

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Fullerton's Westminster Place

AND/OR COMMON

Fullerton Place (4300 and 4400 Westminster)

2 LOCATION

STREET & NUMBER

CITY, TOWN

St. Louis

-- NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

VICINITY OF

1st--Rep. William Clay

STATE

Missouri

CODE

29

COUNTY

CODE

510

3 CLASSIFICATION**CATEGORY** DISTRICT BUILDING(S) STRUCTURE SITE OBJECT**OWNERSHIP** PUBLIC PRIVATE BOTH**PUBLIC ACQUISITION** IN PROCESS BEING CONSIDERED**STATUS** OCCUPIED UNOCCUPIED WORK IN PROGRESS**ACCESSIBLE** YES: RESTRICTED YES: UNRESTRICTED NO**PRESENT USE** AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER**4 OWNER OF PROPERTY**

NAME

See attached.

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

St. Louis City Hall

STREET & NUMBER

13th & Market Streets

CITY, TOWN

St. Louis,

STATE

Missouri

63103

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Architectural Survey Map

DATE

May 1979

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Landmarks Association of St. Louis, Inc.

CITY, TOWN

St. Louis,

STATE

Missouri

63101

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 7

OWNER OF RECORD

1. The Society of the Helpers of the Holy Souls
440 North Taylor Avenue
St. Louis, MO 63108
2. Morgan & Marie Reed
4481 Westminster Place
St. Louis, MO 63108
3. Eugene Portman & Mercantile Trust Co., Trustees
c/o Mercantile Trust Co., NA
Drawer 387
St. Louis, MO 63166
4. Lena Miller
4463 Westminster Place
St. Louis, MO 63108
5. Joseph E., Sr. & Hellen H. Scoggin
4457 Westminster Place
St. Louis, MO 63108
6. Donald L. Walker & Dennis N. Pleimann JT
4451 Westminster Place
St. Louis, MO 63108
7. Edwina B. & Robert Corbin
4445 Westminster Place
St. Louis, MO 63108
8. Solomon E. Hall & William E. Follin
4441 Westminster Place
St. Louis, Missouri 63108
9. Sylvester & Onward E. Mozer
4435 Westminster Place
St. Louis, MO 63108
10. Raymond & Betty Chiapel
205 Ferry
St. Louis, MO 63147

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NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

11. Barry R. Weingast & Gerald D. Bolan
4421 Westminster Place
St. Louis, MO 63108
12. Bradley G. & Suzanne Ellis
4417 Westminster Place
St. Louis, MO 63108
13. Raymond & Pamela Jean Feldman
4411 Westminster Place
St. Louis, MO 63108
14. Thomas J. & Susan B. Fox
4405 Westminster Place
St. Louis, MO 63108
15. Lowell B. Denny & Ruth A. Denny h/w
4397 Westminster Place
St. Louis, MO 63108
16. Russell & Virginia Brodine 2/3 int. Walter & Essie Johnson 1/3 int.
Box 197 4393 Westminster Place
Roslyn, WA 98941 St. Louis, MO 63108
17. Samuel A. Richards & John J. Koester
4387 Westminster Place
St. Louis, MO 63108
18. St. Louis Alumni Chapter Kappa Alpha Psi Fraternity
4383 Westminster Place
St. Louis, MO 63108
19. Lula Matthews
4379 Westminster Place
St. Louis, MO 63108
20. Timothy O'Keefe
4371 Westminster Place
St. Louis, MO 63108

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 3

21. Willie H. & JoAnn Robertson h/w
4365 Westminster Place
St. Louis, MO 63108
22. Ann Moroske
4361 Westminster Place
St. Louis, MO 63108
23. Floyd H. Reeves & Kenneth O'Connor, JT
4353 Westminster Place
St. Louis, MO 63108
24. Edward J. Parker & Paul A. Pinegar, JT
4349 Westminster Place
St. Louis, MO 63108
25. & 26. Joint Council of Women's Auxiliaries Welfare Assn.
4361 Gannett
St. Louis, MO 63116
27. & 28. Royal Vagabonds
P.O. Box 21337
St. Louis, MO 63115
29. - 32. George A. Newton IV 1/2 int. Allan S. Groswald 1/2 int.
4328 Westminster Place 4328 Westminster Place
St. Louis, MO 63108 St. Louis, MO 63108
33. Edward J. Parker
4334 Westminster Place
St. Louis, MO 63108
34. Edward J. Parker & Paul A. Pinegar, Jts.
4334 Westminster Place
St. Louis, MO 63108
35. Bobbie Haynes
4352 Westminster Place
St. Louis, MO 63108
36. Douglas C. Bean
4360 Westminster Place
St. Louis, MO 63108

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 4

37. Gary R. & Debra J. Gentsch h/w
4366 Westminster Place
St. Louis, MO 63108
38. Daryl R. Younker
4372 Westminster Place
St. Louis, MO 63108
39. Steven G. Gamble & Wm. R. Memmott
4376 Westminster Place
St. Louis, MO 63108
40. Gary H. & Gloria A. Behm
4382 Westminster Place
St. Louis, MO 63108
41. Gregory E. & Ruth A. Schaedler h/w
4384 Westminster Place
St. Louis, MO 63108
42. Herman B. & Mildred R. Robert
4063 Page Avenue
St. Louis, MO 63108
43. John F. & Mary E. Risberg h/w
4388 Westminster Place
St. Louis, MO 63108
44. LS Partnership
4219 Laclède Avenue
St. Louis, MO 63108
45. Martin D. & Anne H. Brown and John C. Bolen JT
4400 Westminster Place
St. Louis, MO 63108
46. Solomon E. Hall 1/2 int. Wm. E. Folling 1/2
4441 Westminster Place 4441 Westminster Place
St. Louis, MO 63108 St. Louis, MO 63108
47. Carl G. Beck & Janet K. Beck h/w
4416 Westminster Place
St. Louis, MO 63108

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 5

48. Donald C. Sauer
4422 Westminster Place
St. Louis, MO 63108
49. Charles A. Shaw & Kathleen I. Shaw
4426 Westminster Place
St. Louis, MO 63108
50. John N. MacDonough
4434 Westminster Place
St. Louis, MO 63108
51. Helen F. & Joseph T. Bear
4444 Westminster Place
St. Louis, MO 63108
52. David W. Canada
1031 S. Spoede Road
St. Louis, MO 63131
53. Joseph T., Jr. & Helen F. Bear
4444 Westminster Place
St. Louis, MO 63108
54. Frederick J. Friedewald
4456 Westminster Place
St. Louis, MO 63108
55. Myles M., Sr. & Empress D. Criner
4466 Westminster Place
St. Louis, MO 63108
56. Shirley A. Tucker & Rose Marie Cunningham, Jts.
4470 Westminster Place
St. Louis, MO 63108
57. Earlie E. & Luberta Clay
4474 Westminster Place
St. Louis, MO 63108
58. David W. Canada
1031 S. Spoede Road
St. Louis, MO 63131
59. Solomon E. Hall & Wm. E. Follin, JT
4441 Westminster Place
St. Louis, MO 63108

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 6

PAGE 1

State Historical Survey
1979
Office of Historic Preservation
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City

State

Missouri 65102

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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

In response to widespread dissatisfaction with the picturesque eclecticism of the third quarter of the nineteenth century, currents deviating from accepted architectural practice emerged nationally and internationally during the last decades of the century. Spurred by pressing demands for an "American architecture", American designers advanced the Prairie style and a reformulation of academic and/or conservative design traditions. Yet despite the preponderance of domestic building in historical styles, the Prairie School has occupied the attention of recent scholars almost to the exclusion of academicism.

Architecturally somewhat conservative and tradition-bound, late nineteenth century St. Louis avidly courted Eastern academicism, largely rebuffing avant-garde, Chicago-based influences. Chicago School architect John Wellborn Root theorized that St. Louis' flourishing academic tradition sprang from early and strong ties to Eastern design traditions inhibiting the development of "personal" or regional traits which characterized the Prairie style.¹ Tom P. Barnett, the most widely published theorist among turn-of-the century St. Louis architects, warned that straying from classical ideals led only to the vitiation of architecture. Barnett advocated an urban domestic architecture designed on "a rational, healthful and common-sense basis clothed with an exterior raiment of the purest art."² To Barnett, as to other contemporary St. Louis architects, designing in the classical mode was not a mindless exercise replicating historical precedents but a challenging discipline that merely checked excessive originality:

I firmly believe that no architect can break away from traditional style. I do not believe it is possible to do anything original in architecture and yet, I do believe that a man can build his own individuality into his work, even though he builds through the traditions of other ages.³

The architecture of Fullerton's Westminster Place (Fullerton Place) eloquently defends Barnett's beliefs, presenting a collection of houses which through their cohesiveness, consistent quality and controlled development exonerate the often besmirched academic tradition. One is struck with both the pervasive classicism of the district and with the individual and imaginative handling of this common vocabulary. While less than one-fourth of the houses exhibit predominately anti-classical or picturesque characteristics, the remainder freely interpret and combine elements of the Georgian and Renaissance Revival styles.⁴ (Indeed the diversity of classical expression--ranging from studied formalism to baroque and mannered whimsey--contributes to Fullerton Place's vibrancy and sustained interest.) Behind

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 1

the facades lies similarity in plan, especially in the predominance of the central hall. Interpretation of the central hall plan, however, ranges from near duplication of traditional four-square geometry to the almost forced opening up of interior space at the expense of "correct" exterior style climaxing in W. Albert Swasey's designs for 4334, 4346 and 4352 Westminster where formal symmetry is sacrificed for function.

Exclusively the work of St. Louis architects, Fullerton Place dates from 1892 through 1909. Marred by only five demolitions and one intrusion (located in all but one instance at the periphery of the district), the remaining fifty-two houses compose a tightly-woven essay on the virtues of academic tradition. Most Fullerton Place clients chose firms whose prestigious revival mansions for Vandeventer, Portland and Westmoreland Places housed the acknowledged aristocracy of the city. Inasmuch as the majority of original residents moved from publicly maintained residential streets to Fullerton Place early in their careers, the preference for an elaborately executed historic wrapper--the stamp of the elite--became important to their upwardly mobile but more modest image.

The Architectural Survey Map completed in May of 1979 (Figure #1) documents the successful blend of owner commissioned and speculatively built houses on Fullerton Place. Of the sixteen firms or individual architects represented on Fullerton Place, Grable, Weber & Groves, Barnett, Haynes & Barnett and W. Albert Swasey were responsible for forty-one of the fifty-seven houses. (Figure #2-- Site Plan: Dates and Architects.) All enjoyed well-established reputations in the Central West End. While other St. Louis private street residents occasionally imported Peabody & Stearns, H. H. Richardson, Burnham & Root, etc., Fullerton Place derives part of its unity from an inbred St. Louis interpretation of academicism. Similar cost, size, siting--a terrace and uniform set-back--increase the overall homogeneity of the district.⁵

GATES

Construction of heraldic limestone gates at the eastern and western boundaries (Boyle and Taylor) of Fullerton Place was begun in 1893 after drawings by W. Albert Swasey. (Photo #1.) By this date residential building was already well underway. Twelve building permits had been approved prior to the issuance of permits for the gates in September of 1893; by the close of that year, two more construction permits had been recorded. Today only the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

gates at Taylor Avenue are intact. The Fullerton Place gates illustrate perhaps the earliest application of the classical mode to private street entrances in St. Louis predating Louis Mullgardt's more highly publicized double peristyle Vandeventer Place gates by one year.

Architect W. Albert Swasey figured prominently in shaping the 4300 and 4400 blocks of Westminster, receiving a total of fourteen Fullerton Place commissions between 1892 and 1895. Moreover, he alone received the speculative commissions of developer Joseph Scott Fullerton and shared with Fullerton's daughter, Mary Fullerton Bakewell, the distinction of being the only two Fullerton Place speculator-residents.

After graduating from the Boston Institute of Technology in 1882, Swasey studied and practiced abroad and in Chicago and New York before moving to St. Louis in 1885. Although Swasey designed numerous churches, apartment buildings and hotels during the following years, he is best known in St. Louis as a residential and club designer.⁶

4315 Westminster

Although not significantly larger than their house for Mrs. Julia Walsh at 4341 Westminster (Photo #4), Barnett, Haynes & Barnett's 1901 house for Pierre C. Maffitt (4315)--now the home of the Royal Vagabonds, Inc.--is substantially more monumental in feeling. The Maffitt mansion recalls the palatial dimensions of both lot and house size that once distinguished the eastern end of Fullerton Place from the rest of the district. (Figure #2) Only Eames & Young's 4325 Westminster (demolished, see Photo #2), built at an estimated cost of \$24,000 and the \$25,000 Walsh house approached the \$40,000 spent on the Maffitt mansion of red brick trimmed with limestone. The firms' restraint in adapting classical forms indicates a reconsideration of the demodé Greek Revival style much employed by the principals' father and father-in-law, George I. Barnett, and the conservative taste of an old and prominent St. Louis family. (See Photo #3.)

George D. Barnett, following the illustrious tradition of his teacher and father, George Ingram Barnett, established the architectural firm of Barnett and Haynes with his brother-in-law, John Haynes, in 1889. The youngest of George I. Barnett's three sons, Tom P., joined the firm shortly thereafter only to withdraw from the practice to establish the T. P. Barnett Architectural Company with R. E. Rexman in 1912. Barnett and Haynes then admitted George D. Barnett, Jr. into partnership and continued to practice until 1923.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

4341 Westminster

In contrast to eight of Barnett, Haynes & Barnett's ten Fullerton Place residences in which historic features were loosely employed, the 1898 Neo-Federal red brick town house for Julia Walsh (Photo #4) is so stylistically accurate that parallels between the Walsh residence and the Pickering-Dodge House of 1822-23 in Salem, Massachusetts, are remarkable. As dictated stylistically, the design centers on a balconied entrance porch and a surmounted second story opening in the manner of Robert Adam. Faring better than the original limestone roof balustrade which is no longer in place, the wrought iron railings and balustrades remain intact.

4349 Westminster

The F. C. Case house of 1895 typifies architect W. Albert Swasey's "Colonial" preference (whether exacting or not) for houses of modest stature. (Photo #5) In 1900, Swasey wrote:

Being selected as architect for fourteen of the earliest houses erected in this place [Fullerton Place], it was obvious that my desires would influence to a large extent the style to be adopted for this property's improvements. So after most careful consideration, the Colonial style was chosen adapting it to the requirements of different clients and the conditions of the property, in the belief that through its medium, better results could be gained at a moderate cost, and effects presented would appeal to future owners.

While the beige-gray brick of the Case house is accented by elements generally typical of the "Georgian-Colonial" style (brick quoining, dormers, gambrel roof, flanking chimneys and a symmetrical pavilion) other of Swasey's "Colonial" houses exhibit features more properly called Neo-Federal, or are hybrid forms of both the Neo-Colonial and Neo-Federal modes of Georgian Revival.

4353 Westminster

Begun in November, 1893, by developer Joseph Scott Fullerton, 4353 Westminster displays Swasey's facility in achieving diversity within the traditional "Georgian" framework. Although adjacent 4349 Westminster is

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 4

similarly composed, a broader, more monumental effect is expressed in yellow brick 4353 Westminster through the use of colossal Ionic pilasters, heavily linteled windows and the forceful dormer triplet. Originally, a balustrade capped the entrance porch. (See Photo #6.)

4361 Westminster

Will Levy's best known independent commercial designs--a Denver department store and alterations and additions to its turn-of-the-century St. Louis parent store--were products of a contract with the May Co. Also to his credit are four residences on the 5000-5200 blocks of Westminster as well as this orange brick house built for Frank Block in 1894. (See Photo #6.)

Here, Levy devised an effective cognate of picturesque and classical elements. A massive conically-roofed tower, banded with continuous limestone lintels and sill courses, is successfully integrated with the limestone porch and steeply pitched roof with variegated pointed dormers. The second story juxtaposes a bay window with double hung windows

4365 Westminster

The Mackay house of 1901 together with fifteen other residences on Fullerton Place constitute a remarkable collection of the work of Alfred Grable, August Weber and Albert B. Groves who practiced in St. Louis in various professional combinations during the late nineteenth and early twentieth centuries. (The firm of Grable & Weber was succeeded by Grable, Weber & Groves in 1894 with the addition of Cornell-trained Groves. In 1898, Groves bought Grable's interest in the firm and continued to practice with Weber until 1907, when he launched a profitable, independent career specializing in commercial construction. The Maryland Hotel, the Union Avenue Christian Church and the Westminster Presbyterian Church rank among the firm's best known works.)

Weber & Groves' design for 4365 Westminster exhibits a minimum of historic detail. (Photo #7) Off-set by substantial paired, double hung windows with flat radiating arches, the cream-colored tabernacle entrance rescues the recessed doorway from obscurity in the dark red brick facade. Rustication at the first story balances the large second story windows marked by wrought iron railings and red terra cotta lintels.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

4371 Westminster

The Pettus house of 1901 designed by Weber & Groves combines Georgian and Renaissance details with elegant proportions and strict symmetry. (Photo #7) The sense of repose which 4371 Westminster introduces to the streetscape is partially derived from the selection of a beige-gray brick from the expanding palette which had become available in the 1890's. Contemporary comments by S. L. Sherer about commercial buildings are also appropriate to domestic architecture: "...the more intelligent use of it [colored brick] by architects has added variety of color to design and has served to preserve the streets from the monotonous appearance that unintelligent use of red brick alone gives."⁸ Fullerton Place architects found colored brick well suited to a variety of styles and the chromatic contrast evident throughout the district greatly increases visual interest.

4379 Westminster

As the only Fullerton Place example of the work of Isaac S. Taylor who was "Classed with those whose names are synonymous with the best in the architectural adornment not only of St. Louis but of the entire Mississippi Valley,"⁹ the Susie R. C. Carson house of 1893 proves to be a disappointment. (Photo 8) The stark, red brick facade of 4379 Westminster is relieved only by an arched porch in antis and paired pedimented dormers. (The extent of damage resulting from a fire in early June of 1979 is unknown.) Residential commissions meagerly few, Taylor's professional laurels derived from downtown hotel, office and mercantile commissions. He was popularly acclaimed as the Director of Works for the extravagant 1904 World's Fair.

4383 Westminster

On March 15, 1892, William Bouton of city surveyor Julius Pitzman's office surveyed lots 14 through 17 of City Block 4581 for architects Grable & Weber, subdividing the four, sixty feet wide lots. Construction permits for brick houses at 4383, 4387 and 4393 Westminster were issued thirteen days later. Each design was to measure between 47 feet by 55 feet 3 inches and 48 feet by 56 feet 3 inches and each was to conform to a budget of \$15,000. All three houses are of red brick; all three add picturesque punctuation to the 4300 block of Fullerton Place. At the Elias Michael residence, 4383 Westminster, the horizontal rhythm of the porch arcade and the double cross gable offset the vertical motion of the three-story tower and pronounced chimneys. (Photo #8) A bayed second story window set in splayed jambs appears here and in several of the firm's other designs in the district.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

4387 Westminster

Pursuing romantic chateau imagery for client David Eiseman, Weber & Groves varied a steeply pitched roof with pronounced dormers and a conical tower at 4387 Westminster (1892). The expansive doorway is highlighted with a red sandstone basket-handle arch, gothicized with crocketed molding, which springs from mischievous Medusa-like heads. (See Photo #9.)

4393 Westminster

Weber & Groves' dramatic use of a heavily buttressed porch arcade with black and red voussoirs for the Issac Schwab house at 4393 Westminster (1892) (Photo #9) brings a new feeling to the closely-related design by the firm two doors east at 4383. (Photo #8) The other major change in the basic scheme of the two houses is the relocation of the tower, swung around from the facade at 4383 to the rear of the Schwab house.

4397 Westminster/440 Newstead

Architect Otto J. Wilhelmi's residence and office of light gray brick for Dr. Henry J. Schwarz presents a "Colonial" porch with Corinthian columns to Fullerton Place and Victorian gingerbread of the office entrance canopy to Newstead. (Photo #10) (Shutters, painted bright yellow, are not original.) After attending St. Louis High School, Wilhelmi studied at the Polytechnic Institute in Karlsruhe, Germany, from 1878 to 1879. Architect for the St. Louis Board of Public Schools for three years, Wilhelmi's private commissions were usually for German clients in Flora Place and Lucas Place (demolished).

4328 Westminster

Barnett, Haynes & Barnett's 1895 Neo-Georgian design for Mary Ann Way focuses on the decorative exuberance of the entrance porch and the tripart opening above. (Photo #11) (Putti perched atop the balusters of the entry porch are recent trifles; the original tall roof balustrade has been removed.) The yellow brick facade is otherwise sparsely decorated, articulated only by a high rusticated basement, keystones at the first story windows and a delicately ornamented entablature.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

4334 Westminster

Prior to completing plans for the St. Louis Dairy Co. building in 1896, W. Albert Swasey designed 4334 Westminster for the firm's secretary and later president, Joseph Charless Cabanne. (Photo #12) Unpretentious, the Neo-Colonial Cabanne residence of 1894 derives its primary interest from the pronounced cross gable roof and is an example of Swasey's skillful manipulation of the "Colonial" style to accomodate his interior plan. Defined by corner pilasters, the gabled red brick facade turns inward to a centralized focal point created by the second story bay window and the surmounting Palladian window.

4346 Westminster

In the yellow brick William H. Walker residence of 1894, Swasey introduced Fullerton Place to a synthesis of the Italian Renaissance and Colonial Revival styles illustrating the eclectic's propensity to readjust classical standards to permit greater artistic freedom. (See Photo #13.)

Pierced by a Colonial-inspired multi-paned window with fanlight, a two-storied bow commands the central bays to provide the focal point of the design. The one-storied wing, bowed to establish a visual tie with the principal swell, was added at an early date to replace a piazza. (The roof balustrade as well as the stylized floral railings of both street front and side bows have been removed.)

4352 Westminster

A comparison of three adjacent Swasey houses, 4334, 4346 and 4352 Westminster (Photos #12, 13 and 14), built between 1893 and 1894, reveals the architect's adeptness in rephrasing the "Colonial" style to meet functional needs. All three houses employ the ubiquitous central bow in the service of interior plans but achieve quite diverse and original effects.

Begun after November, 1893, by speculator Joseph Scott Fullerton, 4352 Westminster was transferred to John S. Dunham on June 26, 1894. The formality of the distyle in antis entrance and heavily entablatured first story window is tempered by the burst of richly colored glass in the bow.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

4360 Westminster

Designed by Barnett, Haynes & Barnett, 4360 Westminster was a speculative undertaking of Charles C. Nicholls, President of Nicholls-Ritter Realty and Financial Company. (Nicholls also developed other West End properties including parcels on the Forest Park Place tract.) The yellow brick facade, symmetrically divided by a pedimented central pavilion defined by colossal pilasters, evokes Palladian regularity. The garlanded frieze connecting the pilaster capitals adds a note of delicacy to the vigorous Neo-Georgian composition of 1895. (See Photo #14.)

4366 Westminster

Architect W. Albert Swasey's versatile adaptation of his preferred "Colonial" style is evident in the use of the prominent tower at 4366 Westminster. (Photo #15) While picturesque effects are achieved by the varied profiles at the roof line, classical order and clarity are asserted across the gray brick facade. Georgian detailing handsomely accents first story windows and the doorway but second story openings are now left unadorned without their original shutters. (A water attachment permit, issued to owner-architect Swasey, places the earliest possible date of construction after October 11, 1894.)

4372 Westminster

Swasey reverted to a traditional central hall plan and Neo-Colonial style for the chocolate brown brick George H. Lewis residence of 1894-95. (Photo #16) Influence of the Adam Style can be seen in the play of curves and angles on the facade and in the first story windows set back under segmental wall arches. The truncated hipped roof originally carried a balustrade.

4376 Westminster

Dating from 1892, 4376 Westminster of yellow brick is the earliest of four speculative houses designed by W. Albert Swasey for J. S. Fullerton. It is also the earliest of seven Fullerton Place residences to exploit the "swell" front, a formula which was to be used on Westminster Place predominantly by Barnett, Haynes & Barnett. Less satisfactory than some, Swasey's design departs from others of the district's Neo-Federal double-bow designs in the horizontal

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

emphasis given by the two olive green entablatures and the limestone coping of the porch plinths. (See Photo #17.)

4382 Westminster

Architect W. Albert Swasey designed 4382 Westminster for himself but decided during the course of construction in 1892 that the house was too large for his needs and bought the lot next door (4384 Westminster described below) from Osgood H. Peckham who in turn bought 4382 Westminster from Swasey. Of 4382 Westminster Swasey wrote, "...I disregarded the Colonial examples and composed an original design, utilizing a combination of brick, stone and shingle for effect."¹⁰ Although hardly "original", the Peckham house unequivocally surpasses Swasey's neighboring designs in richness and variety of textures, planes and colors as well as in the treatment of secondary elevations. (Photo 18) Moreover, it is the only example of Shingle style influence on Fullerton Place and one of a very few examples remaining in St. Louis. Swasey's design for 4382 Westminster is suspiciously close to Barnett, Haynes & Barnett's Louis Bernero house at 4460 Lindell Boulevard (demolished) while Barnett, Haynes & Barnett's "A Suburban Residence" published in the May 13, 1893, edition of the American Architect duplicated Swasey's tower in this house. Both the quality of the interior finishes and the fluid open plan are evident in Photo #19.

4384 Westminster

Swasey lived at 4384 Westminster from 1893 to 1897. Of yellow brick, this Neo-Colonial design suffers from modification of the front elevation prior to 1920. Although no permit can be located for the alteration, fire insurance maps and photographic evidence document a different treatment of the porch complete with balustrade. Today, the Palladian window of the stuccoed gable and the side dormers cannot compete with the pedestrian brick piered expanse of the porch with pineapple finials. (See Photo #20.)

4386 Westminster

Built for Dr. W.A. Shoemaker in 1899, George W. Hellmuth's Italian Renaissance Revival palazzo expounds a rather formal adaptation of the Romano-Tuscan mode. (Photo #21) The light gray brick facade is subtly articulated

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

by brick quoining--double functioning as pilasters--and diverse window treatment. Particularly effective are the brick tympana adorned with limestone panels above the larger second story openings; the smaller triplet of windows are linked by a decorative terra cotta surround and continuous limestone sill carried on brackets.

Architect of three Fullerton Place houses (including the demolished McCulloch residence of 1908 which was designed in association with Louis C. Spiering), George W. Hellmuth studied at Christian Brothers College (B.A. in 1889) and at the Missouri School of Mines from 1889 to 1891. After employment with several leading architects of Chicago and St. Louis, Hellmuth launched an independent practice in 1898. From 1907 to 1909, Hellmuth conducted a short-lived practice of considerable repute with Washington University Department of Architecture design instructor Louis C. Spiering. Although residences on Fullerton, Flora and Lenox Places figure prominently among Hellmuth's independent private place commissions, his designs for Hortense Place, which total all but six of the street's residences, are an unusually impressive ensemble.

4388 Westminster

Begun in 1895 by Barnett, Haynes & Barnett, 4388 Westminster reinterprets the Georgian style with flourish and attests to the high quality of speculative building on Westminster. (Photo #21) A projecting pavilion with finely crafted giant order Corinthian columns now painted mint green (Photo #22) gives a monumental amplitude to the design. Two and three dimensional curvilinear forms are deftly orchestrated across the yellow brick facade. The porch has been stripped of its original balustrade.

Built for speculator, Samuel S. Porter, principal of Porter and Williams, financial agents, 4388 Westminster was first sold to Julia C. January on March 13, 1897.

4405 Westminster

Bearing a strong resemblance to the demolished Priest mansion (4322 Westminster, Photo #23), 4405 Westminster exudes sumptuous, hyperbolic decorative effects. (Photo #24) The fanfare of a white terra cotta and orange brick Gibbs entrance surround climaxes in a French Renaissance display concocted from a tabernacle frame and surmounting window buttressed by cornucopias. The modillioned cornice and large anthemion cresting which once fenced in a

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 11

roof garden have been removed. Designed in 1889, this is the second house by Weber & Groves for client Mrs. Joel T. Wood.

4411 Westminster

Grable & Weber's 1892 Romanesque Revival design for Edward H. Semple was the first construction on Fullerton Place. The cavernous entrance and bulbous three-storied tower dominate the painted brick facade. (Photo #24) Ornamentation is confined to the stone imposts at the entrance and the tower panel. An organ enthusiast, Semple commissioned Weber & Groves in 1899 to design a substantial addition at the rear of the lot including a music room and rathskeller (Figure #1.)

4417 Westminster

The 1897 house for Charles R. Blake at 4417 Westminster (Photo #25) hints at architect Louis Christian Mullgardt's rift with classical architectural practice--a break which culminated in his Court of the Ages for the Panama-Pacific International Exposition of 1915. In his attempts to streamline a Neo-Federal bow front, Mullgardt's gray brick facade retains the strength of its carefully contrived fenestration. A low hipped roof was deleted in the final design and the subsequent unconventional third story treatment is unfortunately highlighted by aggressive tuckpointing and frivolous shutters.

After study at Harvard and early employment in the office of H. H. Richardson, Shepley, Rutan & Coolidge, Peabody & Stearns and Henry Ives Cobb, Mullgardt returned to St. Louis where he practiced both independently and with Stewart & McClure and J. Morrison Dunham until 1905. The Strauss Studio (demolished) and the Vandeventer Place gates (relocated in Forest Park) are representative of Mullgardt's work in St. Louis.

4421 Westminster

The removal of an expansive porch has left Grable, Weber & Groves' 1895-96 town house for J. C. Sommerville naked revealing first floor openings jarringly out of symmetry with the rest of the design. (Photo #26) In addition, the blocked up second floor windows, blue paint covering the original orange brick and present condition of the cornice make 4421 Westminster the most forlorn house in the district. It can only be hoped that the new owners will be able to rectify earlier ill-conceived remodelling efforts.

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 12

4429 Westminster

The 1893 house for J. C. Sommerville at 4429 Westminster has fared far better than Sommerville's second house in the district--4421 Westminster described above. Designed by Weber & Groves, the fanciful dormers bedecked with crests and trefoil vergeboards are intact on the original slate roof of 4429 Westminster. Below, allusions to the Château style are concentrated around the limestone entrance in the orange brick facade. The tower placed at the rear corner is a Weber trademark. (See Photo #27.)

4435 Westminster

The last of four houses designed by W. Albert Swasey for developer J. S. Fullerton, 4435 Westminster, is an unresolved melée of gambrel hat, quoins, two story bow, entrance porch with columns and window à la Renaissance above. (Photo #28) Even with the original shutters and balustrades (now removed), the orange brick elevation of the 1895 ranked near the bottom of Swasey's many designs in the district.

4441 Westminster

In his only work on Fullerton Place, architect Edmund A. Manny designed 4441 as a speculative venture in 1897. Now cluttered with flimsy black shutters, the original yellow brick facade combined Manny's skill with decorative brickwork and the prevalent, safe but vague Neo-Georgian idiom. (With the original porch balustrade removed, the stained glass oriel window has become more prominent.) (Photo #29)

After attending St. Louis public schools, Manny embarked upon an architectural career in 1885 simultaneously working as a draftsman and studying at Massachusetts Institute of Technology until 1890. From 1890 to 1891, Manny worked in the office of Eames & Young; after travel in Europe from 1891-92, he opened an independent St. Louis office mastering the design of moderately priced, mainstream houses and the joint role of architect-developer.

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 13

4445 Westminster

Built in 1899 from plans by Ernest Preisler, the Mrs. Jane Jackson house draws upon both the Romanesque and Renaissance Revival styles for inspiration. (Photo #33) Slender towers with conical roofs (which merge with the main hipped roof) bind the two-storied facade, recalling but not approaching J. R. Lionberger's house in Vandeventer Place (demolished).

A triple Renaissance arch, visually supported by Ionic columns and consoles, covers the delicately ornamented doorway and flanking windows; this tripart composition is repeated at the second story and again at the dormer.

A graduate of the Imperial Polytechnicum in Vienna, Prague-born Preisler was trained in both architecture and engineering. After his arrival in New York in 1877, Preisler worked in a minor capacity with architect James R. Willet on the Story Mansion in Chicago and with architect E. Meyer on the State Capitol building at Austin, Texas. Subsequent employment in the engineering departments of several leading railroad companies brought Preisler to St. Louis in 1887 where he embarked upon an independent architectural practice in 1892. (The Henry Griesedieck, Jr. and Mrs. Frank Everts Houses and the Regent Hotel (demolished) rank among his best known works.)

4451 Westminster

Barnett, Haynes & Barnett's 1902 house for Mrs. Alice Shaw (Photo #31) exploits the contrast between smooth and artfully jagged stone to articulate the elements of their design. A squat column with spreading crocket capital at the porch provides **the only** embellishment. (Photo #32) Massive, yet lively, 4451 Westminster's strength through stone seems likely to resist cosmetic but critical alterations which have detracted in varying degrees from the original designs of Fullerton Place architecture more dependent upon applied decoration.

4457 Westminster

With sources rooted in the Neo-Federal designs of Charles Bulfinch and his contemporaries as well as in McKim, Mead & White's revival of the "Boston Renaissance", the gold-colored brick George M. Wright house exhibits proper stateliness and restraint despite the unfortunate removal of the original roof and bow balustrades. (Photo #33) Flat radiating arches with keystones, quoins and a dentilled cornice contribute the prescribed emphasis to the windows, corners and roof line of Grable, Weber & Groves' 1895 design. (The sunroom, designed by

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 14

T. C. Reeves, dates to 1910.)

4463 Westminster

Designed for contractor Samuel S. Pomeroy by Weber & Groves, 4463 Westminster is yet another testimony to the "Colonial" preference of St. Louis designers. The 1898 residence asserts a formal Georgian composition with a centralized pedimented pavilion and classical detailing. (Photo #34) Decorative devices ranging from brick quoins and flat radiating limestone arches with corbelled keystones to an oculus and Palladian window articulate the rose-brown brick facade. Contractor Samuel S. Pomeroy sold this speculative house to its first occupant, Louis Renard, on November 9, 1898.

4469 Westminster

Contractor S. L. Jones built 4469 Westminster in 1892 after drawings by architect Alfred R. Rosenheim. Somewhat retardataire in style, the red brick Charles C. Sprague residence (presently in disrepair) revives elements common in Victorian vernacular architecture. (Photo #35) Dentil moldings and round-headed windows predominate as articulating devices; limestone sills and a columned muntin with a foliated capital (reiterating the porch columns with crocket capitals) create secondary decorative effects.

Rosenheim studied at the University of Frankfort and the Boston Institute of Technology before employment in Boston architectural firms. After arriving in St. Louis in 1884, he worked for Charles K. Ramsey of Adler & Sullivan fame, and Francis D. Lee. In a succession of partnerships spanning 1895 to 1898, Rosenheim was associated with Theodore C. Link, William B. Ittner and S. F. Rosenheim. In 1898, Rosenheim returned to Boston where he opened a second office.

4481 Westminster

For the yellow brick William Duncan residence of 1897, Barnett, Haynes & Barnett drew from Federal and French Renaissance design traditions, enriching a Neo-Federal double-bowed facade with florid detailings, limestone belt courses and rusticated brickwork in the French Renaissance manner. (Photo #36) Influences notwithstanding, the liberal handling of decorative elements asserts the Beaux-Arts treatment popular in St. Louis during the 1890's and World's Fair years. (See Photo #37.)

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 15

4485 Westminster

Occupying the site of the demolished Dr. Herman Tuholske house of 1905 (Figure #2) the "mansardesque" Society of the Helpers building (1966) is the only intrusion included within the district. (See Photo #38.)

4400 Westminster

As it stands today, Barnett, Haynes & Barnett's 1899 yellow brick house for Mrs. Bradley D. Lee is a somber statement on the adverse impact of "cosmetic" alterations. (Photo #39) Even more disturbing than the obvious removal of the surmounting front porch balustrade, is the attempt to call out elements of the Neo-Federal design through a heavy-handed coat of paint.

4410 Westminster

Alfred F. Rosenheim's rock-faced Romanesque Revival design of 1893 for Albert Arnstein derives its strength from the bold geometry of the bow, the expansive dormer, stepped parapets and large window areas. (Photo #40) Concessions to delicate decorative effects can be found at the entrance where vegetal patterns cover the keystones and a wreath occupies the tympanum.

4416 Westminster

In designing the Robert Goldstein residence of 1894, Grable & Weber sparingly applied rich garnishment, derived from the Spanish Colonial and Italian Renaissance Revivals, to a simply-stated orange brick facade. (Photo #41) Strong effects of volume and movement are achieved by the use of capacious bows and strident wall dormers which splinter the roof line. The attic porthole windows, the asymmetrical first story window and the terra cotta porch blocks contribute geometric patterns to the faded blue painted facade.

4422 Westminster

Swasey's design of 1893, the only side entrance house in the district, borrows various "Colonial" elements producing a restless hodge-podge of bow, bay, out-sized dormers and prominent gable. The brick walls have been painted

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NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 16

mustard yellow with the black paint of the gable window picked up by non-original shutters which add to the visual confusion. (See Photo #42.)

4426 Westminster

In 1895, Grable, Weber & Groves supplied George H. Shields with plans for a rectilinear, yellow-orange brick three story house covered by a hipped roof. (Photo #42) A forward looking design drawing from the Georgian and Italian Renaissance styles, the Shields house adroitly combines a plastic two story bow of considerable power with ornamental refinements in the doorway.¹¹

4434 Westminster

Combining fluted Corinthian and Doric columns, the porch together with the elaborate stained glass second story bay and the shingled dormer dominate the facade of the 1898 Lille H. Pirie house. (Photo 43) Architect W. Albert Swasey added only a simple entablature, limestone sills and lintels ornamented with keystones and frets to the light orange-brown brick street front.

4444 Westminster

In the design for the Seth Cobb house of 1897, Barnett, Haynes & Barnett combined elements characteristic of the Federal style with Georgian vocabulary in this undulating light gray-brown brick facade. The balustraded circular porch surmounted by a Palladian window is handled with great finesse. Exaggerated dormers with broken curvilinear and swan's neck pediments project from the gambrel roof. (See Photo #44.)

4446 Westminster

Distinguished as the residence of Henry Ware and Charlotte Stearns Eliot and as the occasional residence of their son, T. S. Eliot, 4446 Westminster figures prominently among St. Louis' literary landmarks. Although the hydraulic pressed brick facing, the even fenestration and the chaste and composed character of the Eliot house are properly Federal, both the entrance and cornice assert the influence of the Western Stick style and Arts and Crafts movement. (Photo #45)

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 17

One of the last houses built in the district, 4446 Westminster was designed by Montrose Pallen McArdle. McArdle studied at Georgetown University, Washington, D.C., before employment in the office of Eames & Young and chief assistant to Pierce P. Furber of Peabody, Stearns & Furber from 1889-94. After Furber's death, McArdle practiced independently and held an appointment in architecture at the St. Louis School of Fine Arts and a chair of architecture at the University of Kansas.

4450 Westminster

Designed in 1895 by Barnett, Haynes & Barnett for banker Samuel E. Hoffman, 4450 Westminster commands attention with its abstract elegance in yellow brick trimmed with stone. Simple cubic masses (carefully articulated by the play of curved and rectilinear openings) are accented by a rich combination of delicate ornament at the entrance, and finely-scaled egg and dart moldings framing the principal windows. (See Photo #45.)

4456 Westminster

Weber & Groves' 1902 Renaissance Revival house for John C. Brandt at 4456 Westminster (Photo #46) invites comparison with their version at 4474 Westminster (Photo #48). While both orange brick houses share similar rustication, heraldic terra cotta ornament, brick quoining and window surrounds, 4454 Westminster gains effect through understatement of those elements although classical propriety is defied by third story windows which break the entablature.

4466 Westminster

St. Louis' finest example of the "English Domestic" style according to architectural critic S. L. Sherer,¹² Mauran, Russell & Garden's Max Schwab residence of 1901 derives its unusually cohesive design from the attention given all elevations. (Photo #47) Half-timbering, originally intended for the entire second story of the front elevation, was limited in the final stages of design to the projecting bay, and the prominent, two-storied bay of the western elevation. The variety of effects achieved by combining wood, limestone and stucco is further enhanced by the brickwork which ranges from molded rose-colored sand brick with gray headers laid in white mortar to molded red sand brick with black headers laid in black mortar.

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 18

Although a product of the office of Mauran, Russell & Garden, credit for the plan has been specifically ascribed to Mauran who designed largely in English styles from 1897 to 1914.¹³ After graduating from the Massachusetts Institute of Technology in 1889, John Lawrence Mauran completed the "Grand Tour" before employment in Shepley, Rutan & Coolidge's Boston and St. Louis offices. Although Mauran withdrew as designer from the firm to form a partnership with English-born Ernest J. Russell in 1900, he remained Shepley, Rutan & Coolidge's St. Louis representative for several years. The partnership of Mauran and Russell quickly underwent expansion with the elevation of one of the draftsmen, Canadian-born Edward G. Garden, to principal. The office's projects include the buildings for the Tober-Saifer Shoe Co., the Lesan-Gould Publishing Co., Stix Baer & Fuller, the Lindell Building, and the Cabanne Branch of the St. Louis Public Library.

4470 Westminster

For Mrs. Catherine A. O'Neil, Barnett, Haynes & Barnett drew plans in 1896 for a two and one-half story Neo-Federal house, now painted light blue. Although not the strongest of their double-bowed designs, an urbane dignity is expressed in the simply treated bows and tabernacle entrance with surmounting Palladian window. (See Photo #47.)

4474 Westminster

The unusual contrast of light and dark orange brick, together with decorative splashes of white terra cotta, enlivens the facade of 4474 Westminster. Weber & Groves' 1898 "Renaissance Palazzo" design for Mrs. Joel T. Wood is also noteworthy for the unexpected artistry in the slight projection of the facade, shifting it into an asymmetrical composition outlined by brick quoining and molding. (See Photo #48.)

4480 Westminster

Somewhat stolid in form, 4480 Westminster (Photo #49) is rescued from monotony by historical detailing and a resonant rose-brown brick fabric. Care was taken to relate the swag ornament on the limestone entrance to the second story transom patterns. The bayed window set in splayed jambs proves to be a recurrent and possible signature element of Grable, Weber & Groves to whom the design is attributed. Built as a speculative investment by William M. Anderson

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 19

of Anderson Brothers contractors, 4480 was purchased by Elizabeth Ina Joy, wife of Charles F. Joy, on August 21, 1896.

4484 Westminster

4484 Westminster, the last house constructed on Fullerton Place, was built for the newly-married Paul and Mary Fullerton Bakewell. Designed to front on Taylor Avenue facing the Wednesday Club, George Hellmuth's 1909 design speaks more directly to contemporary West Coast residential styles than to those proliferating along St. Louis streets. Neo-Spanish Colonial residences, such as this, were to gain considerably on Colonial and Renaissance styles in St. Louis county after 1910 when the move-to-the-county momentum accelerated. Recently painted salmon and pale pink, the Bakewell residence is Fullerton Place's undisputed peacock. (Photo #50) Covered by a red tiled hipped roof, the cement-coated house is chastely articulated by window surrounds and belt courses, both unornamented and ornamented with wave patterns. Filigree wrought iron insets effectively highlight the limestone entrance porch and first story balconies on the north elevation.

F O O T N O T E S

¹John Wellborn Root, "The City House in the West," in Homes in City and Country (New York: Charles Scribner's Sons, 1893), p. 40.

²Thomas P. Barnett, "Building of Homes," St. Louis Builder 8 (December 1901): n.p.

³Tom P. Barnett, "A Plea for the Ideal," Western Architect 9 (July 1913), p. 60.

⁴The nomination acknowledges that for turn-of-the-century architects and clients "Colonial" style subsumed stylistic variants of a broadly based Palladian tradition. Individual building descriptions, however, attempt greater precision in identifying historical sources of architectural features following Marcus Whiffen's classification in American Architecture Since 1790.

⁵In 1887, cost figures entered on building permits were estimated to represent only 15 to 50% of the actual expense. This practice of listing a figure lower than the actual construction cost in order to obtain a cheaper permit continued into the early 1900's.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 20

⁶The Portland Place and Westmoreland Place residences for William K. Bixby, Bryon Nugent, J.C. Van Blarcom, Henry Siegrist and Judge Elmer B. Adams rank among Swasey's most prestigious commissions. Writers, including Savage, cite Swasey's proselytism of the "Colonial" style as his major influence on the architecture of the city.

⁷William Albert Swasey, Examples of Architectural Work by Wm. Albert Swasey (St. Louis: 1900), p. 8.

⁸S. L. Sherer, "Interesting Brick and Terra-Cotta Architecture in St. Louis. III. Commercial, Institutional, etc.," Brickbuilder 13 (May 1903): 96.

⁹Walter B. Stevens, Centennial History of Missouri, 5 vols. (St. Louis: A. J. Clarke Publishing Co., 1921), 4: 144.

¹⁰Swasey, p. 20.

¹¹Charles Chauncey Savage, "Private Street Architecture of St. Louis," (M.A. thesis, Columbia University, New York, 1977), p. 121.

¹²S. L. Sherer, "Interesting Brick and Terra-Cotta Architecture in St. Louis, Domestic," Brickbuilder 12 (February 1903): 32.

¹³Savage, p. 203.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Fullerton Place is significant both for architecture (see Introduction to Section 7) and as a virtually intact example of the enduring success of that paradigm of community planning--the St. Louis private street system.

Compton & Dry's Pictorial Atlas of 1875 showed the western edge of St. Louis urban growth at Grand Boulevard. City limits jumped from Grand to six hundred feet west of Skinker Boulevard in 1876. (Figure #3) Included in those boundaries was the newly-dedicated, 1374 acre Forest Park and for almost a decade the carriage ride along Lindell Boulevard to the park was a pleasant excursion into semi-rural landscape. The first transit line west from Grand on Lindell reached the eastern edge of Forest Park in 1885. In 1888, a syndicate purchased a seventy-five acre tract of land stretching from Kingshighway to Union Boulevard and the Central West End experienced rapid development. Julius Pitzman, surveyor of most of St. Louis' private streets, laid out Portland and Westmoreland Places in 1888. Washington Terrace, originally named Bell Place for the developer, and Westminster Place followed in 1890. Fullerton Place and Pershing Place opened in 1892, Lenox Place in 1899, Hortense Place in 1900 and Kingsbury Place in 1902. Beverly Place opened after the Fair in 1905.

Meanwhile, Lindell Boulevard from Grand to the entrance gates to the 1904 World's Fair at DeBaliviere Avenue had become a showcase of St. Louis prosperity in time for the wonderment of twenty million visitors. Barney's Information Guide to St. Louis: a Condensed and Accurate Guide for the World's Fair City exclaimed: "The grandest residence street in St. Louis, Lindell Boulevard, will lead directly to the monumental portal. Visitors driving to the site out Lindell Boulevard will traverse a thoroughfare on which are some of the handsomest homes in America."¹ (Those visitors were also among the first to traverse a paved road. Mayor Rolla Wells, who lived at 4228 Lindell, insisted over the objections of other owners who decried the loss of residential character and "charm" that Lindell be paved before the opening of the Fair.) Preparations for the 1904 Louisiana Purchase Exposition brought the first "family" hotels in the Central West End including "The Berlin" (demolished) at Taylor and Berlin (now Pershing) and the "Westmoreland" at Taylor and Maryland. (The Washington Hotel of 1902-03 at 600 North Kingshighway is included in the "Holy Corners" National Register Historic District.) As early as 1902, the location of a branch post office at Euclid and Maryland Avenues indicated

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

the onset of what became the most elegant, commercial-retail node in the city: Maryland Plaza. A few blocks north at the corner of Euclid and McPherson, another commercial concentration with impeccable architectural manners evolved. New churches, social clubs, apartment buildings and schools were built to reflect the status of residents in the burgeoning Central West End, the home of the power elite of St. Louis who promoted both the new campus for Washington University and the World's Fair.²

The Fullerton tract (located three blocks north of Lindell) was bought in 1882 by General Joseph Scott Fullerton, a Union Army veteran and attorney, from the Charter Oak Company of Hartford, Connecticut, for \$76,100. Fullerton retired from the practice of law in 1890 and devoted his time to developing this tract and an office building, designed by W. Albert Swasey, in downtown St. Louis. Fullerton's Westminster Place was the only portion of the tract laid out as a private street. Deed restrictions included a minimum construction cost of \$10,000³ with twenty-five feet established as the required set back from the street, a street maintained by residents through self-imposed assessment. By 1895, thirty-one houses were constructed on Fullerton Place and lots were selling for \$150 per foot. When Fullerton was killed in a railroad accident in 1897, his property was inherited by his daughter Mary Fullerton who completed the development of Fullerton Place.

The first residents of Fullerton Place were Catholic, Protestant and Jewish. Some were veterans of the Confederacy; others were Union supporters. Native and non-native, Republican, Democratic and Independent these families were unified by common economic and social aspirations expressed in their residence in the West End, membership in carefully restricted clubs and mutual directorships in financial institutions.⁴ At 4315 Westminster, Pierre Chouteau Maffitt, a descendant of the eighteenth century St. Louis French family, added entrepreneurial acumen to social credentials. In addition to being a founder of the Iron Mountain Company (railroad and mining) he was an owner of street railways in the Central West End. With an estate in the millions, Pierre Maffitt and his wife Julia were the arbiters of social acceptance. Mrs. Maffitt, like her mother-in-law before her, was the city's leading hostess and benefactor of Catholic institutions, particularly the Academy of the Sacred Heart at Taylor and Pershing.

Pierre Maffitt's sister, Nancy, lived next door at 4325 Westminster. She married Charles F. Bates whose grandfather had been Attorney General in the first Lincoln administration. Another of Pierre's sisters, Julia Walsh, lived in the third house west at 4341 Westminster. Edward Walsh, Jr., President of the Mississippi Glass Company, served on the boards of local banks and was also President of the prestigious Noonday Club. (Later, their son lived next door

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FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

at 4334 Westminster.) The only interloper in this family enclave at the east end of the district was Gustavus Adolphus Finkelburg, born in Cologne, Prussia. Educated at the Cincinnati Law College, Finkelburg served in the Missouri Legislature (1864-68) and was a U.S. Congressman from 1868-72. His house at 4310 Westminster was designed in 1902 by architect Ernst C. Janseen, another successful German immigrant. Finkelburg became a Federal District Judge in 1905.

Other newcomers to the upper class who lived on Fullerton Place were German Jewish immigrants, Elias Michael and David Eiseman. Born in Bavaria, both worked their way to Directorship in the Rice-Stix Dry Goods Co. shortly before marrying into the Stix family. (The Michaels and Eisemans lived next door to each other at 4383 and 4387 Westminster.) Other Jewish families included the Althemiers (4349 Westminster), Dr. Henry Schwarz (4397 Westminster), the Schwabs (4394 Westminster), the Arnsteins (4410 Westminster), the Goldsteins (4416 Westminster) and the Shields (4426 Westminster). Jewish families consolidated their social position in St. Louis by strong support of Jewish charities. David Eiseman was President of Jewish Hospital Association and founded the city's first school for handicapped children located just east of the intersection of Forest Park Boulevard and Kingshighway. Albert Arnstein was a lecturer on corporate law at St. Louis University, a member of the City Council from 1891-95 and President of the United Jewish Educational and Charitable Association. Dr. Herman Tuholske (4487 Westminster), one of the foremost medical authorities in the city, enjoyed an international reputation and served as Surgeon-in-Chief of Jewish Hospital. William M. Reedy described him as the "virtual creator of the Missouri State Board of Health."⁵ (Tuholske maintained private practice in a clinic he built on Taylor Avenue around the corner from his residence.)

While much of the history of the Central West End and Fullerton Place can be followed through the careers of its businessmen, one exceptional woman deserves recognition. Charlotte Stearns Eliot, wife of Henry Ware Eliot (President of Hydraulic Press Brick Co. and son of the founder of Washington University) was the mother of T. S. Eliot, the youngest of her seven children. The Eliots lived at 4446 Westminster from 1905 to 1919. Mrs. Eliot, a well-educated woman, was a life-long poet who read her poetry at the Wednesday Club and encouraged her son to follow a literary career. Mrs. Eliot was also one of the city's most important Progressive reformers. As a member of the Humanities Club--dedicated to improving health and detention facilities, Mrs. Eliot was responsible for the appointment of a juvenile probation officer in 1901, a juvenile court in 1903 and a juvenile detention home in 1906.⁶ Though T. S. Eliot left St. Louis for Harvard about the time his parents moved to Fullerton Place, this is the only home in the United States which is associated with the poet.

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FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

The last house on Fullerton Place (4484 Westminster) was under construction by 1909 and most single family building in the Central West End was complete by the teens. New apartment buildings continued to offer expansive and pretentious floor plans with spacious reception rooms, a library, three "chambers" and maids quarters. By the 1930's, geographer Lewis F. Thomas noted that: "The glamour of the West End is drawing the fashionable hotels and the apartments de luxe which raise their huge hulks many stories high. This is the residential district par excellence of Metropolitan St. Louis."⁷ St. Louis population figures showed a miniscule drop in the US Census of 1940 but wartime industry brought the first waves of newcomers to the city in half a century. Unfortunately, many were rural blacks not prepared for urban life nor a housing shortage. With residential segregation in St. Louis firmly entrenched through the use of restrictive covenants, housing shortages became acute.

Meanwhile, the Depression took its toll on Fullerton Place. Three houses were demolished in 1938. (See Site Plan and Photos #2 and #23.) Suddenly isolated at the eastern edge of the district, the Maffitt Mansion at 4315 Westminster was sold for \$5,000 and turned into a rooming house. Although the Fullerton Place Association filed suit to prevent such conversions, occupancy by any number of residents related by blood was permissible in single-family dwellings. In 1957, Hellmuth and Spiering's 1908 speculative house for Mary Fullerton was demolished (Photo #51) and the 18th Ward, located immediately north of Fullerton Place, was becoming increasingly black and poor. The most visible black presence on Fullerton Place, however, was the Royal Vagabonds, Inc., a social club, founded in the 1920's, for college graduates. When the Vagabonds purchased the Maffitt Mansion in 1959, they found the interior remarkably intact.⁸ The zoning of Fullerton Place was changed to two-family in 1961, a political acknowledgement that Fullerton Place was no longer a private street with clout. In 1966, demolition of 4487 Westminster left a hole at the entrance gates at Taylor. Five years later a change in Ward boundaries split Fullerton Place down the middle. The north side of the street which contained most of the rooming houses became part of the 18th Ward; the southside was left in the 25th. Just north of Fullerton Place, the nationally-known entertainment mecca, "Gaslight Square", brought boom then bust as the area became notorious for violent crime and drugs.

Mary Institute for Girls had relocated in St. Louis county in 1931 but most Central West End institutions and residents did not flee until "our own territorial imperative was being threatened."⁹ "City House" (the Academy of the Sacred Heart)--the touchstone of gentility for Catholic young ladies from kindergarten through high school--closed its doors in 1968. The Wednesday Club left for the county in 1972. The days when the Central West End including Fullerton Place produced Veiled Prophet Queens were over and most real estate brokers began to avoid the

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INVENTORY -- NOMINATION FORM**

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FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

area. Demolition and decay became obvious on Washington Avenue and in the southwestern portion near DeBaliviere. Prices plummeted as house after house went up for sale in the private streets.¹⁰

A City Historic District was first proposed during the 1973 campaign for the 25th Ward Aldermanic seat. The winner of that race was one of the new residents on Kingsbury Place. Working with residents and an intern at the City Plan Commission, Alderman Mary Stolar successfully guided the finished petition through unfriendly bureaucratic waters and the Central West End became the city's third historic district in 1974. Since inclusion in that designation, Fullerton Place has experienced a rebirth somewhat at odds with its heyday. Built by the new American Royalty in an era of elegance and entrepreneurs, today the district is an urbane mixture of owners, renters, singles, marrieds, straights, gays, blacks and whites working on houses with market values between \$75,000 and \$100,000.

F O O T N O T E S

¹Barney Frauenthal, Barney's Information Guide to St. Louis: a Condensed and Accurate Guide for the World's Fair City (St. Louis: Barney's Information Guide Publishing Co., 1902), p. 46.

²Four residents of Fullerton Place were on the Board of Directors for the Fair.

³Costs as estimated on building permits average \$14,600; actual costs were probably closer to an average of \$30,000.

⁴A. S. McConachie, "The Big Cinch, A Business Elite in the Life of a City: St. Louis--1895-1915" (PhD. dissertation, Washington University, St. Louis, Missouri, 1976), Table 6, "Holding of 50 Families in 9 Financial Institutions," p. 72.

⁵William M. Reedy, ed., The Makers of St. Louis (St. Louis: 1906), p. 95.

⁶"Records of the Humanities Club--1894-1911." Jennie Wahlert Papers, Archives, Missouri Historical Society, St. Louis, Missouri.

⁷Lewis F. Thomas, The Geographic Landscape of Metropolitan St. Louis (St. Louis: 1932), p. 9.

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INVENTORY -- NOMINATION FORM**

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FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 5

⁸Interview with William Bell, Secretary, Royal Vagabonds, Inc., St. Louis, Missouri, 5 March 1979.

⁹Olivia Skinner, "City Women Fight Crime, Decay," St. Louis Post-Dispatch, 15 November 1970, Everyday Magazine, p. 1.

¹⁰In 1971, over a dozen houses on Kingsbury Place were for sale. The average price was not much more than \$20,000.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 17 acres

QUADRANGLE NAME Granite City & Clayton

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,5 | 7,3,8 | 8,8,0 | 4,2 | 8,1 | 0,0,0

B 1,5 | 7,3,9 | 4,8,0 | 4,2 | 8,0 | 7,3,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,5 | 7,3,9 | 4,1,0 | 4,2 | 8,0 | 6,2,5

D 1,5 | 7,3,8 | 8,4,0 | 4,2 | 8,0 | 9,3,5

E | | | | | | | | | | | | | | | | | | | | | |

F | | | | | | | | | | | | | | | | | | | | | |

G | | | | | | | | | | | | | | | | | | | | | |

H | | | | | | | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

Fullerton's Westminster Place is made up of portions of four city blocks: 4580N, 4581N, 4580S and 4581S. The boundaries are the west side of Boyle Avenue, the north

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

See attached.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

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

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

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

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INVENTORY -- NOMINATION FORM**

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ITEM NUMBER 9

PAGE 2

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**NATIONAL REGISTER OF HISTORIC PLACES
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INVENTORY -- NOMINATION FORM**

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FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 1

Verbal Boundary Description, Cont.

side of the alleys of city blocks 4581S and 4580S, the east side of Taylor Avenue and the south side of the alleys of city blocks 4580N and 4581N.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FULLERTON PLACE HISTORIC DISTRICT

CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

1. Janice Broderick, Researcher
Jill R. Johnson, Researcher
Mary M. Stiritz, Research Associate
Carolyn Hewes Toft, Executive Director

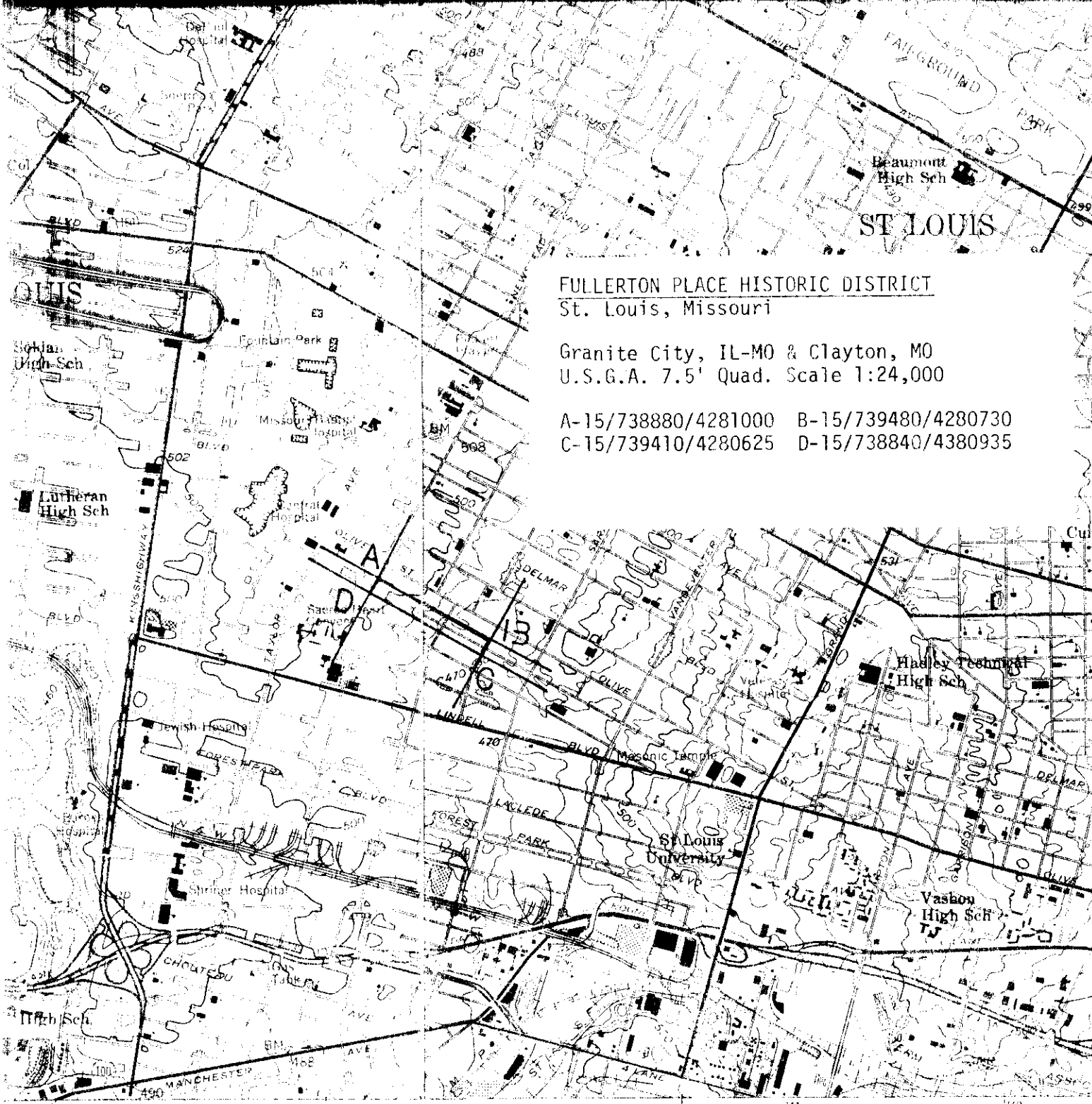
Landmarks Association of St. Louis, Inc.
611 Olive Street, Suite 2187
St. Louis, Missouri 63101

21 September 1979

(314) 421-6474
(314) 421-1778
2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Office of Historic Preservation
P.O. Box 176
Jefferson City

October 17, 1979
314/751-4096

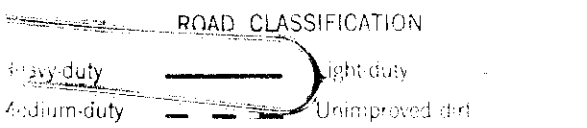
Missouri 65102



FULLERTON PLACE HISTORIC DISTRICT
 St. Louis, Missouri

Granite City, IL-MO & Clayton, MO
 U.S.G.A. 7.5' Quad. Scale 1:24,000

A-15/738880/4281000 B-15/739480/4280730
 C-15/739410/4280625 D-15/738840/4380935



Interstate Route U. S. Route State Route

Mapped by the Geological Survey
 Revised by the Army Map Service
 Published for civil use by the Geological Survey
 Control by USGS and USC&GS

Topography from plane-table surveys by the Geological Survey 1930 and 1933. Planimetric detail revised from aerial photographs taken 1952. Field check 1954.

Polyconic projection. 1927 North American datum
 10,000 foot grids based on Illinois coordinate system, west zone and Missouri coordinate system, east zone
 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

CLAYTON, MO.
 N3837.5—W90157.6

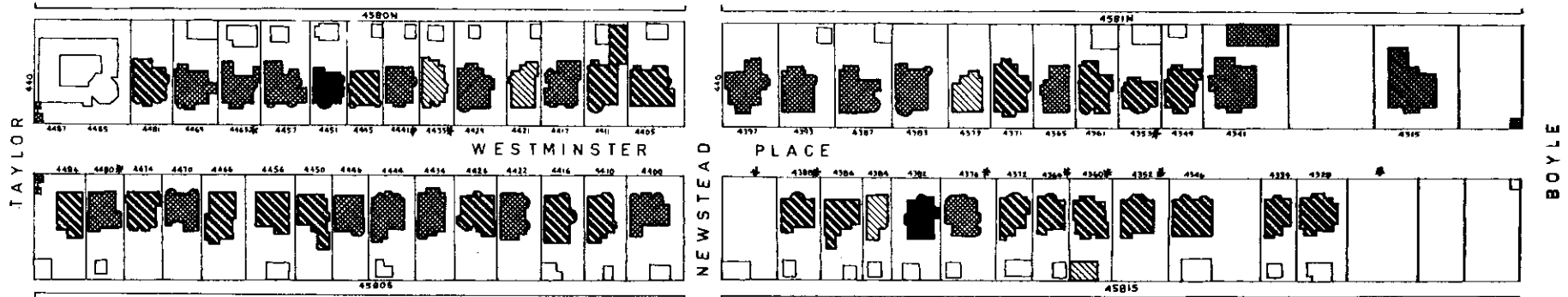
1954

Red tint indicates areas in which only landmark buildings are shown

ARCHITECTURAL SURVEY OF FULLERTON'S WESTMINSTER PLACE

MAY 1979 ST. LOUIS, MISSOURI

LANDMARKS ASSOCIATION OF ST. LOUIS, INC.



LEGEND:

- NATIONAL SIGNIFICANCE
 - ▨ STATE SIGNIFICANCE
 - ▩ CITY SIGNIFICANCE
 - ▧ NEIGHBORHOOD SIGNIFICANCE
 - ▦ ARCHITECTURAL MERIT -
DEMOLITION WOULD DIMINISH THE INTEGRITY
OF THE NEIGHBORHOOD
 - LITTLE OR NO ARCHITECTURAL MERIT -
DEMOLITION WOULD BE INCONSEQUENTIAL
OR ADVANTAGEOUS
 - * BUILT AS SPECULATION
- } DEMOLITION WOULD BE
A MAJOR CULTURAL LOSS

SURVEY:

CAROLYN HEWES TOFT
WILLIAM P. WISCHMEYER

REVIEW:

GERHARDT KRAMER
KARL D. PETTIT III
W. DAVIS VAN BAKERGEM

MAP:

PAT HAYS BAER

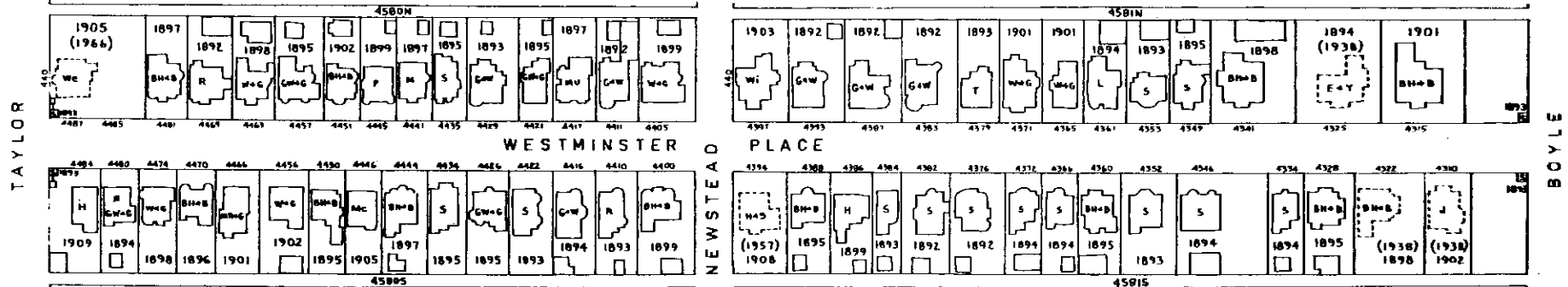
PREPARATION OF THIS MAP WAS FORWARDED BY
MATCHING FUNDS RECEIVED FROM THE HERITAGE
CONSERVATION AND RECREATION SERVICE THROUGH
THE STATE OF MISSOURI DEPARTMENT OF NATURAL
RESOURCES.

SITE PLAN: DATES AND ARCHITECTS

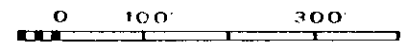
FULLERTON'S WESTMINSTER PLACE

MAY 1979 ST. LOUIS, MISSOURI

LANDMARKS ASSOCIATION OF ST. LOUIS, INC.



- | | | | |
|------|---------------------------|------|--------------------------|
| BH+B | BARNETT, HAYNES + BARNETT | MR-G | MAURAM, RUSSELL + GARDEN |
| G+W | GRABLE + WEBER | MV | LOUIS C. MULLGARDT |
| GW-G | GRABLE, WEBER, + GROVES | P | ERNST PRIESLER |
| E+Y | EAMES + YOUNG | A | A. F. ROSENHEIM |
| H | GEORGE W. HELLMUTH | S | W. ALBERT SWASEY |
| H+S | HELLMUTH + SPIERING | T | ISAAC S. TAYLOR |
| J | ERNST C. JANSSEN | W-G | WEBER + GROVES |
| L | WILL LEVY | WC | J.L. WEES |
| Mc | MONTROSE P. MARDLE | Wi | OTTO J. WILHELMI |
| M | EDMUND MANNY | W | LANDMARKS' ATTRIBUTION |



MAP DRAWN BY PAT HAYS BAER

Figure #3

CITY LIMITS

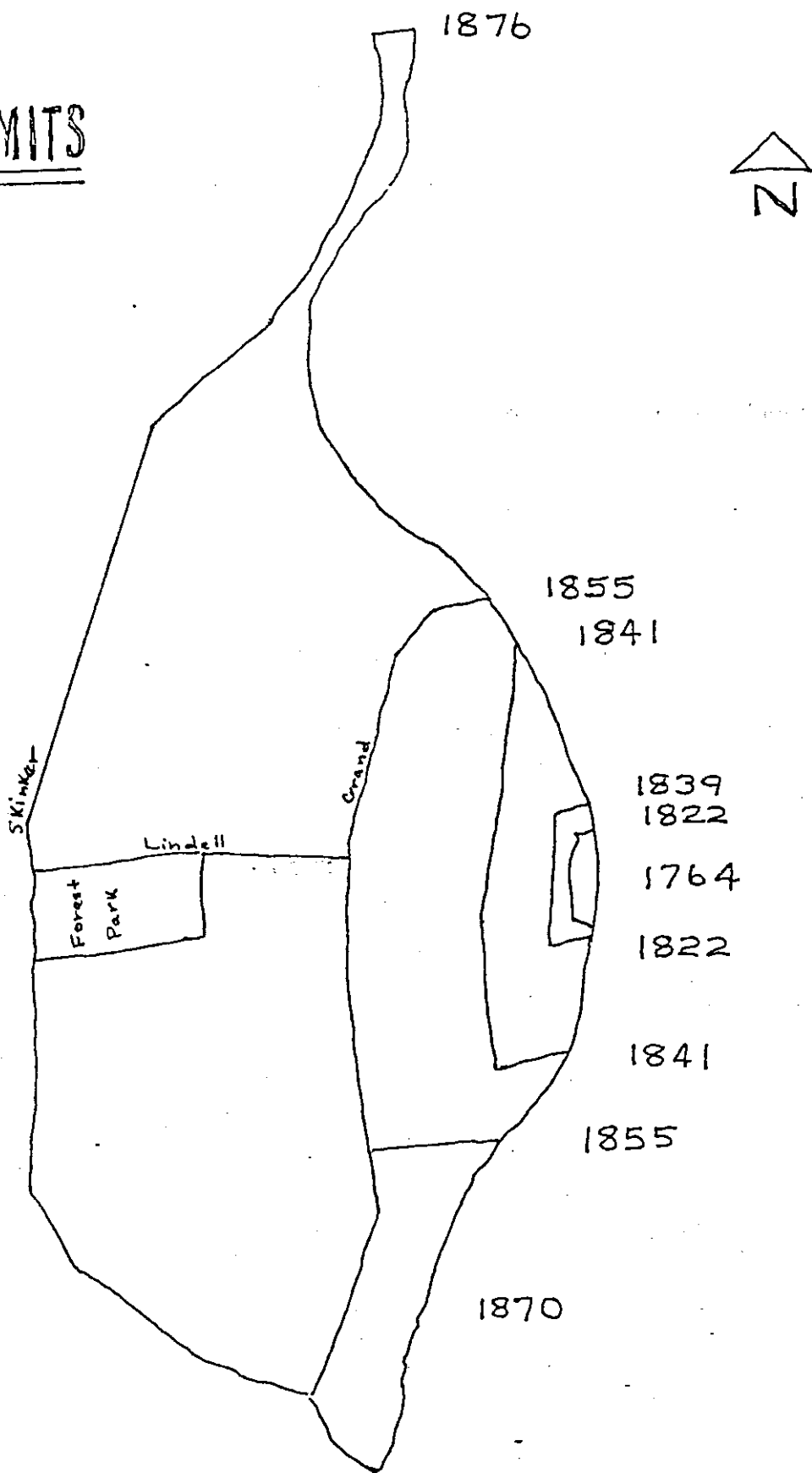


Photo Log:

Name of Property: **Fullerton's Westminster Place**

City or Vicinity: **St. Louis [Independent City]**

County: **St. Louis [Independent City]** State: **MO**

Photographer: **Jill R. Johnson**

Date

Photographed: **Nov 1978 (unless otherwise noted)**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 51. Gates on Taylor Ave., S side, facing SE.
- 2 of 51. 4325 Westminster (demolished), S (principal) elevation, facing N. Photo taken by unknown, circa 1935.
- 3 of 51. 4315 Westminster, S (principal) elevation, facing NE.
- 4 of 51. 4341 Westminster, S (principal) elevation, facing NW.
- 5 of 51. 4349 Westminster, S (principal) and E elevations, facing NW.
- 6 of 51. 4353 (right) and 4361 Westminster (left), S (principal) elevation, facing NW.
- 7 of 51. 4365 (right) and 4371 Westminster (left), S (principal) elevation, facing NW.
- 8 of 51. 4379 (right) and 4383 Westminster (left), S (principal) and E elevations, facing NW.
- 9 of 51. 4387 (right) and 4393 Westminster (left), S (principal) elevation, facing NW.
- 10 of 51. 4397 Westminster, S (principal) elevation, facing N.
- 11 of 51. 4328 Westminster, N (principal) elevation, facing SW.
- 12 of 51. 4334 Westminster, N (principal) and W elevations, facing SW.
- 13 of 51. 4346 Westminster, N (principal) elevation, facing S.
- 14 of 51. 4352 (left) and 4360 Westminster (right), N (principal) elevations, facing SW.
- 15 of 51. 4366 Westminster, N (principal) elevation, facing S.
- 16 of 51. 4372 Westminster, N (principal) elevation, facing S.
- 17 of 51. 4376 Westminster, N (principal) elevation, facing S.
- 18 of 51. 4382 Westminster, N (principal) and W elevations, facing SE.
- 19 of 51. 4382 Westminster, Interior view from dining room toward entrance hall and bow. May 1979.
- 20 of 51. 4382 (left) and 4384 Westminster (right), N (principal) and W elevations, facing SE.
- 21 of 51. 4386 (left) and 4388 Westminster (right), N (principal) and W elevations, facing SE.
- 22 of 51. 4388 Westminster, detail of central pavilion. May 1979.
- 23 of 51. 4322 Westminster (demolished), N (principal) and E elevations, facing SW. Photo taken by unknown, circa 1938.
- 24 of 51. 4405 (left) and 4411 Westminster (right), S (principal) elevation, facing NE.
- 25 of 51. 4417 Westminster, S (principal) elevation, facing N. May 1979.
- 26 of 51. 4421 Westminster, S (principal) and E elevations, facing NW. May 1979.
- 27 of 51. 4429 Westminster, S (principal) and E elevations, facing NW. May 1979.
- 28 of 51. 4435 Westminster, S (principal) elevation, facing N. May 1979.
- 29 of 51. 4441 Westminster, S (principal) elevation, facing NE. May 1979.
- 30 of 51. 4445 Westminster, S (principal) elevation, facing N. May 1979.
- 31 of 51. 4451 Westminster, S (principal) elevation, facing N. May 1979.
- 32 of 51. 4451 Westminster, detail of porch. May 1979.
- 33 of 51. 4457 Westminster, S (principal) elevation, facing NE. May 1979.
- 34 of 51. 4463 Westminster, S (principal) elevation, facing N. May 1979.
- 35 of 51. 4469 Westminster, S (principal) and E elevations, facing NW. May 1979.
- 36 of 51. 4481 Westminster, detail of window on S (principal) elevation. May 1979.
- 37 of 51. 4481 Westminster, S (principal) elevation, facing NW. May 1979.
- 38 of 51. 4485 Westminster (intrusion), S (principal) and W elevations, facing NE. May 1979.
- 39 of 51. 4400 Westminster, N (principal) and E elevations, facing SW.

40 of 51. 4410 Westminster, N (principal) elevation, facing S.
41 of 51. 4416 Westminster, N (principal) and E elevations, facing SW.
42 of 51. 4422 (left) and 4426 Westminster (right), E (principal – 4422) and N (principal - 4426) elevations.
43 of 51. 4434 Westminster, N (principal) elevation, facing SE.
44 of 51. 4444 Westminster, N (principal) and E elevations.
45 of 51. 4446 Westminster (left) 4450 (right), N (principal) elevation, facing SW.
46 of 51. 4456 Westminster, N (principal) elevation, facing SE.
47 of 51. 4466 Westminster (left) 4470 (right), N (principal) elevation, facing SW.
48 of 51. 4474 Westminster, N (principal) elevation, facing S.
49 of 51. 4480 Westminster, N (principal) elevation, facing SW.
50 of 51. 4484 Westminster, W (principal) and N elevations, facing SE.
51 of 51. 4394 Westminster (demolished), N (principal) and W elevations, facing SE. Photo taken by unknown, date unknown.









NO PARKING
IN THIS ZONE
7:00-11:30







NO PARKING
ANYTIME

4357











4334

















111 135



































NO PARKING
WEDNESDAY
7a-11a
←



ONE WAY











4420















