¹⁶

Saum Architects

7507, 7526, 7532, 7536, 7542 Byron; 7507 Oxford; 7514 Wydown

Saum Architects was a partnership between brothers Thomas P. and Frank J. Saum, established in 1915. Among their projects are the Saum Hotel (1919 South Grand Boulevard), the A&P Food Store at 6016 Delmar Boulevard (NRL 2000), and numerous residences and apartments in University City, Clayton, and St. Louis City.¹¹⁷

Schwerdtfeger, Oscar W.

7511 Byron; 7560 Wellington

Oscar Schwerdtfeger, a contractor, had an office at 215 Runyon Avenue in 1945.¹¹⁸

Shakosky, Sol

7562 Wellington

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Shapiro, Benjamin

7530, 7562-64, Buckingham; 7546-50, 7551-55 Byron; 7452, 7506-08, 7518, 7519, 7530-34 Cromwell; 7520, 7526, 7530-32, 7536, 7539, 7545 Oxford; 7533, 7549-53, 7552-58 Parkdale; 7500, 7519, 7525, 7529, 7536-42, 7551 Wellington; 715, 745-47, 749 Westwood 7536-38, 7540-42 Wydown; 7515, 7519-21, 7520, 7525, 7545 York

Benjamin Shapiro was born in St. Louis in 1898. He attended Yeatman and Central High Schools in St. Louis and received an architectural degree from the University of Illinois in 1920. After graduation, Shapiro worked as a draftsman for Barnett, Haynes, and Barnett and later for George D. Barnett, Jr. In 1927, Shapiro started a partnership with Robert Tisdale – the business lasted for more than 30 years. The company's offices were located in the Wainwright Building. Shapiro's work is represented by apartment buildings in University Hills and Hampton Park, commercial buildings in Clayton (including the Meramec Office Building and Seven-Up Building), and a number of synagogues. According to St. Louis County historian Esley Hamilton, Shapiro was "the leading Jewish architect of his time."¹¹⁹ Shapiro died in 1991. He and his wife had two children, Ben and Rosalyn.¹²⁰ Examples of his projects include the Yalem Branch Jewish Community Center at 7400 Olive Boulevard and the gates for Chesed Shel Emeth Cemetery (also on Olive).

Smith, C.E. & Co.

7552 Buckingham; 7457, 7500-02 Cromwell; 7575 Oxford; 7572-74 York

Stauder, Adolph F.

7500 Parkdale

Adolph F. Stauder was the principal member of his family's firm, A.F. and Arthur Stauder, Architects. The company had offices at 3608 South Grand and members of the firm included Adolph, his son Arthur, Sr. and grandson Arthur Jr. The Stauders' architectural leanings began with Adolph's father, Joseph H. Stauder, Sr., a builder / contractor who opened an architectural firm in St. Louis in 1890, Joseph Stauder & Sons. This original firm closed temporarily during World War I – Adolph regenerated the family business in 1920. He was the youngest of his father's sons, having received an architectural degree from the Chicago Institute of Art. The Stauders are well known in St. Louis, particularly for their church buildings, including designs for St. Gabriel's, Our Lady of Sorrows, and St. Mary Magdalene – all located in south St. Louis. Additional commissions include buildings for St. Elizabeth's Academy and Notre Dame High School (St. Louis), Nerinx Hall (Webster Groves), and Fordyce Memorial Chapel of St. John's College in Belize.¹²¹

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Suburban Home Building

7569 Oxford

Tarling, Julius E.

7574 Buckingham; 7514 Oxford; 7536 Parkdale; 7520 Wydown; 7571 York

Julius E. Tarling was born in c. 1890 and received an architectural degree from Washington University in 1913. In addition to working as an independent architect in Webster Groves, he taught mechanical drawing and drafting at Roosevelt, McKinley, and Beaumont public high schools. Tarling's designs include a number of buildings at Eden Theological Seminary (Webster Groves). He also designed many of the houses in Pasadena Hills. Tarling died in 1975, survived by his wife, Frieda and two daughters.¹²²

Wagner, Henry A.

7530-32 Wellington

Henry Wagner, an architect, had an office and residence at 512 Maplewood Drive, University City, in 1945.¹²³

Wedemeyer & Nelson

7528-32 Parkdale

William Wedemeyer was born in St. Louis in 1869 and attended St. Louis public schools. His architectural training was completed at O'Fallon Polytechnic Institute in 1884. After receiving his degree, Wedemeyer worked at Ramsey and Frasier (two years) and with Charles F. May (five years) before beginning an architectural partnership with J.S. Lee in 1893.¹²⁴ The partnership ended in 1893 when Wedemeyer moved briefly to Duquoin, Illinois. He returned to St. Louis in 1895 and began another partnership with Albert L. Nelson. Wedemeyer worked for the St. Louis Planning Commission for seven years and was active in the north St. Louis community's business affairs. He married Adaline Willman and the couple had a daughter, Geneva, and a son, Wesley.¹²⁵ Wedemeyer's son, Wesley William Wedemeyer, joined the firm as a partner in 1932 and later established a partnership with A.B.M. Corrubia (Wedemeyer, Cernick & Corrubia, Inc.)¹²⁶ William Wedemeyer died in 1934.¹²⁷

Albert L. Nelson was born in St. Louis in 1875. He died in 1956, survived by his wife, Anna L. Nelson.¹²⁸ Projects completed by Wedemeyer & Nelson include the Y.M.C.A. in Granite City, and the Capitol and Woodland Theaters in St. Louis (no longer extant).

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Weinel, Cay

7548 Oxford; 7541, 7545 Parkdale; 7508, 7514, 7520, 7545-47 Wellington; 7508-10; 7516 York

As illustrated in the Moorlands historic district, Cay Weinell designed a large number of residential properties in St. Louis County/City. In addition to the residences noted above, he completed numerous residential commissions in University City, Ladue, and Creve Coeur. Weinell designed most (possibly all) of the homes in Ladue Estates, an early St. Louis County subdivision. The Ladue Estates neighborhood is notable for several reasons – it was the first reported subdivision to provide homes with “all electric” modern kitchens; interior walls were “seamless” . . . providing no evidence of “cornices or signs of joinery;” and no two houses were built exactly alike. Weinell was assisted by the subdivision’s builders Ben Goldberg and Harold Kessler in achieving this latter goal.¹²⁹

Williamson, Ogden D.

7551-53 Oxford; 7515-17 Wellington

Ogden Williamson, a building contractor, had a home and office located at 29 ½ Blakemore Place in 1930.¹³⁰

Woods, B.

7570 Buckingham

Wunderlich, John

7455 Oxford; 7516, 7520 Parkdale; 620 Westwood

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MOORLANDS ADDITION APARTMENT DISTRICT

ADDRESS	DATE	BUILDER	CONTRACTOR	ARCHITECT	GARAGE*	UNITS
7500 Buckingham	1931	J. P. Fleming	J. P. Fleming	Marcel Boulicault	BG	1
7501 Buckingham	1941	Mrs. Jean Becker	missing		BG	2
7507 Buckingham	1929	H. M. Moore	W. S. Moore	Johnson & Maach	BG	6
7508 Buckingham	1957	William Douros	missing	Julius Tarling	L	8
7514 Buckingham	1928	E. A. Simon	E. A. Simon	Edward J. Lawler	L	8
7515-25 Buckingham	1929	Blue Ridge Bldg.	Blue Ridge Bldg.	Pleitsch & Price	BG	18
7520 Buckingham	1930	E. A. Simon	E. A. Simon	F. G. Avis	BG	6
7526 Buckingham	1958	Oscar Schwerdtfeger	Oscar Schwerdtfeger		BG	4
7527 Buckingham	1929	Ettrick Realty	Ettrick Realty	W. R. Reese	BG	6
7530 Buckingham	1936	Mathew Altman	Sam Brown	Ben Shapiro	L	10
7533 Buckingham	1929	Ettrick Realty	Ettrick Realty	W. R. Reese	BG	6
7536-38 Buckingham	1936	Jerome D. Korach	S. B. Goldman	S. B. Goldman	BG	4
7537 Buckingham	1929	Ettrick Realty	Ettrick Realty	W. R. Reese	BG	6
7542 Buckingham	1935	Charlotte Nixon	James H. Nash		BG	2

*Garage: BG – basement garage; L – parking lot; D – detached garage; CP – carport

A = per assessor's records; SB = per Sanborn map; SFD = single family dwelling

† = construction date pulled from assessor's office

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7543 Buckingham	1929	Ettrick Realty	Ettrick Realty	W. R. Reese	BG	6
7546 Buckingham	1933	H. F. Small	Braxton Realty		BG	2
7552 Buckingham	1933	J. P. Reilly	General Construction	C. E. Smith & Co.	BG	2
7553 Buckingham	1955†	Hanley Realty	Hanley Realty	Bernard McMahon	L	12
7554-58 Buckingham	1935	Hanley Realty	Hanley Realty	Hanley Realty	BG	2
7557-63 Buckingham	1926†	missing			BG	6
7562-64 Buckingham	1935	Sam Rosen	Sam Rosen	Ben Shapiro	BG	2
7567-71 Buckingham	1937	Frisco Park Realty	Edouard J. Mutrux	Edouard J. Mutrux	BG	8
7570 Buckingham	1953	Rossi & Ganz	Ray Rossi	B. Woods	BG	4
7574 Buckingham	1958	William G. Douros	William G. Douros	Julius Tarling	BG	8
7500 Byron	1937	Mrs. A. Saenger	S. B. Goldman	S. B. Goldman	BG	2
7501 Byron	1929	Charles Schumacher	Edward A. Simon	Edward J. Lawler	BG	2
7506 Byron	1928	Home Realty	Home Realty	Russell Conzelman	BG	8
7507 Byron	1935	Beulah McNamara	W. McNamara	Saum Architects	BG	2
7511 Byron	1957	Oscar Schwerdtfeger	Oscar Schwerdtfeger	Oscar Schwerdtfeger	BG	4
7514 Byron	1929	Modern Construction	Modern Construction	Modern Construction	D	6

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7520 Byron	1929	Modern Construction	Modern Construction	Modern Construction	D	6
7521 Byron	1928	Harold E. Wilson, Inc.	Harold E. Wilson, Inc.	F. G. Avis	D	6
7525-27 Byron	1938	Pilgrim Realty	William Cohen	F. G. Avis	BG	5
7526 Byron	1949	Ide Co., Inc.	Glick Real Estate	Saum Architects	D	4
7529-31 Byron	1938	Pilgrim Realty	William Cohen	F. G. Avis	BG	4
7532 Byron	1928	Saum Brothers	Saum Brothers	Saum Brothers	BG	3
7535-39 Byron	1938	Pilgrim Realty	William Cohen	F. G. Avis	BG	12
7536 Byron	1928	Saum Brothers	Saum Brothers	Saum Brothers	BG	3
7542 Byron	1928	Saum Brothers	Saum Brothers	Saum Brothers	BG	4
7546-50 Byron	1936	Lichtenstein Estate	Sam Brown	Ben Shapiro	BG	18
7551-55 Byron	1929	Argyle Realty	Nathan Alper	Ben Shapiro	BG	18
7556-60 Byron	1928	Samato Realty	Samato Realty	W. R. Reese	BG	18
7557-61 Byron	1937	Gertrude Bailey	Ashby & Ahlemeier	Bernard McMahon	BG	12
7570 Byron	1929	A. C. Tucker	Mathan M. Kaplan	Russell Conzelman	BG	12
7501-05 Clayton	1957	E. B. Boberg	E. B. Boberg	E. B. Boberg	BG	2
7564-67 Clayton	1950	Adaber Realty	J. Rubinson & Son	Saul L. Rubin	BG	18
7563-67 Clayton	1950	Adaber Realty	J. Rubina and Son	Saul L. Rubin	BG	9

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7500-02 Cromwell	1934	Walter A. Beck	General Construction	C. E. Smith & Co.	BG	2
7501 Cromwell	1931	J. P. Fleming	J. P. Fleming	Marcel Boulicault	BG	2
7506-08 Cromwell	1941	Siteman Realty	Phil L. Siteman	Ben Shapiro	BG	15
7507-09 Cromwell	1936	Hanley Realty	Hanley Realty	F. G. Avis	BG	2
7512 Cromwell	1940	Modern Home Bldrs.	Modern Home Bldrs.	Thomas O'Connor	BG	12
7515 Cromwell	1954	Adaber Realty	Jacob Rubin & Sons	S. L. Rubin	Unknown	8
7518 Cromwell	1938	Sam Brown	Sam Brown	Ben Shapiro	BG	12
7519 Cromwell	1935	Hanley Realty	Hanley Realty	Russell Conzelman	BG	4
7524 Cromwell	1938	Sam Brown	Sam Brown	Ben Shapiro	BG	5
7527-29 Cromwell	1935	Hanley Realty	Walter A. Beck	F. G. Avis	BG	2
7530-34 Cromwell	1936	Adaber Realty	Adaber Realty	Ben Shapiro	BG	12
7531-33 Cromwell	1935	Hanley Realty	Walter A. Beck	F. G. Avis	BG	2
7537-39 Cromwell	1935	Hanley Realty	Walter A. Beck	F. G. Avis	BG	2
7542-44 Cromwell	2005	Douglas Properties		Trivers Assoc.	unknown	12
7543-45 Cromwell	1938	Sam Brown	missing		BG	9
7553-57 Cromwell	1955	Benjamin Pocost	Benjamin Pocost	Robert McMahon	BG	4
615 Glenridge		see 7501 Byron				

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625 Glenridge		see 7500 Byron				
651 Glenridge		see 7501 Parkdale				
701 Glenridge		see 7500 Parkdale				
715 Glenridge		see 7501 Buckingham				
721 Glenridge		see 7500 Buckingham				
745 Glenridge		see 7501 Oxford				
801 Glenridge		see 7500 Oxford				
807 Glenridge		see 7501 Wellington				
809 Glenridge		see 7500 Wellington				
811 Glenridge		see 7501 York				
901 Glenridge		see 7500 York				
911 Glenridge		see 7501 Cromwell				
7500 Oxford	1999				BG	1
7501 Oxford	1948	Sidney Grossman	Jacob Rubin & Sons	S. L. Rubin	BG	1
7507 Oxford	1928	Saum Brothers	Saum Brothers	Saum Brothers	CP	6
7508 Oxford	1951	William Glicker	William Glicker	Edward B. Kelley	BG	4
7514 Oxford	1957	William Douros	William Douros	Julius Tarling	BG	8

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7517-19 Oxford	1947	Kessler & Lipnick	Kessler & Lipnick	Russell Conzelman	BG	9
7520 Oxford	1936	L. W. Murphy	Sinclair Construction	Ben Shapiro	BG	6
7526-28 Oxford	1935	Adaber Realty	J. Rubin & Sons	Ben Shapiro	BG	2
7527 Oxford	1928	Hazel M. Moore	Kaplan & Moore	Carl Etz	BG	6
7530-32 Oxford	1935	Adaber Realty	J. Rubin & Sons	Ben Shapiro	BG	2
7531 Oxford	1956	missing			BG	2
7535 Oxford	1945	Ben Goldberg	Ben Goldberg	Russell Conzelman	BG	3
7536 Oxford	1935	L. Murphy	Sinclair Construction	Ben Shapiro	BG	4
7539 Oxford	1936	Adaber Realty	G. W. Stern	Ben Shapiro	BG	6
7542-44 Oxford	1935	Hanley Realty	Hanley Realty	F. G. Avis	BG	2
7545 Oxford	1937	Irwin Investment	Adaber Realty	attr. Ben Shapiro	BG	6
7548 Oxford	1946	Sam Rich	Sam Rich	Cay Weinel	BG	5-A 3- SB
7551-53 Oxford	1935	Louis Jacobs	Ogden Williamson	Ogden Williamson	BG	2
7552 Oxford	1955	Hanley Realty	Hanley Realty	Bernard McMahon	L BG-A	11
7561-63 Oxford	1938	Pilgrim Realty	William Cohen	F. G. Avis	BG	12
7562 Oxford	1956	Elizabeth Koch	Ray Rossi	Hunter & Hunter	BG	2

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7569 Oxford	1935	W. K. Nash	Suburban Home Bldg.	Suburban Home Bldg.	BG	2
7570-72 Oxford	1937	A. A. Houston	J. H. Nash	F. G. Avis	BG	12
7575 Oxford	1935	Walter A. Beck	General Construction	C. E. Smith & Co.	BG	2
7500 Parkdale	1927	Mary King	Frank J. Gaedig	Adolf Stauder	BG	2
7501 Parkdale	1929	J. P. Fleming	John Runyon	Marcel Boulicault	D	1
7507 Parkdale	1927	Samoto Realty	Samoto Realty	A. Blair Ridington	D (2)	6
7510 Parkdale	1930	B. J. Kearns	C. H. Schroeder Bldg.	A. B. M. Corrubia	BG	6
7515 Parkdale	1927	Samoto Realty	Samoto Realty		D (2)	6
7518 Parkdale	2007	M&M Parkdale Condominiums			None	2
7519 Parkdale	c 1927	missing	attr. Samoto Realty		D (2)	6
7520 Parkdale	1946	Melvin Dubinsky	A. H. Stiel	John Wunderlich	None	2
7525 Parkdale	1928	C. J. Rabenau	Modern Construction	Modern Construction	None	6
7528-32 Parkdale	1928	National Building	National Building	Wedemeyer & Nelson	None	18
7533 Parkdale	1928	Albert Realty	Albert Realty	Ben Shapiro	BG	6
7536 Parkdale	1958	William G. Douros	William G. Douros	Julius Tarling	BG	8
7537 Parkdale	1928	W. S. Moore	W. S. Moore	F. G. Avis	BG	3

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7541 Parkdale	1938	Sylvera Rich	John Skrivan	Cay Weinel	BG	6
7545 Parkdale	1947	M & R Construction	N. E. Rosenblum	Cay Weinel	BG	6
7548 Parkdale	1956	Hanley Realty	Hanley Realty	Bernard McMahon	BG	12
7549-53 Parkdale	1936	Lichtenstein Estate	Sam Brown	Ben Shapiro	BG	9
7552-58 Parkdale	1928	Albert Realty	Albert Realty	Ben Shapiro	BG	24
7560 Parkdale	1957	Stanford Investment	Liebowits Realty		BG	4
7564-66 Parkdale	1958	Crystal Einig	Van M. Einig	Edward B. Kelley	BG	4
7565 Parkdale	1953	Rosenbloom Const.	Rosenbloom Const.		BG	4
7575 Parkdale	1952	Rosenbloom Const.	Rosenbloom Const.	John Grunik	BG	4
7500 Wellington	1934	Phil Magidson	Phil Magidson	Ben Shapiro	BG	2
7501 Wellington	1929	Mrs. E. Golluber	Charles H. Finch	Edward J. Lawler	BG	2
7507 Wellington	1920†	missing			BG	4
7508 Wellington	1935	J. T. Magidson	Magidson Construction	Cay Weinel	BG	4
7514-16 Wellington	1936	O. A. Garber	Magidson Construction	Cay Weinel	BG	3
7515-17 Wellington	1935	L. M. Jacobs	O. D. Williamson	O. D. Williamson	BG	2
7519-21 Wellington	1936	L. Murphy	Sinclair Construction	Ben Shapiro	BG	6

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7518-20 Wellington	1936	Sam Bader	Magidson Construction	Cay Weinel	BG	3
7525 Wellington	1936	L. Murphy	Sinclair Construction	Ben Shapiro	BG	3
7526-28 Wellington	1936	C. H. Luecking	John A. Lorenz	Lorenz & Grueninger	BG	2
7529 Wellington	1936	L. Murphy	Sinclair Construction	Ben Shapiro	BG	3
7530-32 Wellington	1936	Henry A. Wagner	Henry A. Wagner	Henry A. Wagner	BG	2
7535-37 Wellington	1936	General Construction	General Construction	F. G. Avis	BG	2
7536-42 Wellington	1935	Adaber Realty	Adaber Realty	Ben Shapiro	BG	2
7545-47 Wellington	1936	A. Fine	A. Fine	Cay Weinel	BG	12
7548 Wellington	1953	William Glicker	William Glicker	Edward B. Kelley	BG	2
7551 Wellington	1938	Sam Brown	Sam Brown	Ben Shapiro	BG	8
7552-54 Wellington	1936	O. Kubatzky	O. Kubatzky	O. Kubatzky	BG	2
7555-57 Wellington	1935	Braxton Realty	J. H. Nash		BG	2
7560 Wellington	1936	Mrs. E. Stifel	Amherst Building	O. Schwenfeger	BG	2
7563 Wellington	1934	Agnes T. Field	J. H. Nash		BG	2
7564 Wellington	1948	Phil Magidson	Phil Magidson	Sol Shakosky	BG	2
7570 Wellington	1937	Leha Harvey	Wardoc Construction	F. G. Avis	BG	9
7571 Wellington	1961	William G. Douros	William G. Douros	Ray Grueninger	BG	12

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611 Westwood	1960†	missing			BG	20
619 Westwood	1924	Moorlands Land Co.	F. L. Cornwell	Norman B. Howard	D	6
620 Westwood	1946	Melvn Dubinsky	A. H. Stiel	John Wunderlich	BG	4
621 Westwood	1925	Moorlands Land Co.	F. L. Cromwell	Norman B. Howard	D	6
625 Westwood	1924	Moorlands Land Co.	F. L. Cornwell	Norman B. Howard	D	6
630 Westwood	1925†	see 7570 Byron			BG	12
703-05 Westwood	c 1938	missing			BG	15
715 Westwood	1936	Bess Brown	Sam Brown	Ben Shapiro	BG	8
721 Westwood	1955	Hanley Realty	Hanley Realty	Bernard McMahon	D	12
731 Westwood	1936	J. Watts	Westmoor Const.		BG	4
743-47 Westwood	1938	Westwood Inv. Co.	Westwood Inv. Co.	Ben Shapiro	BG	18
749 Westwood	1937	Lichtenstein Estate	Lichtenstein Estate	Ben Shapiro	BG	11
765 Westwood	1946	Sam Brown	Sam Brown	Russell Conzelman	BG	33
803-13 Westwood	1940	Ann Fine	missing		BG	36
815-31 Westwood	1939	Rusans Building	Adaber Realty	S. L. Rubin	BG	44
7500 Wydown	1924	Charles A. Shaw	N. C. Joy	N. C. Joy	D	SFD
7506 Wydown	1924	E. W. Francis	N. C. Joy	N. C. Joy	BG	SFD

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7514 Wydown	1927	Thomas Saum	Thomas Saum	Thomas Saum	BG	SFD
7520 Wydown	1949	I. Bishop	John E. Wagner	Julius Tarling	BG	5
7526 Wydown	1928	E. A. Simon	E. A. Simon	F. G. Avis	BG	3
7536-38 Wydown	1940	Sam Brown	Sam Brown	Ben Shapiro	BG	15
7540-42 Wydown	1940	Sam Brown	Sam Brown	Ben Shapiro	BG	15
7552 Wydown	1930	Alco Investment	Swan Supply	Nolte & Nauman	BG	6
7556 Wydown	1954	Joseph Hartmann	Hartmann-Heinrich		BG	4
7560-64 Wydown	1929	John Glenn	Manske & Bartling	Manske & Bartling	BG	20
7500 York	1929	Mrs. V. Less	Charles Finch	Edward J. Lawler	BG	1
7501 York	1932	Eugenia Rucker	missing	att. Marcel Boulicault	BG	1
7508-10 York	1936	Magidson Const.	Magidson Const.	Cay Weinel	BG	2
7509 York	1960	William G. Douros	William G. Douros	T. J. Millerbaugh	BG	8
7515 York	1936	E. Merthal	Sam Brown	Ben Shapiro	BG	4
7516 York	1936	Magidson Const	Magidson Const.	Cay Weinel	BG	2
7519-21 York	1956	T. D. Page	J. Rubin	Ben Shapiro	BG	2
7520 York	1936	Stela Rosen	Sam Brown	Ben Shapiro	BG	4
7525 York	1936	Nathan Altman	Sam Brown	Ben Shapiro	BG	6

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7526-28 York	1936	Hanley Realty	Hanley Realty	F. G. Avis	BG	4
7531-33 York	1935	O. Kubatzky	O. Kubatzky	O. Kubatzky	BG	4
7532-36 York	1935	O. Kubatzky & Preiss	O. Kubatzky & Son	O. Kubatzky & Son	BG	12
7535-37 York	1937	Joe Sherman	Sam Brown	F. G. Avis	BG	2
7541-43 York	1935	O. Kubatzky & Preiss	O. Kubatzky & Son	O. Kubatzky & Son	BG	2
7542-46 York	1936	William J. Berryman	Ahlemeier Building	F. G. Avis	BG	12
7545 York	1937	Adaber Realty	Adaber Realty	Ben Shapiro	BG	6
7550 York	1957	M. M. Carouthers	M. M. Carouthers	Arthur Rathert	BG	4
7553-67 York	1931	Alco Investment	Swan Supply	F. G. Avis	BG	24
7558-60 York	1937	F. Kamp	L. J. McWray	F. G. Avis	BG	4
7562-64 York	1937	F. Kamp	L. J. McWray	F. G. Avis	BG	4
7571 York	1957	William G. Douros	William G. Douros	Julius Tarling	BG	9
7572-74 York	1935	Hanley Realty	Hanley Realty	C. E. Smith & Co.	BG	4

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²³ Beito, 288.

²⁴ Ibid, 286.

²⁵ Fox, 164.

²⁶ Vickery, 8-12; Primm, 342-344.

²⁷ St. Louis County Department of Parks and Recreation, *The Past in Our Presence: Historic Buildings in St. Louis County* (Self-published, 1996), 62.

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⁴¹ "City of Clayton History" [website].

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¹¹⁸ *Polk's St. Louis (Missouri) County Directories*.

¹¹⁹ Esley Hamilton, "Hampton Park," 8:27.

¹²⁰ *Ibid*; "Know Your Architects," *St. Louis Construction Records* "Benjamin Shapiro," (clipping, AIA files, St. Louis Public Library).

¹²¹ "3 Generations of Architects- Stauder Family Following Blueprints of Fathers," *St. Louis Globe Democrat* (3 September, 1958), clipping, AIA files, St. Louis Public Library.

¹²² "Julius E. Tarling Dies at 58, Was Architect," *St. Louis Post-Dispatch* (17 March 1992), clipping, AIA files, St. Louis Public Library; "Julius Tarling Rites Today, Was Architect," *St. Louis Globe Democrat* (17 March 1992), clipping, AIA files, St. Louis Public Library.

¹²³ *Polk's St. Louis (Missouri) County Directories*.

¹²⁴ Marquis, 624.

¹²⁵ *Ibid*.

¹²⁶ *The History of Missouri, Vol. II* (New York: Lewis Historical Publishing Company), 1967.

¹²⁷ Missouri Death Certificates, 1910-1957 [online database].

¹²⁸ *Ibid*.

¹²⁹ "Ladue Estates Subdivision," Available at: <http://ladueestates.org/page2.html> (Access date: 22 January 2009).

¹³⁰ *Polk's St. Louis (Missouri) County Directories*.

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Verbal Boundary Description

The district is bounded by Clayton Road on the south, Glenridge Avenue on the east, Wydown Boulevard on the north and the rear property line of properties on the west side of Westwood Drive, except for the commercial lots on the west side of Westwood at both the north and south end of the district, as outlined on the attached district map that accompanies this nomination.

Verbal Boundary Justification

Visually, these boundaries are quite obvious since the surrounding properties are all single family residential properties to the east and north, commercial buildings at the west corners of the district, or high rise apartment buildings west of the district. On the south, Clayton Road is a wide arterial street, with more single family residential properties.

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St. Louis County, MO

Photo Log

Photographer: Sheila Findall

February 2008

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

Photo #1: Exterior, looking northeast from the intersection of Westwood Dr. and Clayton Rd.

Photo #2: Exterior, looking northwest from east of Clayton Rd.

Photo #3: Exterior, looking northwest from east end of Cromwell Dr.

Photo #4: Exterior, looking southeast from mid block of Cromwell Dr.

Photo #5: Exterior, looking northwest from mid block of Cromwell Dr.

Photo #6: Exterior, looking southeast from west end of Cromwell Dr.

Photo #7: Exterior, looking northwest from east end of York Dr.

Photo #8: Exterior, looking northeast from mid block of York Dr.

Photo #9: Exterior, looking northwest from mid block of York Dr.

Photo #10: Exterior, looking southwest from east end of Wellington Way.

Photo #11: Exterior, looking southeast from mid block of Wellington Way.

Photo #12: Exterior, looking northeast from mid block of Wellington Way.

Photo #13: Exterior, looking southeast from west end of Wellington Way.

Photo #14: Exterior, looking northeast from west end of Oxford Dr.

Photo #15: Exterior, looking northeast from mid block of Buckingham Dr.

Photo #16: Exterior, looking northwest from mid block of Buckingham Dr.

Photo #17: Exterior, looking northeast from west end of Buckingham Dr.

Photo #18: Exterior, looking northwest from east end of Parkdale Ave.

Photo #19: Exterior, looking northeast from mid block of Parkdale Ave.

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Photo Log

Photo #20: Exterior, looking northwest from mid block of Byron Pl.

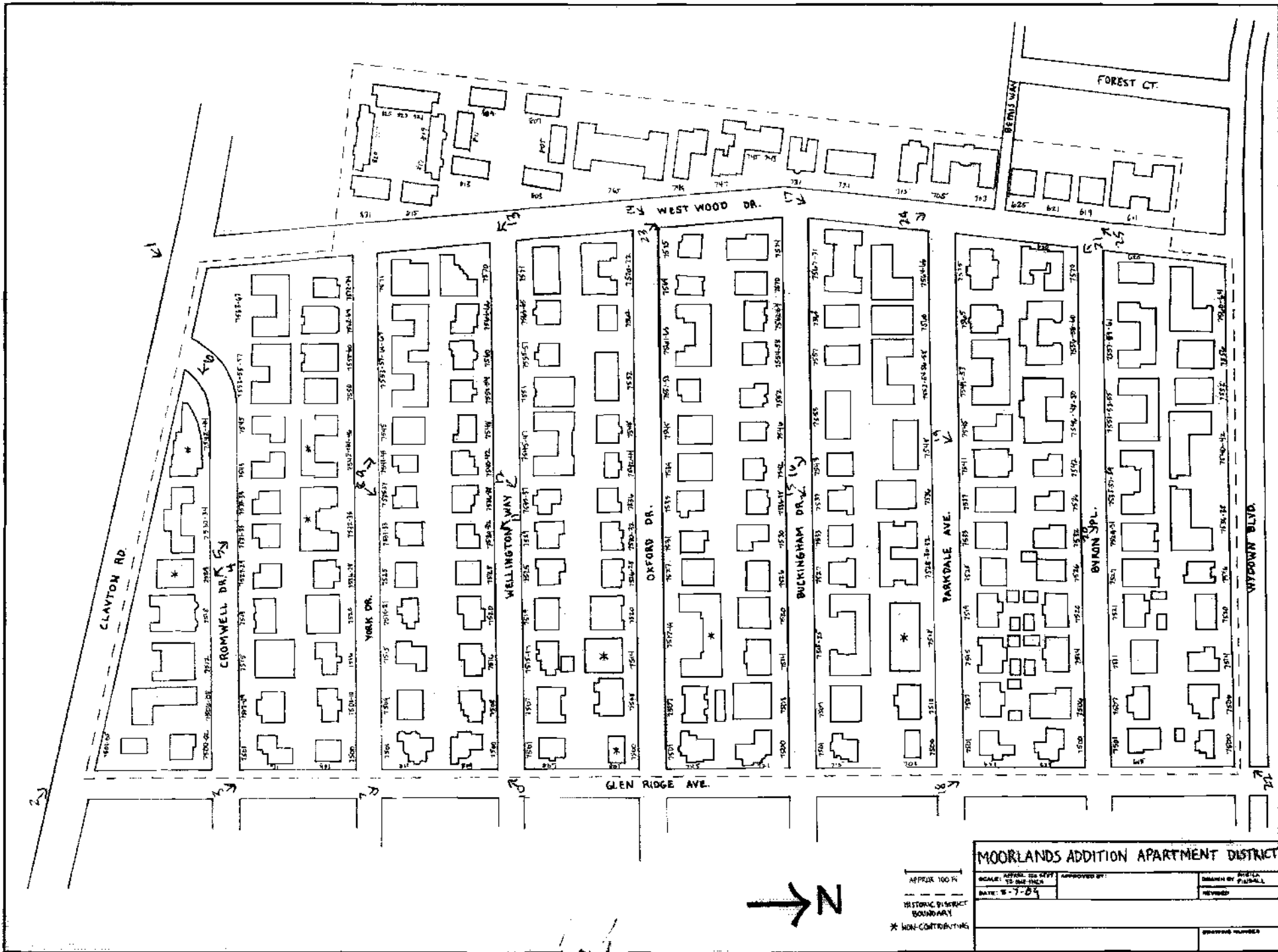
Photo #21: Exterior, looking southeast from west end of Byron Pl.

Photo #22: Exterior, looking southwest from east end of Wydown Blvd.

Photo #23: Exterior, looking northwest from mid block of Westwood Dr.

Photo #24: Exterior, looking northwest from northern mid block of Westwood Dr.

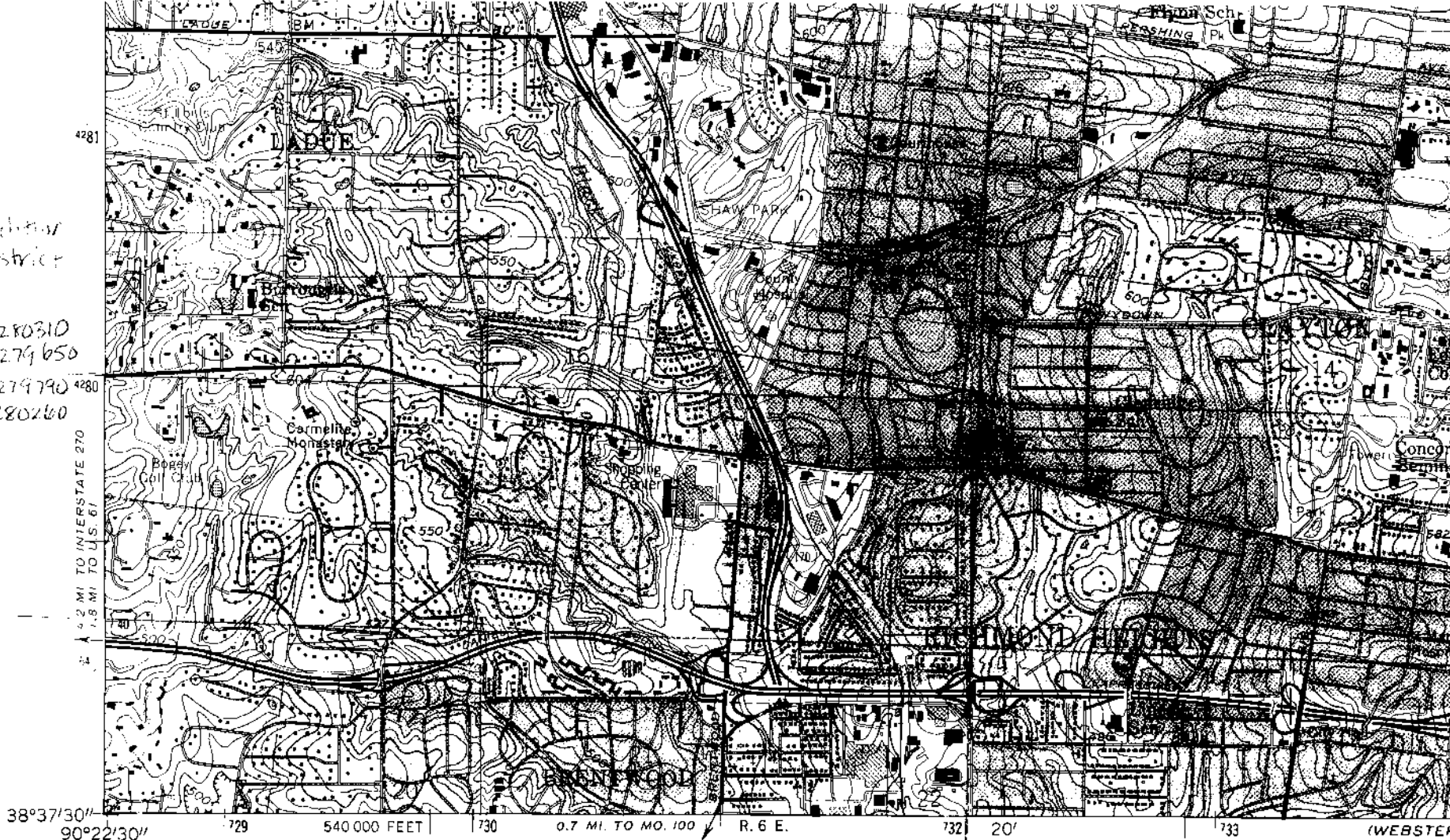
Photo #25: Exterior, looking southwest from north end of Westwood Dr.



MOORLANDS ADDITION APARTMENT DISTRICT			
SCALE: AS SHOWN ON MAP TO ONE INCH	APPROVED BY:	DRAWN BY: M. L. PUGH	
DATE: 8-7-63		REVISED:	
HISTORIC DISTRICT BOUNDARY			
* NON-CONTRIBUTING			
DRAWING NUMBER:			

Noorlands Archival
Inventory District

1-15-732440-4280310
3-15-732440-4279650
2-15-732040-4279790
7-15-732070-4280260



(KIRKWOOD)
7961 III SW

38°37'30"
90°22'30"

Produced by the United States Geological Survey

Control by USGS and NOS/NOAA

Topography by planetable surveys 1933

Revised from aerial photographs taken 1952

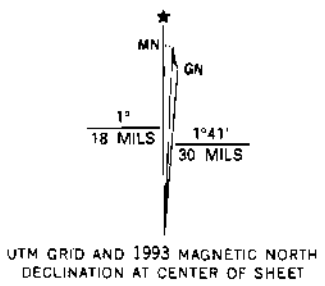
Field checked 1953-54

Projection and 10,000-foot grid ticks: Missouri coordinate system, east zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)

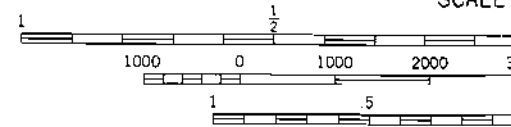
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL
NATIONAL GEODETTIC VE

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARD FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER AND DIVISION OF GEOLOGICAL SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES, A FOLDER DESCRIBING TOPOGRAPHIC MAPS





CLAYTON



Clenridge Dr

35















7545











Westwood







ONE
WAY
←

175b



DO NOT
ENTER













SPEED
LIMIT
20