

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Building at 1121-23 Locust Street

other names/site number n/a

2. Location

street & number 1121-23 Locust Street [n/a] not for publication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 63101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [])

Mark A. Miles

06/16/04

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date

Building at 1121-23 Locust Street
 St. Louis (independent city), Missouri

8. Statement of Significance

Applicable National Register Criteria

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

1906

Significant Dates

1906

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Paulus, John D., architect
Hamilton, C.E., contractor

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
 # _____
- recorded by Historic American Engineering Record
 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository: Landmarks Association of St. Louis, Inc.

Building at 1121-23 Locust Street
 St. Louis (independent city), Missouri

10. Geographical Data

Acreage of Property less than one

UTM References

A. Zone 15 Easting 744060 Northing 4279490

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] see continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Stacy Sone, Researcher

organization Landmarks Association of St. Louis

date February 20, 2004

street & number 917 Locust St., 7th Floor

telephone 314-421-6474

city or town St. Louis

state MO

zip code 63101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name New City Neighborhood Redevelopment LLC c/o Dennis Flatness

street & number 308 N. 21st St.

telephone 314-436-2399

city or town St. Louis

state MO

zip code 63103

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Building at 1121-23 Locust Street
St. Louis (Independent City), Missouri

Summary

The five-story Building at 1121-23 Locust Street is located in downtown St. Louis, Missouri just east of the intersection of Locust and Tucker (12th Street). The red brick, Classical Revival style building, constructed in 1906 has a symmetrical facade that features large window openings between brick pilasters and extensive use of terra cotta ornament. Twin bay windows, each with a bold terra cotta cornice and bracketed sill, accent the second story. The first story is an intact two-store storefront with center recessed doors and flanking display windows with transoms. A tall terra cotta cornice over the fourth story supports exaggerated brackets on the outside edges of the fifth story where smaller windows give the illusion that the building has greater height. The only significant exterior alterations are the replacement of the cornice with light-colored brick and the building's isolation between parking lots where it once joined other similar-sized buildings. Two businesses still occupy the first story of 1121-23 Locust but the other levels are vacant. Features of the interior include tin ceilings, wood floors, and a row of concrete columns that divides the space in half from front to back. The building retains integrity of design, materials, workmanship, and association.

Exterior

The rectangular-planned Building at 1121-23 Locust Street fronts approximately 50 feet on Locust Street (photo 1) and extends about 102 feet to the alley (photo 2). The first story consists of a centered recessed bay with two doors flanked by a three-part display window with transoms on the east side of the facade and a two-part display window on the west. A single recessed door that accesses the upper stories occupies the far western bay of the facade. The storefront display windows and transoms are wood framed with paneling and metal rods below.

A pair of windows with transoms is centered in the second story between large bay windows (photo 1). The broad center section of the bay window is a single fixed pane with a three-part transom above. The angled sections of the bay windows are double-hung windows with single transoms. Tall terra cotta cornices with dentil molding and a projecting crown cap each of the bay windows. Oversized brackets with egg and dart molding decorate the bases of the bay windows (photo 3). A red brick panel outlined in terra cotta is positioned over the two-window bay that is centered in the second story.

The third and fourth stories have a nearly identical configuration. Brick pilasters that extend across these two levels only have in-laid terra cotta capitals and frame the

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Building at 1121-23 Locust Street
St. Louis (Independent City), Missouri

paired-window center bay in each level. Situated in levels three and four over the top of the two bay windows are three-part windows with terra cotta sills. The horizontal divisions between these two levels is brick with a center panel outlined in terra cotta.

Over the top of the fourth story is a wide terra cotta cornice consisting of a row of narrowly spaced brackets and a stringcourse decorated with foliage-designed medallions. Decorative brackets mark the ends of this cornice and support a fifth story window sill that projects slightly. A series of short windows with transoms comprises most of the fifth story. The smaller windows near the top make the building appear taller than it is. Short brick pilasters that match the width of the pilasters below divide the bays into three sections – a three-part window in the center flanked by the pilasters and then by windows in groups of five, each with a transom. Terra cotta scrolled brackets frame the outside edges of the fifth story. According to building permits, the terra cotta cornice that these brackets once supported was removed in 1958 and replaced with light colored brick.

Originally wedged between two buildings (five stories on the east and three stories on the west; figure 1), 1121-23 Locust has no openings on its east and west facades (photos 2, 4). The east facade has concrete block-filled doorways at each level that allowed passage next door at one time (photo 4). The rear (north elevation) has a concrete blocked first story and four bays of paired windows in each of the levels above (photo 4). A fire escape extends across the second bay from the east.

Interior

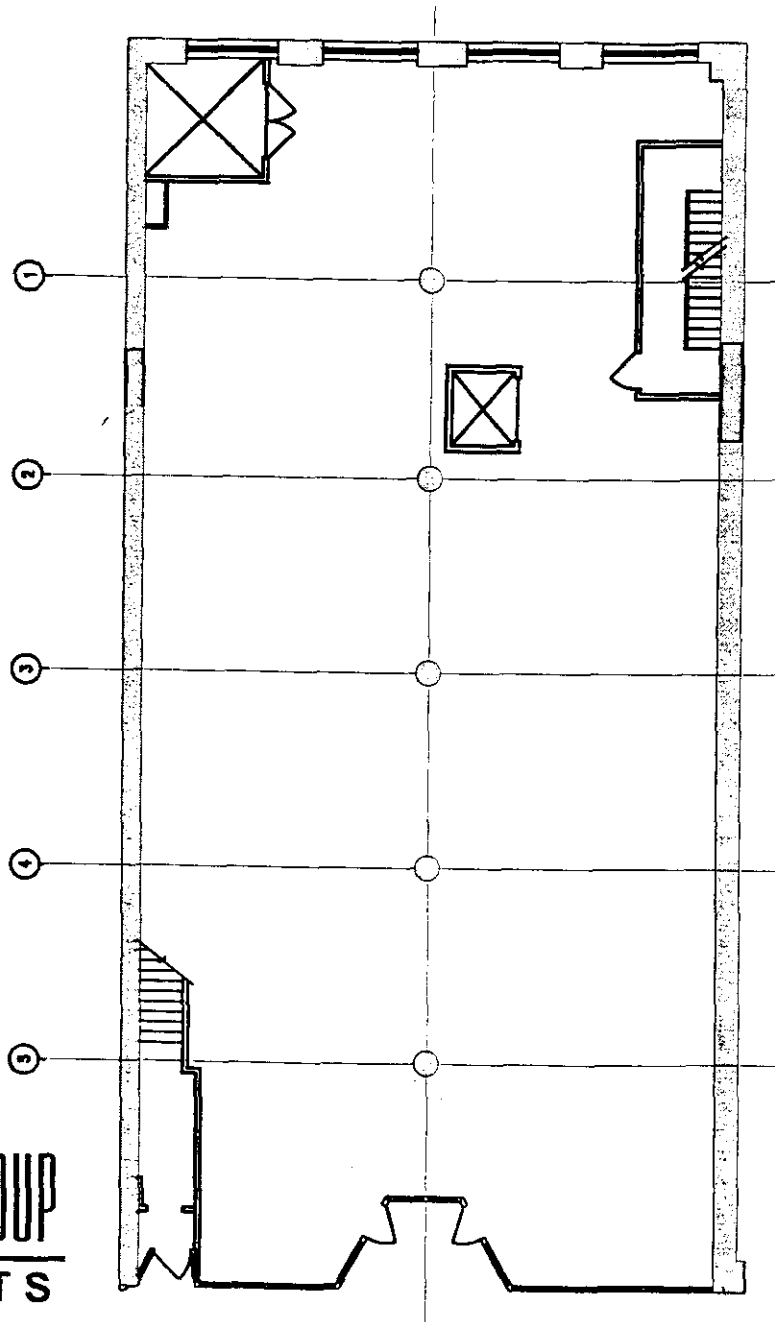
Tin ceilings and wood floors are intact on floors two through five. A row of five concrete columns approximately 18 feet apart divides the interior in half length-wise. 1121-23 Locust has two elevators – a freight elevator the northwest corner and a small passenger elevator near the rear. A secondary entrance on the facade opens directly into the main stairway that ascends the full height of the building. For fire-code reasons, the front stairway has been enclosed behind a wall but was originally open. A back stairway is located in the building's northeast corner that accesses the building's basement and all five floors. The two businesses that occupy the first floor have modeled the spaces to suit their needs – both have lowered the ceilings and have divided the spaces. Pipes and ventilation ducts as well as fluorescent lights hang from the ceilings of the upper stories but the tin covering the ceilings remains intact. Some levels have rooms created from drywall partitions (photo 5).

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Building at 1121-23 Locust Street
St. Louis (Independent City), Missouri



THE LAWRENCE GROUP
ARCHITECTS

PROJECT: 1121 / 1123 Locust St.	Existing First Floor Plan	
PROJECT NO.: 04055	SCALE: 1/16" = 1'-0"	DATE: 05/25/04

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Building at 1121-23 Locust Street
St. Louis(Independent City), Missouri

Summary

The Building at 1121-23 Locust Street in St. Louis is locally significant under National Register of Historic Places Criterion C in the Architecture area of significance. The five-story commercial building, constructed in 1906, was an investment property funded by Clifford M. Dolph. Dolph commissioned St. Louis architect John D. Paulus to design a building on a booming stretch of Locust Street in downtown St. Louis. Positioned between existing buildings of roughly the same size, Paulus enriched the red brick facade with terra cotta and white glazed brick trim. The somewhat exaggerated classical style ornament, such as the oversized scrolled brackets as well as other details such as terra cotta dentils and egg and dart molding make 1121-23 Locust Street a significant example of Classical Revival architecture in downtown St. Louis. Its terra cotta decoration and its highly intact storefronts allow the building to contribute significantly to the city's dwindling collection of small-scale commercial architecture. Its period of significance is its construction date, 1906.

Significance Statement

The building at 1121-23 Locust Street stands mid-block on two parcels purchased by Clifford M. Dolph in 1895 and 1906. The city issued a permit in 1906 to Dolph for the demolition of an existing building at 1123 Locust and for the construction of a new five-story mercantile building to cost \$33,000. Dolph, a local drug company owner, hired St. Louis architect John D. Paulus to design the building and contractor C.E. Hamilton to carry out its construction.¹

John D. Paulus had been actively working in the architectural field in St. Louis since 1883 when he was only 15 years old. St. Louis city directories in 1883 list him as a draughtsman living with his family on the city's south side. The young man was listed as either draughtsman, carpenter or architect over the next few years until 1888 when he is recorded as established in a firm, Paulus & Steininger. This association was short-lived – by the following year he had joined partnership with another former carpenter, D.C. Williamson, to form Paulus & Williamson Architectural Co.² The pair established their office downtown on Olive Street and earned a considerable reputation. In 1891 Paulus & Williamson was featured in Commercial and Architectural St. Louis, which reported that the firm had "done much to adorn and beautify St. Louis with handsome and well-constructed

1 City of St. Louis Building permits
2 St. Louis city directories

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Building at 1121-23 Locust Street
St. Louis(Independent City), Missouri

buildings.”³ This partnership also quickly dissolved when, by 1892, John D. Paulus was recorded independently as Architect and Superintendent, operating his business from a downtown office. He continued to practice independently from various downtown locations and then joined briefly in business with a contractor, Mentor Hatfield. From 1899 until his retirement in 1938, Paulus maintained an independent architectural practice.⁴

Located on Locust Street just south of the well-established dry goods and shoe industries located on Washington Avenue, the owner took advantage of the recent opening of Locust Street which had been blocked until 1906 by the Exposition Site just west between 13th and 14th streets. The street's opening provided new ground for the city's wholesalers and real estate speculators. It was reported late in 1906 that activity on Locust Street was “assuming boom proportions.”⁵ Building permits show that this block, bounded by St. Charles and Locust streets and Tenth and Eleventh streets, was converted from residential to commercial during the last two decades of the 19th century. Factories, warehouses, and stores replaced early housing on this block as the Washington Avenue trade area just one block to the north pushed westward toward Twelfth Street. At least three of these second generation buildings were replaced in the early 20th century.

According to business directories, the building was vacant until General Motors Truck Company's one-year tenure in 1912. By 1914, Newcomb Bros. Wall Paper Co. had relocated to 1121-23 Locust Street from 4th Street. The company's commercial register recorded it as a wholesale and retail wall paper distributor and an interior decorating business as well as a fresco painter and hardwood floor company. Newcomb Bros. appears to have been the sole occupant until 1924 when it shared the building with Farm and Home Savings and Loan Assn. of Missouri and Temple Desk Corp. By 1927, the wall paper company had moved out. Later occupants included St. Louis Securities, Mound City Studio Photographers, Incandescent Electrical Supply Co. and Commercial Blue Print Co.

Extensive demolition occurred on the block during the past three decades leaving only 1121-23 Locust and 1113-1115 Locust (nominated separately) standing on Locust Street. Two two-story buildings and a three-story building facing Tucker Street (formerly 12th Street) and surface parking lots occupy the remaining space on the block.

3 J.B. Legg. Commercial and Architectural St. Louis, 1891, 160.

4 St. Louis city directories

John D. Paulus, obit, St. Louis Post-Dispatch. Oct. 1, 1951.

5 Deborah B. Wafer. “Washington Avenue-West Historic District” National Register nomination, 1986. (original source unknown).

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Building at 1121-23 Locust Street
St. Louis(Independent City), Missouri

The survival and presence of this historic commercial building on a stretch of Locust Street that has witnessed so much demolition is notable in itself but the building's architecture awards additional significance. The Building at 1121-23 Locust Street displays significant decorative features using light colored terra cotta which had become locally available only a few years before. St. Louis' rich deposits of fine clay had firmly established the city as a leading center of the brick industry since the mid-19th century. In 1883, Englishman Joseph Winkle introduced St. Louis to its first terra cotta industry and established the city as an important center for this popular material and contributed to its widespread use. Winkle commissions for three 1890s buildings in St. Louis designed by Adler & Sullivan of Chicago promoted the use of terra cotta in downtown St. Louis. While the material was most commonly red before 1900, around the turn of the century, glazed light-colored terra cotta gained popularity as manufacturers perfected new glazes. The glazed white materials were well-received and highly praised for their "self-cleaning" properties and resistance to retention of coal smoke. The new light-colored terra cotta appeared on St. Louis commercial buildings first on cornices, friezes, decorative panels and other types of decoration.⁶ The building at 1121-23 Locust displays this material which became quite popular downtown after 1900.

Appropriate for a thoroughfare newly opened in 1906, the facade was designed with attention to detail and surface texture using traditional St. Louis materials of brick and terra cotta. The extensive use of light-colored terra cotta decoration provides a striking contrast against the red brick pilasters. The classical style ornament is somewhat exaggerated. Oversized scrolled brackets draw attention to the top story. Heavy white cornices cap the wide bay windows that sit on a sill decorated with oversized terra cotta brackets. Leaf and foliage designs in the terra cotta stringcourse over the fourth story add intricate detail to the facade. Wedged between two buildings when it was constructed, Paulus was forced to utilize natural light only available on the front and rear. Most of the facade surface is indeed glass; the bay windows allow additional light to a lower second story that was shaded most of the time in other buildings' shadows. An intact storefront is uncommon in downtown St. Louis but the original front at 1121-23 Locust has near perfect integrity.

The building's four upper stories are vacant. Papa Johns Pizza has occupied the west storefront since 1973. Hollywood Rubber Stamp Co. is another long-term tenant occupying the east storefront. The owner plans to leave retail space on the first floor and convert the upper stories to housing.

⁶ "White Building Material in St. Louis," St. Louis Realty Record and Builder, April 1908, p. 64.

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Building at 1121-23 Locust Street
St. Louis(Independent City), Missouri

Bibliography

Legg, J.B. Commercial and Architectural St. Louis. St. Louis: 1891.

Paulus, John D. obit. St. Louis Post-Dispatch, Oct. 1, 1951.

St. Louis City Directories, 1885-1925.

St. Louis, City of. Building Permits. Comptroller's Office (Microfilm Section).

St. Louis, City of. Recorder of Deeds Office. Deed Books.

St. Louis, City of. Recorder of Deeds Office, Plat Books.

St. Louis Daily Record, September 20, 1906.

Sanborn Map Co., Insurance Maps of St. Louis, MO. New York: Sanborn Map Co.,
1938.

Stiritz, Mary M. "Olive Street Terra Cotta District" National Register Nomination, 1985.

U.S. Federal Census, 1900.

Wafer, Deborah B. "Washington Avenue-West Historic District" National Register
nomination, 1986.

"White Building Material in St. Louis," St. Louis Realty Record and Builder, April 1908,
p. 64).

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Building at 1121-23 Locust Street
St. Louis (Independent City), Missouri

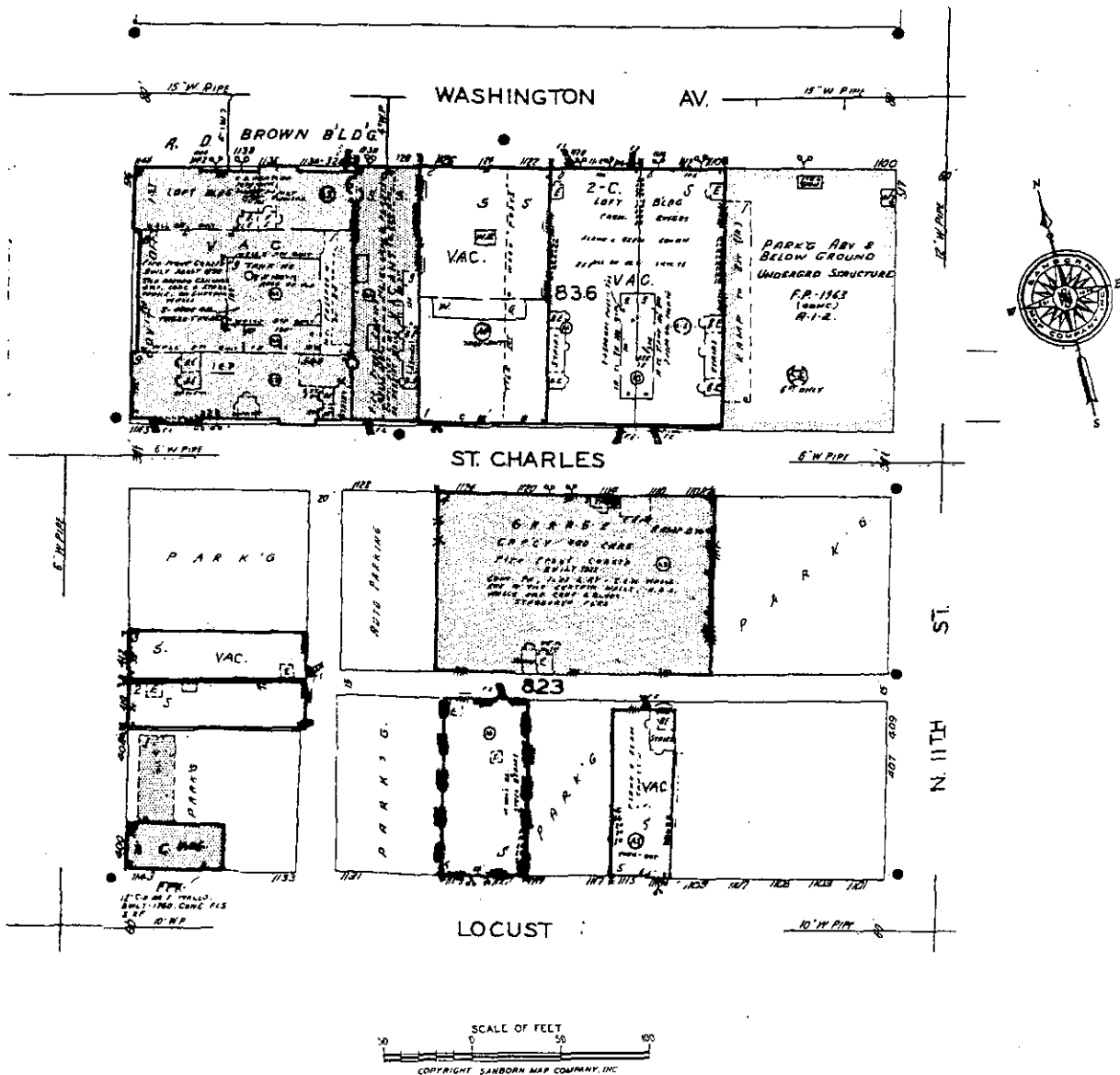
Verbal Boundary Description

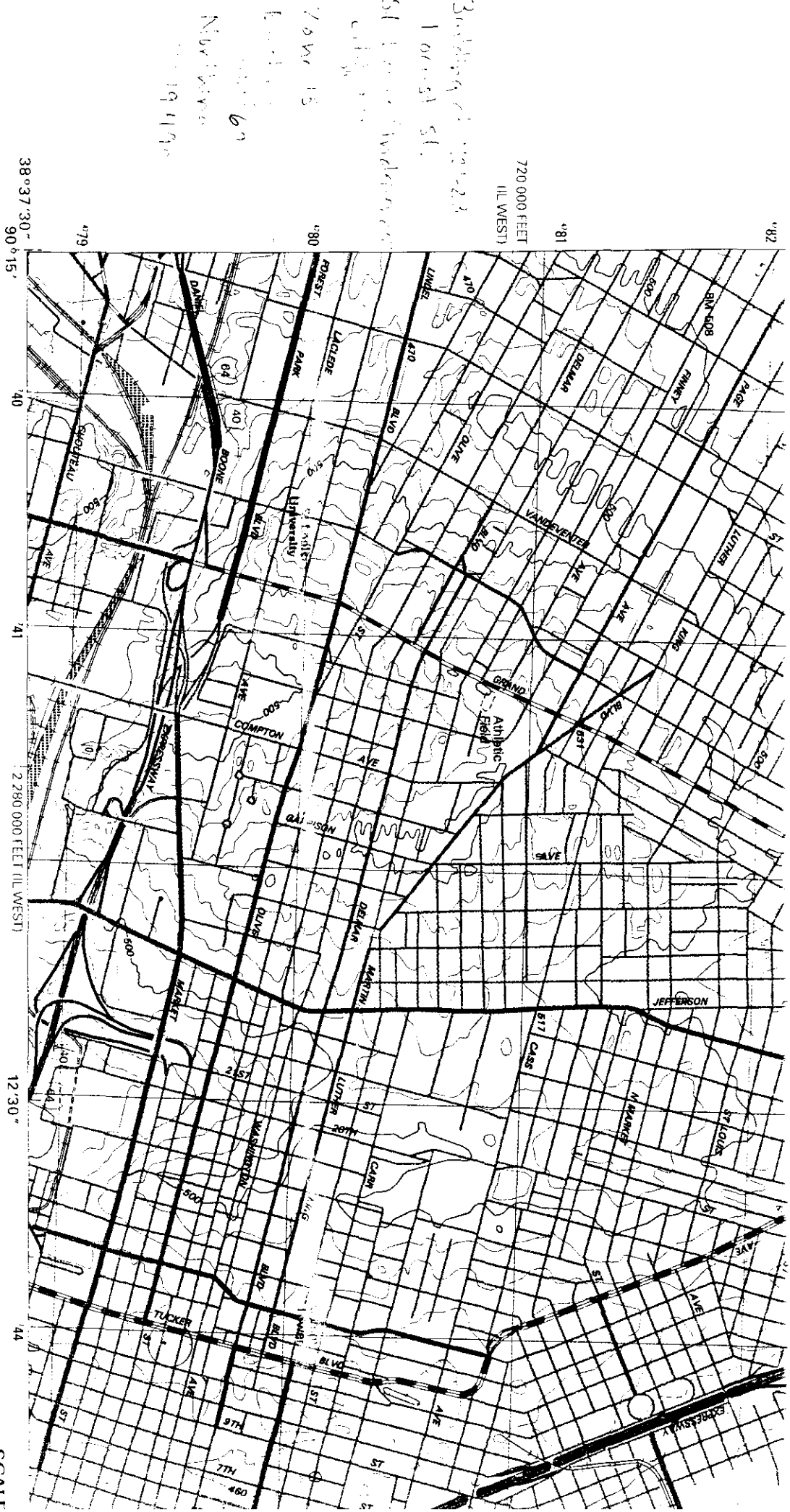
The boundary of the nominated parcel is indicated with a broken line on the accompanying map entitled "Building at 1121-23 Locust Street Boundary Map."

Boundary Justification

The boundary of the nominated property is the same as the building's footprint.

Building at 1121-23 Locust Street Boundary Map Source: Sanborn Map Co., 1997





Produced by the United States Geological Survey

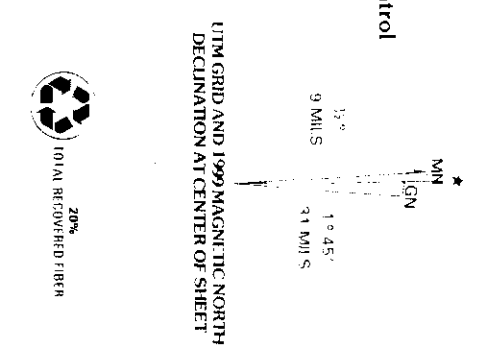
Topography compiled 1952. Planimetry derived from imagery taken 1993 and other sources. Photoinspected using imagery dated 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1954. Boundaries, other than corporate, verified 1999

North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks: Illinois (west zone) and Missouri (east zone) Coordinate Systems of 1983

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Contours that conflict with revised planimetry are dashed

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



SCALE

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10

0 1000 2000 3000

CONTOUR IN
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 NATIONAL GEODETIC
 TO CONVERT FROM FEET
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 AND ILLINOIS GEOLOGICAL SURVEY,
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FOR SALE BY U.S. GEOLOGICAL SURVEY,
 MISSOURI DEPARTMENT OF NATURAL
 AND ILLINOIS GEOLOGICAL SURVEY,
 AND DIVISION OF GEO

Building at 1121-23 Locust

St. Louis (ind. city), MO

Stacy Scene

Feb. 2004

Landmarks Assoc. of St. Louis

View to NW

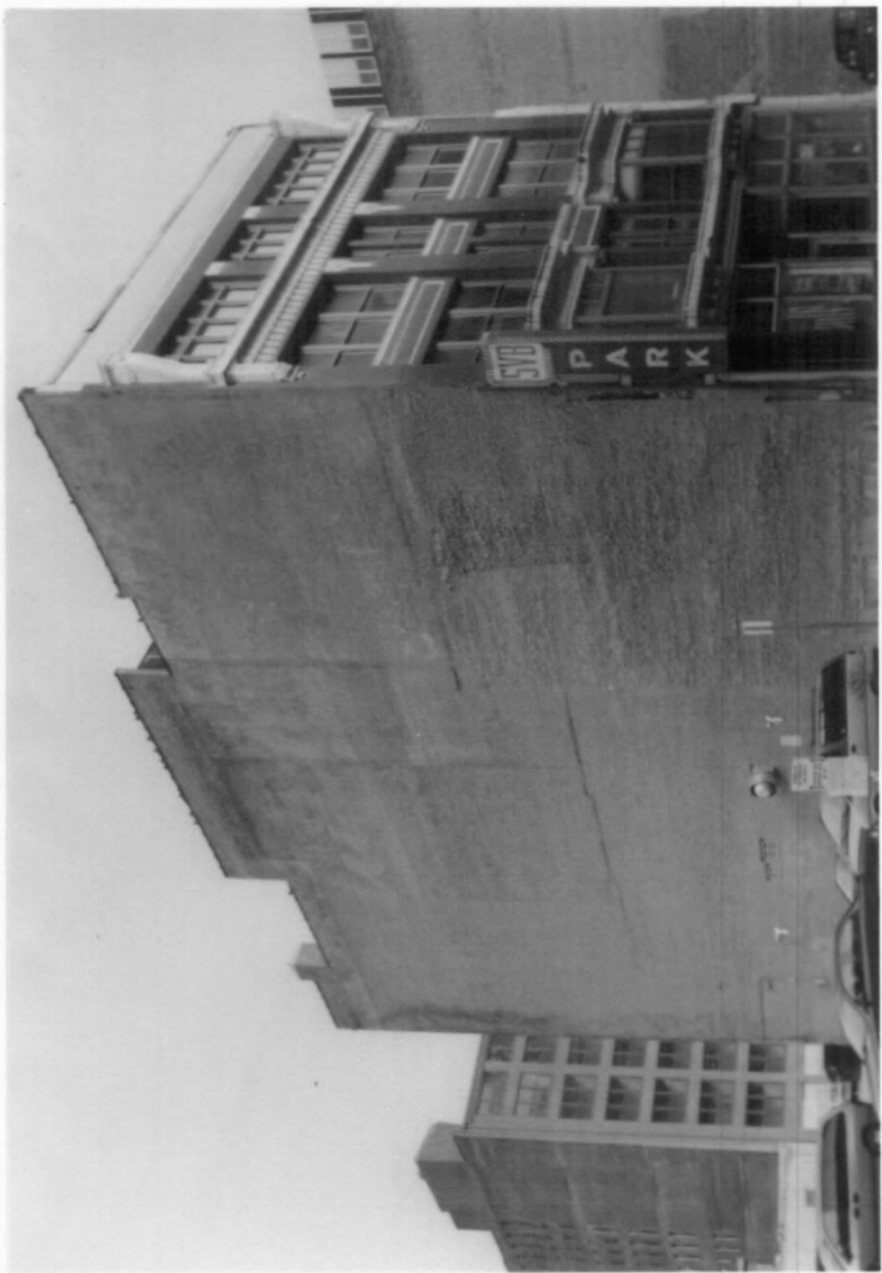
1 of 5



Building at 1121-23 Locust
St. Louis (ind. city), MO
Stacy Sene

Feb. 2004

Landmarks Assoc. of St. Louis
view to NE
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Building at 1121-23 Locust
St. Louis (ind. city), MO

Stacy Sone

Feb. 2004

Landmarks Assoc. of St. Louis

View to NW

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Building at 1121-23 Locust
St. Louis (ind. city), MO

Stacy Sore

Feb. 2004

Landmarks Assn. of St. Louis
view to SW

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Building at 1121-23 Locust
St. Louis (ind. city), MO

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Feb 2004
Landmarks Assoc. of St. Louis
view to S

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