

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Building at 3910-12 Laclede Avenue
other names/site number n/a

2. Location

street & number 3910-12 Laclede Avenue [n/a] not for publication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 63108

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 14 April 2003
Signature of certifying official 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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain see continuation sheet [].	_____	_____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0 building
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 objects
	<input type="checkbox"/> object	1	0 total

Name of related multiple property listing.

(n/a)

Number of contributing resources previously listed in the National Register. 0

6. Function or Use

Historic Function

COMMERCE: specialty store
 COMMERCE: Restaurant
 DOMESTIC: Multiple dwelling

Current Functions

VACANT

7. Description

Architectural Classification

Queen Anne

see continuation sheet []

Materials

foundation Stone: limestone
 walls Brick
 roof Asphalt
 Slate
 other Iron
 Stone: sandstone

see continuation sheet []

NARRATIVE DESCRIPTION

See continuation sheet [x]

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

c. 1887

Significant Dates

c. 1887

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

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: _____

USDI/NPS NRHP Registration Form
3910-12 Laclede Avenue
St. Louis (Independent City), MO

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
<u>15</u>	<u>740 020</u>	<u>4279 990</u>			
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 Lynn Josse
organization Landmarks Association of St. Louis date October 20, 2002
street & number 917 Locust Street, 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 ACY Realty attn: Don Yatkeman
street & number 9909 Clayton Road LL7 telephone (314) 692-8400
city or town St. Louis state MO zip code 63124

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Summary

The building at 3910-12 Laclede Avenue in St. Louis, Missouri, is a three-story red brick building constructed ca. 1887 in the Queen Anne style. The facade is a symmetrical three bays wide. The building's most distinguishing feature is the cast iron turret that rises in the center of the second through third stories. Exuberant patterns of molded brick, particularly in the pediments over the third story windows, add detail to the upper level. Decoration on the lower story commercial space consists of cast iron that frames the storefront. Centrally placed doors that access the residential units in the upper two stories are positioned under a colored glass transom. The combination of these decorative features makes this a rare survivor of the Victorian era in this neighborhood. The building's exterior is intact with storefront, door, and window bays unaltered. The significant iron features all appear intact. The setting is generally commercial, institutional and industrial in character. The Gerhart Block (1896), nominated separately, is located immediately east. The nominated building retains integrity of design, materials and workmanship, as well as of location, setting, feeling and association.

Exterior

The building at 3910-12 Laclede faces north at the eastern edge of the Central West End neighborhood of St. Louis. Original wooden double doors, painted gray, mark the entrance at the middle bay of this symmetrical three-bay facade. Above the doors, colored glass panes form a transom and fan. At the second story, a half-cylinder projection of cast iron rises up, turretlike, to the third floor where it is topped with a cast iron garlanded frieze and a conical slate roof.

The two outer bays are iron storefronts at the first story with transom windows. Above the storefronts at the second story, a single pair of transomed one-over-one windows at each bay is separated by a wood column. Sills are red sandstone, projecting from a course of horizontally incised sandstone. Asterisk-patterned brick is used at either side of the thick sandstone lintels.

Above the second story at the two outer bays is a modillioned iron molding which carries the projecting third floor. Windows, similar to those at the second story except with shorter transoms, are housed in slight projections of patterned brick which rise to a gable above the slate mansard-style roof. Parapet side walls frame the pitched roof and carry up to the flat roof above.

The rear of the building is plain red brick with little elaboration beyond the simple sills and segmental arches of the window and door openings. Two doors are at the center of each story, with a single window at the outer bay of each story. All are boarded except for the lower left

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Section 7 Page 2

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

door. The rear stair or fire escape has been removed. Side elevations display 2/2 windows, some boarded, and iron star ties.

Interior

The interior of the first floor is two large commercial spaces with wood floors (Photo 4). Some trim is intact at the boarded windows. At the front of the building, the two spaces are separated by an enclosure which houses the front stairs to the upper units and basements. Beyond this a simple wall, breached by two door openings, divides the two spaces.

Stairs from the façade's double doors lead to two apartments at each story. The stairs continue to rise half a flight above the third story to a small nook in the turret. Front doors to each unit lead into a very narrow north-south hallway spine with rooms opening along the outer wall. After three rooms in a row of similar proportions (Photos 5-6) and a small bathroom, the hall opens into a kitchen the full width of the unit with a back door that once led to exterior stairs. Some units still have mantels intact in the first two rooms. There is significant damage to the plaster walls and ceilings at the upper story.

Integrity

3910-12 Laclede has a very intact exterior, with storefronts, doors and windows essentially as they were at the time of construction. The significant iron features all appear intact. The interior is somewhat deteriorated, especially at the top floor, and some historic features (such as mantels) are missing.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 3

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Summary of Significance

The building at 3910-12 Laclede Avenue in St. Louis, Missouri is locally significant under Criterion C in the area of Architecture. Constructed in the 1880s, this three-story brick building with a centrally placed cast iron turret is a good example of Queen Anne styling applied to a commercial and residential building in St. Louis. A review of National Register documentation and survey forms for most of St. Louis' established 19th century residential neighborhoods revealed only one other commercial building with this type of cast iron feature. The turret and storefront on this locally rare survivor of the Victorian era are good examples of the work of the historic Scherpe-Koken Iron Works. Founded in 1879, this St. Louis company quickly grew and became one of the largest iron works in the American West. The period of significance is ca. 1887, the approximate date of construction.

Background

The building at 3910-12 Laclede Avenue is located on Lot 3 of the Ellen Davis Subdivision of Peter Lindell's Second Addition. The lot is a hundred feet west of Vandeventer Avenue, the eastern boundary of what today is known as the Central West End neighborhood. Norbury Wayman described the neighborhood's development:

Urban development in the Central West End began at its eastern end during the 1880's. Lindell was the first street to experience housing construction in the area of Peter Lindell's Second Addition which had been platted in 1865, but had to await the City's westward expansion for its build up. Lindell Boulevard reached its zenith as a street of fine homes by the nineties when it was lined with large mansions as far west as Kingshighway. Development of the areas to the north and south of Lindell began in the early 1890's. . . .¹

No building permit was found for the building at 3910-12 Laclede, so its precise construction date is undetermined. The building was not numbered until 1896. In the 19th century, the numbering date on a St. Louis building usually corresponded to when the building was completed but in this case it did not. In 1883, Christian Laumeier acquired nearly 1,000 feet of street frontage in the Davis Subdivision (from the Davises themselves) for only \$2,463. In 1896

¹ Norbury Wayman, *History of St. Louis Neighborhoods: Central West End* (St. Louis: St. Louis Community Development Agency Neighborhood Histories Project, 1978), 8.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 4

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

he sold Lots 1, 2 and the eastern 40' of Lot 3 for \$35,000. It can be assumed that this high price included the building at 3510-12 Laclede.

The date can be further narrowed by the manufacturer's stamp on the cast iron storefront columns. The "Scherpe & Koken Iron Works" name was only in use from c. 1887 until 1893, when the firm was renamed. The Queen Anne style and the use of decorative red brickwork and sandstone probably place the building at the earlier end of that time range. If so, it is one of only a handful of buildings from that decade to survive in the approximately 80-square block Central West End neighborhood.

Although the nominated property lay directly between the fashionable cores of the Midtown neighborhood (going out of style by the 1890s) and the Central West End (the next "in" residential neighborhood, starting in the 1890s), this location was passed over for significant residential development. Laclede Avenue became the northern end of an industrial district which probably originated at the railyards in the Mill Creek Valley to the south. Charles Juehne's West End Plats (1899) shows both a distillery and a factory two blocks south of the nominated property. Within two decades, both Laclede and Forest Park Boulevard (the next street south) would become home to auto manufacturers and repair shops, pharmaceutical manufacturers, and other industry both light and heavy.²

Architecture

The nominated property stands out as a distinctive Queen Anne design with a significant cast iron installation at the facade. The unusual bay and turret are probably custom work of the Scherpe-Koken Iron Works, a prominent St. Louis firm of the late 19th and early 20th centuries.

The Queen Anne style, popular in the United States from approximately 1880-1910, was primarily a residential style. Early examples were based on the English style of the same name associated with architect Richard Norman Shaw. As it developed in the United States, the Queen Anne abandoned the stricter discipline and the historic precedents of Shaw and became, as John J.-G. Blumenson puts it, "a most varied and decoratively rich style." He describes the chief characteristics as applied to residential architecture:

² See National Register documentation for the Luyties Homeopathic Pharmacy Company Building, 4200 Laclede (pending); Sanitol Chemical Company Building at 4264 Laclede (listed 10/21/1985); two Dorris auto factories (listed 2/10/2000 and 5/1/86); and the Ford Motor Car Company Building at 4100 Forest Park (determined eligible 3/6/2002).

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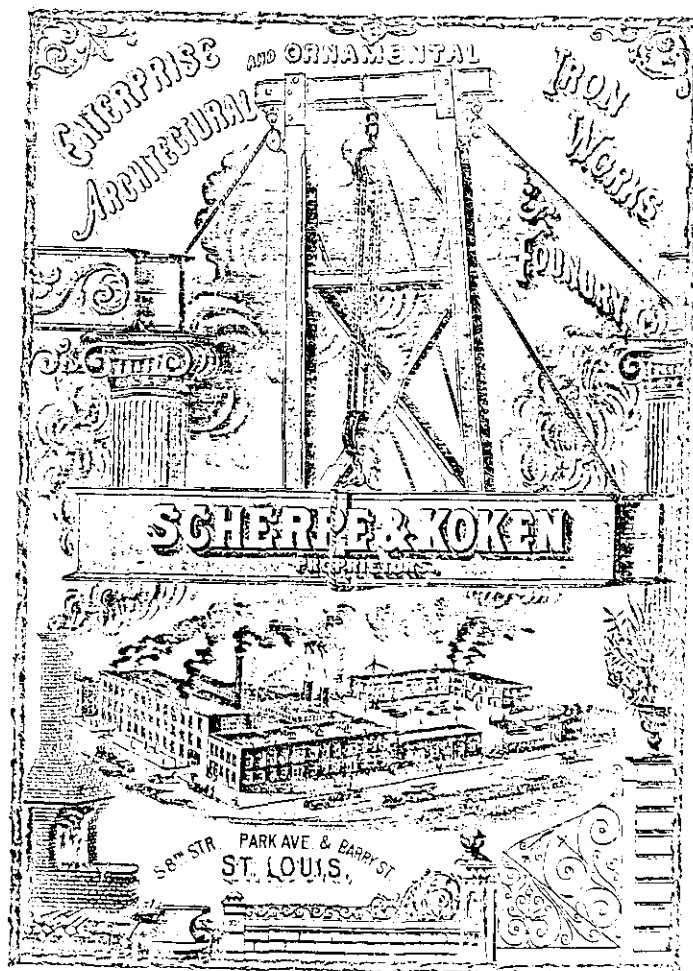
Section 8 Page 5

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

The asymmetrical composition consists of a variety of forms, textures, materials and colors. Architectural parts include towers, turrets, tall chimneys, projecting pavilions, porches, bays and encircling verandahs. The textured wall surfaces occasionally are complemented by colored glass panels.³

Various features, such as a projecting bay front with decorative brick patterns and colored glass transoms, also applied to small commercial buildings of the 1880s and 1890s. The wall surfaces of the building at 3910-12 are richly textured brick and red sandstone, while the central projecting bay ends in a conical-roofed turret. A window of colored glass panels is positioned above the main entrance.

Figure 1: Scherpe & Koken catalog, 1887.



³ John J.-G. Blumenson, *Identifying American Architecture* (Nashville: American Association for State and Local History, 1977), 63.

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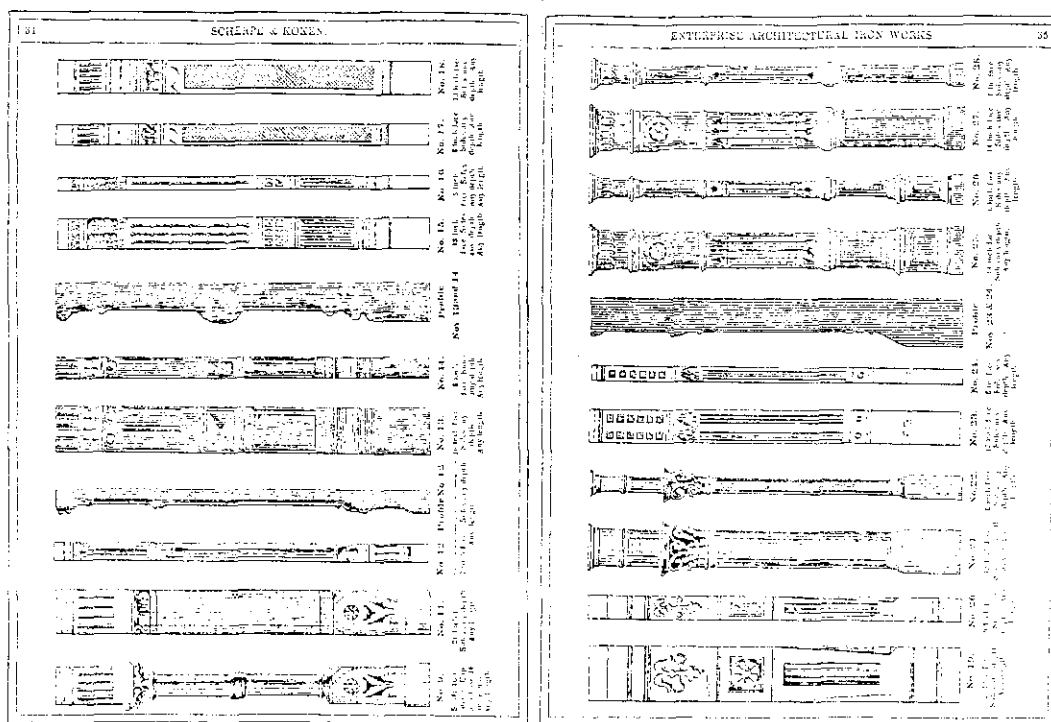
**NATIONAL REGISTER OF HISTORIC PLACES
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Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

The building is also significant because of its unusually fine display of the products of the Scherpe-Koken Iron Works. Established in 1879 as Koken, Graydon & Co., this company re-established itself at Old Manchester and Chouteau (along the Missouri Pacific tracks) in South St. Louis in 1888 and became an important employer for the expanding south side.⁴ By 1902, the (again renamed) Koken Iron Works claimed a force of 300-400 skilled mechanics, making it the largest in St. Louis. Its plant, grown to six acres by that year, was called the "most extensive of its kind this side of Pennsylvania."⁵

Figure 2: Standard iron columns from the 1888 Scherpe & Koken catalog.



⁴ "Koken Iron Works" article, attributed to *The City of St. Louis and Its Resources* (St. Louis: St. Louis Star-Sayings, 1893), in Koken Iron Works vertical file, Missouri Historical Society; E. D. Kargau, *Mercantile, Industrial and Professional St. Louis* (St. Louis: Nixon-Jones Printing Company, 1902), 309. Kargau states that the company opened on January 1, 1880, which could be consistent with the establishment date of 1879 given in the Star-Sayings book. Statement on Koken as an employer in South City from Tiffany Neighborhood District (St. Louis - Independent City, Missouri) National Register documentation.

⁵ Kargau, 309.

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Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

The firm specialized in heavy architectural and bridge iron work as well as smaller elements such as mantels, grates, and ornamental brass and iron. Almost half of the space in sales catalogs of 1887 and 1888 (the only years for which catalogs have been found) is devoted to storefronts and storefront elements. In 1888, this included two large pull-out line drawings of multi-story iron fronts that could be purchased. The catalog noted that the featured items represented representative recent work but by no means all of the company's goods. Prospective customers were encouraged to pay a visit for more information.

In fact, the storefront and center turret element at 3910 Laclede do not appear in either of these catalogs. The storefronts are much shorter than the standard width of 25 feet (as found in the catalog example) and the column pattern is not found in the 1887-88 books. The unusual bay and turret feature are most likely custom work. Only one other commercial building with a three-story iron feature has been identified in St. Louis (figure 3).⁶

Figure 3: 1900 Wyoming Street, St. Louis, Missouri (1893). The corner storefront and mini-tower were the work of Christopher and Simpson, another leading architectural iron firm in St. Louis. Source: Landmarks Association Benton Park Storefront Survey, 1997.



⁶ Forms and surveys reviewed: Nomination forms for Lafayette Square, Murphy Blair, Souldard, West Pine-Laclede; certification forms for Hyde Park Local Historic District, Central West End Local Historic District; Benton Park and Benton Park West Storefront Survey (Landmarks Association, 1997).

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Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Integrity

The building maintains every aspect of integrity, although much of the neighborhood it was built to serve has been replaced by the expanding St. Louis University campus to the east and modern industrial buildings immediately west and across the street to the north. Some doors and windows are boarded, and some interior features in the residential units have deteriorated or been altered. Significant features expressing the Queen Anne style and the significant cast iron front are absolutely intact.

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Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Sources

Blumenson, John J.-G. *Identifying American Architecture*. Nashville: American Association for State and Local History, 1977.

City of St. Louis Building Permits. Office of the Recorder of Deeds. City of St. Louis, Missouri.

City of St. Louis Deed Abstracts. Office of the Assessor, City of St. Louis, Missouri.

Kargau, E. D. *Mercantile, Industrial and Professional St. Louis*. St. Louis: Nixon-Jones Printing Company, 1902.

"Koken Iron Works" article, attributed to *The City of St. Louis and Its Resources* (St. Louis: St. Louis Star-Sayings, 1893), in "Koken Iron Works" vertical file, Missouri Historical Society, St. Louis.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Porter, Jane M. and Mary M. Stiritz. "Tiffany Neighborhood District National Register Nomination," listed Feb. 10, 1983.

Toft, Carolyn Hewes, with Lynn Josse. *St. Louis: Landmarks and Historic Districts*. 2nd ed. St. Louis: Landmarks Association of St. Louis, 2002. Contains abstracts and listing dates for the other National Register-listed buildings in the neighborhood.

Wayman, Norbury. *History of St. Louis Neighborhoods: Central West End*. St. Louis: St. Louis Community Development Agency Neighborhood Histories Project, 1978.

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Section 10 Page 10

Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Forms and surveys reviewed

The following registration forms and surveys for St. Louis neighborhoods are on file at Landmarks Association of St. Louis:

Lafayette Square (National Register of Historic Places, listed 6/28/1972 and 7/24/1986)
Murphy/Blair (National Register of Historic Places, 1/29/1984)
Soulard (National Register of Historic Places, 12/24/1972)
West Pine-Laclede (National Register of Historic Places, 5/9/2002)
Hyde Park (Local Historic District, 1/12/1978)
Central West End Local Historic District (Local Historic District, 6/19/1974)
Benton Park and Benton Park West Storefront Survey (Landmarks Association, 1997)

Verbal Boundary Description

The eastern 40 feet of Lot 3 of Ellen Davis' Subdivision of Peter Lindell's Second Addition in the City of St. Louis, Missouri. City Block # 3919W. Please see the site map on page 11.

Boundary Justification

Since 1883, this lot has been held in common with Lots 1 and 2 of the subdivision, immediately to the east. These lots are excluded from this nomination because another building was constructed on them in 1896 (the Gerhart Block, nominated separately). The nominated parcel is the part of this property on which the subject building stands.

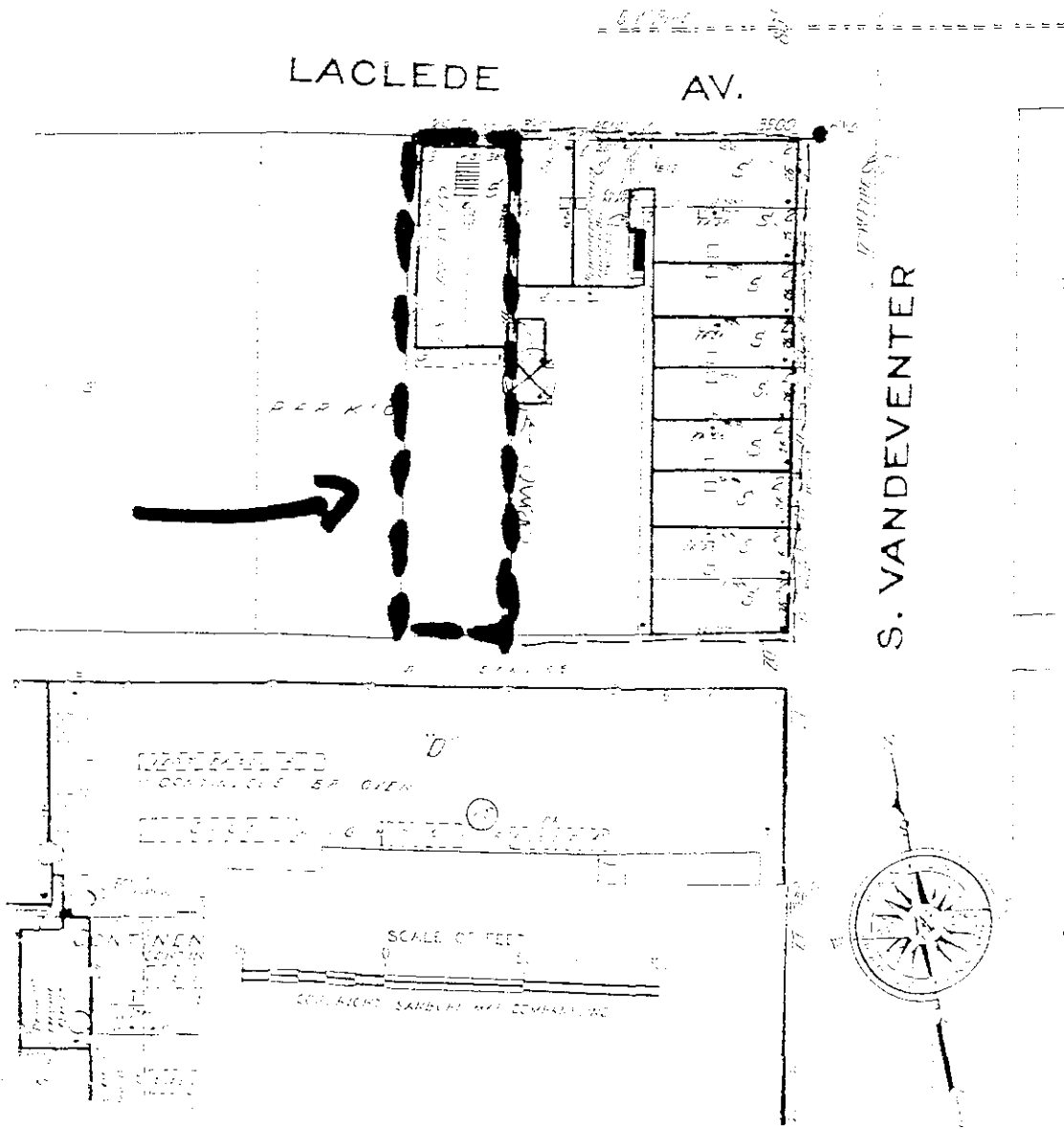
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CONTINUATION SHEET**

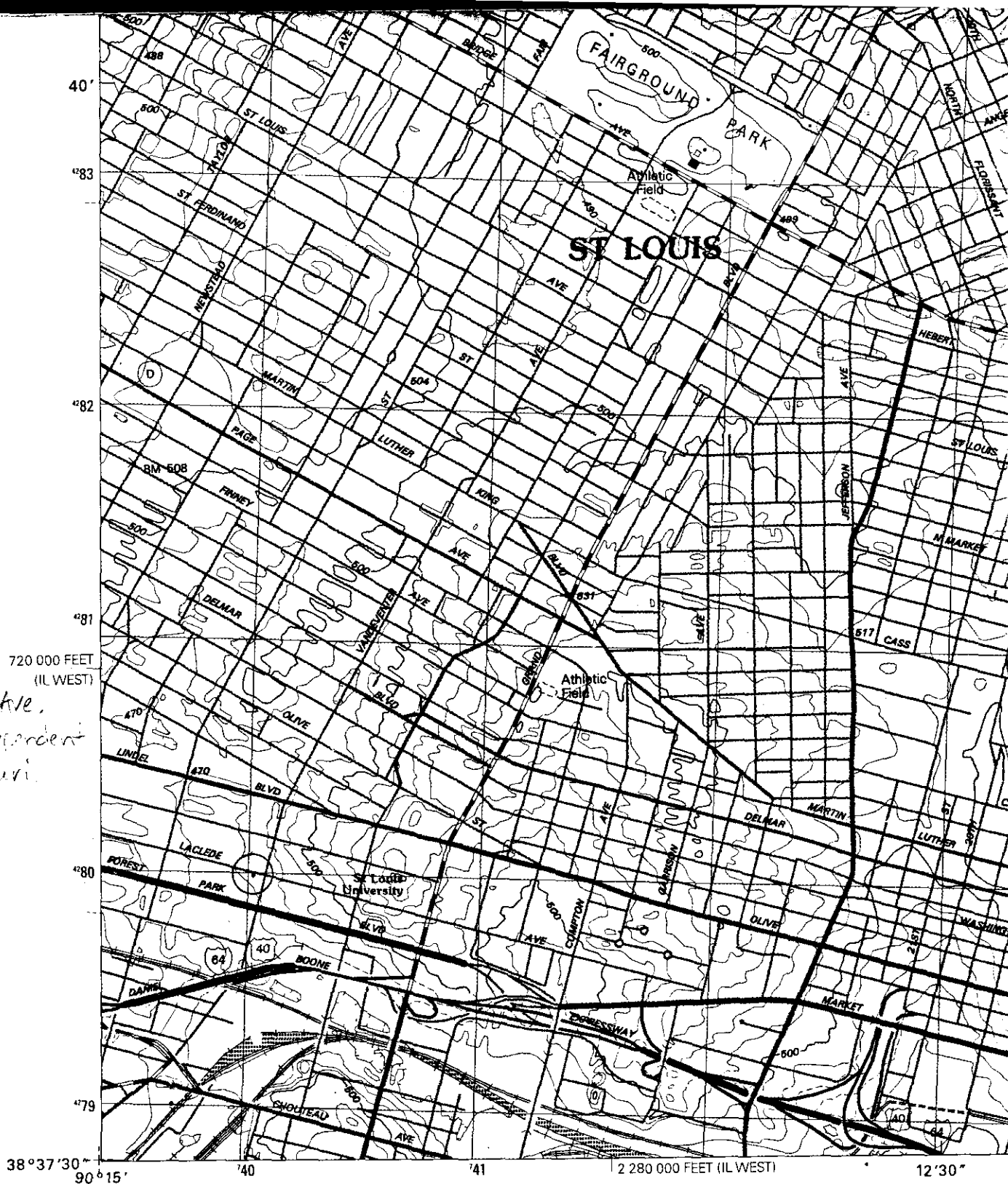
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Building at 3910-12 Laclede Avenue
St. Louis [Independent City], Missouri

Site map for 3910-12 Laclede. Source: Sanborn Map Company. Sanborn maps for St. Louis, Missouri. v. 55 p. 80. 1965.



3910 -
 3912 Laclede Ave,
 St. Louis (Independent
 City), Missouri.
 Zone 15
 Easting:
 740 020
 Northing:
 4279 990



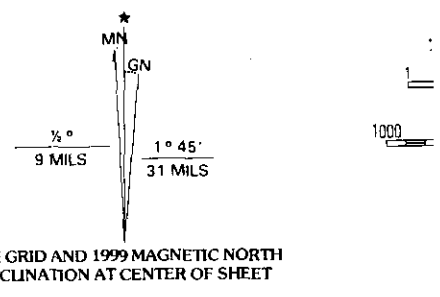
Produced by the United States Geological Survey

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



UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



3910 1/2 Laclede Ave

St. Louis (Independent City) MO

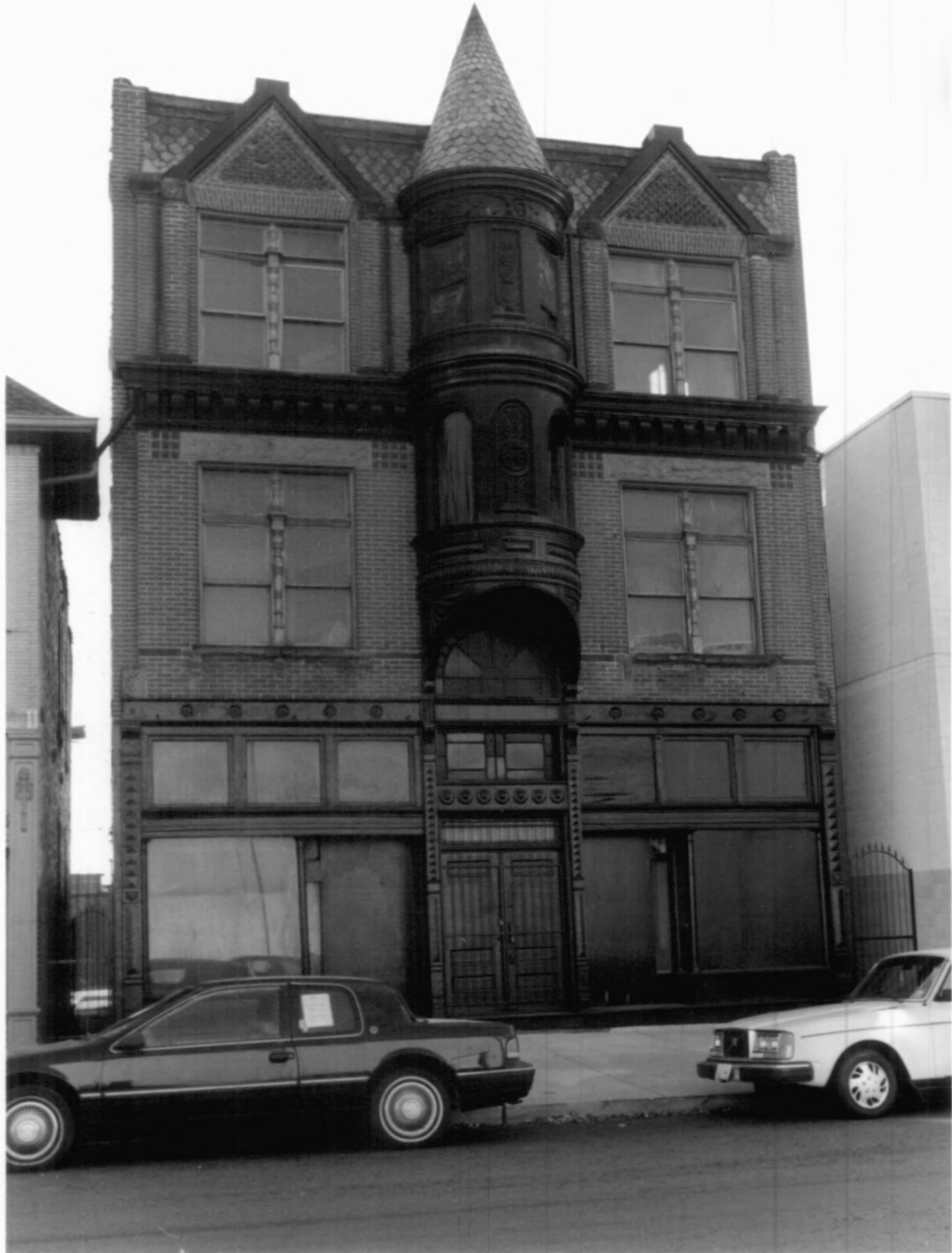
Lynn Jesse

11/02

Landmarks Assoc of St. Louis

Camera Facing S-SW

#1



3110-12 Laclede Ave.

St Louis [Independent City], MO

Lynn Josse

11/2002

Landmarks Assoc. of St. Louis

facing S

#2



391012 Lockede Ave

St. Louis [Independent City], MO

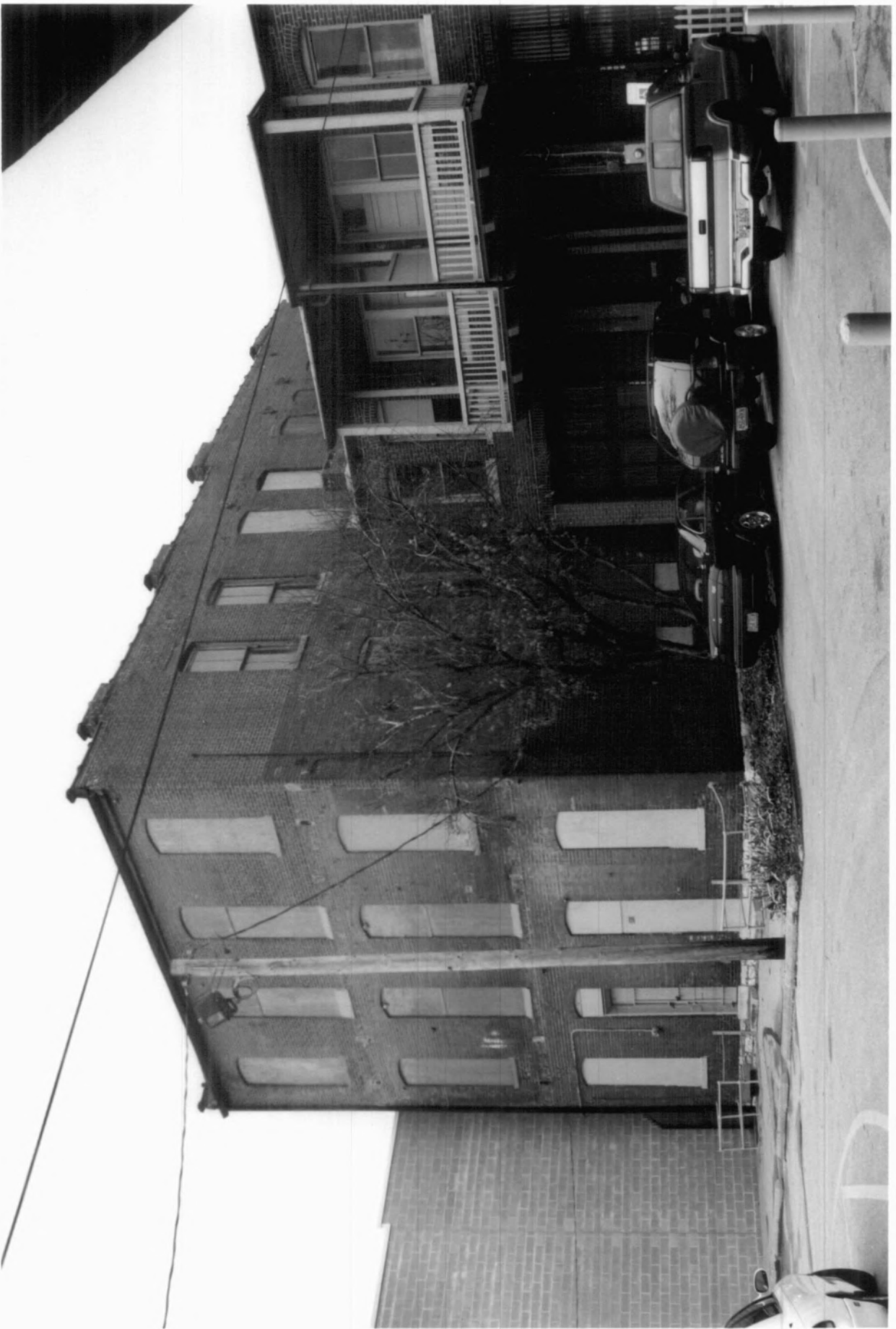
Lynne Jesse

November 2002

Landmark Assoc of St Louis

camera facing NW

#3



3910.12 Laclede Ave.

St. Louis [Independent City], MO

Lynn Jossé

11/2002

Landmarks Assoc of St. Louis

#3912 1st floor

camera facing S

#4



3910.12 Lacke de Ave

St Louis [Independent City], MO

Lynn Josse

Nov 2002

Landmarks Assoc. of St. Louis

3rd floor west unit, front room,
camera facing SSW

#5



3910 1/2 Lockde Ave
St Louis [Independent City], MO

Lynn Jesse
Nov 2002

Laminates Association of St Louis

3rd floor west unit,
camera facing N/NW

#6

