

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic 1424-1434 Dolman

and/or common

2. Location

street & number 1424-1434 Dolman not for publication

city, town St. Louis vicinity of

state Missouri code 29 county City of St. Louis code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Charles T. Alcorn

street & number 1012 West Cottage Street

city, town Houston vicinity of state Texas 77009

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis City Hall

street & number Market Street at Tucker Boulevard

city, town St. Louis state Missouri 63103

6. Representation in Existing Surveys

title Architectural Survey of Lafayette Square and Environs has this property been determined eligible?  yes  no

date December 1982 federal  state  county  local

depository for survey records Landmarks Association of St. Louis  
721 Olive Street

city, town St. Louis state Missouri 63101

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The six addresses at 1424-1434 Dolman identify a row of three matching double houses. Each is a two-story brick structure five bays wide with two pedimented dormers front and back, parapeted gable ends, and end chimneys, double-width where they meet. Windows and doors are segmental-arched with a single row of brick voussoirs. Windows are two-over-two, double-hung, with arched top sash. Doors are transomed. At the center of each double house is a segmental-arched passageway, closed by a transomed door set farther back in the opening than the doors flanking it. The passageway is paneled with tongue-in-groove wainscotting and leads to outside staircases at the rear. These stairs are arranged in what might be called a reverse imperial plan: a central flight, which descends to the yard, is flanked by two narrower flights ascending to an intermediate landing, where another central flight completes the climb to the second floor. Between the staircase opening at the middle of the rear elevation and the windows centered in the flanking brick spans are smaller rectangular casements.

The foundation, seemingly coursed rubble, is stuccoed at the rear and ashlar-faced in front, where it forms a water table corresponding to the line of the doorsills. The cornice, where it survives, is a series of three boards joined by narrow moldings, with very little forward projection. This street was damaged in the tornado of 1896 (part of the facade of 1436 Dolman was torn off, for example), and it is possible that the cornice represents a repair made at that time; but it is more likely that, like the dormer design, the cornice represents a survival of the Greek Revival style, the dominant style of urban dwellings of this type in their heyday.

Most of the houses in the immediate neighborhood of this row were built in the succeeding decade. One-half block to the west is the Lafayette Square Historic District, a locally designated district. The natural boundary of that district should encompass Dolman, related as it is by architecture, history and the strongly differentiated City Hospital area to the east. At the time these boundaries were drawn, however, Dolman was scheduled to become the right-of-way of a multilane limited-access highway. The demise of that plan makes the preservation of these historic buildings, so long neglected, of acute concern.

## 8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1875-79 Builder/Architect prob. Charles H. Franke

### Statement of Significance (in one paragraph)

The row of three double houses at 1424-1434 Dolman Street is eligible for the National Register of Historic Places under Criterion C, as an apparently unusual modification of typical row-house design to "flats," single-floor apartments.<sup>1</sup> The center passageways, intended in earlier houses to give access to rear stables and other secondary buildings, are here used to give access to the second floor, except for the rear staircases entirely separate from the first-floor dwellings. The idea of outside rear access to upper floors had been seen in model tenements in England as early as 1850, but there it was applied to much larger structures.<sup>2</sup> The Dolman row uses the idea to maintain the image of the more genteel row house.

While row houses and their successors in American cities, the tenement and the apartment, have been the subject of considerable study, transitional forms such as these have generally been overlooked.<sup>3</sup> Their humane scale, dignified appearance, and access to light and air make them far superior to the tenements that were deplored then and since; indeed they are respectable neighbors for the mansarded mansions closer to Lafayette Park, which was at the time these houses were built the focus of one of the most fashionable neighborhoods in St. Louis.<sup>4</sup>

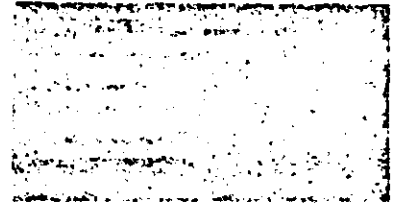
This block is part of Block<sup>3</sup> of the City Common, so designated in 1838, but not subdivided for sale until 1854.<sup>5</sup> The Compton & Dry Pictorial St. Louis of 1875 shows this street (then called Curran) still nearly bare of buildings, but by 1883, when G. M. Hopkins' atlas was published, this row was standing.<sup>6</sup> Since building permits surviving from 1879 on do not include this structure, one may conclude that it was built between 1875 and 1879. On December 20, 1875, John R. Jennings of New York City sold lots 12 through 15, with other South Side property, to Charles H. Franke for \$10,000.<sup>7</sup> Franke had founded a realty company three years before. His son Robert W. Franke became his partner in 1885 and took over the business in 1890. Charles died in 1906, but Franke Realty Co. retained ownership of the property until 1924.<sup>8</sup> It was then purchased by Gustave T. Handge, Jr., whose Handge and Son Painting Co. had been established in 1889.<sup>9</sup> He died in 1936, but his mother, who was his heir, survived another twenty years. Thus the property changed hands by sale only once in its first eighty years, an unusual record for a rental property.

### Notes

1. How to Apply the National Register Criteria for Evaluation (Washington, D. C.: National Park Service, June 1, 1982), p. 22.
2. Norbert Schoenauer, 6000 Years of Housing, Vol. 3: The Occidental Urban House (New York: Garland, 1981), pp. 222-223, illustrates the model tenements designed in 1850 by Henry Roberts for a site in the Bloomsbury section of London.

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3. The row house has been studied by Charles Lockwood, Brick and Brownstone: the New York Row House 1783-1929 (New York, McGraw Hill, 1972). Tenements and apartments have been treated by, among others, Lewis Mumford, The City in History (London: Secker & Warburg, 1961), chapters 14 and 15; and Gwendolyn Wright, Building the Dream, A Social History of Housing in America (New York: Pantheon, 1981).
4. The history of Lafayette Square has been recounted by John Albury Bryan, Lafayette Square (St. Louis: author, 1962); Stephen J. Raiche, "Lafayette Square: A Bit of Old St. Louis," Missouri Historical Society Bulletin, Vol. XXIX, No. 2 (January 1973), pp. 88-95; and Timothy G. Conley, Lafayette Square: An Urban Renaissance (St. Louis: Lafayette Square Press, 1974). Part of Lafayette Square is listed in the National Register.
5. City of St. Louis Recorder of Deeds, Plat Book 3, page 24; Plat Book 4, page 60.
6. Richard J. Compton, ed., Pictorial St. Louis (St. Louis, 1875; reprinted by Harry M. Hagan, 1971), plate 39; G. M. Hopkins, Atlas of the City of St. Louis, Missouri (Philadelphia: G. M. Hopkins, C. E., 1883), plate 14. Hopkins calls the street Carson (a misprint?).
7. Recorder of Deeds, Book 534, page 521.
8. Pen & Sunlight Sketches of St. Louis (Chicago: Phoenix, 1892), p. 253; records of the City Tax Assessor.
9. St. Louis Post-Dispatch, "Proud Record -- Metropolitan St. Louis Business Firms," January 1, 1971.

## 9. Major Bibliographical References

1. Bryan, John Albury. Lafayette Square. St. Louis; author, 1962.
2. Compton, Richard J., ed. Pictorial St. Louis. St. Louis, 1875; reprinted by Harry M. Hagen, 1971.

## 10. Geographical Data

Acreeage of nominated property .29 acres

Quadrangle name "Cahokia, Ill.-Mo."

Quadrangle scale 1:24,000

UTM References

A 

1	5	7	4	2	9	1	0	4	2	7	7	6	2	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification Lots 12, 13, 14 and 15, City Block 1254, bounded on the west by Dolman St., on the north by lot 16, on the south by lot 11, and on the east by an alley, measuring 100 ft. on Dolman by 125 ft. deep.

List all states and counties for properties overlapping state or county boundaries

state Missouri code 29 county City of St. Louis code 510

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title J. Esley Hamilton

organization \_\_\_\_\_

date September 1983

street & number 1169 Ursula Avenue

telephone 727-0428

city or town University City

state Missouri 63130

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

Director, Department of Natural Resources and  
title State Historic Preservation Officer

date 12/12/83

For NPS use only

I hereby certify that this property is included in the National Register

date \_\_\_\_\_

Keeper of the National Register

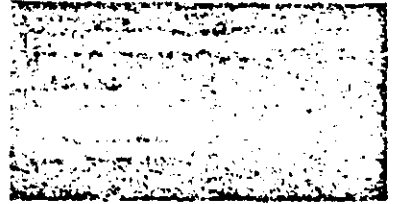
Attest:

date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
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3. Conley, Timothy G. Lafayette Square: An Urban Renaissance. St. Louis: Lafayette Square Press, 1974.
4. Hopkins, G. M. Atlas of the City of St. Louis, Missouri. Philadelphia: G. M. Hopkins, C. E., 1883.
5. Lockwood, Charles. Brick and Brownstone: The New York Row House 1783-1929. New York: McGraw Hill, 1972.
6. Mumford, Lewis. The City in History. London: Secker & Warburg, 1961.
7. Pen & Sunlight Sketches of St. Louis. Chicago: Phoenix, 1892.
8. Raiche, Stephen J., "Lafayette Square: A Bit of Old St. Louis," Missouri Historical Society Bulletin, Vol. XXIX, No. 2 (January 1973), pp. 88-95.
9. St. Louis Post-Dispatch, "Proud Record -- Metropolitan St. Louis Business Firms," January 1, 1971.
10. Schoenauer, Norbert. 6,000 Years of Housing, Vol. 3: The Occidental Urban House. New York: Garland, 1981.
11. Wright, Gwendolyn. Building the Dream, A Social History of Housing in America. New York: Pantheon, 1981.

Item number 11

Page 1


2. Mr. James M. Denny, Section Chief,  
Survey and Registration  
Department of Natural Resources  
Historic Preservation Program  
P.O. Box 176  
Jefferson City

December 5, 1983  
314/751-4096


Missouri 65102

LEGEND


 NATIONAL SIGNIFICANCE

 STATE SIGNIFICANCE

  
  
 } CITY SIGNIFICANCE


 LITTLE OR NO ARCHITECTURAL MERIT -  
DEMOLITION WOULD BE INCONSEQUENTIAL  
OR ADVANTAGEOUS

 LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

 LOCAL HISTORIC DISTRICT

 LOCAL LANDMARK

\* BUILT SINCE 1941

 DEMOLISHED SINCE MARCH 1978

RATINGS REFLECT CURRENT ARCHITECTURAL, NOT  
HISTORICAL OR ASSOCIATIVE, SIGNIFICANCE.  
ALTHOUGH BUILDING CONDITIONS PER SE ARE NOT  
EVALUATED, INSENSITIVE ALTERATIONS AND/OR THE  
LOSS OF ARCHITECTURAL ELEMENTS MAY LOWER  
RATINGS. THIS SURVEY IS REVISED PERIODICALLY  
TO NOTE DEMOLITIONS AND ASSESS RENOVATION

SURVEY:

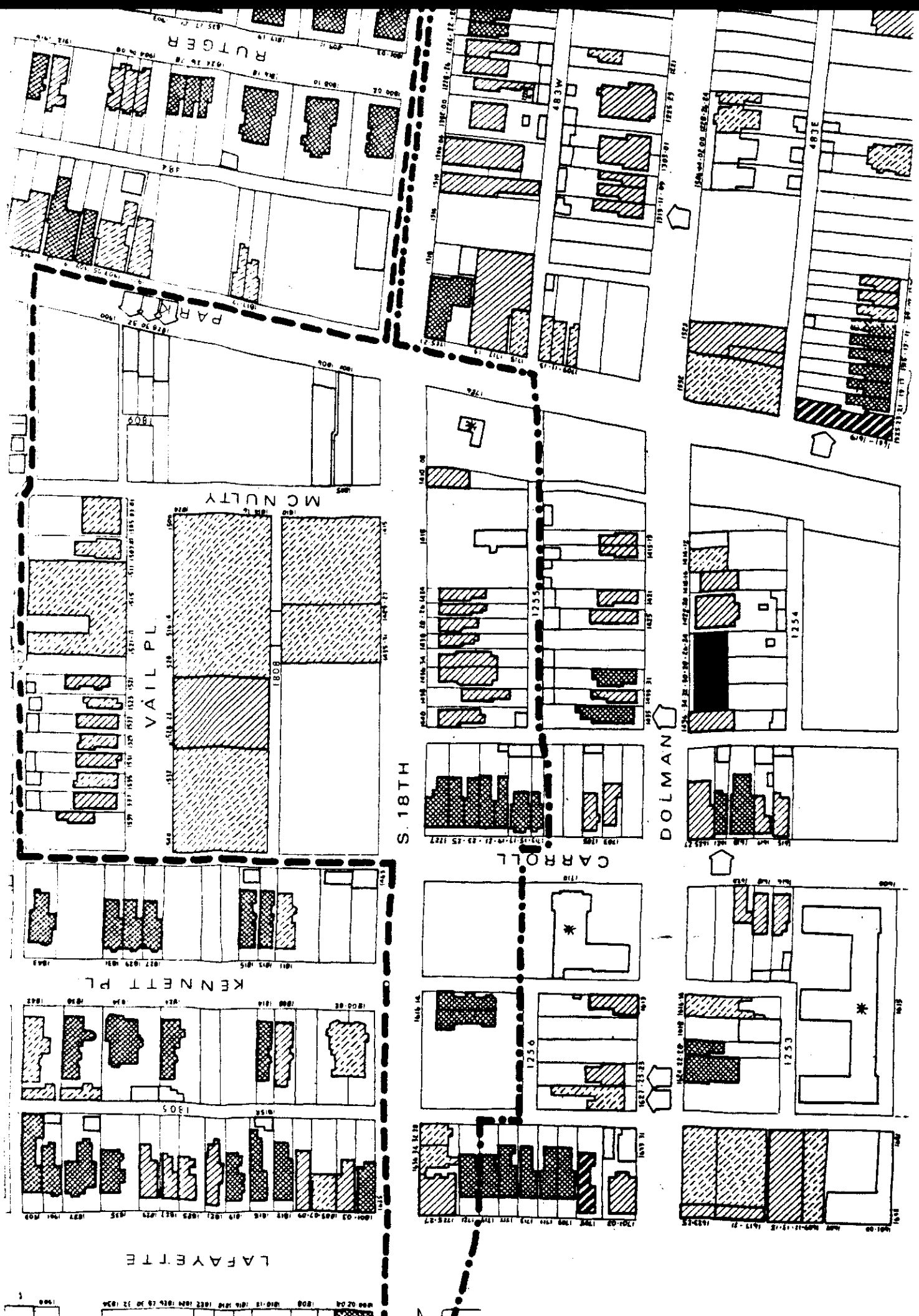
CAROLYN HEWES TOFT  
MARY MARGARET STIRITZ  
JANE MOLLOY PORTER

REVIEW:

WILLIAM P. WISCHMEYER  
PAUL TESSIER

MAP:

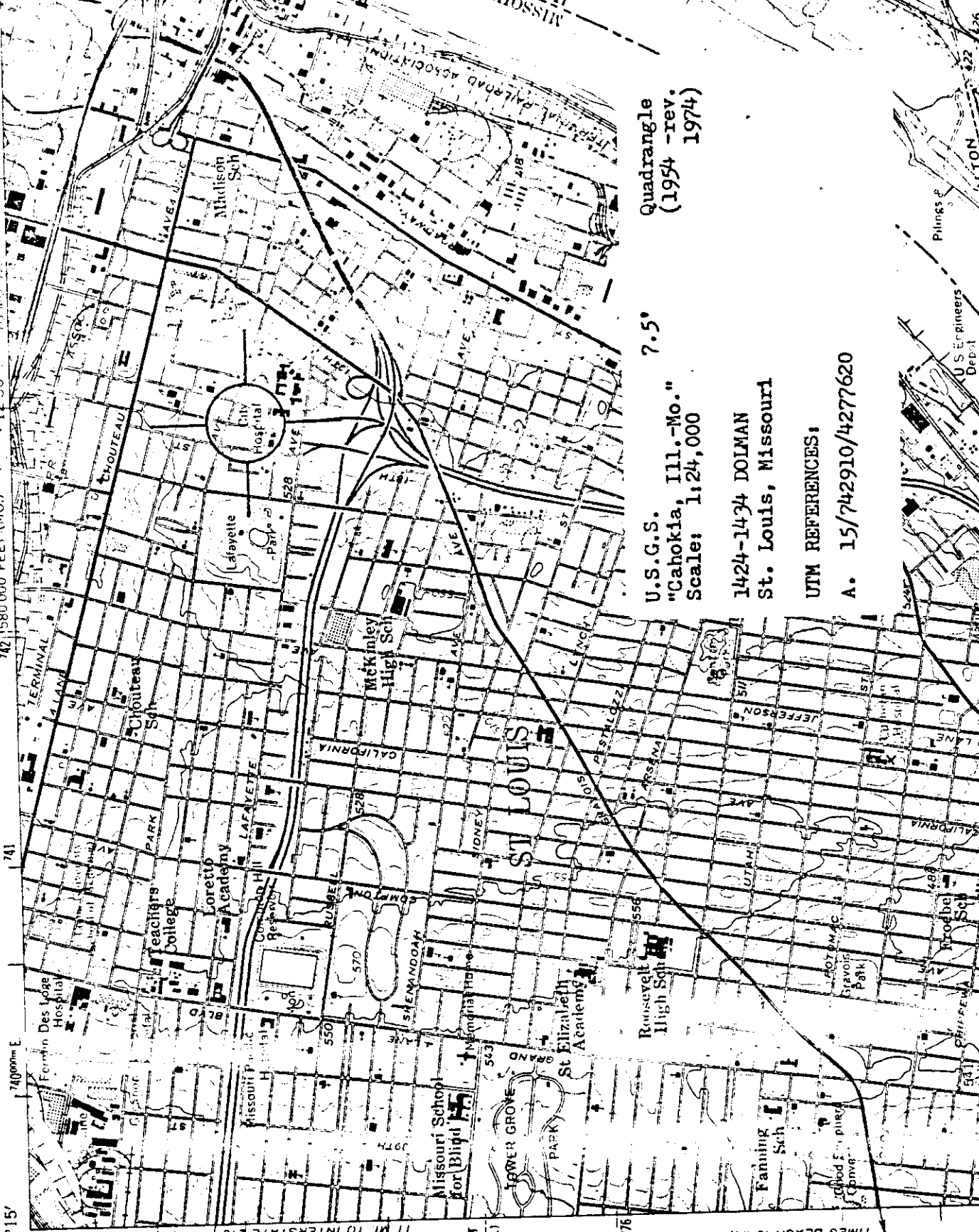
PAT HAYS BAER





UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE OF MISSOURI  
GEOLOGICAL SURVEY AND WATER RESOURCES



142,1580 000 FEET (MO.) 12°30' 74

90°15' 38°37'30"

140000m E

4278000m N

1 010 000 FEET (MO.)

Quadrangle  
(1954 -rev.  
1974)

7.5'

U.S.G.S.  
"Cahokia, Ill.-Mo."  
Scale: 1:24,000

1424-1434 DOLMAN  
St. Louis, Missouri  
UTM REFERENCES:  
A. 15/742910/4277620

706 III NE  
(CLAYTON)



ALTON  
U.S. Engineers  
Dep.:1

1424-1434 DOLMAN  
St. Louis, Missouri

1 of 3

Photog.: Esley Hamilton, May 1983  
Neg. loc.: 1169 Ursula Avenue  
University City, MO 63130

View of whole row from southwest

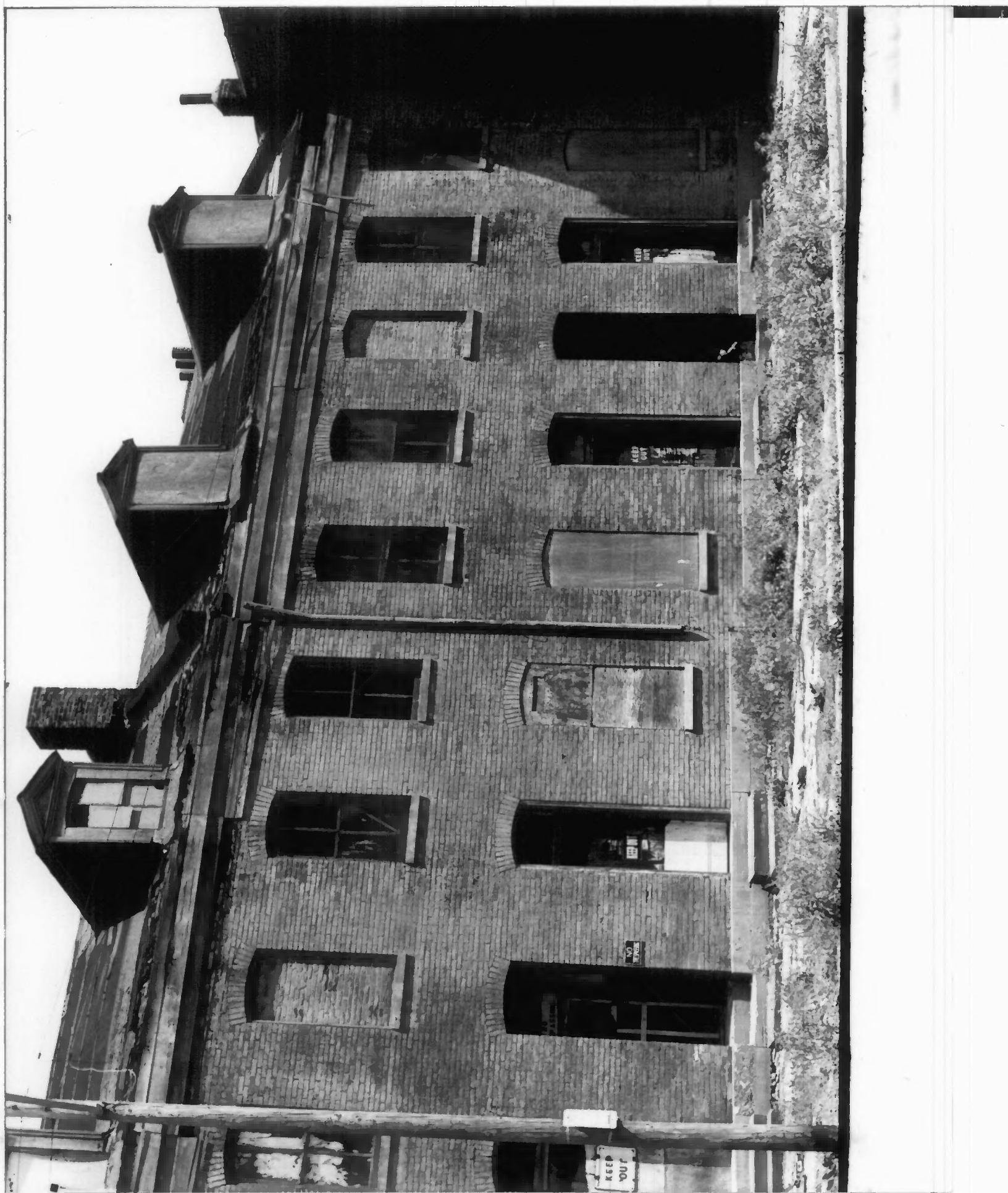


1424-1434 DOLMAN  
St. Louis, Missouri

2 of 3

Photog.: Esley Hamilton, May 1983  
Neg. loc.: 1169 Ursula Avenue  
University City, MO 63130

1424-1428 Dolman seen from northwest



3 of 3

1424-1434 DOLMAN  
St. Louis, Missouri

Photog.: Esley Hamilton, May 1983  
Neg. loc.: 1169 Ursula Avenue  
University City, MO 63130

1432-1434 Dolman seen from east



