

S0450 Roy Wenzlick Real Estate Co.

Records, 1868-1970

37 Folders, 296 Microfilm Rolls, 6 Volumes, 4 Oversize Volumes

MICROFILM

This collection is available at The State Historical Society of Missouri. If you would like more information, please contact us at shsresearch@umsystem.edu.

Charles Hamaker donated the records of the Wenzlick Real Estate Company to the Western Historical Manuscript Collection at the University of Missouri-St. Louis on July 1, 1981.

The Wenzlick records document St. Louis City and County building and land values from 1868 to 1970. The Wenzlick Realty Company maintained records of rental information, operating, construction and material costs and residential value data in St. Louis and some cities in surrounding states. From 1958-1963, Roy Wenzlick and Company appraised St. Louis County real estate for a county wide tax revaluation program to gain equalization among all those paying real estate taxes in the county.

SCOPE AND CONTENT

The collection primarily consists of microfilm rolls of the Wenzlick company's real estate appraisals in St. Louis County, 1958-1963. It also contains the real estate information maintained by the company on St. Louis and some other cities, 1868-1970. Drawings of lots in St. Louis County subdivisions and aerial photographs of St. Louis City and County subdivisions are also included.

The records are divided into eight series: 1) Apartment expense studies, 1930s- 1970; 2) Construction and material cost data, 1948-1961; 3) St. Louis land values, 1868-1931; 4) Real Estate Activity Data (including data on other cities), 1890- 1963; 5) Real Estate Record, St. Louis County building inventory, 1958-1960; 6) Rochester, New York, assessor's records, April, 1962; 7) St. Louis County Subdivision Plot Surveys, 1957-1959; 8) Photographs and Negatives, 1923-1960s.

SERIES DESCRIPTION

SERIES 1 - APARTMENT EXPENSE STUDIES, 1930s-1970, FOLDERS 1-8

Arranged chronologically. Consists of graphs, ledger sheets of rental data, and operating costs for some Wenzlick buildings in St. Louis.

SERIES 2 - CONSTRUCTION AND MATERIAL COST DATA, 1948-1961, FOLDERS 9-16

Arranged alphabetically. Contains correspondence and price sheets of construction materials for Wenzlick buildings used by contractors and dealers in the St. Louis area.

SERIES 3 - ST. LOUIS LAND VALUES, 1868-1931, FOLDER 17

Contains residential values as well as checking sheet-value barometer forms.

SERIES 4 - REAL ESTATE ACTIVITY DATA, 1890-1963, MICROFILM ROLLS 1-32

Divided into four subseries, arranged chronologically: a) Appraisals, pre 1940- 1959. Contains residential appraisal work sheets (including lot size, architectural type, foundation and wall structure, number and size of rooms, and appraisal value), certificate of appraisal, pictures of property, general notes, and drawings of property. b) Nationwide Cities Data, 1931-1966, contains 3x5 cards of Real Estate Sales, number of mortgages filed in various U.S. cities, amount of loan, number of real estate transfers, foreclosures, evictions, and the number of marriage licenses granted. c) Statewide Data, 1927-1959, contains number of mortgages filed in various counties of Indiana, includes issues of the *Indiana Business Review* 1938-1955, as well as real estate statistics for Massachusetts, Ohio, and Texas. It also contains state and local public construction data, issues of *Public Construction*, 1949-1950, and issues of *Construction and Construction Materials*, 1947. Includes commercial land sales and apartments and house sale statistics. d) U.S. Labor Statistics and Construction Costs, 1890-1951, contains bills and bids submitted to dealers, listings of building permits in principal U.S. cities, number of new dwelling units and permit valuations in the New England, Mountain, and Pacific divisions.

SERIES 5 - REAL ESTATE RECORDS, ST. LOUIS COUNTY BUILDING INVENTORY, 1958-1960, MICROFILM ROLLS 33-261

Arranged alphabetically according to school districts. Contains data on the type of house, number of rooms, appliances and utilities of each house in St. Louis County. Also contains negatives of some houses.

SERIES 6 - ROCHESTER, NEW YORK ASSESSOR'S RECORDS, APRIL 1962, MICROFILM ROLLS 262-266

Arranged chronologically. Contains appraisals of buildings in Rochester done by the Rochester, New York Department of Assessment and Taxation. Also contains negatives and drawings of buildings.

SERIES 7 - ST. LOUIS COUNTY SUBDIVISION PLOT SURVEYS, 1957-1959, MICROFILM ROLLS 267-296

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SERIES 8 - PHOTOGRAPHS AND NEGATIVES, 1923-1960s, VOLUMES 1-6, FOLDERS 18-37, photographs 450.1-450.829

Divided into four subseries:

a) Aerial Views of St. Louis City and County, c. late 1950s-early 1960s, arranged by plot number, contains six volumes of photographs.

b) St. Louis City Residencies, 1924-1929, arranged alphabetically according to street names, contains photographs of house and apartments.

c) Milwaukee, Wisconsin negatives, c. 1950s, arranged according to roll numbers 1-19, contains negatives of Milwaukee businesses and residencies.(Sent to Wisconsin Historical Society)

d) Webster Groves negatives, Jan-Mar. 1954, arranged chronologically negatives of Webster Groves residences.

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- 294. University City, Book 3, n.d.
- 295. Webster Groves, Books 1-5, 1958 Wellston, Book 107, p. 36, 1958
- 296. Wellston, Book 107, p. 37, 1958 West Walnut Manor, Book 108, 1958

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VOLUME 1. Aerial Views of St. Louis City and County 38-87,450.1-450.51, 1955

2. Aerial Views of St. Louis City and County, 138-187, 450.52-450.101, 1955
3. Aerial Views of St. Louis City and County, 138-187, 450.102-450.150, 1955

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4. Aerial Views of St. Louis City and County, 188-277, 450.151-450.199, 1955
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