



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 1,2,3,5 Page 1

Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

1. Historic Name: Tiffany Neighborhood Historic District (Boundary Decrease)
2. Location: Roughly bounded by 39th Street, Park Avenue, Vandeventer and Lafayette.,
St. Louis [Independent City] [Code 510], Missouri [MO] 63101
3. State and Federal Certification:

	
Mark A. Miles/Deputy SHPO	Date

Missouri Department of Natural Resources

Signature of certifying official/Title	Date
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State or Federal agency and Bureau

5. Number of Resources with Property (Boundary Decrease)

Contributing buildings: 443 Non-Contributing Buildings: 35

Number of contributing resources previously listed: 685

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Section number 7 Page 2 Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

Summary Paragraph:

The Tiffany Neighborhood Historic District (Boundary Decrease) is located in St. Louis [Independent City], and is roughly bounded by 39th St., Lafayette, Vandeventer, and Park avenues. The Tiffany Neighborhood was originally listed in 1983, with subsequent boundary expansions in 1985 and 1987. The boundary decrease encompasses most of the resources that were added in the 1985 and 1987 additions to the district. At the time of the listing, there were 443 contributing and 35 non-contributing resources within the area of the boundary decrease. Since then, 253 resources within the boundary decrease have been demolished, including the total clearance of 6 blocks bounded by 39th, Folsom, Thurman and Lafayette. The demolition of these six blocks of buildings has essentially split the district in half, affecting the ability of the district as a whole to convey its historic significance as an early streetcar subdivision. The reduced boundaries of the Tiffany Neighborhood Historic District will encompass an area roughly bounded by 39th Street, Park, South Grand and Lafayette Avenues. The extant western portion of the Tiffany Neighborhood Historic District has been reevaluated for significance and integrity and has been nominated to the National Register as the Leggett & Myers Historic District.

Elaboration:

The McRee Town area of the Tiffany Neighborhood Historic District (west of 39th and south of Folsom), was once a thriving neighborhood of modest single and multi-family dwellings and small commercial block. The neighborhood developed between 1885 and 1932 and remained a stable community through the mid-20th Century. The decline in condition and vitality of the neighborhood began in earnest in the 1960s. The construction of I-44 included the demolition of a tier of buildings in the neighborhood, and cut off the area from other parts of the city. The decline continued in the 1970s. The city and others concerned about the neighborhood's decline hoped that National Register listing of the area in 1983, 1985, and 1987 would spur revitalization. Some investment occurred in the original part of the Tiffany Neighborhood Historic District (east of 39th), but construction of barriers along 39th St. further isolated McRee Town from the city. Loss of population and decline in owner occupied housing during the 1980s and 1990s caused further deterioration in the neighborhood. Neglect and disinvestment caused the loss of several significant historic buildings in the area.

Beginning in 1998, residents and those interested in revitalizing the area began a community based planning effort to seek revitalization of the neighborhood. The plan, promoted by the Missouri Botanical Gardens, the Department of Housing and Urban Design (HUD), the City and other investors took shape in 2002. Known as the Botanical Heights redevelopment plan, the plan called for the rehabilitation of some historic housing stock, infill construction in part of the historic neighborhood, and the demolition of several blocks of historic housing stock for new construction. The general plan is outlined in figure one.

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St. Louis [Independent City], Missouri

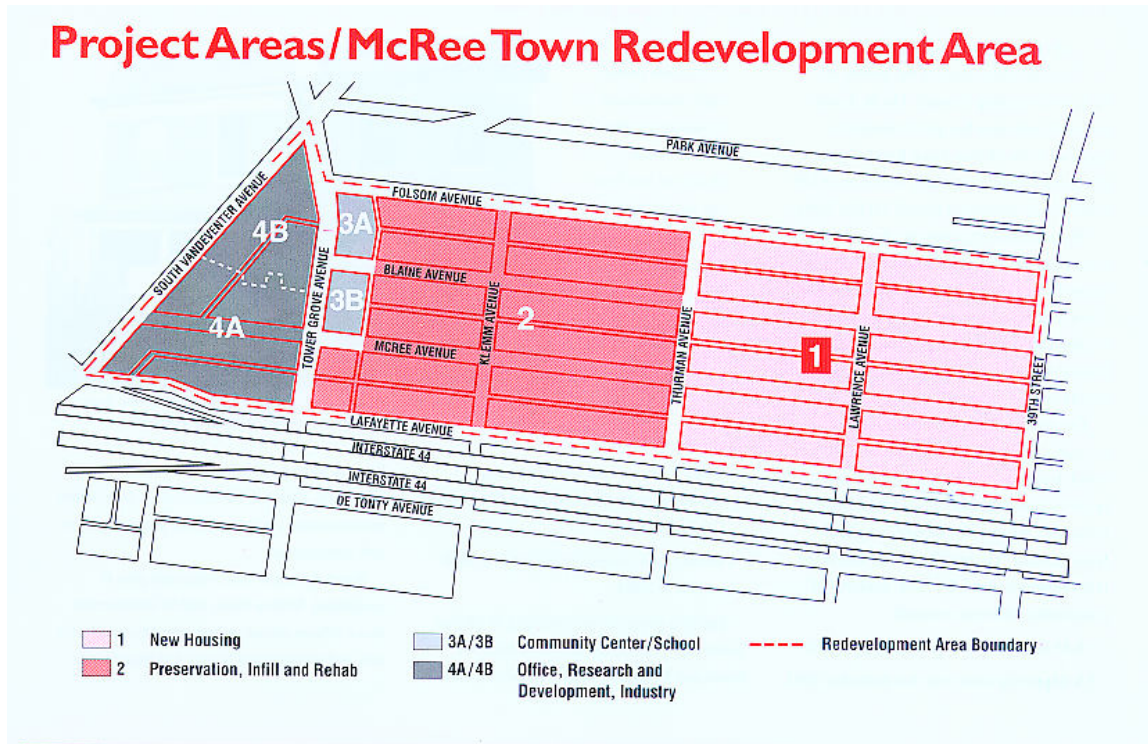


Figure 1. Map showing redevelopment areas of McRee Town Historic District. 2002¹

Partners in the revitalization of the neighborhood implemented the plan in 2002 with work continuing into 2003 and 2004. The plan has not been fully implemented as yet, but the clearance of land and deteriorated historic building stock in preparation for new construction is nearly complete.

The following is a list of address of buildings that have been demolished either through deterioration and neglect, or as part of the Botanical Heights redevelopment plan:

1541-45 39th St.
1615-17 39th St.
1651-61 39th St.

1549-59 39th St.
1621-25 39th St.

1601-11 39th St.
1637-49 39th St.

3907-09 Blaine
3917 Blaine

3915 Blaine
3919 Blaine

3916-22 Blaine
3921-25 Blaine

¹ Parsons Engineering. "McRee Town Historic Neighborhood, St. Louis, Missouri," 2004, p.2.

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St. Louis [Independent City], Missouri

3926 Blaine	3929 Blaine	3930 Blaine
3931 Blaine	3933 Blaine	3934 Blaine
3935 Blaine	3936-40 Blaine	3941-45 Blaine
3942-46 Blaine	3949 Blaine	3950 Blaine
3951 Blaine	3952 Blaine	3953 Blaine
3954 Blaine	3956 Blaine	3958 Blaine
3959 Blaine	3962-64 Blaine	3963 Blaine
3965 Blaine	3966-68 Blaine	3967 Blaine
3969 Blaine	4001-03 Blaine	4002-06 Blaine
4005 Blaine	4007 Blaine	4010 Blaine
4011 Blaine	4012 Blaine	4015 Blaine
4016 Blaine	4017 Blaine	4021-25 Blaine
4022-26 Blaine	4027-29 Blaine	4028-30 Blaine
4032-34 Blaine	4035 Blaine	4036 Blaine
4038 Blaine	4039-37 Blaine	4040-42 Blaine
4043-41 Blaine	4045-49 Blaine	4044-46 Blaine
4048-50 Blaine	4052-54 Blaine	4053-55 Blaine
4056-58 Blaine	4057 Blaine	4059 Blaine
4062 Blaine	4065-67 Blaine	4064-66 Blaine
4068-70 Blaine	4101-03 Blaine	4111-15 Blaine
5150-52-54 Blaine	4110-14 Blaine	4134-36 Blaine
4142-44 Blaine	4146-48 Blaine	4156 Blaine
4158 Blaine	4161-63 Blaine	4169 Blaine
4172 Blaine	4173 Blaine	4176 Blaine
4177 Blaine	4179 Blaine	4203 Blaine
4205 Blaine	4207 Blaine	4248 Blaine

3900 Folsum	3904 Folsum	3906 Folsum
3908 Folsum	3910 Folsum	3912-14 Folsum
3922 Folsum	3934 Folsum	3926 Folsum
3928 Folsum	3932 Folsum	3934 Folsum
3936-3940 Folsum	3942 Folsum	3944-48 Folsum
3958-62 Folsum	3964-68 Folsum	3970 Folsum
4400 Folsum	4010 Folsum	4016 Folsum
4018 Folsum	4020 Folsum	4024 Folsum
4026 Folsum	4030 Folsum	4034 Folsum
4038 Folsum	4040 Folsum	4048 Folsum
4052 Folsum	4054 Folsum	4056 Folsum
4060 Folsum	4062 Folsum	4064 Folsum
4068 Folsum	4110-12 Folsum	4122 Folsum
4170 Folsum	4200 Folsum	4230 Folsum

3907-09 Lafayette	3911-13 Lafayette	3915-17 Lafayette
3919-21 Lafayette	3923-325 Lafayette	3927 Lafayette

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St. Louis [Independent City], Missouri

3931 Lafayette
3939 Lafayette
3949-51 Lafayette
3965-67 Lafayette
4005-07 Lafayette
4019-21 Lafayette
4031 Lafayette
4041 Lafayette
4051-53 Lafayette
4059-61 Lafayette
4343 Lafayette
4403 Lafayette

3935 Lafayette
3941-43 Lafayette
3955-57 Lafayette
3969-71 Lafayette
4011-13 Lafayette
4025 Lafayette
4033-35 Lafayette
4043 Lafayette
4055 Lafayette
4063-67 Lafayette
4347 Lafayette

3937 Lafayette
3945-47 Lafayette
3961-63 Lafayette
4001-03 Lafayette
4015-17 Lafayette
4027 Lafayette
4037 Lafayette
4045-47 Lafayette
4057 Lafayette
4339 Lafayette
4401 Lafayette

1600-08 Lawrence

3906-08 McRee
3914-16 McRee
3924-26 McRee
3931-33 McRee
3936-38 McRee
3944-46 McRee
3952-54 McRee
3959 McRee
3964-66 McRee
3969-71 McRee
4002 McRee
4010-12 McRee
4015 McRee
4022-24 McRee
4027-29 McRee
4037-39 McRee
4044-46 McRee
4049 McRee
4056-58 McRee
4061-63 McRee
4069 McRee
4167-69 McRee
4233 McRee
4312 McRee
4350 McRee

3909-11 McRee
3917-23 McRee
3925-29 McRee
3932-34 McRee
3940-42 McRee
3948-50 McRee
3956-58 McRee
3960-62 McRee
3967 McRee
6970 McRee
4003 McRee
4011 McRee
4017 McRee
4021-23 McRee
4031-35 McRee
4038 McRee
4047 McRee
4053-55 McRee
4057-59 McRee
4065-67 McRee
4108 McRee
4203 McRee
4241 McRee
4332 McRee
4356-54 McRee

3913-15 McRee
3910-22 McRee
3928-30 McRee
3935-37 McRee
3945 McRee
3951-53 McRee
3957 McRee
3963-65 McRee
3968-70 McRee
4001 McRee
4006-08 McRee
4014-16 McRee
4018-20 McRee
4026-28 McRee
4034-36 McRee
4041-45 McRee
4048-50 McRee
4052-54 McRee
4060-62 McRee
4066 McRee
4163 McRee
4229 McRee
4258 McRee
4346 McRee

1554-58 Thurmon

1600-02 Tower Grove

1604 Tower Grove

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St. Louis [Independent City], Missouri

1580-74 Vandeventer

1618-1610 Vandeventer

Extant Buildings within the Boundary Decrease:

3928-64 Park
4100 Park
4150 Park

4000 Park
4120 Park
4178 Park

4070 Park
4140 Park

3961 Folsom Ave.
4046 Folsom Ave.
4100 Folsom Ave.
4126 Folsom Ave.
4136-38 Folsom Ave.
4148 Folsom Ave.
4160 Folsom Ave.
4210 Folsom Ave.
4220 Folsom Ave.
4242-44 Folsom Ave.

4000 Folsom Ave.
4001 Folsom Ave.
4106-08 Folsom Ave.
4130 Folsom Ave.
4144 Folsom Ave.
4152-54 Folsom Ave.
4164 Folsom Ave.
4212 Folsom Ave.
4222 Folsom Ave.

4042 Folsom Ave.
4071 Folsom Ave.
4116 Folsom Ave.
4132 Folsom Ave.
4146 Folsom Ave.
4156 Folsom Ave.
4202 Folsom Ave.
4216 Folsom Ave.
4224-28 Folsom Ave.

4100 Blaine Ave.
4118 Blaine Ave.
4130-32 Blaine Ave.
4168 Blaine Ave.
4208 Blaine Ave.
4222 Blaine Ave.
4236 Blaine Ave.
4117-21 Blaine Ave.
4129 Blaine Ave.
4141 Blaine Ave.
4151 Blaine Ave.
4209 Blaine Ave.
4217 Blaine Ave.
4229 Blaine Ave.
4239 Blaine Ave.
4265-67-69 Blaine Ave.

4106 Blaine Ave.
4120-24 Blaine Ave.
4140 Blaine Ave.
4200 Blaine Ave.
4214 Blaine Ave.
4226-28 Blaine Ave.
4238 Blaine Ave.
4123-25 Blaine Ave.
4131-35 Blaine Ave.
4143 Blaine Ave.
4157 Blaine Ave.
4211 Blaine Ave.
4221-23 Blaine Ave.
4231 Blaine Ave.
4241 Blaine Ave.

4116 Blaine Ave.
4126 Blaine Ave.
4160-64 Blaine Ave.
4206 Blaine Ave.
4218 Blaine Ave.
4232 Blaine Ave.
4240 Blaine Ave.
4127 Blaine Ave.
4137-39 Blaine Ave.
4147 Blaine Ave.
4171 Blaine Ave.
4215 Blaine Ave.
4227 Blaine Ave.
4235 Blaine Ave.
4245 Blaine Ave.

4102 McRee Ave.
4130 McRee Ave.
4144 McRee Ave.
4162 McRee Ave.
4174 McRee Ave.
4206 McRee Ave.

4112 McRee Ave.
4132 McRee Ave.
4154 McRee Ave.
4166 McRee Ave.
4202 McRee Ave.
4210 McRee Ave.

4126 McRee Ave.
4136 McRee Ave.
4158 McRee Ave.
4170 McRee Ave.
4204 McRee Ave.
4212-14 McRee Ave.

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St. Louis [Independent City], Missouri

4216 McRee Ave.	4218-20 McRee Ave.	4222 McRee Ave.
4224 McRee Ave.	4236-38 McRee Ave.	4240-42 McRee Ave.
4244-46 McRee Ave.	4260 McRee Ave.	4266 McRee Ave.
4300 McRee Ave.	4316 McRee Ave.	4322 McRee Ave.
4328 McRee Ave.	4336 McRee Ave.	4340 McRee Ave.
4344 McRee Ave.	4346 McRee Ave.	4101 McRee Ave.
4103 McRee Ave.	4107 McRee Ave.	4109 McRee Ave.
4111 McRee Ave.	4115 McRee Ave.	4121-27 McRee Ave.
4129 McRee Ave.	4133 McRee Ave.	4141 McRee Ave.
4145 McRee Ave.	4149 McRee Ave.	4151 McRee Ave.
4155 McRee Ave.	4157 McRee Ave.	4159 McRee Ave.
4171 McRee Ave.	4175 McRee Ave.	4179 McRee Ave.
4201 McRee Ave.	4209 McRee Ave.	4211 McRee Ave.
4223 McRee Ave.	4227 McRee Ave.	4239 McRee Ave.
4241 McRee Ave.	4245 McRee Ave.	4251 McRee Ave.
4255 McRee Ave.	4301 McRee Ave.	4307 McRee Ave.
4309 McRee Ave.	4311 McRee Ave.	4327 McRee Ave.
4335 McRee Ave.	4339 McRee Ave.	4343 McRee Ave.
4109-11 Lafayette Ave.	4117-19 Lafayette Ave.	4241-23 Lafayette Ave.
4125-27 Lafayette Ave.	4133-35 Lafayette Ave.	4139 Lafayette Ave.
4141-43 Lafayette Ave.	4145-47 Lafayette Ave.	4151 Lafayette Ave.
4155 Lafayette Ave.	4161-63 Lafayette Ave.	4165-67 Lafayette Ave.
4177-79 Lafayette Ave.	4201 Lafayette Ave.	4207 Lafayette Ave.
4211 Lafayette Ave.	4215 Lafayette Ave.	4127 Lafayette Ave.
4211 Lafayette Ave.	4225 Lafayette Ave.	4227 Lafayette Ave.
4229 Lafayette Ave.	4233 Lafayette Ave.	4237 Lafayette Ave.
4241 Lafayette Ave.	4243 Lafayette Ave.	4247 Lafayette Ave.
4249 Lafayette Ave.	4253 Lafayette Ave.	4255 Lafayette Ave.
4259 Lafayette Ave.	4261 Lafayette Ave.	4265 Lafayette Ave.
4309 Lafayette Ave.	4311 Lafayette Ave.	4315 Lafayette Ave.
4319 Lafayette Ave.	4321 Lafayette Ave.	4325 Lafayette Ave.
4327 Lafayette Ave.	4331 Lafayette Ave.	4333 Lafayette Ave.
4337 Lafayette Ave.	4343 Lafayette Ave.	4347 Lafayette Ave.
1609-11 Thurman Ave.	1605-07 Thurman	
1532 Tower Grove Ave.	1534 Tower Grove Ave.	1538 Tower Grove Ave.
1544 Tower Grove Ave.	1600-02 Tower Grove Ave.	1604 Tower Grove Ave.
1618 Tower Grove Ave.	1620 Tower Grove Ave.	1622 Tower Grove Ave.
1626 Tower Grove Ave.	1642-44 Tower Grove Ave.	1654 Tower Grove Ave.

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Section number 7 Page 8 Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

1558 Vandeventer Ave.
1566 Vandeventer Ave.

1562 Vandeventer Ave.

1564 Vandeventer Ave.

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Section number 8 Page 9 Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

Summary:

The Tiffany Neighborhood Historic District was original listed on the National Register in 1983 with subsequent boundary increases in 1895 and 1897. The district was listed under Criteria A & C in the areas of Community Development (now called Community Planning and Development) and Architecture. The district, after the final boundary increase in 1987, included 685 contributing buildings and 41 non-contributing resources. As one of the largest subdivisions platted in St. Louis City and an early streetcar suburb, the area offered better lot size, sanitation, and housing quality to members of the middle and working classes. As industrial businesses developed along the north edge of the district, landowners constructed multi-family residential resources to support a growing number of workers and their families. Built by speculators or individuals, the modest buildings in the district reflected the population of its original inhabitants. Remaining building stock is largely residential, vernacular brick buildings with applied architectural details reflective of styles popular during the district's period of significance, 1885 to 1932. Long term neglect of the historic resources and the recent implementation of a revitalization plan for the area has caused the loss of architectural character and the demolition of 265 buildings. The total clearance of six blocks of buildings in the middle of the district (bounded by 39th, Folsum, Thurman, and Lafayette) has split the district in half and impacted the ability of the district as a whole to convey its historic significance. The boundary decrease is intended to address the severe loss of contributing buildings in this part of the Tiffany Neighborhood Historic District and the diminishing integrity of the historic district as a whole.

Elaboration:

The boundary decrease includes part of the McRee Town area of St. Louis. Though listed on the National Register as part of the Tiffany Neighborhood Historic District, the area west of 39th Street has, at least in the last 30-40 years, been separated from the Shaw Neighborhood to the south and Tiffany Neighborhood to the east. Though a stable residential area in the mid-20th century, urban renewal and the construction of I-44 in the 1960s, had a major negative impact on the area. I-44 construction caused the demolition of one tier of buildings along Lafayette and cut off the neighborhood from surrounding residential and commercial areas. In the 1970's, the Midtown Medical Center Redevelopment Corporation, invested in the historic area east of 39th Street. As part of the redevelopment plan, entrance barriers were constructed along 39th Street to restrict traffic through the area. These barriers isolated McRee Town even further and limited easy access to and from the area.

Since the 1970s, the population within the boundary decrease has declined by over 40% and the number of owner occupied houses as dropped dramatically. The population shift and increase in crime led to a loss of investment in the neighborhood. This loss has caused significant deterioration to occur. Buildings have lost important architectural detail, become uninhabitable, and several have been demolished due to neglect.

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Section number 8 Page 10 Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

Promoters of the National Register listing of the area in the 1980s hoped that the availability of grants and tax credits would encourage rehabilitation and revitalization in the area. Changes in tax code and other issues dampened interest in the areas residential and commercial properties. Beginning in the late 1990s, however, a community-based planning process was initiated to take another look at the area. Mayor Francis Slay signed off on a redevelopment plan in June of 2003 and since then, land clearance and other work has been started for what is known as the Botanical Heights residential development.

The revitalization plan called for the demolition of six entire blocks of historic resources and scattered demolition in the western section of the neighborhood. Over 180 attached and detached single family houses will be constructed to replace single and multi-family historic buildings. In all, more than 253 historic resources have demolished, most within the 6 block area surrounded by 39th, Folsom, Thurman and Lafayette. These blocks have been totally cleared and effectively cut off the eastern section of the neighborhood (which will remain listed) and the western 7-block section of the district (which has been reevaluated for significance and integrity and nominated as the Liggett & Myers Historic District). The total loss of the middle section of the district and plans for infill residential units substantially affect the historic integrity of the district and limit its ability to convey a sense of time and place.

The area within the remaining Tiffany Neighborhood Historic District (roughly bounded by S. Grand, Lafayette, 39th, and Park) has remained remarkably intact, and has been positively affected by rehabilitation and continuing investment. Current demolition and neighborhood revitalization plans for the McRee Town area (west of 39th St.) does not negatively impact the historic residential portions of the remaining Tiffany Neighborhood Historic District. The portion of the historic district that will remain within the boundaries contains residential, commercial and industrial buildings that represent the historic development of the area. The resources within the remaining district boundaries continue to convey the historic character and significance of the Tiffany Neighborhood Historic District.

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Decrease)

Tiffany Neighborhood Historic District (Boundary

St. Louis [Independent City], Missouri

Bibliography:

Landmarks Association of St. Louis, Inc. and Deborah B. Wafer, *Tiffany Neighborhood District National Register of Historic Places Nomination Form*. [original form dated 1982 with 1985 and 1986 amendments]. On file at the Landmarks Association of St. Louis, Inc. and the Missouri Department of Natural Resources, Historic Preservation Program, Jefferson City.

Parsons Engineering. "McRee Town Historic Neighborhood, Saint Louis, Missouri." 2004.

Form Prepared by (Con't):

Tiffany Patterson, National Register Coordinator
Missouri State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102
573-751-7800

Verbal Boundary Description for the Boundary Decrease:

Beginning at the east line of the intersection of Lafayette and 39th St., go north along the said east line of of 39th St. to the intersection with Park Avenue. Continue west along the southern line of Park Avenue to the western property line of 4209 Folsom, thence south along said property line to its intersection with Folsom Ave. Turing west along the southern line of Folsom Avenue continue to the intersection of Folsom Ave. and Tower Grove Ave. Follow Tower Grove Ave. south to the northern property line of 4301 McRee Avenue. Follow the northern property lines of properties on the 4300 block of McRee Avenue West to the Alley of City Block 4974, thence along the northern property line of 1566 Vandeventer Avenue to its intersection with Vandeventer Ave. Thence Southwest along the eastern line of Vandeventer to tits intersection with Lafayette Ave. From this intersection, follow Lafayette Ave. east to the point of beginning. (See Map showing boundary decrease area.

Boundary Justification

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Tiffany Neighborhood Historic District (Boundary

St. Louis [Independent City], Missouri

The boundary for this boundary decrease has been drawn to remove the McRee Town portion of the Tiffany Neighborhood National Historic District. Extensive demolition, including the loss of six entire blocks of historic housing stock have affected the ability of the district as a whole to convey its historic significance in architecture and community planning and development. The loss of the center six blocks have effectively cut off the western portion of the district from the original Tiffany Neighborhood (which will remain listed). The boundary decrease acknowledges the demolition of 253 buildings within the boundary decrease area.

Photographs:

- Photo 1: 4107 Blaine Avenue looking north to Folsom. Industry buildings to the north will remain in historic district.
- Photo 2: McRee Avenue looking southeast toward Interstate Highway 44. Remaining Tiffany Neighborhood buildings are visible at edge of decrease area.
- Photo3: Folsom Avenue looking southwest. New construction single-family homes and townhomes are visible on land vacated by demolition.
- Photo4: Blaine Avenue looking west. Brick gate and fencing of new development is visible.
- Photo 5: 4129 Lafayette Avenue looking north. Buildings will remain in decrease area.
- Photo 6: Intersection of Thurman and McRee Avenue looking north. Corner commercial building has been demolished.
- Photo 7: Shows intersection of Klemm Street and Lafayette Avenue looking west. Hillside to Interstate 44 is on the south.
- Photo 8: Approximately 4123 McRee Avenue.
- Photo 9: Lafayette Avenue looking toward Lawrence Avenue to the east. Corner building has been demolished.
- Photo 10: Corner of Lawrence Avenue and Folsom Avenue. Commercial building are to remain in decrease area.

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Tiffany Neighborhood Historic District (Boundary

St. Louis [Independent City], Missouri

- Photo 11: Corner of 4200 Blaine Avenue and Klemm Street looking southeast.
- Photo 12: 3900 block of McRee Avenue. All buildings have been demolished.
- Photo 13: McRee Avenue looking northwest.
- Photo 14: Lafayette Avenue looking toward Vandeventer Avenue. Western edge of boundary decrease area.
- Photo 15: 4411 Lafayette Avenue looking north.
- Photo 16: 4200 block of Lafayette Avenue looking west.
- Photo 17: Folsom Avenue looking southeast.
- Photo 18: Blaine Avenue looking west at Lawrence Avenue intersection.
- Photo 19: McRee Avenue looking north.
- Photo 20: Blaine at Lawrence Avenue. Buildings have been demolished.

Following Photos Were Taken at Approximate Locations of Previous Sketch Map in District Submittal using Same Photograph Numbers.

- Photo 21B: 4205 Blaine Avenue looking northeast.
- Photo 23B: 4403 Lafayette Avenue. Building to be demolished.
- Photo 30B: 4200 block of Lafayette Avenue. Buildings will remain in decrease area.
- Photo 31B: 4157 Lafayette Avenue showing vacant lot. Buildings will remain in decrease area.
- Photo 33B: 3900 block of Lafayette Avenue looking north. Land has been cleared for new development.
- Photo 35B: McRee Avenue looking south toward Interstate 44.
- Photo 46B: Streetscape on McRee Avenue looking east.

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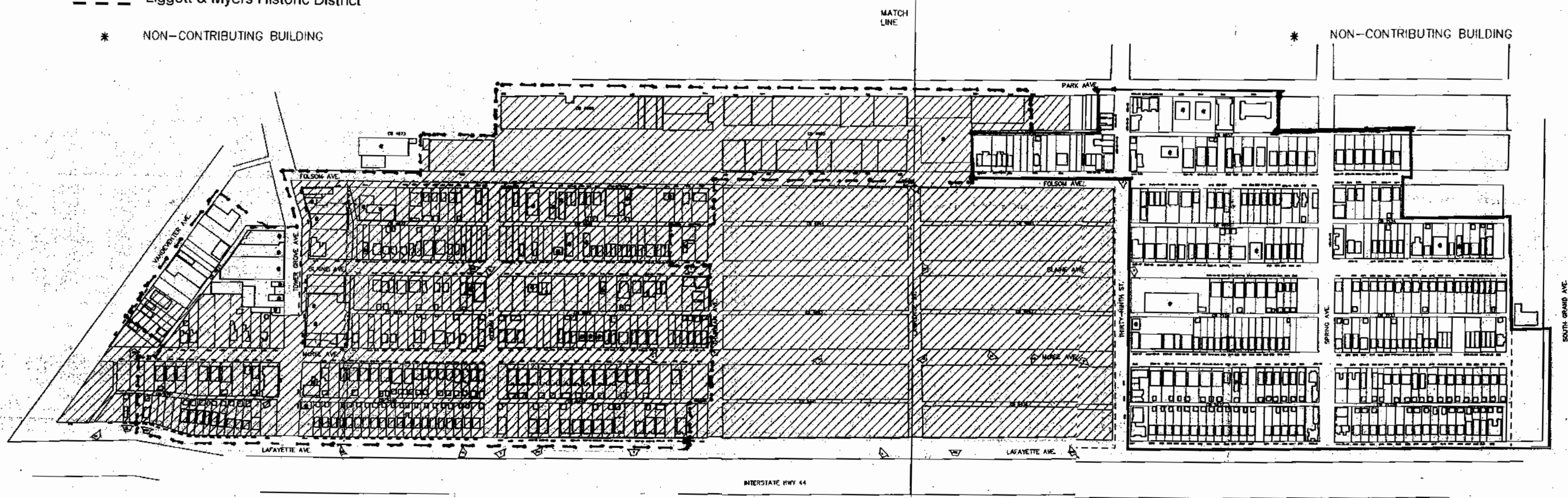
Tiffany Neighborhood Historic District (Boundary

St. Louis [Independent City], Missouri

Photo 48B: Lafayette Avenue looking northeast to 39th Street. Buildings at edge to remain in Tiffany Neighborhood Historic District.


Tiffany Neighborhood Historic District (Boundary Decrease)
St. Louis [Independent City], Missouri

-  BOUNDARY DECREASE AREA
-  TIFFANY HISTORIC DISTRICT TO REMAIN
-  Liggett & Myers Historic District
-  NON-CONTRIBUTING BUILDING



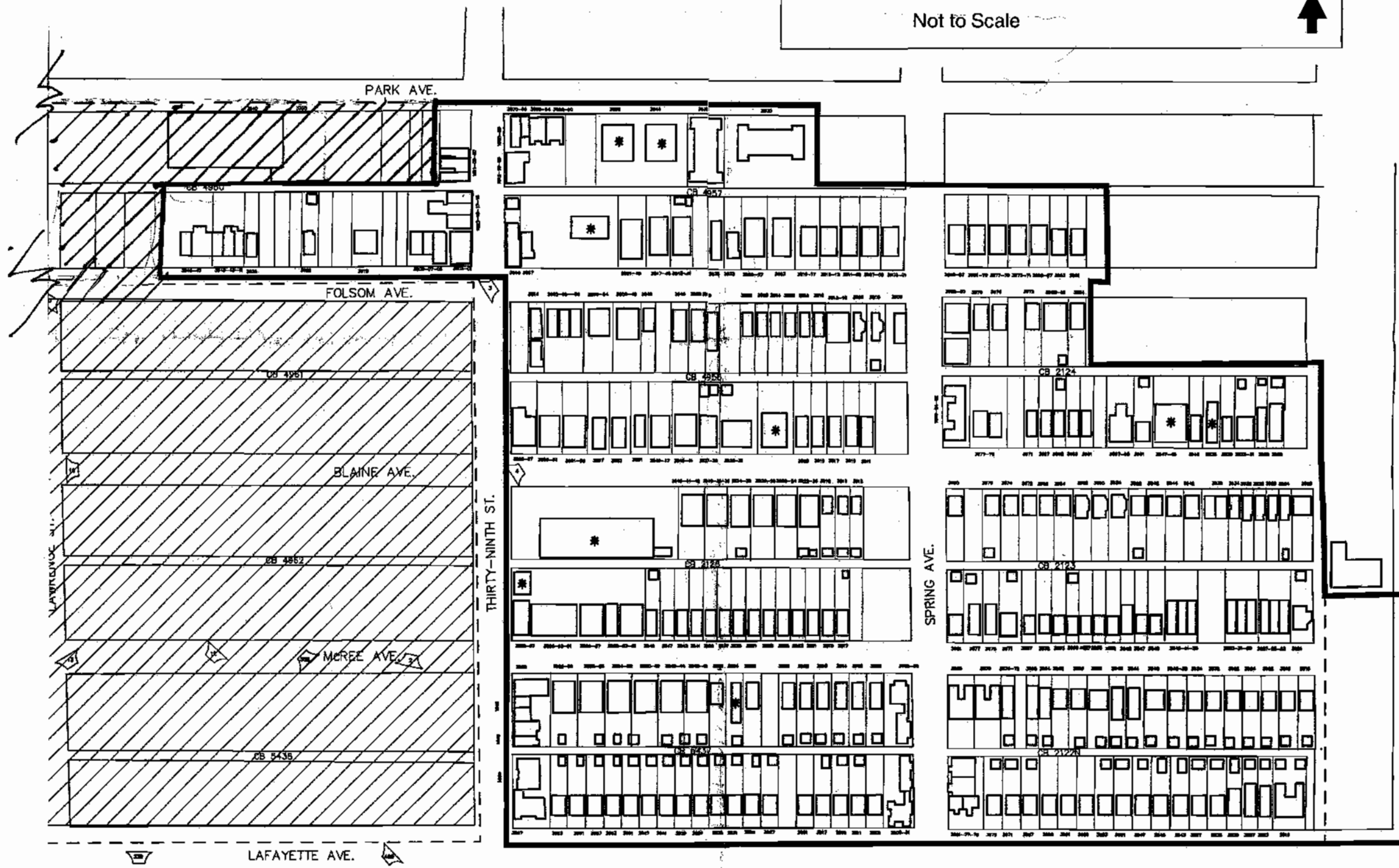
Tiffany Neighborhood Historic District (Revised Boundaries)
St. Louis [Independent City], Missouri

— Revised boundaries

 Boundary Decrease Area

* Non-contributing building

Not to Scale





U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



90° 15'

40 miles

41

1:900 000 FEET (MOEAST)

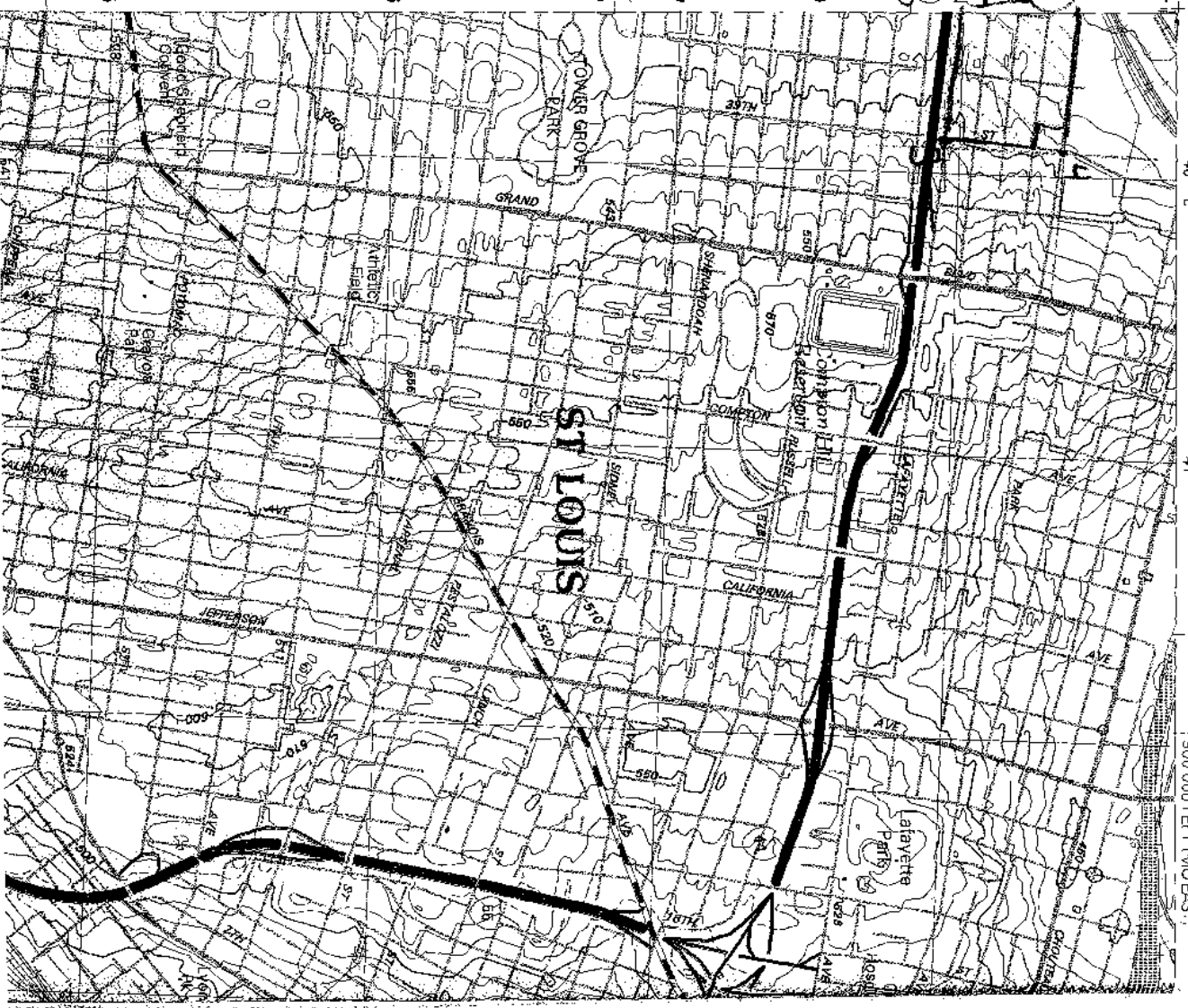
38° 37' 30"

Tiffany Northside Hood
Historic District
Boundary Decrease
St. Louis, MO

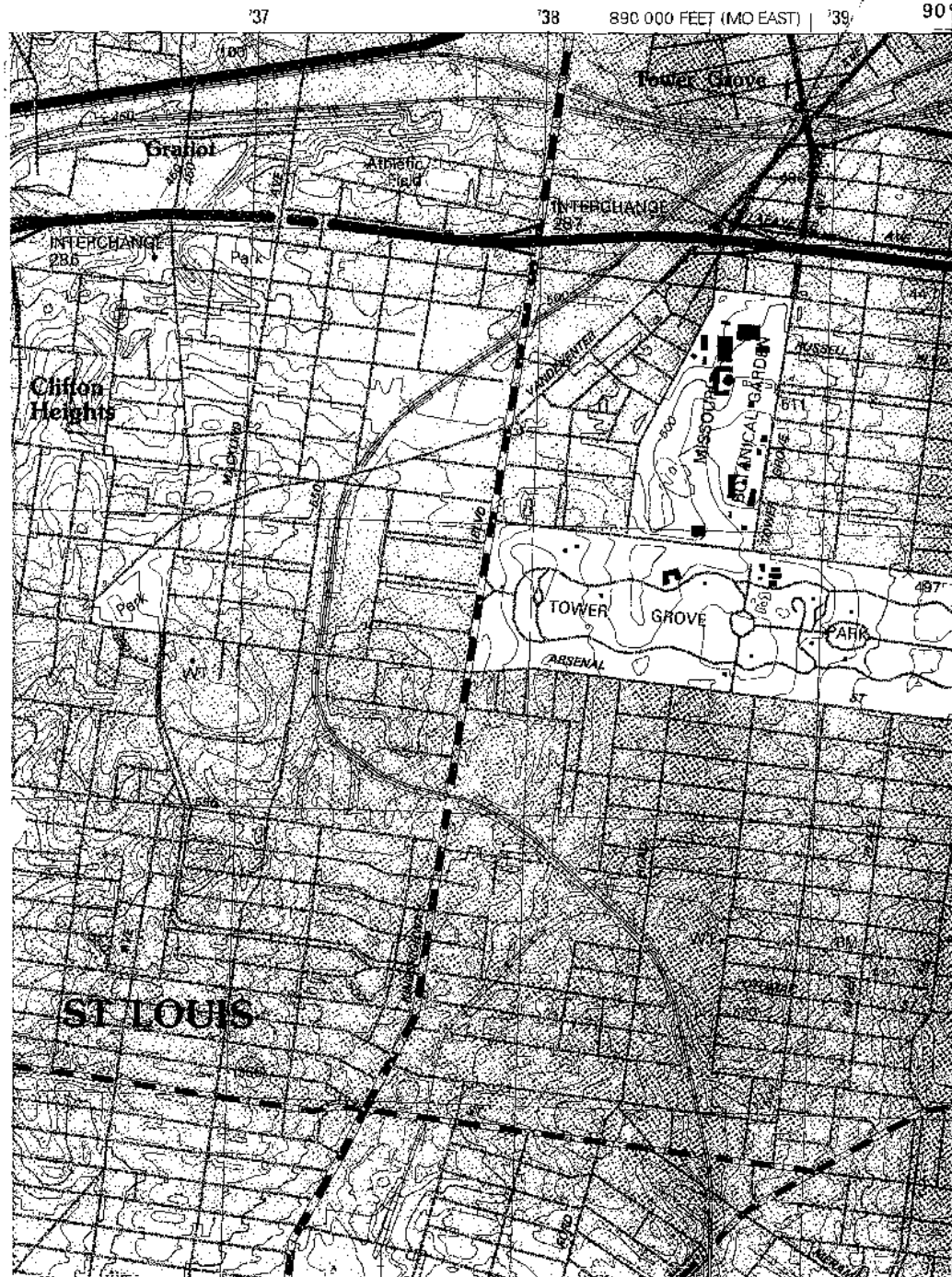
③ 15/139910/1277650

④ 15/139910/1277650

1 010 000 FEET
(MOEAST)



WEBSTER GROVES QUADRANGLE
MISSOURI-ILLINOIS
7.5-MINUTE SERIES (TOPOGRAPHIC)



37 38 890 000 FEET (MO EAST) 39 90°15' 38°37'30"

Tellam Neighborhood
Historic District
(Boundary Dispute)
St. Louis City, MO

1) 15/738880/4278490
2) 15/739660/4278080

478

477

1:100 000 FEET
(MO EAST)

476

475























































