

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Wellston Loop Commercial Historic District

other names/site number N/A

2. Location

street & number Portions of the 5700, 5800, and 5900 blocks of Dr. Martin Luther King Dr. N/A not for publication

city or town St. Louis N/A vicinity

state Missouri code MO county St. Louis [Independent City] code 510 zip code 63112

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 at the following level(s) of significance:

___ national ___ statewide X local

Mark A. Miles Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date July 22, 2010

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Wellston Loop Commercial Historic District
Name of Property

St. Louis [Independent City], Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
49	3	buildings
2	3	site
		structure
		object
51	6	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/specialty store

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Craftsman

foundation: Stone

Classical Revival

Concrete

Modern Movement

Brick

Renaissance Revival

walls: Brick

Romanesque Revival

Stone

Other: One-part commercial block

roof: Asphalt

Other: Two-part commercial block

Slate

other Synthetics

Wellston Loop Commercial Historic District
Name of Property

St. Louis [Independent City], Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

ETHNIC HERITAGE: European

Period of Significance

1891-1963

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schaumburg, Henry

Lee, Thomas C.

Clymer, Harry G.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Landmarks Association of St. Louis

Historic Resources Survey Number (if assigned): _____

Wellston Loop Commercial Historic District
Name of Property

St. Louis [Independent City], Missouri
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10. Geographical Data

Acreege of Property 14.5

UTM References

(Place additional UTM references on a continuation sheet.)

A 15 736271 4284068
Zone Easting Northing

C 15 736878 4283839
Zone Easting Northing

B 15 736335 4284186
Zone Easting Northing

D 15 736841 4283752
Zone Easting Northing

11. Form Prepared By

name/title Lindsey Derrington, Michael Allen, Emily Klassen, Ruth Keenoy, Yvonne Lee, Adam Herberg
organization Landmarks Association of St. Louis date June 30, 2010
street & number 911 Washington Ave, #170 telephone 314-421-6474
city or town St. Louis state MO zip code 63101
e-mail

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Multiple
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

Summary

The Wellston Loop Commercial Historic District is located in northwest St. Louis (Independent City). The district includes a total of 57 properties: 51 of which are contributing and six non-contributing. Contributing properties include 46 commercial buildings (most of which were designed to support upper-story residential space); two multi-family buildings; one educational building; and two parking lots (sites). The district also includes one National Register listed building (Wellston J.C. Penney Building, NRL 02/05/2009). The district has three non-contributing buildings (one of which is a secondary garage) and three non-contributing vacant lots (sites). Most of the district's associated properties face Dr. Martin Luther King Drive, historically known as Easton Avenue. Exceptions are two buildings that face Goodfellow Boulevard and three buildings that face Hamilton Boulevard. These routes intersect Dr. Martin Luther King Drive near the east and west ends of the district. The district is bounded by Blackstone Avenue (east); vacant lots within the 5930-50 blocks of Dr. Martin Luther King Drive (west); and alleys that border Dr. Martin Luther King Drive (north/south).

The district's contributing buildings were constructed over a period of more than 70 years from 1891 to 1963. Most properties were constructed after 1901, by which time electric streetcars had begun to operate along Easton Avenue, connecting the area to downtown St. Louis. With some variations, most of the properties are one- and two-story, flat-roofed, masonry commercial buildings that exhibit a narrow range of forms and styles. Thirty-four of the district's two-story commercial buildings hold lower level storefronts and upper level residential space. The district also supports six one-part commercial buildings, four automotive service buildings, one department store (individually listed in the National Register of Historic Places), two storefront buildings with upper story warehouse space, one retail establishment, two multi-family residential properties, and one educational building. The district encompasses five open lots, two of which are contributing parking lots. The remaining three lots are non-contributing. The non-contributing lots are associated with building demolition that has occurred within recent years. One non-contributing garage (secondary building), as noted previously, is also in the district boundaries.

Most of the district's one- and two-part commercial blocks were constructed between 1900 and 1926. Some of these properties exhibit sufficient stylistic attributes through ornamentation to be associated with specific architectural styles. The remaining buildings

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

exhibit architectural elements that are less distinctive and are identified as "other" style - of which the district holds 16 examples. Thirteen buildings reflect Craftsman influences - these properties were constructed between c. 1900 and 1924. Eleven properties reflect the Classical Revival style, constructed between c. 1900 and 1923. The district also holds examples of the Modern Movement (seven buildings constructed in 1908 - 1963); Romanesque Revival (three buildings constructed in 1891 - 1904); and Georgian Revival (one building, 1903).

Setting

The district's setting is defined by one- to three-story commercial buildings dating to the period of significance. Designed in a variety of styles, these buildings are typical examples of late 19th to mid-20th century commercial properties. The buildings are interspersed with vacant lots; some were used as parking lots and others supported automotive-related businesses. Three non-contributing vacant lots are the result of building demolitions, which characterize the larger area surrounding the district. Easton Avenue (renamed in 1971 as Dr. Martin Luther King Drive) was designed as a wide street to accommodate the major street car line that once ran down its center. The street is flanked by concrete sidewalks on either side (north/south). No trees line the street or its sidewalks; this is a historic quality of the district. The district retains its overall sense of the transit-fed commercial loop, which is characteristic of its use during the early-to-mid twentieth century. Dr. Martin Luther King Drive still functions as a major east-west thoroughfare and generates a steady feed of automobile traffic. One key difference in present-day circulation, however; is that the alleys behind the commercial row - once bustling with loading and unloading of goods - are now largely dormant. In most cases, retail loading takes place in front of the commercial establishments - a change that occurred when streetcar tracks were removed during the 1960s. Despite this change, the district's alley elevations continue to illustrate the importance of secondary building access.

The district exhibits characteristics of its former reliance on the adjacent residential area. Even today, pedestrian traffic plays a key role in the area's economic viability. Goodfellow and Hamilton Boulevards historically served as secondary commercial and industrial areas that fed and supported the larger commercial blocks along Easton Avenue. Unfortunately, most examples of these businesses have since been demolished (and is why such areas were excluded from the nomination). Five extant examples are

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

included in the district's boundaries. These five buildings, located on Goodfellow and Hamilton Boulevards, are contiguous and contribute to the district's architectural and historical significance.

The Wellston Loop area developed primarily between 1890 and 1930, during which time a range of housing was constructed on and adjacent to Easton Avenue. The area's domestic architecture largely consists of two-story, flat-roofed single and multi-family buildings that support an overall high population density. Some one-story houses and four squares are extant on either side of the district, as are a number of religious buildings, schools, corner commercial blocks and (north of the district) industrial buildings. Today, the surrounding neighborhood fabric suffers from property abandonment and demolition; though recently there has been a rise in new infill housing. Regardless, the area surrounding the district supports a fair number of vacant lots - most relating to demolition. Immediately north of the district, many older buildings have been removed, particularly along Theodosia Avenue (which parallels Dr. Martin Luther King Drive one block north). North of this belt of abandonment and demolition, density is more consistent though the continued loss of historic buildings remains problematic.

Just west of the district is Kienlen Avenue, a wide north/south thoroughfare that crosses Dr. Martin Luther King Drive, forming a distinct visual barrier that separates the Loop District from Wellston proper. West of Kienlen, Dr. Martin Luther King Drive retains a similar appearance to the area within the district, supporting a number of early twentieth-century commercial buildings. The area's adjacent residential blocks, however; hold smaller and more architecturally modest houses than those near the district. East of the district, Dr. Martin Luther King Drive supports evidence of heavy demolition and little replacement construction. Residential blocks east of the district are fairly dense, supporting one- and two-story multi- and single-family housing. Easton Avenue's commercial strip originally extended east to a point that it seamlessly joined the commercial blocks in downtown St. Louis. This is no longer the case due to extensive demolition that has occurred since the 1970s. The district's boundaries include the core of the Wellston Loop commercial row. Areas that were excluded east and west of the district may retain integrity, but contiguous boundaries could not be established to include them in the district.

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

Integrity

The comprehensive historic character throughout the district is good in relation to the number of contributing properties. There are, however, three issues that threaten the district's integrity. These include: vacant lots where historic buildings are missing; abandonment and decay of contributing buildings; and altered storefronts.

Vacant lots within the Wellston Loop Commercial Historic District consist of two types: those that have been cleared due to building demolition and those historically used as parking lots or that supported auto-related businesses (such as used auto sales). All vacant lots within the district's boundaries are included in the resource/property count. The lots are also identified on the accompanying district map. Two lots contribute to the district; three lots are non-contributing. By 1930, Easton Avenue supported a significant number of lots used by automotive businesses. Some of these lots supported new/used automobile sales and others held filling stations or other small automotive businesses. As automobiles became more popular, a number of properties along Easton - particularly buildings constructed after 1946 - also provided adjacent parking lots. This was most often the case for larger establishments such as supermarkets and department stores, which offered adjacent parking to compete with downtown and suburban shopping areas.¹ Lots that fall into this latter category are counted as a single resource in combination with the buildings they support. The district's two contributing lots that are counted separately as sites are located at the southwest intersections of Dr. Martin Luther King Drive with Hamilton Boulevard and Shawmut Place. The space at the corner of Hamilton was an automobile sales lot during the 1930s and used as a parking lot by the 1950s. The site at Shawmut was used as a parking lot by 1931. Both lots have been part of the district's visual character for over 60 years (see Figures 1 and 2).

Three lots within the district are non-contributing sites because they are the result of building demolitions that occurred after the period of significance. Although these non-contributing lots exist; they are not an excessive component of the district and fail to detract from the district's overall physical integrity (see Figures 3 and 4).

In relation to building decay and abandonment issues, a number of the district's buildings hold boarded-over storefronts and windows. Most of these covered openings did not

¹ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, 1985), p. 12.

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result in removal of the historic storefront systems, windows, or decorative building elements. The coverings serve as necessary security measures due to the area's economic instability and absent tenancy. Although the coverings obscure the buildings' historic features; they are impermanent (in most instances) and can be easily removed without loss of the buildings' historic character or defining features. The coverings do not compromise the buildings' architectural and/or historical integrity.

Storefront alterations within the district fall into two categories: those that hold replacement materials (some of which do not exhibit historic proportions) and infill with solid materials such as wood, brick, concrete block, and metal. This latter category includes the insertion of contemporary door and window openings in spaces originally designed for large glazed windows. The impact of the first type of alteration is mitigated by the fact that the storefronts have been in continuous use as retail establishments since the buildings' dates of construction; therefore the upgrades do not diminish the properties' integrity or original design features. Alterations that include non-historic infill are sometimes adverse. Altered buildings that are included as contributing resources in the district retain original fenestrations and surrounds despite loss of original storefront materials. Additionally, most examples hold recessed openings that retain the openings' original sizes and scales despite infill/alterations.

In relation to two areas that were by the district's boundaries, guidelines provided in *National Register Bulletin: Defining Boundaries for National Register Properties* state that "peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development" should be excluded from districts.² Based on this statement, two partial blocks were omitted from the district's boundaries - the areas associated with 5735-5761 (north) and 5832-5854 (south) Dr. Martin Luther King Drive. These blocks were skirted because the landscape does not retain physical or historical integrity. In both situations, the blocks are largely vacant due to recent building demolitions. Each skirted block holds only one building; and both buildings are non-contributing because they were constructed after the period of significance. The district retains integrity despite these omitted sections because opposing sides of the blocks retain sufficient integrity to visually maintain a strong overview of the district's historic physical qualities (see Figure 3).

² Donna J. Seifert, Barbara J. Little, Beth L. Savage, and John H. Sprinkle, Jr., *National Register Bulletin: Defining Boundaries for National Register Properties* (Washington, D.C.: U.S. Department of the Interior National Park Service, 1995; revised 1997), p. 2.

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

Descriptions

(Note: All buildings are contributing resources unless noted otherwise).

Dr. Martin Luther King Drive

5700-08 Dr. Martin Luther King Drive *Photograph 1*

Type: Storefront and Flats

Date: 1910

Style: Craftsman

Architect: Thomas C. Lee

This two-story, flat-roofed brick building has a corner tower and two projecting oriel bays on the primary elevation. The walls are tapestry brick. All window and door openings are boarded except as noted. The corner tower has a pyramidal roof (clad in asphalt shingles) that overhangs the walls and is supported by sets of wooden brackets. Paired frame brackets support the roof overhang. Metal coping lines the upper walls near the roof. Paired window openings on each elevation are positioned below smaller paired lights. Windows on the east elevation have separate stone sills; whereas those on the primary (south) elevation share sills. Windows are surrounded by decorative brick treatment including central stucco rectangles. Smaller windows are surrounded by decorative brick (primary elevation). These openings have original multi-paned wood sashes. Below the tower (second-story) is a storefront clad with simulated masonry and corrugated plastic siding. The east elevation's second floor windows feature decorative stucco squares centered above the openings. The primary elevation is arranged around the bays, which are clad in timbered stucco and have pyramidal roofs. Between the second-story windows are decorative stucco rectangles. Paired first-story doors are located immediately west of the corner storefront. The doors retain original brick decorative surrounds and upper stucco panels.

5707 Dr. Martin Luther King Drive

Type: Storefront and Flats

Date: c. 1915

Style: Other: Two-Part Commercial Block

This two-story, flat-roofed building is clad in red brick. The first floor features an entrance (to upper-level flats) at the west end of the façade. The entrance is offset (at the east) by a decorative cast iron column that separates the door from the storefront ribbon.

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

The storefront retains a recessed central entrance clad in non-historic frame siding. The upper story façade holds two window openings of one-over-one replacement design with cut limestone sills and plain steel jack arches. Decorative brick course work extends across the primary (south) elevation at sill level. A soldier course is visible below the shaped parapet, which is capped with white terra cotta.

5709 Dr. Martin Luther King Drive

Type: Storefront

Date: c. 1920

Style: Other: One-Part Commercial Block

This one-story, flat-roofed brick building has a buff brick façade with terra cotta coping on the parapet and a central terra cotta pediment. Below the parapet wall, the storefront retains its original form with a recessed entrance which holds original paired single-light doors. In recent decades (possibly the 1950s-60s), the façade was covered with a pink PermaStone-type material. Three narrow modern single-light windows (on either side of the façade) flank the entry. Covering windows and the entry recess is decorative wrought-iron that was apparently added for security measures.

5710-14 Dr. Martin Luther King Drive *Photograph 1*

Type: Storefront and Flats

Date: c. 1915

Style: Other: Two-Part Commercial Block

This one-story flat-roofed brick building has a storefront opening across the first floor that is covered with modern synthetic siding (for security purposes). The original recessed entrance to the storefront remains in use as the building's primary entrance. Above the storefront, the parapet holds brown brick with white glazed terra cotta coping.

5711-17 Dr. Martin Luther King Drive

Type: Site/Vacant Lot

Non-contributing vacant lot due to building demolition. The lot is clear of debris and paved with asphalt.

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Wellston Loop Commercial Historic District
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5716-20 Dr. Martin Luther King Drive

Photograph 1

Type: Storefront and Flats

Date: c. 1916

Style: Craftsman

This two-story, flat-roofed brick building features stucco cladding on the upper primary (south) and west elevations. Original rafters remain near the roofline that supported a pent roof (removed) with a deep overhang. The roof extends above windows/doors on the primary and side elevations. The primary elevation (below the pent roof) is asymmetrical. Two wide storefronts flank an arched entrance to the building's upper flats. The east storefront retains original decorative glazed tile above the storefront windows (which are boarded over, as is the entry). The west storefront tile has been boarded over, though the original entry recess is intact and holds a replacement solid door (primary/south elevation). The façade's central (arched) entrance is surrounded by exposed decorative brick-work. A basket-weave brick pattern extends horizontally across the façade above lower-level storefronts. Above the decorative brick band, exposed brick forms diamond patterns (within stucco) across the primary and west elevations. The second floor holds boarded window openings of various widths and heights. All of the windows retain original limestone sills. At the second-story level, the building has two doors (east and west ends of the elevation) offset by small windows. Fronting each of the doors is a cast iron balcony.

5719-21 Dr. Martin Luther King Drive

Photograph 2

Type: Storefront and Flats

Date: 1904

Style: Craftsman

Builder: Fair Building Company

This two-story, flat-roofed, red brick building has a symmetrical primary elevation. The first floor has a central recessed entry flanked by individual storefronts - each of which has single door openings at the east and west ends of the façade. Cast iron columns divide the storefront bays from the entrances. The recessed entrance and window surround are covered with painted plywood. A canvas awning supported by a metal frame extends horizontally above the first floor storefronts. The second story of the façade holds two windows that are centered on the elevation. These openings retain limestone sills and soldier-course headers with limestone keystones and decorative blocks below each end of the headers. Each of the window openings holds three windows of six-over-six (replacement) double-hung design. Simulated dividers also fill the openings. A soldier

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Wellston Loop Commercial Historic District
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course extending above the windows is punctuated by centered and end tile blocks. The parapet rises to form a central pediment and plinths at the building's corners. Diamond shaped tiles are situated within each rise of the parapet, which is capped with terra cotta coping.

5723 Dr. Martin Luther King Drive *Photograph 2*

Type: Storefront and Flats

Date: 1903

Style: Other: Two-Part Commercial Block

Builder: W. H. Baker

This two-story, flat-roofed building is clad with buff, brown, and red brick on the primary elevation. The upper façade has exterior buff brick; the lower level has red brick; and a band of brown brick extends horizontally between the two floors. The lower level storefront is covered in plywood but retains its historic form with original iron grate knee walls, step plate and decorated I-beam. A cast iron column divides the storefront from a west entrance. Chain link grates cover the storefront. The upper floor holds three jack-arched window openings with soldier headers and limestone sills. A brick string course extends above the headers. The parapet features stepped projecting piers on either side of the façade, separated by a brick stringcourse. Terra cotta tiles cap the parapet.

5725 Dr. Martin Luther King Drive *Photograph 2*

Type: Storefront and Flats

Date: 1924

Style: Craftsman

Builder: C. G. Hinze

This two-story, flat-roofed building has a primary elevation clad in dark brown brick. A pitched roof overhangs the front elevation, offset by two high parapet walls at either end of the façade. The building has three second floor window openings with soldier course headers and rowlock sills. The windows are covered with metal panels. The first-story storefront openings are covered with chain link grates. This opening retains its central recessed entry configuration and soldier course header that extends above the windows and entry bay. Some of the original window glazing is exposed, though most is covered with plywood.

5727 Dr. Martin Luther King Drive *Photograph 2*

Type: Storefront and Flats

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Wellston Loop Commercial Historic District
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Date: c. 1905

Style: Other: Two-Part Commercial Block

This two-story, flat-roofed building has a buff brick primary exterior. The roofline extends away from the building, creating a short awning above the upper façade windows. Below the overhang are two single courses of brown brick that create horizontal decorative bands above the windows. The second-story retains two segmental-arched window openings with soldier-course headers and limestone sills. Original windows have been replaced by modern one-over-one lights. Beneath the second story windows openings, the façade features a wide horizontal band of green vitreous bricks. Two rectangular areas are created within the band by decorative baker's brick. The storefront retains the original flat entrance (west end), which holds a replacement transom window above a modern metal door. The storefront retains original marble knee walls. Storefront window openings are filled with non-historic brick and glass blocks. The lower elevation has a central recessed entrance blocked by a steel door and sidelight.

5729-31 Dr. Martin Luther King Drive

Photograph 2

Type: Storefront and Flats

Date: 1912

Style: Other: Two-Part Commercial Block

Builder: Timothy O'Callahan

This two-story red brick building has a symmetrical front elevation. The first floor has a continuous cast iron storefront with entrances (to the upper flats) at either end (east/west) of the façade. The storefront retains an original I-beam with rosettes. Entrances hold replacement doors, and storefront openings are filled with concrete blocks, contemporary windows, and paired doors. Paired doors situated off-center (lower level façade) lead to the lower-level storefront area. The second-story holds six windows with limestone sills and keystones. The four outer windows' keystones are painted black. The window openings hold glazed, fixed, single-sash windows. Above the window openings, a stucco-covered band is painted black. It appears that the building may have originally held a cornice (removed). The building retains a central stepped parapet capped with limestone.

5730 Dr. Martin Luther King Drive

Type: Site/Parking Lot

The site is an open green space that by 1931 was used as a parking lot. It is situated at the southwest intersection of Shamut Place and Dr. Martin Luther King Drive.

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Wellston Loop Commercial Historic District
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5736-42 Dr. Martin Luther King Drive *Photograph 3*

Type: Storefront and Warehouse

Date: 1921, 1927 (addition)

Style: Other: Two-Part Commercial Block

Builder: Henry Dilschneider, R. M. Dilschneider (1927)

This building was constructed in two phases. The older (west) end of the building is two stories in height; the later construction (east) is three stories in height. This latter portion of the building's first-story storefront is filled with large cut-stone blocks and currently holds a single door flanked by small single-sash windows. The second floor level holds one wide window (boarded over). The third floor originally held two small windows (filled with brick) and one large central window (boarded with plywood panels). The brick-filled window openings are banded on all sides by limestone. Remaining windows (second and third floors) have limestone sills. A narrow course of terra cotta extends above the third-story windows (and below a flat parapet roof). The two-story section of the building (constructed in 1921) has a large lower-level storefront that encompasses the entire lower façade. Three openings on the second floor have been boarded over. The building's two-story section has a central stepped parapet with terra cotta coping.

5744-50 Dr. Martin Luther King Drive, NC

Type: Site/Vacant Lot

Non-contributing vacant lot due to building demolition. The property is clear of debris and is now a flat, grassy lot.

5752-54 Dr. Martin Luther King Drive *Photograph 4*

Type: Storefront and Flats

Date: 1909

Style: Classical Revival

Architect: William P. McMahan

This two-story, red brick, flat-roofed building has a shaped parapet with a central pediment. The parapet is capped with flat buff terra cotta coping (façade) and terra cotta tiles (side elevations). The first floor has two storefront openings on either end (east/west) of the façade. The storefronts hold decorative steel I-beam headers, one of which (west end) wraps the building at the street corner. The west storefront has a chamfered entrance and corner column. Separating the storefronts are paired doors that lead to the upper floor flats. The façade's second-floor holds six symmetrically placed window openings. All window and door openings have stylized surrounds with soldier course headers and bands

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of projecting bricks that crown each header. The windows retain cut limestone sills. Near the roofline is a continuous projecting cornice of buff terra cotta with foliated brackets. The cornice wraps the west elevation and terminates near the end of the storefront. The west (secondary) elevation holds irregularly distributed segmental-arched window and door openings.

5800 Dr. Martin Luther King Drive

Photograph 5

Type: Storefront and Flats

Date: 1905, 1924

Style: Craftsman

Builder: P. Schneider & D. Becker (1905)

Architect: Sol Abraham & Son (1924 remodeling)

This two and a half-story red brick building has a hipped roof covered with asphalt shingles. The building's primary (north) elevation features three jack-arch windows at the second floor and a lower level storefront that has been boarded over. The windows hold one-over-one lights which have cut limestone sills and soldier course headers. Centered on the third floor façade is a hipped dormer with paired one-over-one windows. Dormers (primary and side elevations) retain original slate shingles. The storefront wraps the corner of the building along the east elevation (which faces Goodfellow Boulevard). The east elevation holds five windows on the second floor. The lower level has three entrances - the north entry is filled with brick; the south entry is covered with plywood (as is the transom); and the central (situated off-center) entry has a three-light door and a single-light transom. Two east elevation dormers are interspersed by three anchored chimneys.

5801-05 Dr. Martin Luther King Drive

Photographs 6 and 7

Type: Storefront and Flats

Date: c. 1905

Style: Classical Revival

Builder: Nicholas Pelligreen

This two-story, flat-roofed brick building is clad in brown brick on the building's street-facing elevations (south and east). The primary (south) elevation, first-floor level, holds three storefronts. The east primary storefront wraps the east building corner. The storefronts have cast iron end columns. An off-center central entry (south elevation) has a decorative terra cotta pediment above a recessed opening. The storefronts are boarded (and some openings are reduced from their original size); however, part of the southeast

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corner configuration and a recessed entrance are fully exposed, covered by a chain link grate. The east elevation lower level has also been largely boarded over, but retains three window and door openings beneath plywood. Above the storefronts is a continuous course of brick dentils, which is situated below a white terra cotta cornice. Terra cotta quoins frame the corners of the upper elevations and the south elevation (lower level) pedimented entry. A terra cotta dentillated string course extends above the upper story windows. The front (south) parapet wall is capped with white terra cotta; whereas the east wall is capped with dark terra cotta tiles. Upper windows at the primary (elevation) - east and west ends of the façade - hold wide trapezoidal bay windows. Windows have frame, double-hung, one-over-one sash lights. All windows have decorative terra cotta headers and chamfered surrounds that are interrupted by heavy brick voussoirs. Paired windows are joined by a decorated tablet. On the east elevation, there is a paired set of south windows, three single windows, and a trapezoidal north end window.

5802 Dr. Martin Luther King Drive *Photograph 5*

Type: Storefront and Flats

Date: 1923

Style: Classical Revival

Architect: Henry Schaumburg

This two-story, flat-roofed building has a stone foundation and dark red brick exterior. The first floor features an enclosed storefront and two enclosed doors at the east and west ends of the lower façade. The upper floor holds three jack-arched windows with cut limestone sills and limestone keystones. A band of decorative brickwork is noted above the windows. The parapet is stepped at either end of the primary (south) elevation.

5806-08 Dr. Martin Luther King Drive *Photograph 5*

Type: Storefront and Flats

Date: 1909

Style: Craftsman

Builder: Alfred De Benedetty

This two-story, flat-roofed building has a red brick exterior. The front elevation features a continuous storefront ribbon at the first floor level that is supported by a cast iron storefront system. The outer storefronts are divided by two central doors, cast iron columns, and exposed I-beams (above) that are decorated with rosettes. At the second-floor façade, a continuous limestone course forms the window sills of six window openings. These openings have jack arches and rowlock headers. Each opening holds a

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frame one-over-one, double-hung window though four openings are fully boarded. Between the two central windows is a decorative brick patterned triangle. A projecting galvanized metal cornice extends near the roofline with foliated brackets, a few of which are missing. The parapet features limestone quoins at either side and at the center of the elevation. Terra cotta tile coping caps the parapet.

5809-11 Dr. Martin Luther King Drive *Photograph 7*

Type: Storefront and Flats

Date: 1908, 1944

Style: Modern Movement

Builder: W. H. Baker (1908), R. M. Dilschneider (1944)

This two-story, flat-roofed building is clad in buff brick on the first floor and red brick on the second floor. The building's façade was rebuilt in 1944. Three continuous double courses of buff brick extend horizontally above the second floor. A soldier course extends horizontally above the buff brick first floor. The front elevation is symmetrically divided into three bays. Every other bay holds a storefront opening (first floor level) and a wide jack-arched window opening (second floor level). The first-story holds modern aluminum storefronts. The center bay features a first-floor entrance with an aluminum-framed door. Above the entry are two second-floor window openings that hold six-over-six windows. The west elevation is partially exposed by the angle of the building and holds a storefront-style window (first-story) and a replacement window (second-story) of six-over-six design. The corner of the front elevation is rounded above the first floor.

5810-12 Dr. Martin Luther King Drive *Photograph 5*

Type: Storefront and Flats

Date - East End of Property: 1913, 1920 (rear addition)

Style: Other: Two-Part Commercial Block

Builder: L. Phelan

Date - West End of Property: 1922

Builder: Eugene Hortleder

The two-story flat-roofed building at 5810-12 Dr. Martin Luther King Drive was constructed in two phases. The original (east) end of the building was constructed in 1913; the west end was constructed in 1922. The building has a buff brick façade with a lower level central entry. Dentilled brick cornices are situated on the façade wall below the building's shaped parapets, central pediment, and end plinths. The upper floor holds six jack-arched windows with limestone sills and soldier headers. On the western end of

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the elevation, windows are spaced further apart than constructed earlier at the east end. All windows hold one-over-one aluminum sash windows. The first floor has two storefronts (east and west). Storefront openings have plain steel jack arches. Storefront windows and doors are altered with simulated masonry covering.

5815 Dr. Martin Luther King Drive *Photograph 7*

Type: Educational Facility (St. Louis Watchmaking School)

Date: 1903

Style: Georgian Revival

Architect: Anton W. Riewe

This two-and-a-half-story brick building has a high-pitched jerkinhead gambrel roof topped by a centered octagonal cupola with a pointed copper roof. The primary (south) elevation is symmetrically divided into three bays. A projecting center bay holds a wide entry on the first floor that has been modified with a filled transom, contemporary door and metal framed sidelights. Above the door, the central elevation holds two second-story windows and one upper half-story single window. Two terra cotta scrolled brackets support an open pediment above the entrance. The window openings have cut limestone sills and slightly splayed headers. Window lights are one-over-one double-hung replacement design. The upper half-story forms a primary façade gable capped with white terra cotta. A soldier course extends along the gable wall at the roofline. The two outer segments of the primary elevation hold wide segmental-arch windows on the first floor. The second floor has paired jack-arch windows centered above the first-story windows. First floor window openings have limestone sills, and the openings are partially filled with synthetic siding that surrounds paired double-hung windows. The second floor windows share limestone sills and have slightly splayed headers. The window openings also have some infill with synthetic siding (as noted on first-story windows) and replacement one-over-one lights. Above the upper half-story roof overhang are brick dormers with gables identical to those noted in the center bay. The dormers have jack-arch windows with one-over-one lights. A dentilled terra cotta cornice extends below the roof overhang on the east bay.

5816 Dr. Martin Luther King Drive *Photograph 5*

Type: Storefront and Flats

Date: 1920

Style: Other: Two-Part Commercial Block

Builder: E. A. Lauman

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This two-story, flat roofed building is clad with dark brown brick. A lower level storefront features an original chamfered-corner recessed entrance clad with modern materials. A canvas awning extends above the first-floor storefront. West of the corner entry is a jack-arched door that leads to the upper residential space. Above the entry, which holds a contemporary door, the transom is covered. At the second story, the façade features three centered jack-arched windows. The window openings hold replacement aluminum sash lights. Solider courses form bands across the elevation at the sill and header levels of the window openings. The upper elevation features red clay tile diamond shaped insets between the windows. The parapet is capped with terra cotta.

5817-27 Dr. Martin Luther King Drive, NC

Type: Site/Vacant Lot

Non-contributing vacant lot due to building demolition. The lot is paved with asphalt and fenced off for vehicle/other storage.

5818 Dr. Martin Luther King Drive *Photograph 5*

Type: Storefront and Flats

Date: 1923

Style: Craftsman

Architect: J. R. Egbert

This two-story, flat-roofed building has a primary elevation clad with Flemish bond red brick. The first floor level has an east end entrance (leading to upper floor residential space), which is offset by a wide storefront (west). Entry and window openings within the storefront have plain steel jack arches. The storefront has a recessed entrance with chamfered corners and a transom opening. Openings are boarded though some sections are visible and indicate that windows and transoms above the commercial windows are intact. The second floor features a narrow window opening at the east end that has a missing sash. To the west is a wide boarded window with a projecting brick sill and plain steel jack arch. Above the windows, the wall rises to form a shaped parapet with a central pediment. The upper elevation has plinths at either end of the building facade. Bakery brick forms decorative features within the parapet field.

5824-26 Dr. Martin Luther King Drive

Type: Automotive Service

Date: 1963

Style: Modern Movement

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This one-story flat-roofed concrete masonry unit building has two small window openings high on the elevation facing Dr. Martin Luther King Drive. These openings carry double-hung aluminum windows and are covered by metal bars. On the west elevation, facing toward Laurel Avenue, a metal storefront system fills an opening at the north end of the building. The building extends toward Laurel on the south end, where there are two garage door openings carrying metal roll-up doors. The parking lot between the building and Laurel Avenue is original.

5831-41 Dr. Martin Luther King Drive *Photograph 8*

Type: Automotive Service

Date: 1948

Style: Modern Movement

Builder: J. J. Burke

This one-story buff brick automobile garage is built on a concrete slab. At the east end of the property, the building features a large repair bay with bow-arch trusses supporting a curved roof. The remainder of the building has a flat roof. The façade (which faces Dr. Martin Luther King Drive) features two recesses that lead to a concrete parking lot. The corners at each recess are rounded. The south end of the primary elevation has a boarded storefront ribbon that wraps the curved corner. A chamfered corner entrance (southwest corner of the projecting building block, south end of the façade) holds paired steel doors and a fixed single-light transom. East of the entry, the elevation holds a jack-arched garage bay with a contemporary roll-up door. The center of the elevation (north section of the building) holds a garage opening with a modern steel roll-up door flanked by two boarded jack-arched window openings. The southwest corner of the elevation holds a curved glass-block corner bay. The building's west elevation holds two partially boarded window openings. The original multi-pane steel sash windows and a garage door opening are visible beneath the boards. An iron gate covers the garage door opening. The south elevation of the building holds a storefront ribbon that is covered by a modern steel door. The door is offset (at the east) by a contemporary window.

5843-49 Dr. Martin Luther King Drive

Type: Automotive Service

Date: 1950, 1958 (addition)

Style: Modern Movement

Builder: Edward M. Ross, Jr.

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This one-story steel-framed flat-roofed building is built on a concrete slab. The building sits back from the street to accommodate a parking area that fronts Dr. Martin Luther King Drive at the south end of the lot. At the east end of the façade, a front-gabled projecting bay is clad with a dark lava rock veneer. The gable field has frame siding that is patterned. The elevation features a recessed entrance that holds a door and window with a concrete sill and single-light window. West of the door/window, the recess has a sloped shingled roof. The elevation is divided by upright lava rock piers. Between the piers, the exterior wall is clad with stucco and frame square details. Coach style light fixtures are noted in the upper elevation. In the second bay from left (west), there is a jack-arch entrance containing steel double doors.

5851-55 Dr. Martin Luther King Drive, NC

Type: Storefront

Date: 1924

Style: Other: One-Part Commercial Block

Architect: Rhodes & Cook

This one-story, flat-roofed commercial building has been extensively altered. The façade is clad with a PermaStone-type masonry veneer, and there remains no evidence of the original storefront configuration. This building and the one-story frame garage to the north (same lot) are non-contributing to the district.

5857-65 Dr. Martin Luther King Drive *Photograph 9*

Type: Storefront and Flats

Date: 1907

Style: Craftsman

Builder: Kinsey Realty & Building Company

This two-story, flat-roofed building is symmetrically divided into nine bays. These nine bays form three distinct groups. The outer two sections of the façade (three bays each) hold two lower-level storefronts and windows in the upper elevation. The central section is composed of two storefronts (lower level) and two projecting gabled bays that flank a central bay with paired boarded windows. The outer sections of the façade feature jack-arched storefront openings (lower level) set below jack-arched window openings with limestone sills (second-story level). The storefronts retain original wooden systems with side entrances, knee walls and intact transom ribbons. All but one of the second floor openings retain original configurations of paired one-over-one double-hung windows. Each bay terminates in an applied wooden cornice with a solitary decorative bracket

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along the inner terminus. The façade's central group of bays features a set of jack-arched openings that hold replacement doors. Rowlock headers are centered below paired, small jack-arched windows with shared cut limestone sills in the upper façade (east and west ends of the building). One set of the windows retains original one-over-three double-hung lights; the other is boarded. Below each of the central paired window bays is a recessed rectangular area that is framed by a rowlock course set above decorative limestone crosses. Near the roofline (at either end of the façade), the upper façade is patterned with decorative baker's brick diamonds set below (now removed) frame rounded pediments. The pediments originally spanned each outer cornice. The central three bays of the façade are similarly articulated. Within the central bay are lower level paired doors with gambrel-profiled arches created by double rowlock coursing. Above the arches is a recessed display area with a limestone engaged plaque set below a projecting rowlock. The central façade above this area is clad with stucco and holds the two rowlock-framed boarded window openings noted previously. The windows are framed by projecting gabled bays clad with stucco. Facing gable fields feature stucco and half-timbering. The projecting bays hold paired original one-over-one windows. Each projection creates a false roof that extends above lower level (central) storefronts. Terra cotta tile coping caps the remaining front wall.

5867-77 Dr. Martin Luther King Drive *Photograph 10*

Type: Storefront and Flats

Date: 1906

Style: Other: Two-Part Commercial Block

Architect: William A. Cann

This two-story, flat-roofed brick building is divided into six bays. Brick piers, with decorative cast iron blocks at the head of each, form divisions between storefronts on the first floor. Exposed I-beams with rosettes extend horizontally above each storefront opening. Original storefront openings have been altered. Transoms are covered with metal siding, doors have been replaced, and chain link covers the storefront windows. At the upper façade are 15 segmental arched window openings. The windows are distributed irregularly - some are spaced evenly apart while others are paired. Some of the windows are boarded; others retain original one-over-one double-hung windows covered by aluminum frame storm windows. Brackets support a continuous galvanized metal cornice that extends horizontally across the primary elevation.

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5870 Dr. Martin Luther King Drive *Photograph 11*

Type: Retail Store

Date: 1958

Style: Modern Movement

Architect: Fred C. Sternberg

This one-story, concrete-frame, irregularly-shaped grocery store has a substantial set back from Rowan Avenue to provide a surface parking lot at the corner of Rowan and Dr. Martin Luther King Drive. The lot is original to the property's plan. The building is clad primarily with brick veneer. At the northeast corner of the building (which faces the parking lot and Dr. Martin Luther King Drive), a portion of the exterior wall rises to nearly double the building's one-story height, creating an advertising space that bears the name of the business, visible to automobile and pedestrian traffic. The main entrance is situated at the northeast corner of the building. This entrance is recessed and faces the lot and street. A concrete paneled band extends along the building's upper outer elevations at the north and partial east walls, terminating at blind brick wall sections. Concrete ribs extend from the base through the concrete band, framing commercial style windows that are clad in metal siding. A projecting flat-roof delivery bay is noted at the east elevation facing the parking lot.

5879 Dr. Martin Luther King Drive *Photograph 10*

Type: Storefront and Flats

Date: c. 1900, 1924

Style: Craftsman

This two-story flat-roofed brick building has a mansard roof and off-center pyramidal decorative tower (at the primary roofline). Both the mansard roof and tower bay are clad with fish scale decorative slate (painted). At either end of the mansard roof are projecting parapet walls supported by decorative brackets. The upper façade elevation holds two jack-arched window openings. The west window bay holds a single one-over-one replacement light. The east bay holds paired windows of similar configuration. The paired windows are divided by a wide frame mullion with five diamond-shaped vertical tile embellishments. Three tile embellishments extend horizontally between the window openings. The window band is flanked by one embellishment at either end of the façade. The first-floor level holds a jack-arched door. The adjacent storefront ribbon has been shortened from its original size with brick infill. The storefront entry is recessed and off-center with contemporary doors and windows. At the north end of the façade, a secondary

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door leads to the upper floor. A canvas awning supported by a metal frame extends horizontally above the storefront and secondary entrance.

5881 Dr. Martin Luther King Drive

Type: Storefront and Flats, Garage (NC)

Date: c. 1900

Style: Classical Revival

This two-story, flat-roofed brick building has a heavy frame cornice consisting of bargeboard with applied details below brackets supporting a projecting entablature. A decorative plinth rises at the east end of the cornice. The building has a limestone foundation and two filled basement window openings (visible below the primary elevation storefront). The storefront (lower level) is flanked by brick piers topped by cast iron headers. An exposed I-beam decorated with rosettes extends horizontally between the piers at the head of the storefront. Concrete steps lead to an east end entry that holds a replacement door and original transom. The original commercial window has been filled with brick below replacement aluminum-framed windows. A frame awning projects above the altered commercial bay. A cast iron balcony is centered on the second floor façade, which supports a canopy (below) with a plastic roof. The second floor façade has a jack-arched entry flanked by segmental arch window openings with bracketed cut limestone sills. The west window bay holds an original double-hung, one-over-one window. The east opening holds a single-pane fixed replacement window. The lot supports a non-contributing garage near the alley that borders the north property line.

5883 Dr. Martin Luther King Drive

Type: Storefront and Flats

Date: c. 1900

Style: Romanesque Revival

This two-story flat-roofed brick building has an altered jack-arched storefront (first-story level) with enclosed commercial bays (synthetic siding) and replacement modern doors. An original cast iron column divides an original entrance to the upper flats from the storefront ribbon. A canvas awning extends horizontally above the lower entry/storefront. The upper façade retains three jack-arched window openings with solid-course headers. The west window bay holds two one-over-one lights separated by a frame mullion. The central window opening is filled with glass blocks that create a cruciform shape surrounded by siding. The east bay holds a double-hung, one-over-one replacement window. A decorative brick course extends across the upper elevation below a dentilled

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brick cornice. The parapet wall has dark terra cotta tile coping and is sloped at either end of the façade to form plinths.

5885 Dr. Martin Luther King Drive

Type: Storefront and Flats

Date: 1911

Style: Craftsman

Builder: T. J. Edwards

This two-story, flat roofed building is clad with pressed red brick. The first floor features a central storefront opening divided by decorative cast iron columns. An exposed I-beam adorned with rosettes and decorative blocks at either end extends horizontally above the lower level storefront. Much of the original storefront is covered with synthetic siding. The elevation has a lower level double-hung window covered by metal bars and entrances at either end of the façade that hold replacement doors covered by metal security gates. The upper façade holds two jack-arched windows with cut limestone sills and soldier header courses. These openings are boarded. Above the second floor is a projecting corbelled cornice. The terra-cotta-capped parapet is shaped with a pediment (with a central recessed panel) and end plinths.

5886 Dr. Martin Luther King Drive

Type: Storefront and Flats

Date: 1908

Style: Classical Revival

Builder: J. L. D. McCarthy

This two-story, flat-roofed brick building has a brick exterior with limestone banding evident on the exposed piers that frame the lower storefront. The façade has brick quoining above the band, which frames the upper level façade windows. The second story holds three windows, currently boarded, with cut limestone sills and splayed headers. The central window retains decorative limestone end splays at either end of the header. Above the upper story windows are projecting cornices with foliated brackets. The lower level storefront has two entries; one at either end of the elevation. The west entry is flush with the elevation and boarded over. At the east end of the façade is a recessed storefront entry offset by fixed commercial style replacement lights. An iron grate covers the windows and extends above the east end recessed area.

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5887-89 Dr. Martin Luther King Drive *Photograph 13*

Type: Flats

Date: 1904

Style: Romanesque Revival

Builder: William Tierney

This two-story flat-roofed building has a hard-pressed red brick exterior façade. At the base of the first-story windows a limestone water table extends along the building, dividing upper red brick from lower level brown brick. The façade is divided symmetrically into six bays. Outer bays hold jack-arched windows with rowlock headers (at both first- and second-stories). Second floor windows have cut limestone sills. At the first floor level, the two western façade bays hold one-over-one replacement windows; the two eastern window bays are boarded. Second floor windows retain original one-over-one lights. Basement windows are noted above-ground as is a raised limestone foundation. A secondary entrance is situated at the west end of the façade near the foundation/basement level. This entrance holds a steel replacement door covered with security bars. Above the entrance is a fabric-clad awning that bears the words, "Shine Palace." The entry is offset by a small window covered with a metal security grille. The main entrances are situated in paired recessed Romanesque arched bays at the first-floor façade. Limestone steps lead to the inner recess doors that are covered with multi-panel wood. Second floor windows retain buff brick soldier courses connected by diamond-head tracery. Above the second floor, the façade holds a bracketed, projecting frame cornice. Above the cornice, four rectangular recessed sections articulate the parapet wall, which is capped by terra cotta tile coping.

5888 Dr. Martin Luther King Drive *Photograph 12*

Type: Storefront and Flats

Date: 1906

Style: Classical Revival

Builder: A. Gall

This two-story, flat-roofed red brick building has a boarded recessed storefront with limestone band coursing at either end of the first-story façade, framing the primary storefront. The second floor has three asymmetrically-arranged window openings (boarded) with a continuous limestone course forming sills. Flat limestone headers and quoins surround each opening. The parapet is capped with clay tiles.

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5890-94 Dr. Martin Luther King Drive *Photograph 12*

Type: Storefront and Flats

Date: 1906

Style: Classical Revival

Builder: Nicholas Pelligreen

The property is a two-story, flat-roofed, red brick commercial building. The first floor features two storefront openings (both facing Dr. Martin Luther King Drive) interspersed with entrances to the flats above. One of the storefronts (situated at the building's northwest corner) wraps the western elevation. Storefronts (north elevation) are boarded but retain evidence of the original frame systems below the materials obscuring the elevation. Steel jack arches span each upper storefront. Noted in between the storefronts and entrances, the façade wall is patterned with recessed vertical coursing. Primary entrances on the north elevation are surrounded by buff terra cotta that rises to create pediments (above each entry) with central cartouches that bear the date of construction (1906) and initials of the builder (N.P.). The building's southwest corner (west elevation) holds another storefront that is boarded. Above the first floor, a continuous projecting buff terra cotta cornice forms the sills for second floor windows. The upper story windows (of which there are six - north elevation) are varying widths and arranged asymmetrically. The west elevation holds seven window openings (second floor). Above the second floor, the elevations (west and north) feature a projecting frame bracketed cornice. Above the cornice, the parapet wall is articulated through alternating depths of the elevation plane. The top of the parapet is capped with white terra cotta tiles.

5891-93 Dr. Martin Luther King Drive *Photograph 14*

Type: Storefront and Flats

Date: 1913

Style: Classical Revival

Builder: Eli Guentert

This two-story, flat-roofed brick building has a symmetrical front elevation. On the first floor are two jack arched entries clad in bakery brick that hold replacement steel doors. Above the storefront openings (which bear modern storefront systems) are steel-framed canvas awnings. The second floor façade holds six window openings with cut limestone sills (painted) and soldier dog-ear courses connected by a patterned tracing course. The window openings hold one-over-one double-hung windows. Above the second floor is a projecting white terra cotta cornice and a blank parapet wall capped by dark terra cotta tile coping.

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5895-99 Dr. Martin Luther King Drive *Photograph 14*

Type: Storefront and Flats

Date: 1891

Style: Romanesque Revival

Builder: J. H. Keefe

This two-story, red brick, flat-roofed commercial building has a storefront ribbon that extends along the façade and wraps the building's west elevation (facing Hamilton Boulevard). The storefront has been altered and is capped by a wide stucco band that extends horizontally above lower level storefronts. A dark terra cotta cornice with egg and dart molding forms the sills of the second floor windows. These windows interrupt two rounded terra cotta string courses. A third terra cotta course extends above the headers of the window openings. Between that course and the lower one (noted), the wall covering is darker in color than the remainder of the elevation. Above the brick course, between window openings, are sandstone brackets that support projecting plinths. Another terra cotta string course extends across the parapet and the plinths. Wide window openings are situated below stucco recessed panels in the upper façade. The top of the parapet is covered with a metal cornice with an ogee profile. The window openings on the second floor are patterned in sets of three narrow and three wide openings - alternating asymmetrically. The openings are boarded but retain exaggerated, tall fan-like headers with alternating shades of brick. The west elevation (facing Hamilton) features four small window openings high on the first floor and five taller segmental-arched openings above (second floor). All of the openings are boarded. At the northwest corner of the elevation is an entrance with a buff terra cotta surround. The surround features a pediment above a steel door covered with hinged metal bars.

5900-18 Dr. Martin Luther King Drive *Photograph 19*

Type: Site/Parking Lot

The site is an asphalt covered parking that was in use by the 1930s as a car sales lot and by the 1950s as a parking lot. The site is located at the southwest intersection of Hamilton Boulevard and Dr. Martin Luther King Drive.

5901-05 Dr. Martin Luther King Drive *Photographs 15 and 19*

Type: Storefront and Flats

Date: 1905

Style: Craftsman

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Architect: Harry G. Clymer

This two-story, flat-roofed red brick building is capped by a stepped brick cornice rising to a shaped parapet that wraps both the façade (south) and east elevations. The parapet features a central stepped pediment (primary elevation) which holds a decorative cross-shaped brick pattern within the stepped field. A limestone course forms the sills of the second floor window openings, which have jack arches and soldier course headers. The upper primary elevation holds nine window openings with one-over-one replacement lights. The east elevation (facing Hamilton Boulevard) holds six upper-story window openings. One of these windows retains an original one-over-one, double-hung light; the remaining openings are boarded. At the lower level of the primary elevation are three entrances and three commercial storefronts. The east elevation (first-story) holds a small window and a door. Storefronts retain historic metal systems, though the transoms are covered with siding. Above each transom is infill of contrasting brick with a buff terra cotta border.

5907-15 Dr. Martin Luther King Drive

Photographs 15, 16 and 19

Type: Storefront and Warehouse

Date: 1925

Style: Classical Revival

Architect: Wendel Shasserre

This two-story, flat-roofed brick building is divided into five bays. The first floor is clad with buff glazed terra cotta, which forms individual cornices above each storefront. Terra cotta extends above the cornice line and frames the upper façade windows, creating quoins at the edges of window bays. The upper façade is clad with buff brick. Three brick courses of varying shades extend horizontally above the second-story windows (two additional courses are noted in the façade's central arched parapet). Piers create stepped plinths in the parapet, and buff terra cotta caps the parapet crest. The first floor retains original wide storefront openings with metal storefront systems and green marble knee walls. Entries are recessed and offset by large single-pane commercial style windows. Second-floor windows are multi-paned with steel sash hopper openings.

5917-21 Dr. Martin Luther King Drive

Photographs 15, 17 and 19

Type: Storefront and Flats

Date: 1928

Style: Classical Revival

Architect: Saum Architects

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This two-story flat-roofed building is clad with buff brick. The first floor consists of a storefront ribbon framed between outer brick piers at either end of the elevation. The storefronts are covered with metal bars and plywood. The east end of the façade is not fully covered and bears evidence of the historic metal system (intact below plywood). The entry within this storefront is recessed. A continuous soldier course extends below a limestone course that forms the sills of three façade window openings centered on the second story. These boarded openings have jack arches and soldier-course headers. A parapet is stepped at the center of the upper façade, crested with limestone and flanked by terra cotta coping. In the parapet crest field is a central limestone cartouche. Patterned brickwork and limestone diamond-shaped patterns are situated symmetrically within the parapet wall.

5920-28 Dr. Martin Luther King Drive

Type: Automotive Dealership

Date: 1932

Style: Other: Two-Part Commercial Block

This two-story, flat-roofed buff brick building has three lower level commercial bays and nine upper story window bays (at the façade). The lower level storefronts are boarded but retain evidence of recessed entries flanked by commercial style windows. A central entry at the façade (lower level) is also boarded. The façade is contrasted with dark brick bands that frame first-story storefronts, the central lower level entry, and upper façade window openings (currently boarded). The parapet roof is capped with metal coping.

5923-25 Dr. Martin Luther King Drive

Photographs 15 and 19

Type: Storefront and Flats

Date: 1904, 1913

Style: Classical Revival

Architect: Jonathan Gleason

This two-story, flat-roofed, red brick building has a symmetrical front elevation. The first floor storefront ribbon is boarded. Where portions of the boarding have fallen off, there is evidence of pink Vitrolite, which extends to the limestone sills of the second story window openings. West of the Vitrolite, the name "SIMON'S" is visible within the storefront opening. The upper façade holds four window openings with jack arches. Three of the openings are boarded and one retains frame one-over-one configuration (but missing lights). A continuous stringcourse of white terra cotta forms headers for the

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windows. Above the course is a projecting terra cotta cornice with foliated brackets. Terra cotta tiles cap the parapet.

5927 Dr. Martin Luther King Drive *Photographs 15 and 19*

Type: Storefront and Flats

Date: 1913

Style: Craftsman

Builder: F. H. Leibinger & Sons

This two-story, flat-roofed building has a Flemish bond façade with dark brick headers. The first-story holds a central storefront with a deeply recessed entry. Surrounding the storefront recess are circular areas from adhesive that held former veneer or structural glass panels in place. East of the storefront is an addition that fills the gangway separating the building from the adjacent property. The addition presents a door that leads to/from the sidewalk. The second floor façade holds three window openings with stone sills and jack arches. These openings are filled with original three-over-one frame double-hung windows. Above the window openings is a decorative brick course with bakery brick accents. A white terra cotta cornice extends horizontally above the elevation accents. The parapet above rises to a central plinth. White terra cotta tiles cap the stepped parapet.

5929-31 Dr. Martin Luther King Drive **NC** *Photographs 15 and 19*

Type: Storefront and Flats

Date: 1922, c. 1975 (exterior alterations)

Style: Modern Movement

This two-story flat-roofed brick building was re-clad with vertical concrete panels in about 1975 and does not retain evidence of its original façade configuration. The property is non-contributing due to the alterations, which fall outside the period of significance.

5930 Dr. Martin Luther King Drive (Wellston J.C. Penney Building) **NR Listed**

Type: Department Store

Date: 1948

Style: Modern Movement/International Style

Architect: William P. McMahon & Sons

This three-story, flat-roofed, concrete department store building is individually listed in the National Register of Historic Places.

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Goodfellow Boulevard

1485-93 Goodfellow Boulevard

Photograph 18

Type: Storefront

Date: 1924

Style: Other: One-Part Commercial Block

Architect: Henry Schaumburg

This one-story, flat-roofed brick building has three storefront openings distributed symmetrically across the front (east) elevation. The openings feature recessed entrances with chamfered sides. The openings have brick knee walls below the storefront windows (currently boarded). Above each opening is a soldier course that contrasts the surrounding tapestry brick wall. A decorative brick course extends horizontally at the upper parapet wall, which is capped by white terra cotta tiles.

1507-11 1/2 Goodfellow Boulevard

Type: Storefront

Date: 1923

Style: Other: One-Part Commercial Block

Architect: Jacob Althaus

This one-story, flat-roofed brick commercial building has a buff and brown brick façade. The buff brick is associated with reconfiguration of original storefront openings. The east (primary) elevation holds four bays divided by brick pilasters. The two central bays hold contemporary single-light and metal doors with adjacent fixed-light commercial style windows. A third door (similar configuration) is noted in the south bay (filled with buff brick) that appears to lead to the rear part of the building. The north bay holds three fixed panel commercial windows. A shaped parapet with terra cotta coping tiles caps the front wall. Small fixed transom lights above the storefront bays are enclosed and painted. A continuous exposed steel beam extends horizontally above the openings.

Hamilton Boulevard

1486 Hamilton Boulevard

Type: Flats

Date: 1916

Style: Craftsman

Architect: Joseph D. Donovan; Builder: A. M. Baker

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This is a two-story, flat-roofed red brick building that holds four residential flats. Entry to the flats is via paired entrances (first-story) that lead to recessed doors (covered with plywood). Concrete steps lead to each front entry recess. The entrances are flanked by single windows (covered with plywood). The upper façade holds four windows covered with plywood. Doors and windows retain dog-ear jack arches. Windows have limestone sills. Patterned brickwork (diamond-shaped) extends horizontally above the upper story windows. The upper façade holds a stepped parapet and plinths capped by white terra cotta tile coping.

1502-8 Hamilton Boulevard

Type: Storefront

Date: 1921

Style: Other: One-Part Commercial Block

Architect: William P. McMahon

This one-story brick, flat-roofed commercial building has four primary elevation bays. Each of the bays holds a storefront with a soldier course header. The storefronts have brick knee walls and aluminum systems in place. Some of the openings are boarded and/or covered with bars. The parapet shapes plinths that separate individual bays. White terra cotta tiles cap the parapet.

1507-11 Hamilton Boulevard

Type: Storefront

Date: 1926

Style: Other: One-Part Commercial Block

Builder: National Refrigeration Company

This one-story flat-roofed brick building is faced with red brick. The south end of the parapet is stepped higher than the remaining elevation and adjoins the adjacent two-story building, creating a passage to the service gangway. The front (east) elevation has three storefronts with plain jack arches. These openings are filled with plywood, but retain the original frame storefront openings (including multi-light transoms above commercial window bays). Brick pilasters separate each storefront. Set within the upper pilasters, which extend above the roofline to create plinths, are individual diamond-shaped terra cotta details. The plinths and parapet are capped with white terra cotta tile coping.

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Summary

The Wellston Loop Commercial District in St. Louis, Missouri, encompasses properties along the north and south sides of Dr. Martin Luther King Drive (formerly Easton Avenue) from Blackstone Avenue (east) to approximately 400 feet west of Hamilton Boulevard.³ The district is locally significant under Criterion A for Commerce and Ethnic Heritage: European. Development in the district began in the 1880s, but flourished after the opening of the streetcar line by 1901. Wellston is perhaps best described as a “state of mind” rather than a municipal entity with distinct borders. It straddled St. Louis city's northwestern limits and extended several miles west into St. Louis County - encompassing Easton Avenue and a number of blocks north and south of the streetcar route.⁴ Unlike typical suburban communities, Wellston aggressively pursued commercial rather than residential development as its model for growth. Neighborhood merchants capitalized on Wellston's extensive public transit connections, transforming Easton Avenue into a dense shopping district. From the 1930s through the 1950s, Wellston also supported the city's largest population of Orthodox Jews - nearly 50,000 - whom arrived between 1881 and 1924. These Eastern European Jews staked a distinct western course of economic growth and residential settlement that took them from the Jewish Ghetto just north of downtown St. Louis to Wellston. The district's Jewish merchants were a vital force in its development, operating delicatessens, clothing stores, furniture outlets, variety shops, bakeries, jewelry stores and a number of businesses that were essential components of the neighborhood. Most buildings within the district were constructed between 1900 and 1930; though there are examples of earlier and later contributions. The buildings form a dense commercial streetscape along either side of Dr. Martin Luther King Drive. The district's period of significance extends from 1891 through 1963. These dates coincide with the district's earliest building and extend through the Wellston streetcar line's final year of service (1963)⁵ and the district's most recently constructed building. The district's post-World War II era growth and development, which continued through the early 1960s, is an important, distinct and cohesive part of its historical significance. Though the period of significance extends into the past 50 years, Criterion

³ Easton Avenue was renamed in honor of Dr. Martin Luther King in 1972. Since all buildings within the district predate this renaming, and since the period of significance only includes the era when the district was known for its famed “Easton Avenue,” this thoroughfare will be referred to by that name when describing the district's historical growth. It will be referred to as Dr. Martin Luther King Drive when speaking of the district's current state.

⁴ Robert A. Hereford, “Know Your County: Wellston,” (*St. Louis Star-Times*, 26 February 1946); “Wellston Is a State of Mind,” (*St. Louis Globe-Democrat*, 10 May 1961).

⁵ Andrew D. Young, *Streets and Streetcars of St. Louis: A Sentimental Journey* (St. Louis: Archway Publishing, 2002), p. 76.

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G is not claimed because this is a "historic district in which the majority of the properties and the most important period of significance is greater than 50 years old.

Development of Public Transit via Easton Avenue (Dr. Martin Luther King Drive)

Easton Avenue evolved from an early route that connected St. Louis to St. Charles and terminated at the Missouri River near a ferry landing established in c. 1805. This early road - known as the St. Charles Road and (by 1837) the St. Charles and St. Louis Turnpike, was partially macadamized in 1862 and re-designated as the St. Charles Rock Road. The City of St. Louis renamed a section of the route (within city limits) as Easton Avenue in 1881 to honor Rufus Easton, first postmaster of St. Louis. By the 1850s, the area where the district is located had been divided into several large estates. The earliest subdivision (a portion of which is within the Wellston Loop Commercial Historic District) dates to 1868, when John W. Burd laid out Arlington Grove. Burd's subdivision was roughly bounded by present day Clara Avenue (west), Maffitt Avenue (north), Belt Avenue (east) and St. Charles Rock Road (south).⁶ The development prompted additional subdivisions, including one by Erastus Wells, who purchased his parcel from the Kienlen Family in 1868. Wells owned and operated the city's first horse-drawn omnibus service. Wells' intention was to develop a narrow gauge railroad from downtown St. Louis to his country estate, which began operating on June 17, 1875 as the Suburban West End Narrow Gauge Railroad. The route extended 12 miles from near Olive Street (west of Vandeventer) in the fashionable Midtown area and terminated at a station that Wells' constructed on his property. The railroad was steam-powered; and its path eventually served as a route for the Hodiamont streetcar line.⁷ The area that developed around the railroad station was referred to as "Wells Town" or, as it was later called, "Wellston."

Also instrumental in the early development of Wellston was George Rinkel, Jr., who owned a estate near the present-day intersection of Dr. Martin Luther King Drive and Goodfellow Boulevard. Rinkel's large home was known as "the Six Mile House" and served as a stopping point for travelers on the St. Charles Rock Road. Rinkel soon opened a shooting park behind his house and the area developed as an entertainment

⁶ Norbury Wayman, *History of St. Louis Neighborhoods: Arlington & Walnut Park* (St. Louis: Community Development Agency, 1978) p. 4.

⁷ Tom Johans and Michael Allen, *National Register of Historic Places Inventory Form -- Nomination Form: Wellston Station*. (Washington, D.C.: U.S. Department of the Interior/National Park Service, 2007). p. 8:7.

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venue known as "Rinkelville."⁸ Rinkelville's early activities prompted further development by the 1870s and as a result, the Citizen's Railway Company introduced horse car service along St. Charles Rock Road to Rinkel's and Offenstein's Groves near what would later become Wellston. The streetcar originated downtown but by 1880, service to northwest St. Louis was shifted to a station on Kingshighway, which offered speedier service to the area.⁹

An 1883 atlas shows a small number of buildings in the Wellston area by 1883, though few centered on Easton Avenue.¹⁰ Development began to pick up after 1891, when the area bounded by Goodfellow (east), Easton (south), Hodiament (west), and Kennerly (north) was platted as the Mt. Auburn Addition.¹¹ The 12-block subdivision was primarily residential but also included two blocks of commercial frontage on Easton Avenue. One of the first buildings constructed was the district's oldest building, a two-story commercial property at 5895-99 Easton, completed in 1891. Development continued to increase throughout the decade, spurred by Erastus Wells' development of an electric railcar that began to operate in November, 1891.¹² The new service, which extended from downtown St. Louis near Sixth Street to Wells Station, was the nation's longest electric railroad and the first interurban electric line.¹³ Erastus Wells passed away in 1893. Afterward, his son, Rolla, subdivided the family estate in an effort to capitalize on the streetcar traffic. This was followed in 1895 by the establishment of Suburban Garden, an amusement park and outdoor beer garden developed by John C. Jannapoulo at the terminus of the St. Louis and Suburban Railway. The destination drew greater numbers of visitors to the area (via streetcar) and was a major impetus for turn-of-the-century development near the west end of the district.

Although the district was growing by the late nineteenth century, it did not experience a major commercial boom until somewhat later. By 1907, the United Railways Company had consolidated all of the city's streetcar systems with exception of the St. Louis and Suburban Railway.¹⁴ In an effort to compete with the Suburban, United Railways introduced another electric streetcar line in 1900 that operated between Franklin Avenue (downtown) and the city's northwestern limits via Easton Avenue. Streetcar tracks were

⁸ Wayman, p. 6.

⁹ Ibid.

¹⁰ G.M. Hopkins & Co., *Atlas of the city of St. Louis, Missouri* (Philadelphia: G. M. Hopkins & Co., 1883), plates 28 and 37.

¹¹ Wayman, p. 6.

¹² Johans and Allen, p. 8:8.

¹³ Andrew D. Young. *The St. Louis Streetcar Story*, pp. 54-55.

¹⁴ City of St. Louis, *Report on Rapid Transit for St. Louis* (St. Louis: Self-Published, 1926), p. 35.

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laid beginning in Fall 1900. On October 30 of that year, United Railways secured a building permit for a streetcar station to be erected at 6109 Easton Avenue. The modest brick building was designed by architect Lee T. Rushin and constructed for an estimated \$1,500. The development included a compression station (no longer extant - constructed in 1904) just north of the station. While the line itself was recognition of - and impetus for - rapid development in the Wellston Loop area, the station was a deliberate attempt to mark Wellston Loop as a major transfer point. The new streetcar line opened by the end of 1900, and a major commercial building period ensued.¹⁵ This is evidenced by the district's 49 contributing buildings, 18 of which were built within a decade following the new streetcar line's opening. In contrast, three buildings were constructed in c. 1900 and only one prior to 1900.

Early Commercial Development in Wellston, 1900-1920

The electric streetcar's arrival spurred a wave of construction along either side of Easton Avenue as individual merchants, investors, and realty companies sought to capitalize on the district's strategic location. A number of brick structures from the late 19th century survived the building boom; while their frame counterparts and empty lots fell to new construction. Most buildings constructed in the district in 1900 - 1910 were two stories in height, featuring street level storefronts and second-floor residential spaces; although one-story commercial buildings and multi-family flats were also constructed during the course of the decade. These buildings supported an incredible range of tenants: paperhangers, cigar merchants, midwives, grocers, saloons, confectionaries, druggists, laundries, physicians, hardware and feed stores, painters, mechanics, and barbers - to name a few - were among those who populated the booming commercial strip.¹⁶

Most buildings constructed in the district during the early 1900s housed one or two storefronts. Exceptions are two unusually expansive buildings at 5867-77 and 5857-65 Easton. In 1906, architect W. A. Cann designed 5867-77 Easton for a private investor. The two-story red brick building, which bears simple ornamentation and six full first-story storefronts, was an ambitious design that spoke to the district's rising commercial success. This design was mirrored the following year by William A. Kinsey's design for 5857-65 Easton. Kinsey began his career as a builder at the time of St. Louis' World's Fair in 1904. He owned both a realty company and an architectural firm specializing in residential architecture. Commissions frequently included apartment buildings that the company later sold or managed. The Tudor Revival style property at 5857-65 Easton,

¹⁵ Johans and Allen, p. 8:10.

¹⁶ *Gould's Commercial Register for the City of St. Louis*.

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constructed in 1907, featured six lower level storefronts and upper residential space. These buildings, which are situated side-by-side, create an impressive commercial expanse along the district's Easton Avenue streetscape (Photos 9-10). Kinsey's companies occupied the storefront's 5863 Easton address, and the remaining storefronts were leased to a variety of merchants. Kinsey moved to California in 1910, but his building at 5857-65 Easton was known as the "Kinsey Building" for years to follow.¹⁷

Another component of development in the district during the early 1900s was the construction of prominent corner buildings at most intersections. This trend occurred during the district's earliest period of twentieth-century growth. The advantages of seizing corner lot locations are self-evident; not only did corner locations command an important visual presence in the district, they attracted pedestrians who lived and worked in the neighborhood, as well as those who traveled via collector roads such as Blackstone Avenue and Hamilton Boulevard. Contractor Nicholas Pelligreen constructed the two-story property at the southeast corner of Easton and Hamilton (5890-94 Easton) in 1906 - a red brick building that bears Pelligreen's initials, "N.P.," encased in embellished stone pediments above first-story entrances (Photo 12). Pelligreen was also the building contractor for the property at the northwest corner of Easton and Goodfellow (5801-05 Easton) - a two-story red brick building with Classical Revival details constructed in 1905 (Photo 6). Another corner building completed in 1905 was designed by architect Harry G. Clymer at the northwest corner of Easton and Hamilton (5901-05 Easton) (Photo 15). William McMahan, who designed several buildings in and around Wellston Loop, designed the elegant red brick and terra cotta corner building at the southeast intersection of Easton and Goodfellow (5752-54 Easton), constructed in 1909 (Photo 4). Also of note is T. C. Lee's distinctive design for the building at the southwest corner of Easton and Blackstone (5700-08 Easton) (Photo 1). This building is the district's earliest Craftsman style property, completed in 1910. The Craftsman style was incorporated into a number of the district's buildings.¹⁸ Wellston Loop's handsome corner buildings all housed multiple storefronts, serving as visual and commercial anchors along Easton's evolving streetscape.

One of the district's most unique additions, constructed in 1912, is a dual-use commercial/residential property at 5815 Easton (Photo 7). This gambrel-roofed, Georgian Revival style building housed both the St. Louis Watchmaking School and an upper story residence for German jeweler and watchmaker, Rudolph Jaegermann. Jaegermann

¹⁷ City of St. Louis, Building Permit; *Gould's St. Louis City Director*.; "William A. Kinsey Dies in California," (*St. Louis Globe-Democrat*, 18 January 1932).

¹⁸ Building Permits.; *St. Louis Daily Record*, 26 March 1910.

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founded the school in 1888 and within its first decade, trained over one hundred students in watch making and repair. The school's early success necessitated a move from its original rented space at 2308 Locust Street. In 1903, Jaegermann commissioned architect/contractor, Anton Riewe, to design a modern school and dormitory at 5815 Easton (previously a vacant lot). Jaegermann resided upstairs with his family (and, at various times, a handful of students). The lower level supported the school, which Jaegermann administrated until he died in 1934. Rudolph's son, Otto, continued the school at this location until his demise in 1942.¹⁹

In addition to the large number of early dual-use (commercial and residential) two-story buildings in the district, there also remain a number of single-use structures, including the residential four-family flat at 5887-89 Easton, constructed in 1904 for police lieutenant William Tierney (Photo 13). Tierney also commissioned a commercial building in the district at 5891-93 Easton, constructed in 1913 (Photo 14). Tierney resided in the lower level of the 5889 flat. His daughter, Kathryn M. Tierney, continued to occupy the flat after her father died in 1932 and remained through the early 1940s.²⁰ The district's only other example of a residential-use only property is 1486 Hamilton Boulevard, a two-story brick four-family property constructed in 1916. Though little is known about this property's original owner and architect, the builder, Albert M. Baker, constructed two additional buildings in the district: 5723 (in 1903) and 5809-11 (in 1908) Easton; both of which were commercial/residential use properties (Photos 2 and 7). Baker was a self-employed general contractor. He was born in Illinois in 1871 and died at age 84 in 1956. Baker resided southeast of the district at 5131 Ridge Avenue.²¹

Wellston: First a City, Then a Phenomenon

By the mid-to-late 1900s, Easton Avenue's commercial success prompted efforts to incorporate Wellston as a St. Louis County municipality. Though the desire to assert control over associated development was likely a key motivation, leaders cited crime as the primary reason for incorporation. Those in favor of the incorporation claimed that the absence of a central government attracted "lawless saloons and dives" filled with

¹⁹ Building permits; *St. Louis Daily Record*; City Directory; Death Certificate, Rudolph Jaegermann; Death Certificate, Otto Jaegermann; United States Census, 1910, 1920; *St. Louis, Queen City of the West* (St. Louis, Mercantile Advancement Co., 1898-99), p.187.

²⁰ Building Permit; City Directory; Death Certificate, William Tierney.

²¹ Building Permit; *St. Louis Daily Record*; City Directories; Death Certificate, Albert M. Baker (5 July 1956).

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“shooting affrays, riots, fist fights and brawls.”²² A large contingent of local residents disagreed, however; and pro-incorporators only achieved city status after a hostile and protracted battle that officially ended in June 1909. In deference to the area's local historical associations, incorporators named their newly-established city “Wellston” in honor of Erastus Wells and the nomenclature by which the area had been known for generations.²³

Less than a week following Wellston's incorporation, United Railways demolished the modest transfer station on Easton and began construction of a Craftsman style building designed by Martin Arhelger at 6111 Easton Avenue. Today the building is extant and individually listed on the National Register, though it is situated outside of the district's boundaries (NRL 5/2/07). The building was United Railways' largest waiting station and one of three similar use properties sited at transfer points between major lines. The new station connected passengers directly to the commercial district on Easton via a commercial storefront situated at the south end of the building. The building's lower level held a spacious, heated waiting room with modern restrooms and large windows that overlooked the tracks so passengers could easily view approaching trains. The upper story was used for administrative purposes. Two tracks allowed dual streetcar service, and separate trains could board simultaneously. The tracks were well covered by the overhang of the building's sweeping roof design, allowing passengers to board directly from the waiting area. The station well served the loop's residential and commercial interests and as a result, became a linchpin in the district's development.²⁴

Wellston's status as a municipality was short-lived. Two contentious years and three mayors later, the Missouri Supreme Court nullified the city's legal standing on grounds that incorporation was obtained through fraud.²⁵ The young government quickly disbanded, leaving a void in leadership that the local business community attempted to fill. Four months following de-incorporation, Wellston Business Men's League organized a grand parade to promote the community's assets. Replete with 200 mounted riders, floats representing Wellston-based industries, and automobiles carrying Wellston's leading families, the caravan was led by a four-horse carriage supporting the parade's queen, whose crown bore the motto, “Annex St. Louis.” Originating at the intersection of Easton and Hodiamont, the cavalcade traveled on Easton and other major routes such as Kingshighway, Delmar Boulevard, Grand Boulevard, and Chestnut Street in downtown

²² “Wellston Incorporated,” (*St. Louis Globe-Democrat*, 26 June 1909).

²³ *Ibid.*; “Wellston Charter to Go!,” (*St. Louis Republican*, 2 March 1911); Robert A. Hereford.

²⁴ Johans and Allen, 8:10-11.

²⁵ “Wellston Charter to Go!”

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St. Louis. The event was quite a spectacle considering that it was designed by and for a small community or approximately 10,000 - as compared to the City of St. Louis which supported a population of approximately 700,000.²⁶ Pamphlets distributed in association with the event proclaimed the following:

The people of Wellston are for Wellston and its best interests, and all the subterfuges of peanut politicians in the county cannot divert them from their purpose to serve these interests. It sometimes happens that the worm will turn and *that* is exactly what is happening *just now*.
Wellston's growth and prosperity depends on its commercial act.²⁷

From this point on, Wellston's growth was explicitly tied to its commercial success as merchants and businessmen took the lead in aggressively promoting the small community. The mutual reliance of both the city and county was well understood, and the entire area continued to brand "Wellston" as a major shopping district. The fact that leaders chose this development model distinguished Wellston from other streetcar turnaround communities on St. Louis' periphery. Unlike Maplewood, Webster Groves, Kirkwood, or even University City, Wellston never billed itself as a bedroom community or stressed its distance from the bustle of the central city as a primary attraction. While these other areas were developed as residential enclaves with central commercial districts that largely served local residents, Wellston's leaders set their sights on its development as a shopping district that could successfully compete with downtown St. Louis. That Wellston existed as an ephemeral entity straddling the city's limits further set it apart from other inner-ring suburbs. Wellstonians' unified sense of purpose played a major role in the community's fast-paced rise to prominence over the next fifty years.²⁸

Wellston Chamber of Commerce and Boom of the 1920s

Recognizing the need to coordinate economic growth along Easton, businessmen from St. Louis City and County organized the Wellston Chamber of Commerce in March 1920. From its inception, the chamber was a dominant force in Wellston. The organization's president was known as the area's "de facto mayor," and the group made all policy decisions regarding the community's development and promotion.²⁹ The chamber explicitly set its sights on making Wellston a major contender with the most vibrant

²⁶ Ibid.

²⁷ Wellston Business Men's League, "Wellston's Great Carnival and Fair," (September 1911).

²⁸ Robert A. Hereford; "Wellston Is a State of Mind."

²⁹ "Wellston Chamber of Commerce Instrumental in Suburb's Growth," (*St. Louis Post-Dispatch*, 2 December 1926); Robert A. Hereford.

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commercial districts in St. Louis, and succeeded in doing so by instilling a deep sense of cooperation amongst the merchants and residents of the community. An overwhelming spirit of mutual reliance to achieve universal success dominated Wellston. As noted in series of articles depicting Wellston published simultaneously in the *St. Louis Post-Dispatch* in 1926,

In putting over its ambitious program of growth, [the Wellston Chamber of Commerce] has incidentally brought home to its own merchants the value of co-operation. Fostering of this spirit has done much to unify all business firms through realization that benefits accrue to them individually from concerted community efforts. Wellston stores are known for the courtesy and attention shown customers by their attachés. This is, to a great extent, a natural expression of the hospitable spirit found everywhere in the town; but it has been expanded into a conscious policy as well, through the stand taken by the Chamber of Commerce in numerous community sales campaigns and publicity drives.³⁰

The chamber loudly proclaimed Wellston as the “Western Gateway to St. Louis” and worked to elevate the community’s status by aligning itself with the Chamber of Commerce of the United States.³¹ By this time, residents living in both the city and the county resolutely identified their home as “Wellston,” and the chamber encouraged Wellstonians to become city boosters through an aggressive “Shop in Wellston” campaign. The motto quickly became the “war cry of the co-operative effort;” as described at the time, “merchants print it on their letterheads, blazon it across their storefronts, and herald it on banners and posters.”³² “Shop in Wellston” signs beckoned potential customers from city street corners and roads approaching the shopping district, bolstering the community's regional draw and solidifying its status as a commercial Mecca.³³

By the mid-1920s six streetcar lines, five bus lines, and automobiles brought tens of thousands of shoppers to Wellston on a daily basis. Shopkeepers attracted customers by touting high-quality goods available at lower prices because of lower rental costs (in comparison to other commercial districts), and the number of business interests proliferated. The Wellston Chamber of Commerce installed glittering streetlights along Easton from Goodfellow Boulevard (east) to Evergreen Avenue (west) to facilitate evening hours' shoppers. The much-celebrated achievement quickly earned the

³⁰ “Community Now Called City’s Western Gateway,” (*St. Louis Post-Dispatch*. 2 December 1926).

³¹ *Ibid.*; “Wellston Chamber of Commerce Instrumental in Suburb’s Growth.”

³² “Community Now Called City’s Western Gateway.”

³³ *Ibid.*

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thoroughfare its reputation as Wellston's "great white way." As a result, evening shoppers became so numerous that policemen were brought in to direct night-time street and pedestrian traffic.³⁴

The district witnessed a second burst of development during this era of economic growth. Though small-scaled projects continued to be added to the district after 1925, larger single-use structures began to dominate new construction as Wellston's merchants seriously competed with downtown St. Louis. Notable building examples constructed during this period of time include 5907-15 Easton, a five-bay storefront two-story property designed by Wendel Shasserre for planing mill president and investment broker Charles Thuener in 1925 (Photo 16).³⁵ The building's wide storefront façade is reminiscent of the Kinsey Building at 5867-77 Easton, constructed in 1906. Another impressive example is the district's latest pre-Depression era building at 5917-20 Easton, designed by the prominent architectural team - brothers Frank J. and Thomas P. Saum - in 1928 (Photo 17). The building's refined buff brick and terra cotta façade bears features of the Mission Revival style. The property held a series of furniture companies through the 1950s.³⁶ Overall, construction during the 1920s reflected the Wellston's growing economic strength. As the community's business interests grew in size and prominence, so did its buildings. Although the district experienced a slowdown in commercial developments during the Great Depression, it continued to thrive due in large part to its eclectic collection of dual-use and large-scale buildings that could be easily adapted no matter what their use.

Wellston's Glorious Decades as the "Gateway to the West"

Wellston's commercial prominence and associated building boom continued through the 1950s. Businesses remained stable throughout the Great Depression (as noted), during which time both small and large-scale establishments thrived. Wellston's perpetual bustle and vibrancy were renowned, meriting description in *Missouri: The WPA Guide to the 'Show Me' State*, published in 1941:

Directly to the north of [Delmar] is the colorful Wellston shopping center, stretched along Easton Avenue. Along the ever crowded street are open stalls for vegetables and flowers, crates of chicken and geese, and the tantalizing odors of herring and dill. Here are cut-rate stores, variety shops, credit clothing houses, furniture and second-hand dealers,

³⁴ "Wellston Chamber of Commerce Instrumental in Suburb's Growth;" Robert Hereford.

³⁵ City Directory; United States Census, 1930; Death Certificate.

³⁶ Ibid.

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shooting galleries, and delicatessens; and everywhere up and down the street, the signs of fortune tellers, faith healers, and astrologers.

By this time, Wellston was locally touted as America's busiest shopping district - a debatable reputation earned in part through the community's active self-promotion and coordinated economic growth, and in part to its regional transportation connections. As a major streetcar interchange for the St. Charles, Wellston, Hodiadmont, and Kirkwood-Ferguson lines, Wellston Loop was one of the nation's busiest streetcar transfer points. The station served an estimated 40,000 streetcar passengers who passed through Wellston daily, and its access to seven lines of the St. Louis County Bus Company added another 25,000 daily travelers. "The Loop," as Wellston Station was fondly referred to by passengers, was the city's and the county's main transportation access portal. Automobile traffic was equally (and increasingly) as busy. A study conducted in 1945 recorded an average of 12,000 cars passing through Wellston during a single twelve-hour period; and policemen directed traffic at almost every intersection along Easton both day and night. The bustle of the Easton-Hodiadmont intersection alone was comparable to other major St. Louis intersections such as Grand and Olive, Delmar and Kingshighway, and Grand and Gravois. Based on these statistics, there is no denying that Wellston was a powerful cultural and commercial phenomenon.³⁷

Though Wellston's economic strength solidified during the Great Depression, the district's physical development slowed. New construction was scarce throughout the 1930s although an automobile dealership was constructed in 1932 at 5920-28 Easton. Easton Avenue supported several auto sales lots, dealerships, and service stations by the 1930s, when the automobile quickly gained prominence among the middle class. Though streetcars remained the mainstay of Wellston Loop's commercial success well into the 1950s, automobiles were increasingly becoming important. This is reflected in the addition of parking lots that began to spring up along Easton Avenue by the 1930s-40s. Examples include the lot east of 5870 Easton, which has traditionally held a parking lot for the adjacent business; 5833 Easton that prior to 1948 held a small filling station and car wash; and 5730 Easton that was in use as a parking lot by 1931.

Throughout the following two decades (1940s-1950s), development in the district slowed but remained steady. All of the district's post-1939 properties were designed (and remain in use as) single-use buildings. Some owners refaced older buildings during this period. An early example of this is 5809-11 Easton (Photo 7), which was streamlined when a new façade was added in 1944. Re-surfaced buildings were perceived as modern and

³⁷ Robert A. Hereford; Young, *Streets and Streetcars of St. Louis*, p. 80.

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attractive by customers. They were even more attractive to property owners because they offered an affordable means of upgrading a property than new construction. The use of metal, stucco or other common "slip cover" materials frequently added to buildings in downtown St. Louis during the 1940s-50s were less common in the district, but they did make a brief appearance after World War II.

Postwar Upswing and Decline, 1948-1963

The district enjoyed a brief but active renewal in development after World War II. In 1948, Lawrence O. Goedde, owner of the J. C. Penney branch at 5974-8 Easton, obtained a building permit to construct a modern department store at 5930-36 Easton. The new building was a substantial three-story International style commercial property designed by William P. McMahon (NRL 02/05/2009). The spacious, sleek concrete building included a modern feature of commercial development in St. Louis: the parking lot. South of the building and across the alley, Goedde included plans for a concrete-paved surface parking area. The J. C. Penney store provided a rear (south elevation) entrance that allowed automobile customers to enter the store directly from the parking lot. The rear entrance was no less inviting than that at the primary elevation (which faced Easton). As noted in the *St. Louis Post-Dispatch* soon after the store opened, the building had no "back door" - the south entry for parking lot customers was as much a "main entrance" as the building's primary elevation doors facing Easton Avenue.³⁸

Also constructed in 1948 was an Art Moderne-influenced automotive repair building at 5831-33 Easton commissioned by the Pardue Motor Company (Photo 8). As noted previously, the district served a large number of auto-related use properties and lots prior to 1950. Though the addition of an auto-service facility was not unique in this respect, the building's modern style reflects the sophistication of more modern automobiles that were produced after World War II. Automobile customers began to demand an environment that provided ample parking, as well as modern service and repair facilities supporting the latest technologies in service and equipment. With suburban competition on the rise, it was necessary for the district's merchants to remain competitive not only through the selection of modern shopping facilities but also in terms of ample parking and convenience. Nearly all properties added or modified in the district during the years 1948-1963 included plans that included adjacent surface parking lot. The property at 5736-42 Easton, constructed in 1921 (addition, 1927), was designed with a rear attached

³⁸ Tom Duda, *National Register of Historic Places Inventory Form -- Nomination Form: Wellston J.C. Penney Building*. Washington, D.C.: U.S. Department of the Interior/National Park Service, 2006, p. 8:13.

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"auto garage" that provided parking and a covered area where customers could conveniently pick up their purchases (Photo 3).

The district's post-World War II era buildings were designed to blend with the existing sidewalk-oriented properties. One example is a grocery store constructed in 1958 at 5870 Easton. This property maintained a direct sidewalk connection through a designed side parking lot at the east end of the parcel. The building accommodated customers via a corner entrance with two sets of doors that faced east toward the lot and north toward the sidewalk/street. Another building that capitalized on auto-related traffic was an automotive service shop constructed in 1950 (addition, 1958) at 5843-49 Easton (Photo 11). The building was located at the north end of the lot and adjacent to the alley, providing ample off-street parking accessed directly from Easton. This was a direct contrast to the district's earlier buildings that crowded the sidewalks extending along Easton Avenue. New construction projects in and around Wellston Loop were becoming sporadic by the 1950s and declined sharply after 1960. The district holds only one building constructed after 1960 - a modest one-story concrete masonry service station at 5824-26 Easton built in 1963. Wellston's heyday as the city's most bustling area of commercial development was over.

It was, ironically, the streetcar system - which had facilitated Wellston's incredible rise to prominence - that also instigated its demise. After World War II, the St. Louis Public Service Company began to cut streetcar lines in favor of bus service. This was largely in response to the growing popularity of the automobile.³⁹ Despite the city's push toward buses as the preferred approach to public transportation, however; Wellston Loop remained St. Louis' busiest transfer station for streetcars throughout the 1940s.⁴⁰ At the onset of the 1960s, the character of Wellston remained as strongly engrained as it had been during the 1920s; as noted in an article published by the *St. Louis Globe-Democrat*.

Wellston, indeed, is as much a state of mind as it is a city. You can live outside its official boundaries - east, west, north or south of them - and still share in the spirit de corps that has bound tried and true Wellstonians together since Easton avenue [sic] was little more than a stagecoach line ... Who could say, for example, that the busy string of shops and stores on Easton between Hamilton avenue and the Hodiament tracks are not a part of Wellston, and a very important part? Technically, they belong to St. Louis. But when you stop at them, you are observing a time-honored ritual of "shopping in Wellston." The same holds true for the bus and

³⁹ Young, *Streets and Streetcars of St. Louis*, p. 5-6.

⁴⁰ Young, *The St. Louis Streetcar Story*, p. 184.

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streetcar terminal on Easton near Hodiament avenue [sic]. From its beginning it has been the "Wellston loop," and to insist otherwise is to show a shocking lack of communal sensitivity.⁴¹

Despite this confidence, Wellston's seeming unflappable identity was soon to take a dive. On July 28, 1963, the Wellston streetcar line was discontinued; and on May 21, 1966, the Hodiament line followed suit. The death of the city's streetcar system - pursued by drastic cuts in bus service - strangled Wellston's economic viability by eliminating surges of mass transit riders who fed the district's commercial venues. As a result, businesses that had thrived for decades rapidly closed their doors. Wellston's automobile-centered buildings did not attract car-bound shoppers in the way that earlier businesses lured streetcar passengers, which is indicative of the greater cultural and demographic shifts experienced by the region as a whole.

The 1960 federal census marked St. Louis' first decline in population in its nearly 200-year history. In contrast, St. Louis County's population was rising exponentially. Out-migration from the city occurred overwhelmingly on the north side as upwardly mobile white residents flooded the suburbs, and increasing numbers of African-Americans began moving into the urban neighborhoods that whites vacated. Many of these new black residents came from lower socio-economic backgrounds, having been displaced by the wholesale demolition of the historically-black Mill Creek Valley during the early 1960s. Others arrived as a result of migration as they left the rural south in search of jobs in large industrial cities such as St. Louis. After World War II, blacks moved further north and west into neighborhoods previously occupied by Jewish immigrants.⁴²

The demographic shifts that occurred in Wellston illustrate the dynamic changes that occurred in city and county population trends. Wellston (re-incorporated in 1949) was one of only three suburban cities in St. Louis County that recorded slight population declines in 1960; whereas the populations of newer communities were soaring. By 1970, Wellston's population shifted from being almost universally white to 75% African-American.⁴³ In that year, Wellston's newly-elected mayor, Floyd Heckel, had few positive things to say about his town, describing it as a "rundown derelict city . . . an utterly deplorable city." Media coverage of Heckel's election describe the desolate state of Wellston, placing it in stark contrast to the community's positive depiction noted nine years earlier.

⁴¹ "Wellston Is a State of Mind."

⁴² Margaret Lo Piccolo Sullivan, "St. Louis Ethnic Neighborhoods, 1850-1930: An Overview," (University of Missouri, St. Louis, November 1975), p. 19.

⁴³ "Wellston's New Mayor," *St. Louis Globe-Democrat*, 6 May 1970.

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Wellston, of course, has changed a lot in the past couple of decades. It is no longer the greatest shopping center in Greater St. Louis. It is no longer a major bus and streetcar terminal. Neither does Wellston still think wistfully of itself as “a state of mind” that transcends the municipal boundary of Hodiament to the east to include the string of shops that extend to Hamilton. Wellston no longer likes to think of these shops as her own, even wistfully. Many of their fronts are covered with heavy wire mesh, while those in Wellston proper still are not. Mayor Heckel complains bitterly of Wellston’s taking the blame for the crime that happens in that unwanted stretch.⁴⁴

The city-side of Wellston experienced similar shifts in population as shoppers and business owners abandoned the district for the county's new suburban malls and shopping strips. These newer suburban neighborhoods catered to motorists and local residents by providing expansive shopping areas and malls with unlimited parking and commercial access. As a result, these areas drew more and more customers from downtown shopping areas and “taxpayer strips” (i.e., linear commercial corridors) “plied by cars and trolleys.”⁴⁵ Wellston could no longer compete and its downfall was quite certain by the 1970s when its larger establishments began closing their doors. J.C. Penney’s departure in 1976 was simply “another body blow in [Wellston’s] fight for survival as a major shopping center,” dashing any remaining hopes for the community's economic renewal.⁴⁶

Eastern European Orthodox Jewish Settlement, 1905-1960

The origins of St. Louis’ Jewish community date to the early nineteenth century when a restrictive policy (engaged under French and Spanish colonial rule) was lifted in 1803 that forbid Jews from settling in the Louisiana Territory. Four years later, in 1807, German-born Joseph Philipson became the first Jew to make St. Louis his home. Over the following two decades, the city witnessed a sluggish influx of German and Polish Jews. By 1837, however; the city reported a sufficient number of practicing Jews to form a minyan (i.e., quorum of at least ten men required to perform basic Orthodox rituals). This small group quickly grew to approximately 45 men; and in 1841, United Hebrew was established - the city’s first synagogue. Jewish immigration steadily increased in St. Louis and the city's number of Hebrew congregations grew accordingly. Similar to Jewish communities that had been established in the eastern United States in the early-to-mid 19th century, St. Louis’ early Jews overwhelmingly embraced the liberal Reform

⁴⁴ Ibid.

⁴⁵ Liebs, 12-13.

⁴⁶ Ted Schafers, “Penney Closing Down Wellston Store,” *St. Louis Globe-Democrat*, 18 August 1976.

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movement of the 1860s-70s. By 1880, St. Louis (which boasted a total population of approximately 350,000), was home to an estimated 10,000 Jews. Upwardly-mobile Jewish businessmen and professionals followed the city's western migration patterns set by the upper-middle class, residing primarily in the Central Corridor south of Delmar. By 1880, the city's Jewish population seemed to enjoy a relatively comfortable existence, one that easily assimilated with American culture and society.⁴⁷

The nature of the city's Jewish community began to shift dramatically after 1881, when the city experienced another phase of Orthodox immigration from Eastern Europe. The early 1880s witnessed an onslaught of anti-Jewish riots and restrictive anti-Semitic laws in the western Russian Empire, which encompassed present-day Lithuania south to the Ukraine. This region, known as the Pale of Settlement, was home to the vast majority of Jews living in the Russian Empire. Though some Jews within the Pale resided in large cities, most lived in small, insular, Yiddish-speaking rural communities called shtetls.⁴⁸ Strong, often violent anti-Semitic sentiments were deeply ingrained in mainstream Russian culture and by the late 19th century, Czarist policies supported by the mainstream press and Russian Orthodox [Christian] Church, sought to "Russianize" Jews and blame them for the empire's impending decline.⁴⁹ Bloody riots broke out following the assassination of Czar Alexander II in 1881, followed by a set of restrictive policies incorporated in 1882 that sought to disband the tight-knit shtetls by banning Jews from rural areas and towns of less than 10,000. The laws restricted travel, established quotas for Jewish students in schools and universities, "expelled" doctors and lawyers from their positions, banned artisans from practicing their trades, outlawed Yiddish theatre, and exiled Jews from cities such as Moscow, St. Petersburg, and Kharkov. The mayhem resulted in the death of thousands of Jews and made life unbearable for those living in Eastern Europe.⁵⁰

In response to the upheaval, roughly two million Orthodox Jews fled to the United States in 1881 - 1924.⁵¹ Though some entered this country through New Orleans, most landed in New York where the Hebrew Immigrant Aide Society and, later, the Jewish Industrial Removal Office scrambled to relocate the overwhelming number of Jewish immigrants.⁵² By 1882, the *St. Louis Globe-Democrat* was reporting on "the Russian exiles" settling in

⁴⁷ Sherryl Lang, "Fulfilling the American Dream: Jewish Life in St. Louis," *Gateway Heritage*, Summer 1986, p. 10-17; Walter Ehrlich, *Zion in the Valley*, Vol. II, p. 3, 225.

⁴⁸ Ehrlich (2002, Vol. II), p. 27.

⁴⁹ *Ibid.*, p. 11.

⁵⁰ Ehrlich, (2002, Vol. II), pp. 11, 13. Chesed Shel Emeth, "Golden Jubilee," 1938.

⁵¹ *Ibid.*

⁵² "The Russian Exiles," *St. Louis Globe-Democrat*, 1 July 1882; Ehrlich, Vol. II, p. 22.

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the dense, mid-19th century neighborhood just north of downtown that became known as the "Jewish Ghetto."⁵³ St. Louis' Jewish population grew from estimates of 40,000 in the early 1900s to 50,000 by 1920; and 55,000 by 1925. Eastern European Jews were beginning to outstrip the city's German Jews by the mid-1910s. In 1921, the latter flood of immigrants comprised about two-thirds of the city's local Jewish community.⁵⁴ This pattern continued until 1924 when the National Origins Act was enacted, and strict quotas were enforced that restricted the number of Eastern and Southern Europeans entering the country.⁵⁵

As in other cities, the vast differences between St. Louis' existing Jewish community and its new Eastern European one were apparent from the beginning. As described by Jewish historian Walter Ehrlich in *Zion in the Valley* (2002),

Slavic in origin rather than Germanic in tradition, Orthodox rather than Reform in religious outlook, culturally and linguistically more attuned to the Eastern European shtetl and ghetto than to the emancipated and more liberalized lifestyle of western Europe, the new immigrants were personified by an unmistakably different kind of Jew.

As such, they were viewed warily by the city's Reform community and considered a threat to their hard-won acclamation to American society. Certain leaders in the city's German-Bohemian Jewish community went so far as to publically decry the arrival of these newcomers and to discourage others from lending them aide.⁵⁶ The antipathy went both ways. Eastern European Jews, who "fused the religious, national, and social aspects of [their] Jewishness into one" and stringently held on to their Orthodox beliefs, disgustedly viewed Reform Jews as barely Jewish at all.⁵⁷ The two groups remained segregated for decades; with more established, more liberal Jews living in upper-middle class neighborhoods south of Delmar Boulevard and Orthodox Jews living in lower-middle and middle-class neighborhoods north of Delmar.⁵⁸

Most Eastern Europeans arrived to St. Louis with virtually nothing. Aid from local Jewish benevolent societies provided some assistance. Many worked in factories or performed hard labor; whereas others worked as bakers, butchers, shopkeepers, and other

⁵³ Ibid., Morris D. Marcus, "Memoir from the St. Louis Ghetto," (*Gateway Heritage*, Winter 1997-1998).

⁵⁴ Ehrlich, (2002, Vol. II), p. 47.

⁵⁵ Ibid., p. 25-28.

⁵⁶ Ibid., p. 3.

⁵⁷ Chesed Shel Emeth; Alfred Abraham Greenbaum, quoted in "Jewish Population Movements in St. Louis," (*Gateway Heritage*, Vol. 7, 1986), p. 34.

⁵⁸ Walter Ehrlich (1986), p. 6.

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similar trades. Life in the ghetto largely emulated the tight-knit, insular nature of the shtetl, and followed the upwardly-mobile group as it quickly began migrating west towards better housing and greater economic opportunities. While the original, eastern part of the ghetto existed roughly between the Mississippi River (east), Fourteenth Street (west), Carr Avenue (south) and Cass Avenue (north), by the turn of the century another node was forming around Dickson, Glasgow, and Garrison Streets further west.⁵⁹ This westward migration soon accelerated and by 1905, a tiny Eastern European Orthodox Jewish community was sowing roots in Wellston.

The Orthodox Community Settles in Wellston

The first tangible evidence of a solid Jewish settlement in Wellston surrounds the establishment of the Beth David congregation (in 1908) that began to utilize an existing building on Belt Avenue (just north of Easton Avenue) in 1910. Described as the “pioneer ‘shul’ in Northwest St. Louis,” Beth David “was the first to serve the influx of the new Jewish community that migrated from the Eastern part of the town in 1905.”⁶⁰ A look at the United States Census in 1910 shows pockets of Eastern European, Yiddish-speaking families on streets north and south of Easton such as Cote Brilliante and Wells Avenues. Most of these residents immigrated prior to 1900. They created a community known for its rapid upward mobility - working as bookkeepers, merchants, salesmen, and in similar professional trades. These individuals were able to quickly acquire sufficient economic stability to move away from the Ghetto. In 1906, the fledgling Jewish community had enough residents to form a minyan. Members conducted Saturday morning services in a private residence and rented alternate facilities for larger gatherings.⁶¹ By 1908, members were able to establish a formal congregation as Beth David. Seventeen families contributed \$150 each to purchase a building at 1526 Belt (now demolished) for use as the Beth David synagogue.⁶²

The Jewish migration to Wellston steadily continued as increasing numbers of Orthodox Jews gathered enough capital to purchase and/or rent homes, storefronts, and offices in the growing commercial district. Jewish families of Eastern European origins began lining the residential streets that bordered Easton, many of whom opened stores within

⁵⁹Marcus; Gary Tobin, “Jewish Population Movements in St. Louis,” *Gateway Heritage* (1986, Vol. 7), p. 32.

⁶⁰ Dr. Z. Abrams, *Book of Memories* (1932), p. 92-93.

⁶¹ Ibid.; City Directory.

⁶² Abrams, p. 94; City Directory; *Modern View, 25th Anniversary Deluxe Edition*, 1925.

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the district.⁶³ Polish-born Louis Silberstein was an early Jewish resident in the district who commissioned the two-story, double-storefront building at 5806-08 Easton in 1909 (Figure 6). Silberstein, a tailor who later became manager of the Hamilton Skydome at Hamilton and Easton (demolished), lived in one of the building's upstairs apartments with wife Gussie (also an early Russian-Polish immigrant) until his death in 1925.⁶⁴ His shop joined the area's few delicatessens and kosher food stores that soon became hallmarks of the neighborhood's Jewish settlement.⁶⁵

Jewish migration patterns in St. Louis are further demonstrated by the locations of former and current synagogues. Typically, Jewish temples were moved to follow the migration patterns of the synagogue's members.⁶⁶ For example, the city's prominent Reform temples were located south of Delmar Boulevard in the Mill Creek Valley area and were relocated to the Central West End as the Jewish population moved. Smaller Orthodox congregations proliferated in the eastern and western ends of the ghetto during the 1880s - 1910s and later shifted north of Delmar and west of Kingshighway during the 1920s - 1950s.⁶⁷ In 1935, Wellston held five Orthodox synagogues, four of which remain. Not only do these properties mirror the pattern of Jewish settlement and out-migration in Wellston, but their proximity to the district is indicative of the intricate ties between the district and the surrounding Jewish community that dominated the area's character by the 1930s. Additional examples include Ahavath Achim Anshe Roumania (chartered in 1902) which moved from North 19th Street to 1385 Goodfellow in 1926; and Beth (Bais) Abraham (chartered in 1904), which moved from North Seventh Street to 14th and Carr in 1909 and to 1444 Goodfellow in 1929 (Figures 7-8).⁶⁸

By 1940, Wellston held 12 Orthodox synagogues, all within the immediate vicinity of Easton Avenue.⁶⁹ Other Jewish institutions that flourished in the district's vicinity were the Achad Ha'am Hebrew School at 1361 Temple Place and the Ohel Benjamin School at 5747 Lotus (both demolished).⁷⁰ The Council House at 5625 Wells Avenue served as the local Jewish community center, and the St. Louis Hebrew Mission was located at 1474

⁶³ United States Census, 1910, 1920, 1930; *Gould's St. Louis Red-Blue Book*; City Directory.

⁶⁴ United States Census, 1910, 1920; City Directory; Death Certificate, Louis Silberstein.

⁶⁵ *Gould's Commercial Register for the City of St. Louis*.

⁶⁶ Tobin, p. 34.

⁶⁷ *Ibid.*, p. 36.

⁶⁸ Building Permits; City Directory; *Modern View, 25th Anniversary Deluxe Addition*, 1925.

⁶⁹ City Director.

⁷⁰ "Achad Ha'am Hebrew School," *History Happened Here*,

<<http://www.historyhappenedhere.org/details.php?id=37>>; "Ohel Benjamin School," *History Happened Here*, <<http://historyhappenedhere.org/details.php?id=42jpg>>.

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Blackstone Avenue.⁷¹ These institutions served important religious, educational, and social functions for Wellston's Orthodox community; whereas the commercial district on Easton served as most residents' livelihood.

Jewish Population within the District

Systematic cross-checking of reverse directory listings for the 5700-5900 blocks of Easton Avenue with death and census records, as well as the St. Louis Genealogical Society's Jewish Cemetery Index, reveals growing numbers of Orthodox Jews (of Eastern European descent) in Wellston between 1920 and 1952 - a pattern that peaked during the mid-1930s to 1940s.⁷² During this time, certain blocks within the district supported a Jewish population of up to 50-80%. This was true for both residential and commercial occupants. This density pattern continued through the early 1950s.⁷³ A closer look those who occupied the buildings within the district illuminates not only the incredible commercial diversity that Jewish merchants contributed to Wellston, but the tight-knit nature of the Jewish community itself.

One example of the district's Jewish merchants is Hyman Seifer, who operated a dry goods store on the ground floor of 5719-21 Easton (Figure 9). Seifer lived with his family at 5719a Easton through the early 1950s. He immigrated to the United States with his wife from Grodna (modern-day Belarus) in 1910, and over the course of the following two decades rented 5721 and 5721a Easton Avenue exclusively to Orthodox Jews including Russian-born Michael Rich, who lived in the building with his family while operating a grocery on the lower level until 1955. Another Jewish resident who occupied the building at 5721 Easton was kosher butcher Carl Koplowitz, who in 1930 lived upstairs with his family and two Russian boarders. Koplowitz immigrated to Saint Louis from Poland in 1920; his Kiev-born wife had arrived four years earlier. Koplowitz's

⁷¹ "Council House." *History Happened Here*, <<http://www.historyhappenedhere.org/details.php?id=57>>.

⁷² Locating names in the St. Louis Genealogical Society Jewish Cemetery Index not only reveals whether or not an individual was Jewish, but whether or not they were buried in an Orthodox Cemetery. Residents and merchants within the district from 1920 to 1952 were overwhelmingly buried in Cheshed Shel Emeth, a cemetery located at Hanley and Olive Roads in University City. Access to proper burial grounds was preeminent in Orthodox culture, and Russian immigrants pooled their scarce resources to purchase land for the cemetery in 1891. Merchants and residents in the district not buried in Cheshed Shel Emeth were, almost without exception, laid to rest in either Beth Hamedrosh Hagadol Cemetery, established on Ladue Road in 1901; or Chevra Kadisha Cemetery, established at Page and North and South Roads in 1922 (Esley Hamilton, *The Cemeteries of University City*, p. 15-26). The locations of these cemeteries likely played a major factor in the Jewish community's western migration.

⁷³ City Directory; Death Records; St. Louis Genealogical Society Jewish Cemetery Index.

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family was followed at this address by Max Eisen, owner of a variety store at 5700-08 Easton (Photo 1). Eisen immigrated to the United States in 1907 and married his wife Aurelia (who immigrated in 1904) six years later.

5727 Easton Avenue was also occupied by Russian Jews during the 1920s - 1950s (Photo 2). Frank and Ida Marion lived above a hardware store that they operated at this location during the mid-1920s. After Frank's death in 1928, Ida maintained the store with the assistance of her children through the 1930s. In 1940, widow Silvia Brownstein managed a dry goods store on the building's first floor. Abraham Chait rented an upper floor apartment and following his departure, Brownstein moved into the apartment and remained through the mid-1950s. The corner building at 5700-08 Easton held an especially large contingent of Eastern European occupants. In 1930, two of the four upstairs apartments were rented by salesman Joseph Kramer and fruits-dealer Jacob Fein. In 1935, three of four storefronts were occupied by barber David Glickser, shoe repairer Morris Feder, and Tockman & Son Paper Products; while physician Solomon Weber, Mrs. Esther Flotkin, and the Jewish Children's School occupied the upper floor spaces. Glickser and Feder remained in 1940, joined by Max Eisen's store on the first floor; while Flotkin and druggist Louis Smissman resided upstairs. By the early 1950s, the building housed Nathan Fogel's clothing cleaners and Morris Shultz, a wholesale peanut dealer.

The variety of Jewish-owned establishments along Easton Avenue during the 1930s-50s was immense. Harry Bernstein ran a billiard parlor at 5704-10; physician Isaac Spector had offices at 5718; Regina Glovinsky sold cigars at 5800; Abraham Kanter sold shoes at 5729; Edward and Annette Rudman ran Wellston Shade and Linoleum Company at 5731; tailor Abe Kanter had a shop at 5883; Libson Shops sold hosiery at 5971; Harry Machtinger ran a radio shop 5707; Jacob Haffner lived at 5707a and operated a furniture store across the street at 5712-14 Easton. These are but a few examples of the Jewish-owned and operated establishments within the district. Though most of these businesses were established to serve Wellston's Jewish community, they also catered to the thousands of shoppers who came to Wellston from the city and the county's outer reaches. Major department stores such as Saffern's and Zorensky's (demolished) complimented smaller establishments; and Jewish merchants were well-respected members of Wellston's commercial ranks. As indicated by the *St. Louis Post-Dispatch* in 1926, "there is prosperity enough for all who come to [Wellston], bringing new resources and energy to the task of development. These men see that for others to succeed means greater success for themselves also, and a steady advancement of values for

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everybody.”⁷⁴ The district was the economic focal point of the community, and its Jewish-run businesses were key vehicles of upward mobility.

The Orthodox population’s ties to Wellston began to break by the mid-twentieth century when the Jewish community began to migrate further west to the wealthier University City and Clayton suburbs. The trend began in the late 1940s and quickly accelerated in the 1950s. By the early 1960s, nearly all of Wellston’s synagogues had either disbanded or relocated. Many families that moved continued to maintain their stores on Easton Avenue until the death of the streetcars. The district’s final exodus of its Jewish merchants was a key factor in its commercial demise.⁷⁵

Conclusion

The Wellston Loop Commercial Historic District is significant today both for its commercial importance and the role that it played in supporting St. Louis’ Eastern European Orthodox Jewish community during the first part of the 20th century. Wellston’s aggressive self-promotion and determined economic growth, coupled with its extensive mass transit connections, propelled the district to a height of commercial prominence that remains unmatched by the greater St. Louis area. Wellston transcended its physical borders. It served not only a powerful economic phenomenon, but a potent cultural one as well. Essential to the district’s history is the symbiotic relationship between the commercial loop and the city’s Orthodox Jews. Wellston was this population’s final epicenter before the community migrated en-masse to St. Louis County. Wellston’s regional draw did much to attract this insular group to the area. Today, most physical remnants - residential and commercial - of the former Jewish Ghetto in north/northwest St. Louis City have been demolished with exception of the Wellston Loop Commercial Historic District, which remains a symbol of the Eastern European Orthodox community’s role in St. Louis.⁷⁶

⁷⁴ “Community Now Called City’s Western Gateway.”

⁷⁵ City Directory; Tobin, p. 33-39.

⁷⁶ Ehrlich (1986), p. 8.

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St. Louis [Independent City], Missouri

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Wellston Loop Commercial Historic District
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Boundary Description

The district boundary encompasses properties within the area bounded at the east by Blackstone Avenue; at the north and south by rear lot property lines associated with the properties that border the north/south sides of Dr. Martin Luther King Drive (within the east/west bounded area); and at the west by vacant lots (5930-50 vicinity, Dr. Martin Luther King Drive) approximately 300 feet east of Hamilton Boulevard. The district's properties are situated within the St. Louis (Independent City) Blocks numbered: 3819, 3837, 4826, 4990, 5000, 5307, 5308. The district's nominated property locations are indicated on the accompanying map entitled "Wellston Loop Commercial Historic District."

Boundary Justification

The boundary includes all properties in the City of St. Louis historically associated with the Wellston Loop Commercial Historic District that retain sufficient integrity for listing in the National Register of Historic Places. Sections of blocks where non-contributing vacant land is too excessive to justify inclusion have been excluded.

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Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri

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

Wellston Loop Commercial Historic District
St. Louis [Independent City], Missouri
Photographer: Michael R. Allen and Lindsey Derrington
June 2009
Negatives on file at: Landmarks Association of St. Louis.

Photo Log:

1. 5700-20 Dr. Martin Luther King Drive (SW)
2. 5719-31 Dr. Martin Luther King Drive (NE)
3. 5736-42 Dr. Martin Luther King Drive (SW)
4. 5752-54 Dr. Martin Luther King Drive (SE)
5. 5800-18 Dr. Martin Luther King Drive (SE)
6. 5801-05 Dr. Martin Luther King Drive (NW)
7. 5801-15 Dr. Martin Luther King Drive (NE)
8. 5831-41 Dr. Martin Luther King Drive (NE)
9. 5857-65 Dr. Martin Luther King Drive (NW)
10. 5867-79 Dr. Martin Luther King Drive (NE)
11. 5870 Dr. Martin Luther King Drive (SE)
12. 5886-94 Dr. Martin Luther King Drive (SE)
13. 5887-89 Dr. Martin Luther King Drive (N)
14. 5887-99 Dr. Martin Luther King Drive (NE)
15. 5901-1931 Dr. Martin Luther King Drive (NW)
16. 5907-15 Dr. Martin Luther King Drive (NE)
17. 5917-21 Dr. Martin Luther King Drive (N)
18. 1485-93 Goodfellow Boulevard (NW)
19. 5909-18 & 5901-31 Dr. Martin Luther King Drive (NW)

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Figure 1. Easton Avenue looking west from Hamilton Avenue, July 1963. Though Wellston's mass transit connections were rapidly depleting by this point, the district still retained the appearance of a dense, vibrant commercial center (Andrew D. Young, *Streets & Streetcars of St. Louis: A Sentimental Journey*).

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Figure 2. Dr. Martin Luther King Drive, west from Hamilton. The view above (of the district today) is almost identical to that illustrated in Figure 1 (from 1963). The parking lot, above on left, is a contributing feature of the district.

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Figure 3. Streetscape of district from east end (Blackstone Avenue) looking west. Note the skirted block on the north (right) and contributing (green space) lot on the south (right).

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Figure 4. West end of the district looking east. The open lot on the north side (right) is a contributing parking lot used as an auto sales lot during the 1930s.

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Figure 5. Easton Avenue looking east from Rowan Avenue, July 1963. The Kinsey Building stands to the left, and the roof and cupola of the St. Louis Watchmaking School are visible in the background.

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Figure 6. 5806-08 Easton Avenue (Dr. Martin Luther King Drive). The building was constructed in 1909 for a Jewish tailor, Louis Silberstein, who resided upstairs in one of the apartments with his wife, Gussie.

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Figure 8. Beth (Bais) Abraham, synagogue constructed in 1929 at 1444 Goodfellow Boulevard, one block south of the district.

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Figure 9. 5719-21 Easton Avenue (Dr. Martin Luther King Drive), constructed in 1904. The building was occupied by a number of Jewish merchants/residents throughout the 1930s - early 1950s.

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Wellston Loop Commercial Historic District
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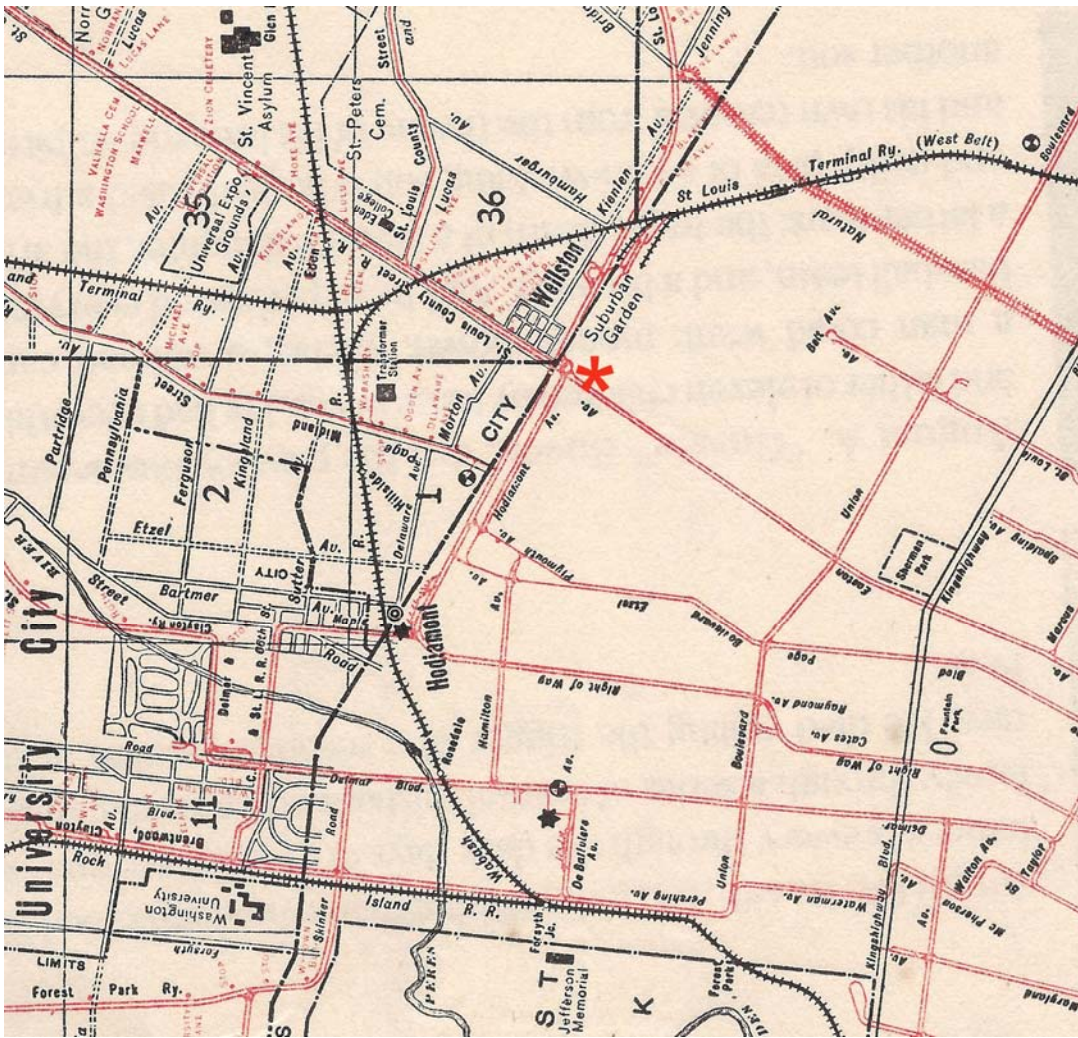


Figure 10. Highlight of map section showing convergence of transit lines in the Wellston Loop. Asterisk roughly marks location of the district. (Source: United Railways Co. of St. Louis, "City and County Tracks" (Map). 1 September 1920.)

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

1485-93 Goodfellow Boulevard
KYLETON L P
7919 N LINDBERGH
HAZELWOOD, MO 63042

1507-11 ½ Goodfellow Boulevard
BHR PROPERTIES LLC
2808 RUSSELL BLVD
ST LOUIS, MO 63104

1486 Hamilton Boulevard
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

1502-08 Hamilton Avenue
SYLVESTER BYNDOM
6348 WINDHAM
ST LOUIS, MO 63115

1507-11 Hamilton Boulevard
RAA ENTERPRISE LLC
4581 WESTON RD UNIT #334
WESTON, FL 33331

5700-08 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

5707 Dr. Martin Luther King Drive
MARGARET CLARK
106 AUGUST PL
FLORISSANT, MO 63034

5709 Dr. Martin Luther King Drive
GARY A. AUSLER
8780 BOYCE PL
ST LOUIS, MO 63116

5710-14 Dr. Martin Luther King Drive
RICHARD J MOORE
3024 MEDITERRANEAN DR
FLORISSANT, MO 63031

5716-20 Dr. Martin Luther King Drive
BHR PROPERTIES LLC
2808 RUSSELL BLVD
ST LOUIS, 63104

5719-21 Dr. Martin Luther King Drive
LINDA LOGAN
5719-21 DR MARTIN LUTHER KING
ST LOUIS, MO 63112

5723 Dr. Martin Luther King Drive
JOHNNY ARMSTRONG & RUFUS
MOORE
5330 RIDGE AV
ST LOUIS, MO 63112

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5725 Dr. Martin Luther King Drive
GOLDEN FURNITURE CO
C/O WILLIAM & ETAL
GOLDENBERG
2630 DR MARTIN LUTHER KING DR
ST LOUIS MO, 63106

5727 Dr. Martin Luther King Drive
WALTER & BARBARA COLE
6752 BLOSSOM VIEW DR
FLORISSANT, MO 63033

5729-31 Dr. Martin Luther King Drive
JIMMY & CURTIS & ELLIS ARTHUR
5633 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112

5736-42 Dr. Martin Luther King Drive
CORPORATE PROPERTIES &
TRANSFERS INC
C/O WILLIE LEE JONES
634 23RD AVE
BELLWOOD, IL 60104

5752-54 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

5800-02 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

5801-05 Dr. Martin Luther King Drive
BHR PROPERTIES LLC
2808 RUSSELL BLVD
ST LOUIS, MO 63104

5806-08 Dr. Martin Luther King Drive
SUN GRAPHICS LLC
8363 AIRPORT RD
BERKELEY, MO 63134
5809-11 Dr. Martin Luther King Drive
CLYDE H & EVELYN MARCH
5809 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112

5810 Dr. Martin Luther King Drive
GEORGE & JOSEPHINE MOSELY
7806 DELMAR BLVD
ST LOUIS, MO 63130

5815 Dr. Martin Luther King Drive
TROY & MICHELLE ROBERTS
1504 HANNA RD
VALLEY PARK, MO 63088

5816 Dr. Martin Luther King Drive
DARRELL A. & TERRELL S.
BRYANT
5850 RIDGE
ST LOUIS, MO 63112

5818 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST STE 1200
ST LOUIS, MO 63101

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Wellston Loop Commercial Historic District
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5824-26 Dr. Martin Luther King Drive
HYMAN TRS HORWITZ
9363 OLD BONHOMME
ST LOUIS, MO 63132

5831-41 Dr. Martin Luther King Drive
G & D VARIETY LLC
5831 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112-3712

5843-49 Dr. Martin Luther King Drive
LITTLE BETHEL CHURCH OF GOD
IN CHRIST
5843 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112

5851-55 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

5857-65 Dr. Martin Luther King Drive
NORA J. & BRENDA OLLIE
5755 WATERMAN BLVD
ST LOUIS, MO 63112

5867-77 Dr. Martin Luther King Drive
SAGGAR HOLDINGS LLC
916 OLIVE ST STE 2
ST LOUIS, MO 63101

5870 Dr. Martin Luther King Drive
BFM INC
316 ST. ANDREWS ST
BALLWIN, MO 63011

5879 Dr. Martin Luther King Drive
JEFFREY L. BOYD & PATRICE A.
JOHNSON-BOYD
1438 ROWAN AV
ST LOUIS, MO 63112

5881 Dr. Martin Luther King Drive
IVORY L. DENNIS
4140 E NATURAL BRIDGE
ST LOUIS, MO 63115

5883 Dr. Martin Luther King Drive
NEW MORING STAR MISSIONARY
BAP CH TRS
5883 DR M L KING DR
ST LOUIS, MO 63112

5885 Dr. Martin Luther King Drive
WALTER O. & JOHNNY L. PARKER
9565 LEWIS & CLARK BLVD
ST LOUIS, MO 63136

5886-94 Martin Luther King Drive
LRA
1015 LOCUST ST SUITE 1200
ST LOUIS, MO 63101

5887-89 Dr. Martin Luther King Drive
LRA
1015 LOCUST ST STE 1200
ST LOUIS, MO 63101

5891-93 Dr. Martin Luther King Drive
DOROTHY DANIEL
5837 MAFFITT AVENUE
ST LOUIS, MO 63112

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5895-99 Dr. Martin Luther King Drive
SYLVESTER BYNDOM
6348 WINDHAM
ST LOUIS, MO 63115

5901-05 Dr. Martin Luther King Drive
RAA ENTERPRISE LLC
4581 WESTON RD UNIT #334
WESTON, FL 33331

5907-15 Dr. Martin Luther King Drive
HARVEY R. & GLORIA H.
SCHEINKMAN
12633 WHISPERING HILLS
ST LOUIS, MO 63146

5917-21 Dr. Martin Luther King Drive
CHESTER & DOROTHY TRIPP
DAVIS
6922 GLENMORE DR
ST LOUIS, MO 63121

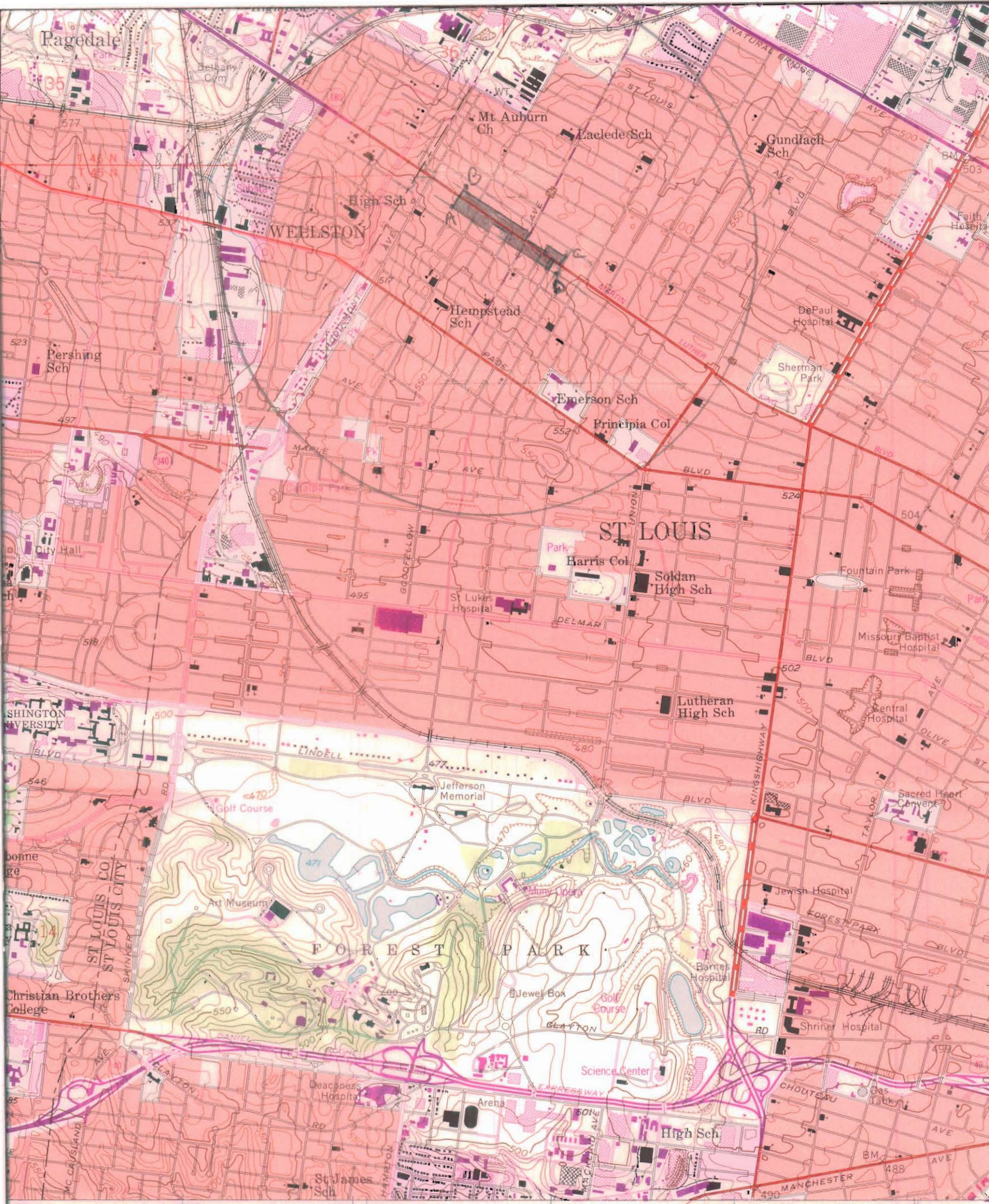
5920-28 Dr. Martin Luther King Drive
HI-TECH CHARITITES INC
1371 HAMILTON AVE
ST LOUIS, MO 63112

5923-25 Dr. Martin Luther King Drive
LRA
1015 LOCUST STE 1200
ST LOUIS, MO 63103

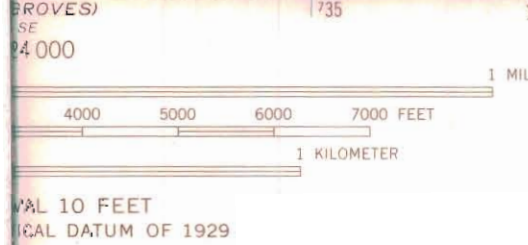
5927 Dr. Martin Luther King Drive
BARBARA A. DUNN
3503 LINCOLN AV
ST LOUIS, MO 63121

5929-31 Dr. Martin Luther King Drive
MT HERMAN MISSIONARY
BAPTIST CHURCH
5929 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112

5930 Dr. Martin Luther King Drive
RENAISSANCE RESOURCES
REALTY INC
5930 DR MARTIN LUTHER KING DR
ST LOUIS, MO 63112



Wellston Loop
 Commercial Historic
 District
 St. Louis [Ind. City]
 MO
 Zone: 15
 A: 736271/4284068
 B: 736335/4284186
 C: 736878/4283839
 D: 736841/4283752
 * from Arc Reader
 GIS Software



ROAD CLASSIFICATION

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



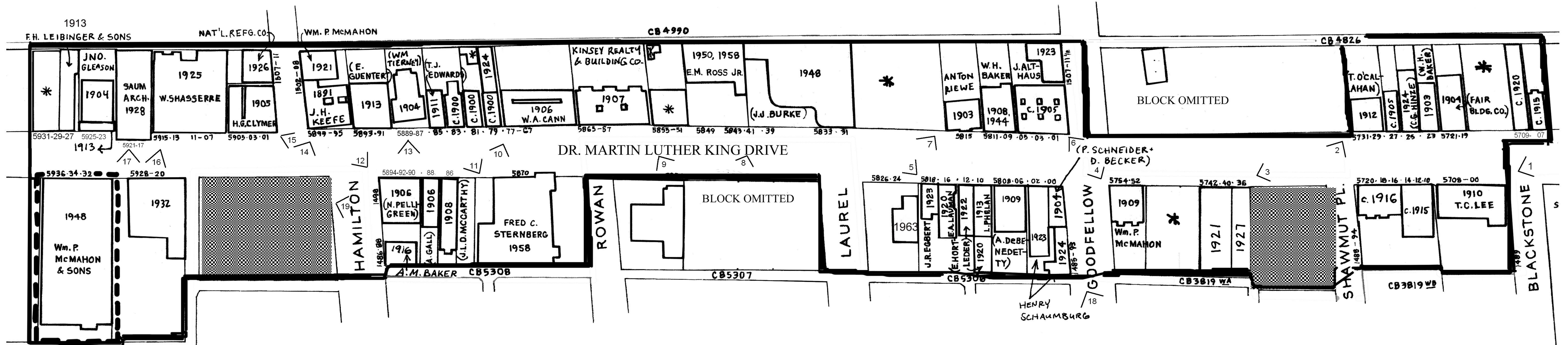
Revisions shown in purple compiled from aerial photographs taken 1988-90 and other sources. This information not field checked. Map edited 1993
 Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours
 Purple tint indicates extension of urban areas

CLAYTON, MO.
 38090-F3-TF-024
 1954
 REVISED 1993
 DMA 7961 III NE-SERIES V879



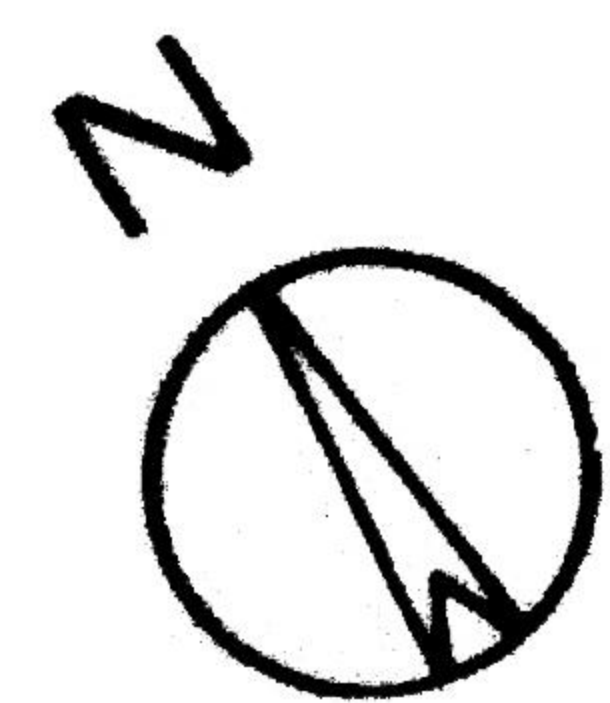
WELLSTON LOOP COMMERCIAL HISTORIC DISTRICT

St. Louis [Independent City], Missouri



LANDMARKS ASSOCIATION OF ST. LOUIS
ST. LOUIS, MISSOURI

JULY 2010



MAP: PAT HAYS BAER



LEGEND:

- ARCHITECT OR (BUILDER/CONTRACTOR)
- * NON-CONTRIBUTING
- DISTRICT BOUNDARY
- - - LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
- ▨ CONTRIBUTING LOT
- > PHOTO ANGLE

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



Money Now Loan
with you - W-2 to file

SPRINGGINS
Lounge

A New ...

STOP

Two cars parked on the street.



CLUB VISION

Street sign

Yellow sign



LEFT TURN
YIELD
ON GREEN

FELLOW BLVD

A-1
CHOP
SUEY
385-1588

OPEN

REPAIRS

7AS1261



GET YOUR STUFF DONE - DREAMS 2 REALITY

Get Clean & Shiny
CLEANING SERVICE

Photo's CLEANING PLANT

BRYANT'S ALTERATIONS

HACK 5818



LEFT TURN
YIELD
ON GREEN

GOODFELLOW BLVD

ll D GGS

Rexall

MOM'S
SOUL FOOD KITCHEN
DINE-IN • CARRY-OUT

BARBER SHOP 5009

MOM'S
KITCHEN





5831

REPAIR & AIR COND. SRV.

FOR SERVICE

G & D Hauling "We Clean Out... Basements"

LAUREL





22nd WARD HEADQUARTERS

5879

1 STOP Shop
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25

KOOL
26.50

CENTER
LANE
ONLY

P





A New
Vision
for the
Future.

A-1
Mattress
MAN

CC2-66F



Un-gotta Images
Barber Salon
and
SHINE
Parlor

Shine Parlor

5887
CLOAKING
ROOM

5887

5887





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A MIND WITH
A BODY

YOU ARE
A MIND WITH
A BODY

YOU ARE
A MIND WITH
A BODY

YOU ARE
A MIND WITH
A BODY

THAT'S A BURGER





INSTANT
Tax Service

FACE FURNITURE STEREO TV





E.T.
HARRIS

314-971-5592

5915

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ACE FURNITURE

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Discount 10%





