

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name City Club Building

other names/site number Hotel Alverne

2. Location

street & number 1012-1024 Locust Street

city or town St. Louis

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 of 1986, as amended, I hereby certify that this nomination 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.)

 18 April 02
Date

Signature of certifying official : Claire Blackwell, Deputy SHPO

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of Keeper

Date of Action

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): _____

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u> 1 </u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> 1 </u>	<u> </u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: SOCIAL Sub: clubhouse
DOMESTIC hotel
COMMERCE/TRADE business
COMMERCE/TRADE specialty store

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASPHALT
walls BRICK
STONE: Limestone
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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 (Enter categories from instructions)

SOCIAL HISTORY

Period of Significance 1923-1933

Significant Dates 1923; 1924; 1929

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Barnett, Thomas P.
Humes & Deal Construction Co.

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

9. Major Bibliographical References

(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 X 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.

10. Geographical Data

Acreage of Property less than one

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 15 744170 4279210 3 _____

2 _____ 4 _____

____ 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 M. Josse

organization Landmarks Association of St. Louis, Inc.

date April 4, 1997/ February 25, 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 the SHPO or FPO.)

name Alverne Assoc. LLC

street & number 7531 Forsyth Blvd/ PO Box 50384

telephone _____

city or town St. Louis state MO zip code 63105

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1 City Club Building
St. Louis (Independent City), Missouri

The City Club Building, constructed in 1923, is a 15-story edifice at the southeast corner of 11th and Locust Streets in downtown St. Louis, Missouri (1012-1024 Locust). It is located immediately south of a National Register district in a section of downtown that derives its character from many early 20th-century buildings. Designed by noted architect Tom P. Barnett, the building retains its historic form and brick skin but has lost many original exterior decorative details. The typical early 20th century three-part composition divides the building into a base, a tall shaft, and tall top story separated by a bracketed balcony. Double-hung windows are used throughout the shaft, with an assortment of original and replacement types adding variety to other parts of the building. Significant interior spaces include a third story auditorium, 14th story main club level, and 15th story dining room. These interior spaces retain sufficient integrity to convey the historic association with the City Club of St. Louis. Exterior integrity is not high due to the removal of most of the ornamental pink granite after 1950. The building appears to be structurally sound, and interior condition ranges from good to poor.

Photographs

Photos 1-11 were taken in 1997 when this nomination was originally submitted to the Missouri Advisory Council on Historic Preservation. Photographs 1-9 accurately reflect the current (March 2002) appearance and condition of the building. Photo 12, dated 2002, is provided to supplement photos 10-11 to show that some (relatively minor) further deterioration has taken place since 1997 on the top floor.

Site and Context

The City Club Building occupies an approximately 105 x 120' site at the southeast corner of 11th and Locust Streets in the northwestern section of downtown St. Louis, Missouri. The club originally planned its building for the northernmost 60 feet of the lot, and in fact took out a permit for construction on this smaller site (March 1923). One week before this permit was granted, the club purchased the southern half of the quarter block; a permit for construction of an "addition" on this lot was taken a few months later. The historical record is not clear on the construction sequence of the building. Contemporary records indicate that it may have been built in two stages, although there is no external evidence of this. The final building appears to be the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2 City Club Building
St. Louis (Independent City), Missouri

product of a unified design.

By 1915, City Club leaders had determined that their new headquarters should be "in the district bounded by Washington avenue, Seventh street, Pine street and Twelfth street."¹ Located just west of the downtown core, this area had been characterized by small-scale residential buildings (with some commercial/light industrial buildings along Washington Avenue at the north edge) before the fourth quarter of the 19th century. The Post Office and Custom House (1872-84, NHL) led the way for commercial expansion, and modern warehouses and office buildings followed (mostly along Washington Avenue and east of Eighth Street) near the end of the century.

The City Club Building is one of a number of fine high-rises built in the area during the 1910s and 1920s. The look of the neighborhood changed somewhat as 1950s and later architects "modernized" several buildings by sheathing them in modern materials, but the area is still recognizable as an early 20th century commercial center with many architecturally and historically distinguished buildings. Immediately north of the City Club Building lies the Washington Avenue East of Tucker National Register District.

Exterior

The exterior of the City Club Building appears to be in good condition, although it has undergone a number of alterations. Noted St. Louis architect Tom P. Barnett designed the overall composition using an eclectic combination of popular revival styles. The divisions of the building follow a typical system of base, tall shaft, and single-story crown; the austere design of the body of the building and the rhythm of its fenestration suggests a Renaissance/Georgian Revival aesthetic (original ornamental detail, most of which is now missing, was largely derived from the Italian Gothic). Built on a rectangular footprint, a south-facing light well above the third floor creates the U-shaped plan of most floors. The exterior is of dark variegated wire-cut brick, except for the lower grade brick used on the south alley side.

Although the north elevation is over fifteen feet longer than the west, both sides are divided into seven bays. The first floor and mezzanine levels have been veneered in limestone and black granite. On the north side of the building, the primary entrance

¹Hans C. Toensfeldt, "Program for New City Club Building," *The City Club Bulletin*, v. 5 no. 11 (November 1915).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3 City Club Building
St. Louis (Independent City), Missouri

is located in the second bay from the east. A deep metal awning proclaims that this was at one time "The Alverne." A separate basement entrance is also located in this bay. A separate entrance to the east leads to a small office space. West of the main door there is one bay with a high horizontal stained glass window, then three with large fixed-pane windows. At the westernmost bay is an inset corner entrance leading to the largest first floor retail space. Grids of 16 metal crosses are placed above both the north and west sides of the entrance; mosaics (largely obscured by signs) are set above both entries. The corner retail space is currently occupied by a hardware store.

The first floor/mezzanine wall along the west elevation has a long high horizontal window across two bays between the north corner door and the (now-boarded) central door; the surfaces continue as on the north side with limestone above granite. The central opening features the same grid of crosses as the corner entrances. The last three bays to the south accommodate three small storefront retail spaces with large glass windows and individual doors to the street. None of these spaces is presently occupied.

Above the mezzanine, the second story features Chicago windows, one per bay, except for the center bay of the east side. Here, above the former main entry, are two small rectangular replacement windows.

The double-height third floor is distinguished by its round-arched windows, paired sets of large nine-over twelve sashes crowned by large fan lights. Unlike the ornament applied to the lower floors, these windows are relatively austere in design, reflecting a Georgian aesthetic (Photo 3). The grand openings suggest the size and scale of the large auditorium space within. Two of the west windows (at the back of the auditorium stage) have been bricked in. On the south side of the building, the extra tall space is divided into two floors, reflected by the double rows of paired windows in the southern three bays of the west elevation.

These windows set the tone for the entire shaft of the building: each bay featured two rectangular sash windows, some accompanied by an additional tiny sash window indicating a restroom. The exception is the center bay of the west elevation, which is emphasized by its single window. It is to Barnett's credit that the interior plan, which called for a wide variety of small room types, could be expressed so logically in a regular, symmetrical, and seemingly unforced pattern of fenestration. Double-hung windows on the two primary elevations were replaced in the 1990s with modern one-over-one sash windows.

The Flemish bond brickwork of the shaft and upper stories is enlivened by regular spacing of triple soldier bricks, forming squares (three courses high) in an otherwise plain pattern. Barnett continued the same patterns of brickwork and fenestration through the 13th floor, but the spacing between floors becomes broader and the windows taller at the eleventh floor, indicating a change in use. Then at the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4 City Club Building
St. Louis (Independent City), Missouri

fourteenth floor (the main club floor from 1929 on), the simple sash windows are replaced by tripled round arch windows, echoing the once-arcaded mezzanine. Like the floors below it, the central west bay uses only a single window.

The top floor of the building is set off from the shaft by a bracketed balcony which once carried a balustrade. The top floor exterior brickwork has been altered to allow large rectangular windows at the north and west elevations, but original fleur de lys crests remain intact between the windows.

Finally, a two-story service shaft rises above the east side of the building (at the location of the elevator shafts); built of the same brick as the rest of the building, it is given a distinguished treatment by the use of an arcaded corbel table as a finishing touch.

Exterior Alterations

Although the building retains its original form and surfacing, most of the original pink granite trim was removed in the 1950s. At the first floor level, there were originally six shop windows plus a main lobby entrance on both main elevations. To the north, the main entrance was in the easternmost bay. The remaining six bays, according to plans and historic photographs, fronted long narrow shops each with its own display window and entrance to Locust Street. The narrower west facade was apparently intended as the formal entrance to the building. An overscaled entry of pink granite was centered in the facade and rose to dominate the first floor and mezzanine. To the north of the entry were the three side bays of the corner shop; to the south were three more storefronts similar to those on Locust Street. Above the entry on the second floor was a double Gothic-arched window.

A mezzanine level above the ground floor featured a continuous arcade of round-arched windows (with blind arches defining the bays). The brick shaft began at this level, as did the quoins that carried a corner bead up the side of the building.

Most of the storefront openings were covered over in a 1957 remodeling by the Archdiocese of St. Louis, as was the entire mezzanine level. The four store openings along the west side of the building remain. The entrance on 11th Street was removed and eventually closed over; the secondary entrance on Locust Street was moved one bay west. It is not known if any original material remains underneath the current veneer. The arched second story window was replaced by two smaller rectangular windows and the rest of the opening bricked in. Two of the third story auditorium windows on the west side have also been bricked in; it is not known when this alteration took place.

Much of Barnett's crown for the building was also removed. The original windows at the top floor were paired lancet-arched windows in a round-arched

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 5 City Club Building
St. Louis (Independent City), Missouri

architrave, apparently of native pink granite. Fleur de lys crests were applied to the building between bays, and a bracketed cornice topped the building. The bracketed balcony still exists, but the balustrade has been removed, as have the window surrounds of the top floor, the cornice, and the quoins.

Interior

Overall notes

After the last major occupants of the City Club Building left in 1991, much of the salvageable building material was removed. This applies to modern materials, such as gypsum board (which had been used as replacement materials on the residential middle floors of the building) as well as many of the older interior walls of the fifth through thirteenth floors. Given the gutted condition of many of these middle floors, it is notable that the most significant spaces, such as the third floor auditorium and the fourteenth floor club room, have remained remarkably intact. Other significant features, such as the copper lobby elevator doors, have also survived. Another interesting historical feature is the fire stair at the east end of the building. All of the original fire doors, including almost all of the counterweights which keep the doors shut, are intact. Original moldings are common throughout the building; terrazzo floors are found although a composite tile is more common.

First & Second Floors

Much of the first floor was converted into one interior chapel space in 1957 from the original configuration of fourteen stores arranged on a T-shaped hall. The western side of the building retains close to its original configuration of shops, but most of the remainder of the first floor has been opened up. Most recently the space was used as a nightclub.

One of the original six elevator shafts shown on the plan of 1923 has been removed and converted into a systems shaft, but four of the remaining five elevators are intact (including their historic copper doors at the lobby). Although the original north entrance is no longer in existence (the new north entry is one bay to the west), original trim remains in the hallway that passes the elevators. One back storeroom has its original black and white tile floor (as shown in historic photos), and the same tile appears to be intact under the remainder of the floor. The stairway to the mezzanine level, located just south of the elevators, is a historic element probably installed in the Preston J. Bradshaw remodeling of 1926.

No original plans have been found to indicate the disposition of spaces in the mezzanine and second floor. Physical evidence and photos indicate that the hallway marked as an "arcade" in the 1923 plan was open to the third floor level, with a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 6 City Club Building
St. Louis (Independent City), Missouri

walkway to either side of the open space. The main east-west hallway of the second floor still testifies to this former grandeur with a double-row of monumental Corinthian-capital square pillars breaking the space. The arcade was between these rows, with open hallways on either side.

Some of the doors leading from this central space are original; in several cases the space between them is spanned by the original wood paneling that probably had office or shop windows above. Many of the spaces behind them are probably roughly the same as the original office plan. Much of the second floor, however, has been subdivided, most obviously along the north and west sides of the building.

Third & Fourth Floors

The third floor auditorium is one of the most intact interior spaces in the building (Photos 5-6). Illuminated by tall Georgian-style windows in the north wall, a double row of foliated-capital octagonal columns leads to the stage at the west end of the building. A balcony at the east end overlooks the room. Six large chandeliers, apparently historic although not original, preside over the space. The floor is terrazzo. Two small rooms to either side of the stage serve as dressing rooms.

Most of the rest of the floor is given over to a large kitchen space. The entrance area at the elevators retains a number of original features. Unusually intact is the men's room at the northeast corner of this floor, which retains what appear to be original fixtures, marble stalls, and terrazzo floors.

An additional half floor occupies the south side of the building at the balcony level (the auditorium itself is double-height). The specific original function of this office or service floor is unknown, but it was apparently used by the City Club into the 1930s.

Typical floors

The middle floors of the building were originally used as guest rooms, as indicated on Barnett's plans. The current configuration is probably similar to that adopted in 1929, when the Missouri Hotel announced plans to remodel the fifth through thirteenth floors as hotel rooms with private baths. The fifth through tenth floors were originally guest rooms, some with baths and some without, so the alterations on these floors were probably not dramatic.

The eleventh floor hosted the original lounge and offices of the City Club. These functions were moved to the fourteenth floor in 1929, and the only evidence of the previous use lies in a number of stenciled beams, apparently covered in later construction and uncovered when interior wall partitions and soffits were removed. Several pillars with molding serving as capitals (apparently enclosed in the conversion to hotel units and subsequently re-exposed) also remain.

The twelfth and thirteenth floors contained private dining rooms; the thirteenth

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 7 City Club Building
St. Louis (Independent City), Missouri

floor was designated as the ladies' floor for wives and relatives of club members and included a ladies' lounge. Both of these floors were also converted to hotel rooms after the City Club moved upstairs in 1929.

Fourteenth Floor

The fourteenth floor club room was the heart of City Club life after the 1929 consolidation of functions to the top two floors (its original use was for kitchens and services) (Photos 7-9). The focal point of the room is a massive brick fireplace flanked by spiral columns with fanciful capitals (an ivy motif, derived from the French Gothic, with volutes). They carry a frieze which features a pair of lions flanking the same fleur de lys crests used on the exterior of the building's top floor. The fireplace was moved to the fourteenth floor from the eleventh in 1929.

Exposed concrete beams add to the atmosphere of the lounge. The original triple arched windows of the room are all intact. A continuation of the lower floors' fire stairs in the center of the west end of the room may be a historic addition; a second set of stairs rising to the dining room above is the "grand staircase" installed in 1929.

Fifteenth floor

The top floor was used as the original City Club main dining room (Photos 10-12). The grand open space remains undivided, with large windows in arched recesses. Original window openings along the interior light well of the building (that once housed paired windows within Gothic casings) have been fitted with round-arched replacements. The tracery still exists in one south window. Along the west and north elevations, the original openings were partially filled to accommodate large horizontal-pane windows (probably in the alterations of 1956-1957).

The dining room plan remains essentially as it was in Barnett's drawings except for the two open stairways which arise from the fourteenth floor. The east stair is the one added when the City Club moved to the upper two floors in 1929; the west stair may also be historic. According to historian Norbury L. Wayman, the fragmentary mural which still dominates the east end of the dining room is entitled "The Maturity of St. Louis" and was moved here from the Planters Hotel.² The northeast wing of the fifteenth floor, originally designated the service pantry, has been divided into two spaces (one of which appears to have been used as a laundry facility).

²Norbury L. Wayman, "Rivertown Hospitality: The Story of St. Louis Hotels and Restaurants," 1981, unpublished manuscript, Landmarks Association of St. Louis, 54. The Planters Hotel, once considered the finest in St. Louis, closed in late 1922.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 8 City Club Building
St. Louis (Independent City), Missouri

The City Club Building, located at 1012-24 Locust Street in downtown St. Louis, Missouri, is nominated for listing in the National Register of Historic Places under Criterion A in the area of Social History for its locally significant association with the City Club of St. Louis from 1923-1933. Constructed in 1923, the building was declared by a national leader of the City Club movement to be "the largest and finest home of any [City] club in the United States."¹ For over 22 years the City Club of St. Louis provided a forum for hundreds of speakers on civic and social issues and provided a meeting place for "the most generally representative group of St. Louis men," up to approximately 3700 men at the club's peak in the mid-1920s. The organization represents the intersection of two historic themes: the importance of clubs as social units in the early 20th century and the evolution of Progressivism and reform movements in the same period. The City Club appears to have been St. Louis' largest social club for upper and middle class men in the mid-1920s and is apparently the only example of a large men's social club formed for a civic purpose. The City Club Building is the only property associated with the peak of Club membership and popularity and is the building that best represents the City Club's contribution to the civic life of St. Louis.

Reform Movements

The United States was swept by a movement for reform in the first two decades of the 20th century. Originating in the urban regions of the nation, reform targeted municipal governments, corporate monopolies, unhealthy business practices, urban design, and numerous other areas in which improvement could be made. The causes of the progressive impulses are hotly debated. Some see it as an essentially moral movement, a "supreme effort to bring back into American public life decency and old-fashioned concern for morality and humanitarianism."² Other scholars trace its roots to an upper class concerned about loss of status, while still others perceive the economic interests of middle-class businessmen at the heart of the matter.

¹"State and City Take Part in Dedication of New Club," *The Log* v. 1, no. 7 (June 1924), 6.

²Carl N. Degler, *Out of Our Past: The Forces That Shaped Modern America* (New York: Harper & Row, 1984) 402.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 9 City Club Building
St. Louis (Independent City), Missouri

Progressive and reform movements encompassed both a high-minded civic aspect and a bottom-line economic interest. A middle and upper class fashion for civic duty propelled thousands of men and women into organizations with either specific reform objectives (such as reorganizing and centralizing local government) or general agendas of betterment. In St. Louis the most visible body pushing for reform was the Civic League, founded in 1902 as the Civic Improvement League. Backed in part by the Business Men's League, the group quickly engendered suspicion and mistrust outside of its downtown and Central West End power bases. A plan to create a system of parks and parkways, in particular, was perceived as a way to tax the whole city for the benefit of the Central West End.³ After 1910, when sociology professor Roger Baldwin took over the position of Civic League Secretary from Mayo Fesler, the League reached out to different sectors of the community and redirected its efforts toward more popular goals.⁴ Both Fesler and Baldwin would be founders of the City Club of St. Louis.

City Clubs in America

The first City Club in America was formed in New York in 1892. Established with both a civic and social purpose, the club was active in local governmental issues. Among the successes of its active committees were leadership of the movement for a Catskill water supply, election reforms, cooperation in the creation of New York's zoning law, and a variety of war work during World War I.

While the New York organization provided a model for the many City Clubs that were to follow, few were so active in community affairs. The club that was formed in Chicago in 1903 had active committees but apparently put more effort into its series of noontime speakers and exhibits. The Boston City Club, founded in 1906, further distilled its mission to providing a forum for discussion and lectures on important civic issues. Boston's organization prided itself on its strict neutrality, feeling that taking

³Jack Muraskin, "Municipal Reform in Two Missouri Cities." *Missouri Historical Society Bulletin* v. 25, no. 3 (April 1969), 223.

⁴Ibid, 226.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 10 City Club Building
St. Louis (Independent City), Missouri

positions on the issues it brought before its members would jeopardize the nonpartisan spirit that made the club unique.

Over the course of the next decade, City Clubs were formed in most of the nation's leading metropolitan areas. In their mission and purpose, most would fall somewhere between New York and Boston. The City Club of Baltimore, for example, was founded in 1912 to investigate and improve conditions in the city as well as to maintain "the various and usual facilities of a social Club."⁵ In 1921 the Los Angeles group claimed not to have a well-developed social side, while clubs in Cleveland and St. Louis used the motto "A Social Club with a Civic Purpose."

Inspection of early minutes of the City Club of St. Louis reveals no evidence of a formal national organization to which charter applications were made. A reasonable conclusion supported by the evidence of the minutes and early publications is that City Clubs sprang up independently and formed alliances by trading reciprocal membership privileges. By 1921, there is evidence that the top paid organizers at the City Clubs formed an alliance known as the National Association of Civic Secretaries.

The City Club of St. Louis

In 1921, Civic Secretary Gustavus Tuckerman wrote a brief history of the City Club of St. Louis:

⁵George Mahone, "The City Club of Baltimore," *City Clubs in America* (Chicago: The City Club of Chicago, 1922), 5.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 11 City Club Building
St. Louis (Independent City), Missouri

....the history of the Club is too uneventful to be exciting, being little more than a record of steady growth and persistent prosperity. The two men chiefly responsible for its inception in 1910 were the late V. Mott Porter and Mayo Fesler, now Secretary Brooklyn Chamber of Commerce [sic]. The latter, having just served a term as secretary of the St. Louis Civic League (a militant organization with no social features), realized the city's need of a social club with a civic purpose that should supplement the work of the league. Hence the model chosen was neither New York nor Chicago but rather Boston, then four years old and, as now, the leading exponent of the non-militant, non-partisan type of City Club."⁶

The group's roots in the municipal reform movement are clearly demonstrated in a club prospectus quoted in early press coverage. It describes the need for a meeting place for men with concern over the welfare of the city:

It will become a clearing house for the most accurate information on municipal and public affairs and will assist materially in developing a strong public sentiment. This is a most important field of civic work; for it is coming to be well understood that the ignorance of the average well-meaning citizen in regard to municipal affairs is a fundamental cause of much of our municipal mismanagement.⁷

Early City Club publications note that the seeds of the new organization had been planted in a series of lunchtime discussions held by the Civic League, and most of the organizers at the first few meetings were members of that organization. Comparison with the 1912 *Book of St. Louisans*, however, reveals that only about half of the first Board of Directors also held memberships in the Civic League. The first directors primarily represented Protestant merchants and lawyers from the Central West End, but was still unusually diverse for a men's club of that era. Among the first directors were a Catholic, a Jew, a north side businessman (very active in the Civic

⁶Gustavus Tuckerman, "The City Club of St. Louis" in *City Clubs in America* (Chicago: The City Club of Chicago, 1922), 27.

⁷"City Club Inaugurated."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 12 City Club Building
St. Louis (Independent City), Missouri

League as well as north side institutions such as the Turnverein), and a representative from the south side. the University Club, a social club for the most educated men, did admit prominent Jews by 1925, but most of the men's clubs were strictly segregated on this account. Only six of the thirteen members' party affiliations were listed; three were Republicans and three were Democrats.

Apparently in response to concerns voiced in the community about the group's affiliation with the Civic League, an early City Club publication stated that the two organizations were "in every way absolutely separate." It was, however, felt to be in the interest of a reforming body such as the Civic League to have a neutral counterpart in the City Club examining issues to arouse and hold interest in civic affairs.⁸ Mayo Fesler, the Civic League Secretary who co-founded the City Club, moved to Cleveland within a few years to become secretary of that city's Municipal Association and a founding member of the City Club of Cleveland.⁹

Six months after the City Club of St. Louis' inception, the newsletter reported a total of 748 members. In a breakdown by profession, the largest single group represented was lawyers, with 147 members. "Merchants" accounted for 75 men, with an additional 78 identified by type of merchant (coal, cigar, grain, shoe, iron, etc.). There were 62 bankers and brokers, 48 men in insurance, 40 in real estate, and 38 physicians. Other professions listed include city employees, educators, brewers, contractors, social workers, a florist, a chemist, and a clerk.¹⁰

⁸"The City Club and the Civic League," *The City Club Bulletin* v. 1, no. 6 (May 15, 1911). 1.

⁹That organization holds the honor of being the oldest continuously operating club of its kind in the nation and remains a strong voice for impartial consideration of important issues, both in Cleveland and beyond (through radio broadcasts heard nationally on over 140 stations). Mark Gottlieb and Diana Tittle, *America's Soapbox* (Cleveland: Citizen's Press, 1987), 16, 22.

¹⁰*City Club Bulletin* v. 1 no. 3 (January 23, 1911).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 13 City Club Building
St. Louis (Independent City), Missouri

Although the young group was officially forbidden to take stands or make endorsements, it was nonetheless an early aim of organizers to bring together a group of men who could get things done. An early press notice announced that one of the club's objects was to "create the incentives necessary for new movements in the city's progress."¹¹ This source, as well as other writings, make it clear that after the group impartially considered issues, members were expected to reach their own conclusions and then take action. A 1917 article in the club's newsletter described the group's role as "the community yeast cake," the place where men come together to share ideas and create plans for civic betterment (which are then carried out elsewhere).¹² Typical of club publications, however, is a reluctance to claim credit for any specific civic improvement that the City Club had a hand in.

While never taking action on civic matters, the City Club of St. Louis had an unusually active schedule of speakers on issues of local, state, and national importance. In the first six years of operation, the club's speakers included members of "the red, yellow and black races" and "the five principal political parties" as well as "many gifted women."¹³ By 1921, the club claimed that over 700 speakers "representing every quarter of the globe and virtually every race and nationality" had addressed the membership.¹⁴

By promoting the discussion of important issues without taking a position, the club attracted a membership that it considered to be "the most generally representative

¹¹"City Club Inaugurated," *The St. Louis Republic*, n.d., in "City Club of St. Louis Scrap Book," November 11 1910 - September 9 1913. Saint Louis Public Library.

¹²"The Community Yeast Cake," *The City Club Bulletin* February 1917, 13.

¹³Gustavus Tuckerman, "City Clubs--Our Own and Others," *City Club Bulletin* v. 6 no. 8 (August 1916), p. 6.

¹⁴Tuckerman, "The City Club of St. Louis," 27.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 14 City Club Building
St. Louis (Independent City), Missouri

group of St. Louis men."¹⁵ Representative of men it may have been, but women were not admitted to membership in the City Club of St. Louis. By the early 1920s, Milwaukee's was the only City Club to admit both sexes; as an alternative, most major cities had Women's City Clubs which were affiliated with each other through reciprocal relations. In St. Louis, this function was carried out by the Town Club.

Between 1910 and 1923, the City Club's facilities included a lounge, office, and dining rooms on the seventh floor of the Board of Education Building at 911 Locust Street. According to Civic Secretary Gustavus Tuckerman, membership was limited to 1500 because of the limitations of the space.¹⁶ Because of the club's tremendous growth in the first few years of its existence, a committee had been formed to locate new quarters by 1915. Already in that year there was discussion about constructing a new building, although in 1920 the Board was still considering leasing a larger space elsewhere downtown. By the time the final decision to build a new club was made in 1922, prominent architect Tom P. Barnett had recently been elected to the Board of Directors. There must have been little question as to who would design the new building.

Tom P. Barnett

Born in 1870, Thomas P. Barnett was the youngest son of respected St. Louis architect George I. Barnett. The senior Barnett was well known for a variety of commercial and residential buildings in and around St. Louis, including the Governor's mansion in Jefferson City (1871). Three of his sons chose architecture as a profession: George D., Absalom, and Tom.

After architectural training at Washington University, Tom Barnett went into partnership with his brother George and George's brother-in-law, John Haynes. The firm of Barnett, Haynes & Barnett won a number of prestigious commissions, including that for the new St. Louis Cathedral (1907-14). Tom left the firm in 1912 to start his own office under the name of Thomas P. Barnett & Company Architects. Among his best-known works from this period are St. Louis' downtown Arcade Building (1918) and University City's University Masonic Lodge (1925-26) and First Church of Christ, Scientist (1924). Barnett proved himself to be adept in a variety of styles, even trying

¹⁵Ibid.

¹⁶Ibid.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 15 City Club Building
St. Louis (Independent City), Missouri

his hand in styles hardly known in America (in particular his foray into the Vienna Secession-inspired 17 Hortense Place, 1909). With a legacy of significant buildings both locally and across the country, Barnett is remembered as one of the finest architects ever to practice in St. Louis.

Barnett had joined the City Club in the year prior to April 1914.¹⁷ In January of 1920, the Board authorized him to prepare tentative plans for new quarters in rented space a few blocks to the southeast. The Board agreed that in exchange for this pro bono service, the Club would hire Barnett as supervising architect if the project was undertaken.¹⁸ The City Club never moved to the Sixth & Olive location under consideration, and it is not known if Barnett actually completed plans.

In May of 1922, the architect was elected to fill one of three vacant positions on the Board of Directors by the largest majority of any of the six candidates. Just one month later he submitted tentative plans for a building on a site the Board had chosen just two blocks west of its current home.¹⁹ In September of 1922, the Board voted unanimously to employ Barnett as architect of the new club building on a basis of five percent of the cost of construction.²⁰

The New City Club Building

In 1915, *The City Club Bulletin* published a description of the program for a new City Club Building. It modestly prescribed one or two floors for the club, including a variety of dining rooms, a library, game room, lounge, and service areas.²¹ The program that the membership was asked to vote on in September 1922 was more ambitious, allocating two dining floors, a club floor, a kitchen floor, and six floors of guest rooms.²² The club purchased a 60 x 120' lot at the southeast corner of Eleventh and Locust Streets and later purchased the lot immediately south, giving Barnett a full

¹⁷Club Roster, April 1914. City of Saint Louis Public Library Special Collections. (City Club of St. Louis Collection).

¹⁸"Minutes of the Meeting of the Board of Directors, January 1920 - September 26, 1930," Saint Louis Public Library, 19 January 1920.

¹⁹The Gothic style "New City Club" illustrated by Barnett's office in a rendering dated August 1922 bears only minimal resemblance to the building ultimately constructed. Tom P. Barnett & Co., Rendering for New City Club Building, Mercantile Library Association, Saint Louis, St. Louis Clubs File.

²⁰"Minutes....," 16 May 1922, 19 June 1922, 12 September 1922.

²¹Hans C. Toensfeldt, "Program for New City Club Building," *The City Club Bulletin* v. 5, no. 11 (November 1915).

²²"Minutes...." 12 September 1922.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 16 City Club Building
St. Louis (Independent City), Missouri

quarter block to work with. Of the fourteen contractors interviewed, the Humes-Deal Company was chosen in a unanimous vote of the Board of Directors. The city issued a permit to wreck the smaller buildings already occupying the Locust Street lot in January of 1923. By the time the cornerstone was laid by President Warren G. Harding in June of 1923, the concrete frame was already rising.

A memo to members from the board of directors noted that the City Club would move "IN A BODY" on New Year's Eve from the old quarters at 911 Locust to the new building: "We will march, headed by a band . . . Each member will carry something -- from a salt shaker to the kitchen stove. All officers, committees, members, contractors, employees, waiters, cook, and buss [sic] boys will march with us."²³ Hundreds of bystanders watched as the procession (including such dignitaries as Mayor Kiel, who carried a jug) made its way down Locust Street. Formal addresses given in the auditorium of the new building included the Mayor's words of welcome; members then dispersed to inspect the new building.²⁴

The December 1923 club magazine warned members that although construction was progressing, only four floors would be open when the move took place. These were the eleventh floor lounge, the small dining rooms of the twelfth and thirteenth floors, and the fourteenth floor kitchen. The Locust Street stores were to be ready by the first of the year, and the article notes that the mezzanine and second floors would be rented out as offices.²⁵

The formal dedication of the building on May 28, 1924 was marked by a luncheon for over 600 in the main dining room, followed by speakers including Mayor Kiel and Governor Hyde. A telegram from President Coolidge was read. The main address was given by Addison L. Winship, referred to as "the father of City Clubs throughout the country" and a leader of the Boston City Club. Winship praised the club, its leadership, and especially the new building which he declared to be "the largest and finest of any [City] club in the United States."²⁶

The work of completing and renting the new building continued throughout 1924. The basement billiard room opened in June; open from 11 a.m. until midnight, the room boasted five pocket and three billiard tables, the best cues on the market, and a

²³"Moving Day" memo from Board of Directors to City Club membership, 26 December 1923. St. Louis Public Library Special Collections.

²⁴"Parade Features City Club's Moving Day," *St. Louis Post-Dispatch* 1 January 1924, 3; "City Club 'Movie' Turns into Frolic as Members Parade Streets," *The Log* v. 1 no.3 (February 1924), 4.

²⁵"New City Club Building Will Open Its Doors to Members Jan. 2," *The ?*, v. 1 no. 1 (December 1923), 4. With the move to new quarters, the City Club decided to reformat and rename its magazine. The name had not yet been selected for the first issue.

²⁶"State and City Take Part in Dedication of New Club," 6.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 17 City Club Building
St. Louis (Independent City), Missouri

cold air system that was sure to make it a popular summer retreat.²⁷ All of the Locust Street stores were rented by November, 1924. The average room occupancy for October was said to be at sixty percent, "with several Conventions booked in the next two months."²⁸ By 1925 all of the facilities were open: a billiard room and adjoining grill; fourteen private dining rooms; a "very beautiful lounge and library;" a members-only barber shop; a special ladies' dining room (13th floor); a slumber room "for those who want to take a nap;" and 183 bed rooms.²⁹

The club continued to make modifications to its quarters throughout the 1920s. The October 1928 edition of the City Club's newsletter announced the club's new rooftop mini-golf links. The Mayor made five holes-in-one on opening day, it claims, and seasoned golfers declared that play here could improve one's game.³⁰ A tongue in cheek commentary in the same issue joked about the possibility of loose golf balls going over the edge of the building. "Players losing their ball must signal the following players to go through, after which they may hide in the pantry in the 14th floor until danger from enraged pedestrians is passed."³¹

The City Club in St. Louis Social and Civic Life

As a social institution, the City Club in its new building competed with the best clubs in St. Louis. Hundreds of men, including leading politicians and businessmen of the city, enjoyed daily lunch in the multiple dining rooms. Members' sons were offered free billiards lessons; their wives and daughters were issued Ladies' Cards to take advantage of the amenities of the 13th floor. Musical programs (including many featuring club members) and regular dinner dances contributed to the social atmosphere of the club.

Where other clubs prospered in large part because of their exclusivity, the City Club existed in large part to air the issues of the day before a large audience. Of the 39 clubs whose memberships were listed in Gould's Red-Blue Book of 1925, the City

²⁷"Billiard Room a Popular Place," *The Log* v. 1 no. 8 (July 1924), 8-9.

²⁸Letter, Samuel P. Goddard to City Club Membership, 1 November 1924, St. Louis Public Library Special Collections, City Club Collection.

²⁹Memo from House Committee to City Club Membership, 8 January 1925. St. Louis Public Library Special Collections, City Club Collection.

³⁰Reprinted from the Post-Dispatch: "Many Holes-in-One on Roof Golf Links" *The Log*, v.5 no. 11 (October 1928), 1.

³¹Samuel Judd, "Replace the Roof," *The Log* v.5 no. 11 (October 1928), 3.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 18 City Club Building
St. Louis (Independent City), Missouri

Club and its female counterpart, the Town Club, were by far the largest.³² At the beginning of 1924, the group boasted 3250 members. (At the other extreme, the Commercial Club, an elite discussion group, limited itself to 70 members in the early part of the century.³³)

While the City Club stood out as one of the top social clubs in St. Louis, its civic focus made it especially important. The extraordinary diversity of speakers brought an added dimension to the intellectual life of the city and stimulated debate and coverage of local issues. The City Club was the only forum in which local men could hear talks on the people of Russia, see a movie about smoke abatement and listen to the mayoral candidates argue their positions all in the same week. From specific issues ("The Court House Site: Twelfth Street or Fourth Street") to broad general questions ("Is Civilization Decaying?"); from local topics ("Solving the Traffic Problem in St. Louis") to international ones ("Recent Political and Cultural Developments in China"); from cultural programs (A. T. Freeman, full-blooded Sioux, speaks and sings songs of his people) to political themes ("Peace Through Political Action"), downtown audiences were exposed to up to three stimulating programs of speakers every week.³⁴

A report on "the educational activities of men's clubs" published in 1938 (five years after the termination of the St. Louis club) accorded city clubs a high place in exposing and publicizing issues of the day:

³²Gould's Red-Blue Book, 1925. Membership in the Town Club was actually slightly larger than that of the City Club at this time.

³³Alexander Scot McConachie, *The "Big Cinch": A Business Elite in the Life of a City, Saint Louis, 1895-1915*, Ph. D. dissertation, Washington University, St. Louis, 1976.

³⁴The six programs took place on 10/22/24, 12/1/24, 2/27/25, 7/21/25, 3/29/24, and 4/21/25. Announcements of Speakers folder 2, St. Louis Public Library Special Collections, City Club Collection.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 19 City Club Building
St. Louis (Independent City), Missouri

The large number of influential citizens assembled at city club gatherings, the specific character of the subjects discussed, the field of public interest to which they are usually kept, the expectation that action may sometimes result from a canvassing of a problem--all these factors give the activities of such organizations a special significance.³⁵

The author notes that forums such as those held in city clubs, although rare among men's clubs, were a "conscious and powerful agency for the promotion of information and discussion among American citizens."³⁶

At the City Club of St. Louis' height, such programs were offered to thousands of members, including many top decision makers and men of affairs in St. Louis, and their guests. Nor was the benefit limited to these men. Regular newspaper coverage of speakers at the City Club brought the timely issues and topics presented at the Club to the entire literate public of St. Louis, sometimes in extraordinary depth. After its first three years, the club had compiled a scrapbook more than two inches thick of press reports on its activities representing hundreds of articles from all of the major local newspapers.³⁷ The significance of the club, therefore, can be evaluated not only in terms of its place in the established context of middle and upper-class club life; it may be presumed that the speakers it brought and the attention devoted to them in the local papers added to the intellectual life of the city and contributed to the discussion of civic, social, and political issues. President Coolidge remarked in his dedication telegram that the new building would "serve as a permanent reminder that the cause of good government is a matter of daily consideration and not a question to be settled at long intervals at the ballot box." If the City Club did not provoke daily consideration for all of the citizens of St. Louis, it did at least provide the public with material for contemplation once or twice a week for many years.

³⁵ Frank Ernest Hill, *Man-Made Culture: The Education Activities of Men's Clubs* (New York: American Association for Adult Education, 1938), 55.

³⁶ *Ibid.*, 56.

³⁷ "City Club of St. Louis Scrap Book," November 11 1910 - September 9 1913. Saint Louis Public Library.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 20 City Club Building
St. Louis (Independent City), Missouri

Financial Realities and Decline

One reason for the club's ultimate decline was that membership figures never reached the numbers required to sustain the new building. In a March 1923 letter to the membership, President George B. Logan matter-of-factly stated that to purchase the second half of the new quarter-block site, the club would have to raise its membership goal from 4,000 to 4,500.³⁸ Instead, membership sharply declined over the next few years. A committee in 1925 reported the institution financially weak, with little working capital and monthly operating losses of up to nine thousand dollars. The group proposed creating a separate holding corporation (The City Club Building Corporation) in which members would be required to buy at least one share of stock. The Club would sell the building and land to the new corporation and lease it back at 6% of the appraised value.³⁹ An April 1926 article in the club newsletter gave a total membership figure of 1,821. A \$50 stock assessment was cited as one cause of the drop in numbers;⁴⁰ a general decline in civic interest during the 1920s may also have contributed.

To ease the financial burden on the declining membership, the City Club negotiated an arrangement whereby Charles Gillan, former part owner of the Majestic Hotel, would lease the second through tenth floors of the building and buy the sleeping room furniture. The City Club agreed to open one of its dining rooms for hotel guests in order to defray the expense of its members-only dining rooms. Gillan was expected to spend \$40,000 on alterations including the creation of a first floor lobby and "attractive hotel entrance" on Locust Street and a women's lounge and rest room on the second floor.⁴¹ It was probably in this early remodeling (by well-known hotel architect Preston J. Bradshaw) that the stairs between the first and second floors were added, along with certain other alterations to make the building more suitable as a public hotel.

The Missouri Hotel opened in September 1926; advance publicity called it "the only hotel in the country to offer club privileges to its guests."⁴² In early 1927 the hotel offered another innovation: radio receivers for guests (which could of course pick up

³⁸Letter, George B. Logan to City Club Membership, March 8, 1923.

³⁹Report to the Board of Directors, City Club of St. Louis, from the Special Finance committee headed by R. King Kauffman. November 4, 1925. St. Louis Public Library Special Collections, City Club Collection.

⁴⁰*The Log* v. 3 no. 5 (April 1926), 7.

⁴¹*Ibid*, 5-6.

⁴²"Missouri Hotel Will Be Formally Opened Sept. 25," *St. Louis Globe-Democrat*, 29 August 1926.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21 City Club Building
St. Louis (Independent City), Missouri

the broadcasts of station KFVE, originating from one of the hotel salons).⁴³

In February 1929, the financially troubled City Club announced to the press its plans to sell the building. Apparently their efforts did not meet with success; one month later, the Missouri State Life Insurance Company began foreclosure proceedings. With the building under new ownership, the Club consolidated its functions to the two top floors. The barber shop, library, offices, and lounge (including the massive fireplace) were moved to the fourteenth floor; the ladies were accommodated with "an attractive rest room" on the dining room floor above.⁴⁴

The club's radical restructuring may have saved it had it not been for the Great Depression. Further drops in membership, noted in the September 1930 *Log*, were attributed to member apathy; the optimistic solution given was to "tell our friends what a fine club we have, bring them to lunch and introduce them to the boys. When they realize what they have for them they will want to join."⁴⁵ At about this time there were also rumblings of admitting women to the club, and at least one woman (Mrs. William A. Sommers, widow of a past president) was actually extended membership privileges.⁴⁶

The *St. Louis Post-Dispatch* reported in 1932 that membership was down to only about 300. President Bailey announced to the press that about 200 more members were required to keep the club in operation. Dues were reduced from \$66 annually to \$40. According to Dr. Bailey, in 1932 there remained "only three luncheon clubs for men in downtown St. Louis -- the Noonday, M. A. A. and City Club. Certainly the long career of this club and the facilities that we have today justify a continuance."⁴⁷ In his address to the membership of October 31, 1932, Dr. Bailey characterized the club's condition as improving, and announced another drive to bring in new members (this one a competition with a football theme).⁴⁸

In February of 1933, the City Club finally closed its doors. The decision was financial: the club needed 150 lunch patrons daily to break even but was only averaging about 70. With the closure of the dining room, the club decided there would not be enough members present to operate the lounge, reading rooms, and barber shop. Dr. Bailey announced that the club would close down until after the depression,

⁴³"Hotel Missouri to Supply Guests With Radio Sets," *St. Louis Globe-Democrat* 17 January 1927.

⁴⁴*The Log* v. 6 no.10 (September 1929).

⁴⁵H. W. Danforth, "Among Ourselves" *The Log* v. 7 no. 10 (September 1930), 1.

⁴⁶"Minutes..." 7 February 1930.

⁴⁷"City Club to Disband Unless Dues Increase." *The St. Louis Post-Dispatch* 19 August 1932.

⁴⁸"The City Club's Membership is in a Big Football Context for Membership," *The Log*, v. 10, no. 1 (December 1932), 1-3.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 22 City Club Building
St. Louis (Independent City), Missouri

optimistically forecasting that if conditions were improved, it might be back in business as soon as June.⁴⁹

The City Club never reopened, although it was temporarily replaced by a successor organization, the leaner Downtown City Club. This new group faced many of the same problems the City Club had encountered. An early 1934 letter from Executive Secretary F. P. O'Hare informed members that the institution was kept solvent only through the advance payment of dues by certain members. But the financial situation was still bleak: the Missouri Hotel had threatened to lock the doors against the club, and the gas was periodically turned off ("Friday when this occurred again, after consultation with the chef, I decided to let it ride, and we served the largest attendance the club has enjoyed a delicious cold lunch"). By this time the top floor of the building had been occupied by the short-lived Kit Kat Club.⁵⁰ By 1935, the Downtown City Club had also ceased to exist, and the proud history of the City Club of St. Louis came to a close.

At about the same time the Downtown City Club went out of business, the Missouri Hotel moved to another location and the former City Club Building became known as the DeSoto Hotel. The DeSoto operated here for over 20 years. In 1956, the Archdiocese of St. Louis purchased the building and soon opened the Hotel Alverne. This residence for senior citizens was well-known downtown for its first-floor chapel, which was open to the public and apparently served an otherwise unmet need in the commercial district. The chapel closed its doors in 1991, four years after the last of the senior citizens moved out. In 1997, the building is vacant except for a hardware business which anchors the corner storefront. Plans are currently underway to open a nightclub on the first two floors, open the third story auditorium for public use, and create much-needed downtown housing on upper floors.

Integrity

The City Club Building does, as recommended in National Register Bulletin 15, retain some features of all seven aspects of integrity: location, design, setting,

⁴⁹"City Club Closes Until Conditions Become Better," *The St. Louis Star*, 10 February 1933.

⁵⁰F. P. O'Hare, letter to the membership of the Downtown City Club, 26 January 1934, St. Louis Public Library Special Collections, City Club Collection.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 23 City Club Building
St. Louis (Independent City), Missouri

materials, workmanship, feeling, and association. Those aspects of integrity which are most compromised by the exterior alterations (design and workmanship) are considered less important in buildings nominated under criteria A and B. The basic integrity test for buildings nominated under these two criteria, whether a historical contemporary would recognize the property as it exists today, is a good starting point for this discussion. The exterior is recognizable although much altered; but in the heart of the City Club, the club rooms themselves, a historical member would still probably feel very much at home.

Of the three floors used by the City Club after its 1929 consolidation of space, two retain high integrity. The fifteenth floor dining room is more altered, retaining only medium integrity. Although it still retains the L-shaped plan that club boosters boasted could accommodate more than 800 diners, most of the windows which dominated the room have been replaced. Original round-arched openings which housed pairs of lancet-arched windows in an elaborate casing were bricked down to accommodate large rectangular windows on the street facades; windows facing the inside of the U-shaped plan have been replaced with large round arched-windows in the original openings.

The third floor auditorium is very little altered, although the enormous chandeliers may not date from the period of significance. In addition, the fourteenth floor club room, still dominated by the great fireplace and lit by arcades of round-arched windows, is not very different than it was when the club used it for meetings, cards, and discussion. The significant association with the City Club of St. Louis is still quite clear in these spaces.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 24 City Club Building
St. Louis (Independent City), Missouri

Miscellaneous City Club Papers

"City Club of St. Louis Scrap Book," November 11 1910 - September 9 1913. Saint Louis Public Library.

"Minutes of the Meeting of the Board of Directors, January 1920 - September 26, 1930," City Club of St. Louis. Saint Louis Public Library.

St. Louis Public Library Special Collections: City Club of St. Louis Collection. Announcements of Speakers files.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Club Roster, April 1914.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Letter, F. P. O'Hare (Executive Secretary) to membership of Downtown City Club. 26 January 1934.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Letter, Samuel P. Goddard to members. 8 March 1923.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Letter, Samuel P. Goddard to members. 1 November 1924.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Memo from House Committee to Members. 8 January 1925.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Miscellaneous speaker announcements.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. "Moving Day" memo, Board of Directors to City Club membership. 26 December 1923.

St. Louis Public Library Special Collections. City Club of St. Louis Collection. Report to the Board of Directors, City Club of St. Louis, from the Special Finance Committee. 4 November 1925.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 25 City Club Building
St. Louis (Independent City), Missouri

Newspaper References

"City Club Closes Until Conditions Become Better." *The St. Louis Star*. 10 February 1933.

"City Club to Disband Unless Dues Increase." *St. Louis Post-Dispatch*. 19 August 1932.

"Facts About the New Quarters of the City Club." *St. Louis Post-Dispatch*. 13 January 1924. Rotogravure Picture Section.

"H. W. Danforth Heads Downtown City Club." *The St. Louis Globe-Democrat*. 28 February 1934.

"Hotel Missouri to Supply Guests With Radio Sets." *St. Louis Globe-Democrat*. 17 January 1927.

"Missouri Hotel Will Be Formally Opened Sept. 25." *St. Louis Globe-Democrat*. 29 August 1926.

"Parade Features City Club's Moving Day." *St. Louis Post-Dispatch*. 1 January 1924: 3.

"St. Louis City Club to Have New Home." *Christian Science Monitor*. November 21 1923, 8.

St. Louis Daily Record. "Building News" Section, various dates, 1892-1929.

City Club Publications

"Billiard Room a Popular Place." *The Log* v. 3 no. 8 (July 1924): 8-9.

"The City Club's Membership is in a Big Football Contest for Membership." *The Log*, v. 10, no. 1 (December 1932): 1-3.

"City Club Movie Turns into Frolic as Members Parade Streets." *The Log* v. 1 no.3 (February 1924): 4.

"The City Club of St. Louis: A Social Club with a Civic Purpose." Brochure. City Club of St. Louis, 1924?

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 26 City Club Building
St. Louis (Independent City), Missouri

City Clubs in America. Chicago: The City Club of Chicago, 1922.

Danforth, H. W. "Among Ourselves." *The Log* v. 7 no. 10 (September 1930): 1. "State and City Take Part in Dedication of New Club." *The Log* v. 1, no. 7 (June 1924): 6.

Judd, Samuel. "Replace the Roof." *The Log* v. 5 no. 11 (October 1928): 3.

The Log v. 3 no. 5 (April 1926): 5-6.

The Log v. 5 no. 11 (October 1928): 1.

The Log v. 6 no. 10 (September 1929).

The Log v. 10, no. 1 (December 1932): 1-3.

"Many Holes-in-One on Roof Golf Links" (reprinted from the *St. Louis Post-Dispatch*).

"New City Club Building Will Open Its Doors to Members Jan. 2," *The ?* v. 1 no. 1 (December 1923): 4.

"Our New Slogan," *City Club Bulletin* v. 6 no. 2 (December 1915): 3.

Toensfeldt, Hans C. "Program for New City Club Building," *The City Club Bulletin*, v. 5 no. 11 (November 1915).

Tuckerman, Gustavus. "City Clubs--Our Own and Others." *City Club Bulletin* v. 6 no. 8 (August 1916): 6.

Other Sources

The American Architect (September 10, 1924).

The Book of St. Louisans. Second ed. St. Louis: St. Louis Republic, 1912.

City of St. Louis Building Permits for City Block 280. St. Louis City Hall, Comptroller's Office.

City of St. Louis Deed Abstracts. St. Louis City Hall, Assessor's Office.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 27 City Club Building
St. Louis (Independent City), Missouri

Degler, Carl N. *Out of Our Past: The Forces That Shaped Modern America*. 3rd ed. New York: Harper & Row, 1984.

Gottlieb, Mark and Diana Tittle. *America's Soapbox*. Cleveland: Citizen's Press, 1987.

Hays, Samuel P. "City Fathers and Reform: The Politics of Reform in Municipal Government" in *The Growth of American Politics* v. 2. Frank Otto Gatell, Paul Goodman, Allen Weinstein, eds. New York: Oxford University Press, 1972.

Hill, Frank Ernest. *Man-Made Culture: The Education Activities of Men's Clubs*. New York: American Association for Adult Education, 1938.

McConachie, Alexander Scot. *The "Big Cinch": A Business Elite in the Life of a City, Saint Louis, 1895-1915*. Ph. D. dissertation, Washington University, St. Louis, 1976.

Mercantile Library Association. St. Louis. "St. Louis Clubs: City Club of St. Louis" file.

Mercantile Library Association. St. Louis. "St. Louis Hotels: Hotel Alverne" file.

Mercantile Library Association. St. Louis. "St. Louis Hotels: Missouri Hotel" file.

Mercantile Library Association. Saint Louis. St. Louis Clubs File. Tom P. Barnett & Co. Rendering for New City Club Building.

Muraskin, Jack. "Municipal Reform in Two Missouri Cities." *Missouri Historical Society Bulletin* v. 25, no. 3 (April 1969). 213-228.

Primm, James N. *Lion of the Valley*. Boulder, Colorado: Pruett Publishing Company, 1981.

Rammelkamp, Julian S. "St. Louis: Boosters and Boodlers." *Missouri Historical Society Bulletin* v. 34, no. 4 (July 1978).

Wayman, Norbury L. "Rivertown Hospitality: The Story of St. Louis Hotels and Restaurants." 1981, unpublished manuscript, Landmarks Association of St. Louis.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 28

City Club Building
St. Louis (Independent City), Missouri

Verbal Boundary Description

The northwest quarter of City Block 280 in the City of St. Louis, Missouri. Bounded by Locust Street on the north, Eleventh Street on the west, an alley on the south, and an alley on the east; fronting 105 feet on Eleventh Street and 128 feet on Locust Street. Approximate dimensions 105 feet x 128 feet.

Boundary Justification

The nominated property consists of the entire parcel purchased by the City Club of St. Louis in 1923 and is roughly equal to the footprint of the nominated building.

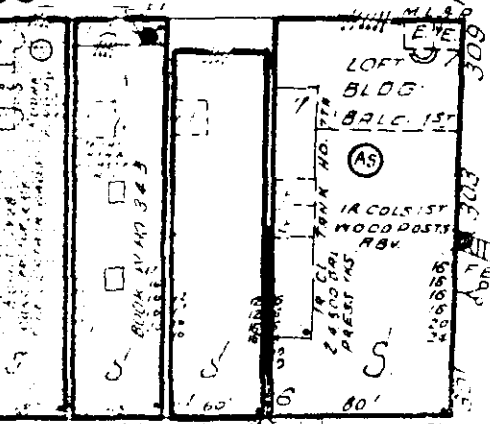
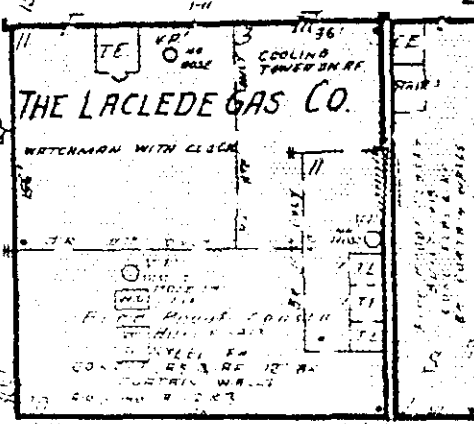
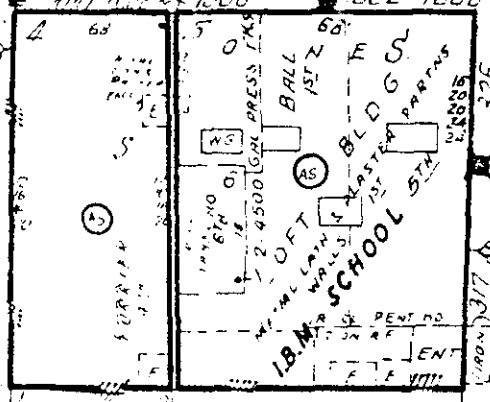
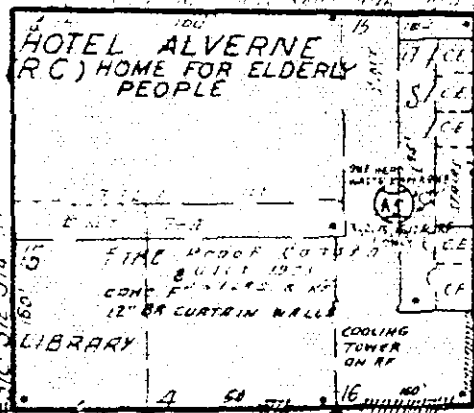
City Club Building
St. Louis (Independent City), Missouri
Source: *The American Architect*, September 10, 1924



CITY CLUB, ST. LOUIS, MO.

City Club of St. Louis
 1014-1024 Locust St.
 St. Louis (Independent City) MO
 Site Map
 Source: 1968 Sanborn Map

LOCUST



OLIVE

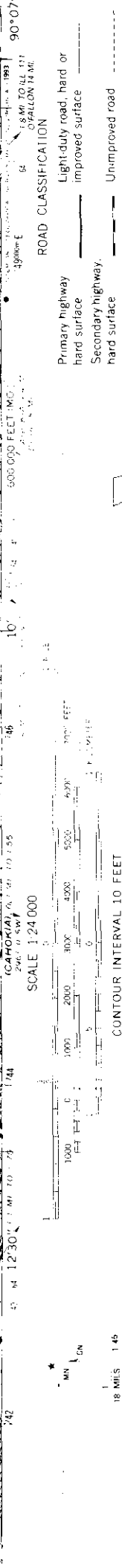
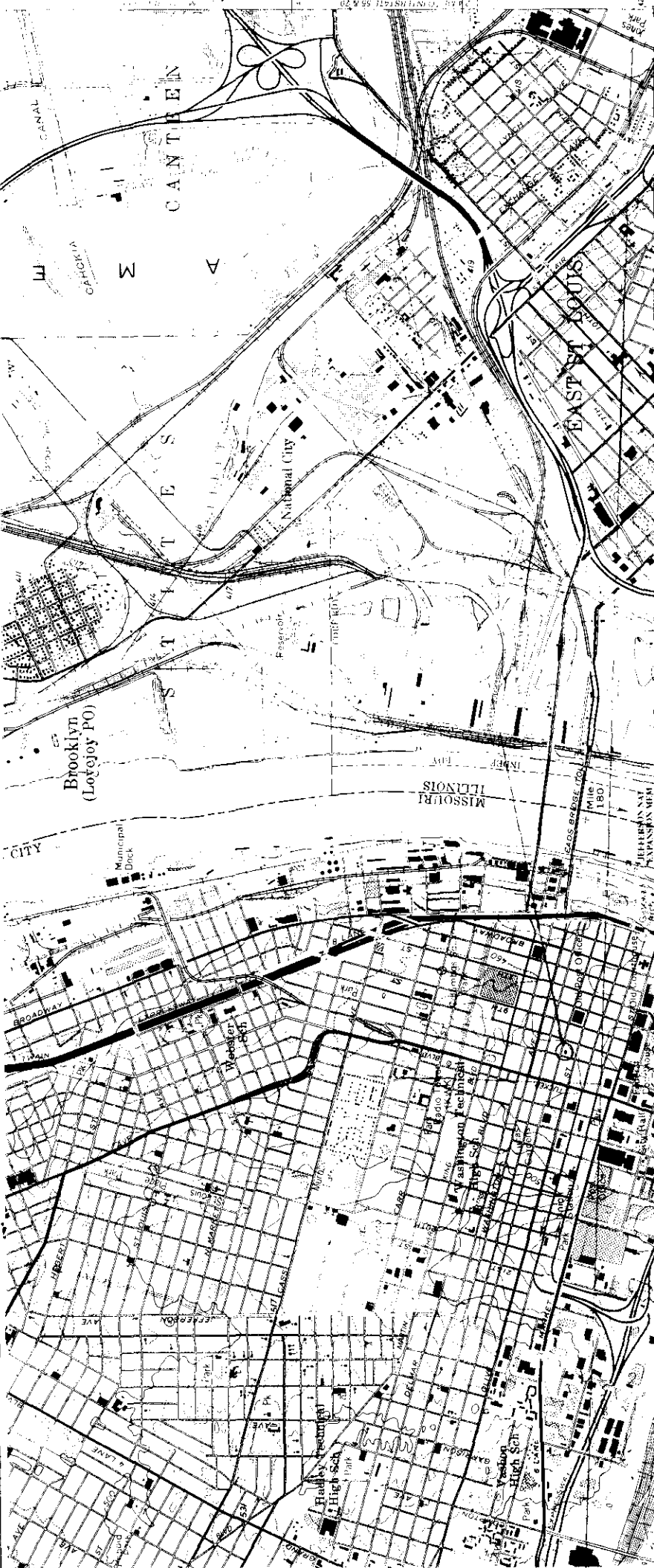
280

309



(A)

City Club Building
 02-11-24
 Location
 St. Louis
 Zoning
 E05-9
 744 170
 N...



UTM GRID AND UTM MAGNETIC NORTH INFORMATION AT CENTER OF SHEET

18 MILLS 1.46
 31 MILLS

5. shown in blue
 corner ticks
 mile
 town

CONTOUR INTERVAL 10 FEET
 DASHED LINES REPRESENT 5 FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

COMPLIES WITH U. S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
 AND DIVISION OF GEOLOGY AND LAND SURVEY
 MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway
 hard surface

Secondary highway
 hard surface

Light-duty road, hard or improved surface

Unimproved road

Interstate Route

U S Route

State Route

GRANITE CITY, ILL. - MO.
 38090-F2-1F-024
 1954
 REVISED 1993
 DMA 2961 II NW - SERIES V863

ILLINOIS

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1988 and other sources. This information not field checked. Map called 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.

City Club Building (center)

1012-1024 Locust St.

St. Louis MO

4/1997

facing N. along 11th St.

Lynn Josse

neg: Landmarks Assoc.
of St. Louis

1 of 11



City Club Building (center)

1012 - 1024 Locust St.

St. Louis MO

4/1997

facing E along Locust St.

Lynn Josse

neg: Landmarks Assoc. of

St. Louis

2 of 11



City Club Building

1012-1024 Locust St.

St. Louis MO

4/1997

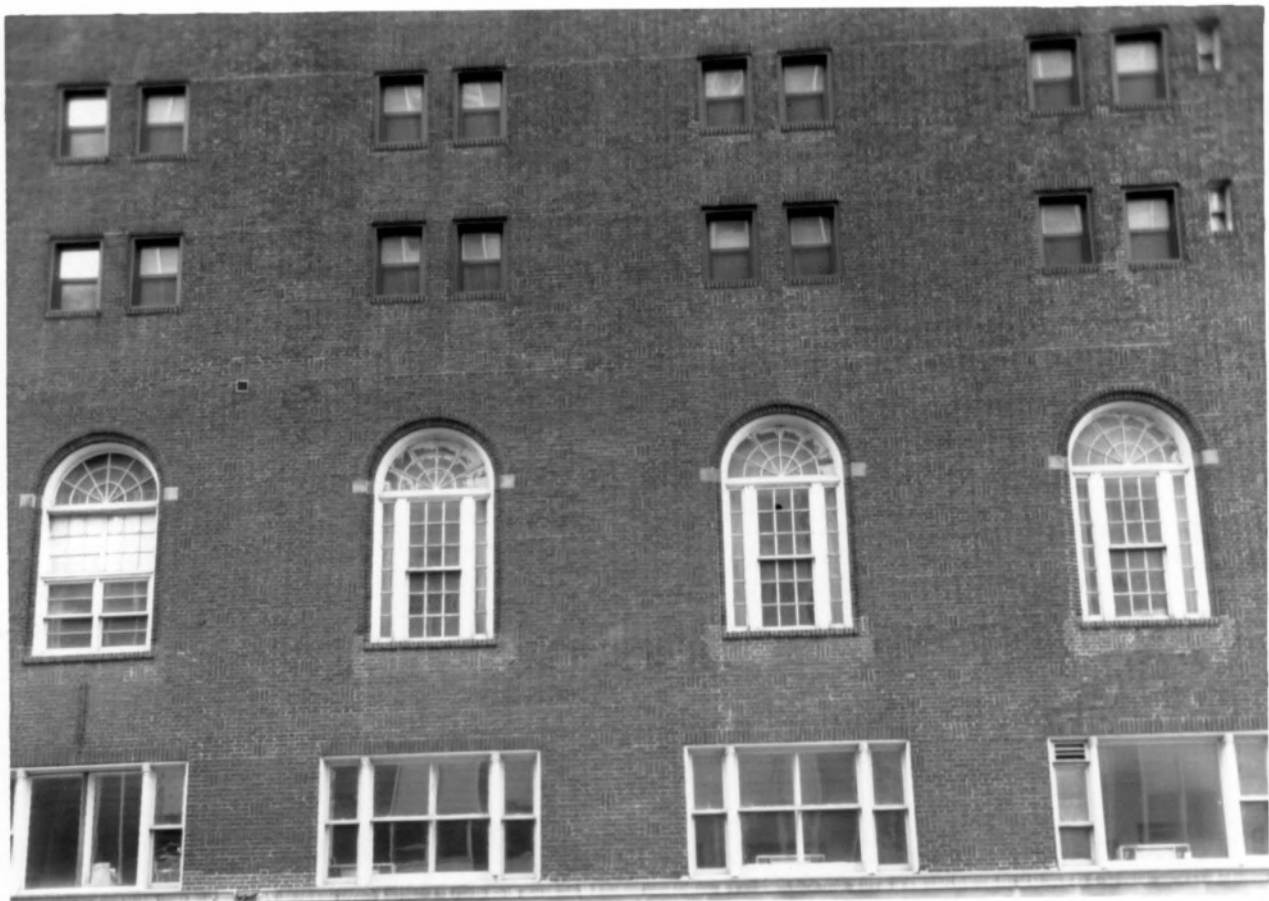
facade detail (N elevation)

Lynn Jossel

neg: Landmarks Assoc. of

St. Louis

3 of 11



City Club Building

1012-1024 Locust St.

St. Louis Mo

4/1997

facing SE

Lynn Josse

neg: Landmarks Assoc. of

St. Louis

#4 of 11



City Club Building

1012-24 Locust St.

St. Louis MO

411997

3rd floor facing W

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#5 of 11

City Club Building

1012-24 Locust St.

St. Louis MO

411997

3rd floor column capital

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#6 of 11



City Club Building

1012- 1024 Locust St.

St. Louis MO

4/1997

14th floor facing S

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#7 of 11

City Club Building

1012- 1024 Locust St.

St. Louis MO

4/1997

14th floor fireplace (detail)

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#8 of 11



City Club Building
1012 - 24 Locust St.
St. Louis MO

4/1997

14th floor facing W

Lynn Josse

^{reg:} Landmarks Assoc. of St. Louis

#9 of 11



City Club Building
1012-1024 Locust St.
St. Louis MO

4/1997

15th floor facing E

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#10 of 11

City Club Building
1012-1024 Locust St.
St. Louis Missouri

4/1997

15th floor facing S

Lynn Josse

neg: Landmarks Assoc. of St. Louis

#11 of 11



EXTRA
PHOTOS



