

# List Of Landscaping Improvements

61 Broadview Drive | Clayton | 63105

[www.61Broadview.com](http://www.61Broadview.com) | Represented by Maya Kefalov | 314/660.4040

## HISTORY OF THE HOUSE

61 Broadview Drive 1932 Royal L. Coburn (first owner) Glenn Stinson (Builder) George B. Willmering (Architect)

This painted brick two-story Georgian Revival house has a three bay symmetrical elevation with a prominent pediment portico over the entry that is supported by four freestanding and two engaged Doric columns. The house has a slate, side gabled roof and dentil molding just below the roof. The left and right bays have 8/8 windows on the first and second floor. The center bay has a smaller 6/6 window on the second floor. The entry door is flanked by leaded glass sidelights and topped by a leaded glass fanlight. The house had shutters when surveyed but they have been removed since 2012.

There is a contributing garage behind the house. The gable end faces the street. It has one two-paneled wood garage door with glass in the top row of panels.

## HISTORY OF THE SUBDIVISION

NPS Form 10-900 OMB No. 1024-001  
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet  
Section number 7 Page 1  
Claverach Park  
Name of Property  
St. Louis, MO  
County and State  
Name of multiple listing (if applicable)

## SUMMARY

Claverach Park is a private subdivision in Clayton (St. Louis County), Missouri. It was initially platted as a residential development in 1922, carved out of the heart of the 230 acre Boland farmstead, including the oval of land in the middle of the subdivision originally reserved for the old Boland mansion, which became twelve additional residential lots when the subdivision was re-platted in 1930.

Located in the suburban residential area west of Big Bend Boulevard that developed into a number of residential subdivisions during the early to mid-twentieth century, the inward-looking streets of Claverach Park are easily recognizable due in part to their ornamental stone entrance pylons, known locally as gates, that are located where the streets abut with the major arterial

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roads at Clayton Road on the south and Wydown Boulevard on the north (Photos 1-2, 6-7, 14, 21). It is bounded on the east by a city park, Oak Knoll, and by the much larger houses of the Forest Ridge and Southmoor subdivisions, and on the west by considerably smaller houses in the Moorlands Addition.

The matured landscape designed by Julius Pitzman (who laid out many of the most noteworthy private place subdivisions in the St. Louis area) distinguishes this suburb from the surrounding suburban enclaves (Photos 11-12, 15, 20). It forms a picturesque landscape taking advantage of the undulating topography with its meandering roadway system, deep setbacks and varied lot sizes and shapes, as well as the abundance of green spaces along the streets and at intersections with an abundance of trees (some remaining from the farmstead and others deliberately planted in the development of the subdivision) (Photos 5, 8-10).

The district includes 210 single-family residential lots (one of which is currently a vacant lot since its house was demolished). The houses were architect-designed in the styles popular during the mid-20th century, especially the romantic revival styles: Tudor Revival, Colonial Revival variants (most often Georgian Revival), and Spanish Eclectic styles (Figures 20-26) utilizing masonry materials (brick, stone or stucco) on the exterior for the walls and often for the roof (slate or tile) as well (Photos 3, 16-19). Although the subdivision was platted adjacent to the streetcar line on Wydown Boulevard, automobile ownership was assumed in the designs of all of these upper middle class residences and consequently most house designs incorporated garages (discretely placed on the rear or side of the house), but about a fourth of them originally had detached garages. As part of Pitzman's original design, a concrete walkway (Figure 27) was constructed to provide a shortcut through the middle of the neighborhood (from Hillvale to the western edge of the neighborhood beyond which was the area's elementary school, Glenwood, a half block away), in a concerted design effort to separate pedestrians from automobile traffic. Because of the quality of the original construction materials and designs, the vast majority of the original buildings remain and are contributing to the historic district. There are currently 209 houses, of which 200 are contributing and 36 of the 43 detached garages are also contributing to the district. Most of the noncontributing houses are houses built after 1965, primarily resulting from tearing down an historic house for a newer, grander house, but even most of these new houses tried to utilize the same building materials and reference the same romantic revival styles (Photo 13).

Although Claverach Park was substantially developed by 1936, when the pace of construction slowed due to the Great Depression and World War II, there were 7 more houses built before the war started and then, between 1946 and 1965, 10 additional homes were built to fill in almost all of the remaining lots, but their designs continued in the same stylistic traditions, materials, and massing that characterized the earlier, pre-war development of the neighborhood. The period of significance extends from 1922 through 1965, the period of time that encompasses all of the original development of the neighborhood (see Table 1 in Section 8).