

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Goodwill Building  
Other names/site number Standard Sanitary Manufacturing Company Building  
Name of related Multiple Property Listing \_\_\_\_\_

## 2. Location

Street & number 4140 Forest Park Ave.

N/A	not for publication
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City or town St. Louis

N/A	vicinity
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State Missouri Code MO County St. Louis (Independent City) Code 510 Zip code 63108

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_ B \_\_\_ C \_\_\_ D

 \_\_\_\_\_  
Signature of certifying official/Title Date 1/5/2020

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

Goodwill Building  
Name of Property

St. Louis (Independent City), MO  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/warehouse

COMMERCE/TRADE/specialty store

SOCIAL/civic

EDUCATION/school

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MODERN MOVEMENT

LATE VICTORIAN/Renaissance

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETICS

other: STONE/limestone

GLASS

**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

Goodwill Building  
Name of Property

St. Louis (Independent City), MO  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

**Areas of Significance**

SOCIAL HISTORY

**Period of Significance**

1944-1970

**Significant Dates**

1962-1963

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Maritz and Sons

Groves, Albert B.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Goodwill Building  
Name of Property

St. Louis (Independent City), MO  
County and State

**10. Geographical Data**

**Acreeage of Property** 1.7 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

A 38.635646 -90.249841  
Latitude: Longitude:

G 38.635883 -90.248419  
Latitude: Longitude:

F 38.635317 -90.248607  
Latitude: Longitude:

H 38.636139 -90.249672  
Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Timothy P. Maloney and Karen Bode Baxter

organization Karen Bode Baxter, Preservation Specialist date December 18, 2020

street & number 5811 Delor St. telephone 314-353-0593

city or town St. Louis state MO zip code 63109

e-mail [karen@bodebaxter.com](mailto:karen@bodebaxter.com)

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Goodwill Building

Name of Property

St. Louis (Independent City), MO

County and State

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: Goodwill Building

City or Vicinity: St. Louis

County: St. Louis (Independent City) State: MO

Photographer: Sheila Findall

Date

Photographed: April 2020

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

- 1 of 19: Exterior, looking southwest at 4140 Forest Park north façade and east elevation
- 2 of 19: Exterior, looking southeast at 4140 Forest Park north façade and west elevation and 2-Story Connector north façade
- 3 of 19: Exterior, looking southwest at 2-Story Connector north façade and east elevation and north façade of 4200 Forest Park
- 4 of 19: Exterior, looking southwest at 4200 Forest Park north façade and east elevation
- 5 of 19: Exterior, looking northeast at 4140 Forest Park south and west elevations
- 6 of 19: Exterior, looking northeast at south and west elevations of complex
- 7 of 19: Exterior, looking southwest at 4140 Forest Park east elevation and Bridge
- 8 of 19: Interior, 4140 Forest Park, Ground floor, West entry vestibule and stairs, from mid east wall looking west
- 9 of 19: Interior, 4140 Forest Park, Ground floor, Retail storefront from mid north end looking northwest
- 10 of 19: Interior, 4140 Forest Park, Ground floor, Retail storefront, north room from mid south wall looking northeast
- 11 of 19: Interior, 4140 Forest Park, Ground floor, Mid room, from mid south end looking southeast
- 12 of 19: Interior, 4140 Forest Park, Second floor, Southeast stairs, from northeast corner looking south
- 13 of 19: Interior, 4140 Forest Park, Third floor, Northwest stairs, from northeast corner looking south
- 14 of 19: Interior, 4140 Forest Park, Third floor, Mid room, from mid north wall looking south
- 15 of 19: Interior, 4140 Forest Park, Fourth floor, Mid room, from mid south end looking southeast
- 16 of 19: Interior, 4140 Forest Park, Fourth floor, Mid room, from northeast end looking northwest
- 17 of 19: Interior, 4140 Forest Park, Sixth floor, Northeast room, from mid east wall looking southwest
- 18 of 19: Interior, 4200 Forest Park, North room, from mid south wall looking north
- 19 of 19: Interior, 2-Story Connector, Lobby Corridor, from second floor west end looking east

Goodwill Building

Name of Property

St. Louis (Independent City), MO

County and State

### Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1. Google Map of Historic Property for Latitude and Longitude points and Acreage

Figure 2. Bing Contextual Map

Figure 3. Site map dating complex, Courtesy of HOK Architects

Figure 4. Sanborn Fire Insurance Map 1951

Figure 5. Sanborn Fire Insurance Map 1962

Figure 6. Photo Log and nomination boundary line overlaid on to Site Plan and Land Title Survey, prepared by Heideman Associates, Inc. November 28, 2018

Figure 7. Photo Log current Ground Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 8. Photo Log current First Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 9. Photo Log current Second Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 10. Photo Log current Third Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 11. Photo Log current Fourth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 12. Photo Log current Fifth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 13. Photo Log current Sixth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

Figure 14. Photo Log current First Floor 4200 Forest Park and Connector plans courtesy of HOK Architects, 9/8/2020

Figure 15. Photo Log current Second Floor 4200 Forest Park and Connector plans courtesy of HOK Architects, 9/8/2020

Figure 16. Photo of Goodwill Industries at 4140 Forest Park in *St. Louis Post-Dispatch* March 21, 1952 page 55

Figure 17. Architectural rendering by architectural Albert B. Groves for 4140 Forest Park published in *St. Louis Post-Dispatch* July 4, 1920 page 39

Figure 18. Photo of Goodwill workers from *St. Louis Post-Dispatch* June 28, 1959 page 111

Figure 19. Photo of Goodwill workers from *St. Louis Post-Dispatch* June 28, 1959 page 111

Figure 20. Photo of Goodwill retail storefront from *St. Louis Post-Dispatch* June 28, 1959 page 111

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

## NARRATIVE DESCRIPTION

### Summary

Designed by Albert B. Groves (See Figure 17) and built by Jason A. Godfrey and Company in 1919 for the Standard Sanitary Manufacturing Company, the Goodwill Building at 4140 Forest Park Avenue, St. Louis [Independent City], Missouri is located mid-block on the south side of a major boulevard, Forest Park Avenue between Boyle Avenue and Sarah Street (See Figure 1). The original property included the seven story warehouse building and a large open parking lot along the west half of the property that had a one-bay deep, one story freight garage spanning the front of the lot. (See Figure 17). The Goodwill Building was used by the Standard Sanitary Manufacturing Company until World War II when the building was used for the war effort; Goodwill moved into the building in 1944 (See Figure 4), making some modifications to the interior for its use in 1946 after the wartime industries had vacated the remainder of the building but made no exterior changes initially (See Figure 16). In 1962, the building was remodeled by Maritz and Sons, applying a new Mid-Century Modern style façade and constructing a two-story loading dock addition to the west of the original building at the rear of the lot (See Figure 5 and Photo 2), while simultaneously demolishing the original freight garage across the front of the parking lot. In 1987, Goodwill Industries purchased the 1922, two-story, red brick Fiske Tire Company Building at 4200 Forest Park Avenue (See Photo 3). They also added a new dark glass façade to the two-story brick loading dock addition with brick stair towers on either end (See Photos 2 and 3) and converted it into a major public entry so that it now serves as a connector between 4140 Forest Park Avenue and 4200 Forest Park Avenue (See Photo 2). The resulting complex (See Figure 3) was “U” shaped, with the central connector at the rear of the parking lot and the Goodwill Building and Fiske Tire Company Building forming the arms of the “U” on either side of the parking lot (See Figure 3). The two-story, Fiske Tire Company Building has a Second Renaissance Revival, red brick façade with glazed terra cotta detailing framing both the second floor windows and the blind arcade filled with brick around the raised sashed windows and entry doors within each of the first floor arches (see Photo 4). The Mid-Century Modern, monolithic, 7-story façade (See Photo 1) with a flat, red brick face with square fenestrations filled with terra cotta is the iconic and most significant character-defining feature of the Goodwill Building. The rhythmic fenestration of the steel windows on each side of this 7-story building as well as the large, open volume warehouse spaces with the concrete floors, columns and ceilings, and the massive freight elevators and corner stairwells also serve to define the character and function of the building as Goodwill’s factory and warehouse. The band of aluminum framed display windows and entries across the base of the 1962 façade that open onto the large, open retail space epitomizes the importance of the retail operation in the program of services Goodwill provides to the disabled. While some functions moved around in the facility over time (especially offices, cafeteria, job-training classrooms), the circular metal chutes through the concrete floors on the upper levels and the overhead track for hanging clothes are distinct features that speak to Goodwill’s specific factory-like operation to sort, repair, and clean goods, the core of all their job training programs for those with disabilities.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

### Setting

The Goodwill building is located on the south side of the block with its tree-lined median that has traditionally separated the residential areas of the Central West End north of Forest Park Avenue from the warehouse district to the south, which extends one mile from Grand to Kingshighway Boulevards. Five blocks west of the Goodwill Building, Kingshighway Boulevard, intersects with Forest Park Avenue where the major BJC Hospital complex is located (See Figure 2). Spanning back to the east from the expanding hospital complex, the old warehouse/industrial area in the three blocks south of Forest Park Avenue has been the focus of extensive redevelopment in the last decade for the Cortex complex of buildings serving the emerging biomedical and technical industry in St. Louis.

The Goodwill Building is positioned midblock along Forest Park Avenue which is flanked by a variety of early and mid-century commercial and warehouse buildings, ranging from two-story service garages to small office buildings and warehouses, including the large five-story Ford Motor Company Building NR DOE 3/6/2002) directly east of the Goodwill Building (with a four-story bridge connector between the two buildings that was added in 1967) (See Figures 1 and 3). Behind the buildings on this block, there was historically a railroad spur, but the tracks were removed in 1987. The area has since been paved and converted to a parking lot (See Figures 1 and 3 and Photo 4) that extends to the next street to the south Duncan Avenue. The Goodwill Building property extends down the middle of the gangway and the bridge connector to the Ford Motor Company Building to include the old railroad spur right-of-way at the rear of the property and incorporates the narrow parking lot on the west side of the Fiske Tire Company Building at 4200 Forest Park Avenue, which is included in the nominated property because it was acquired and attached to the Goodwill Building (via the loading bay addition) in 1987. Even before that acquisition, the paved parking lot between the Goodwill Building and the Fiske Tire Company Building formed a U-shaped courtyard with the 1962 two-story loading dock addition at the rear of the property, accentuating the contrast in height of the built environment between the seven-story building and the adjacent parking lot—a feature that was part of the original 1919 Groves designs for the property. Even with the 1962 addition of the loading bays at the rear of the lot and the 1987 acquisition of the building to the west, this U-shaped courtyard continues to provide a visual separation and sense of open space for the monolithic seven-story Goodwill Building when viewed across Forest Park Avenue or approached from the west.

### Exterior Features

#### The Goodwill Building at 4140 Forest Park

The Goodwill Building, previously known as the Standard Sanitary Manufacturing Company Building, is a seven-story, red brick building (See Photo 1) abutting the public sidewalk with a narrow gangway to the east separating it from the Ford Motor Company Building property and a parking lot to the west. The building has a simple capped parapet. The front façade was substantially reimaged in 1962 when Goodwill put an entirely new Mid-Century Modern red



National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

brick veneer on the façade. Above the ground floor wall of aluminum framed display windows and smooth limestone piers, the simple but monolithic brick wall rises six stories, adorned only with a barely perceptible geometric pattern of seventeen (horizontal) by eighteen (vertical) square-pierced brick openings each with sixteen masonry squares with pierced terra cotta centers. The square pierced openings are clustered in vertical bays (3-4-4-4-3) across the façade. Above the street level storefronts are large, white metal letters that spell out “Goodwill Industries” which appears to be the original signage, although the smaller black letters that spell “United Way of Greater St. Louis” followed by “Agency” in white letters below the Goodwill sign are recent additions. There is a limestone course separating the brick façade from the first floor storefronts and broad limestone pilasters framing the five aluminum framed storefronts, all part of the new 1962 façade renovations although the individual blue canvas awnings above each bay were added recently. The western-most and central storefront bays have full-light, paired aluminum doors flanked by display windows while the other three bays have three-pane display windows.

In 1967, a four-story bridge was constructed to the east connecting the Goodwill Building to the five-story Ford Motor Company Building (NR listed 3/6/2002) but it has been closed off on the interior.

The exposed concrete, 9-bay structural frame and red brick walls on the east and west elevations have been painted grey (See Photos 1 and 3). Most bays retain the original two twenty-light, steel, center pivot, industrial style windows, with brick sills but some have been bricked in. On the west elevation (See Photo 3), the sixth bay had a single window since it is where a freight elevator extends up to the brick penthouse. Visible from the west, in the third structural bay, is the metal clad penthouse of the concrete block passenger elevator shaft added sometime after 1980. On the east elevation (See Photo 7) there is a four-story bridge (open on the ground level) connecting the Goodwill Building to the five-story Ford Motor Company Building, but it has been closed off since 1978 on the interior, eliminating access from inside of the Goodwill Building when Goodwill Industries sold the Ford Motor Company Building. On the east wall of the Goodwill Building, north of the bridge, there is a metal fire escape and at the rear corner of the building is the stair penthouse.

The south elevation (See Photo 5), with its exposed concrete structural frame and brick wall (which has also been painted), is five bays wide with an elevator penthouse in the middle bay. This rear elevation retains most of the original twenty-light, metal, industrial style windows with brick sills, although some have been bricked in. There are five concrete block loading docks in a sawtooth pattern at ground level; this 1987 addition had a taller enclosure on the western-most dock which obscures the 1920 1.5- story brick boiler room at the west corner.

### 2-Story Connector

Originally, this brick, two-story 1962 addition connected only to the main building at the two southernmost bays (See Photo 3) but in 1987 a glass wall façade extended this addition one bay deeper on the façade (See Photos 2 and 3) and connected to the Fisk Tire Company Building to

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

the west (See Photo 4). The two-story, projecting, flat roofed addition has brick stair towers on either end in front of the glass façade and black panels above and below the two rows of twenty-eight, single-light, metal framed windows. Centered on this façade is a projecting brick one-story vestibule to shelter the paired, metal-framed, full-light doors (See Photo 3). With this glass façade addition in 1987, the two-story addition now abuts both the Goodwill Building on the east side and connects to the Fiske Tire Company Building to the west (4200 Forest Park Ave.) through simple punched doorway openings made into the masonry walls of what were originally freestanding buildings on both ends of the connector addition.

The brick wall on the rear of the two-story addition has been painted grey (See Photos 5 and 6). The eight structural column bays on the interior align with openings on the rear, with the western two bays now infilled with brick. In the third bay from the west is a doorway with a canvas awning and a concrete ramp running to the west along the outer wall that was added in 2014 when the Fiske Tire Company Building was converted to Goodwill's retail store. Positioned to the east of this entry are five internal loading docks with overhead doors and bumper surrounds.

The Goodwill Annex (Fiske Tire Company Building) at 4200 Forest Park Avenue

The 1922, two-story, red brick Fiske Tire Company Building (See Photo 4) is seven bays wide and has a stepped parapet with a white glazed terra cotta cap. On the flat roof are two sawtooth skylights that have been covered over with roofing materials and have acoustical ceiling tiles spanning across the openings on the interior. At the base of the parapet, there is a second white glazed terra cotta projecting cornice with two sets of dentils above the rectangular, six-over-one replacement windows with white glazed terra cotta surrounds and a continuous white glazed terra cotta sill. The first floor has white glazed terra cotta modillions between the second floor sill and the first floor's round arched, white terra cotta window bay surrounds that rest on the white glazed terra cotta capitals of the brick pilasters that separate each bay. At the base of the façade, the brick wall and pilasters have a raised concrete foundation. In each of the first floor arched bays is a recessed brick wall with a one-over-one replacement window, except for the eastern-most bay which has paired, one over one windows, each with a half-arch. The sills on these windows are concrete, elevated up a half floor since the arched openings are 1.5 stories high (due to a raised basement level). The entry door is at grade, has paired, metal framed, full-light, replacement doors with a single light replacement transom with glazed white terra cotta surrounds. There is a blade sign saying "Donations" on the west end of the façade.

Most of the east elevation (See Photo 2) has been coated with stucco veneer applied over the original brick wall on the first floor and the entire elevation has been painted grey. There is a sign for Goodwill towards the front façade of the building. The second floor retains the two original sixteen-light, fixed, metal windows in the first bay and two, original, triple multipaned, metal, industrial-style, center pivot windows to the rear; two other window openings have been infilled with brick. The first floor windows are triple, single-light, fixed metal windows in four of the bays (which may have originally been garage bay openings).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

The west elevation (See Photo 6) has also been painted grey. It retains the original similar sixteen-light metal window in the first bay from the façade and triple, multipaned, metal, industrial-style, center pivot windows in the six other bays. Projecting concrete vertical beams separate each bay with a broad horizontal metal strap spanning the entire length of the wall and lapping over these beams at the head of the first floor windows; this appears to be a later structural repair. The first floor windows are triple, single-light, fixed, metal windows that appear to be in what were originally loading dock bays given the remaining concrete dock platforms in the rear three bays and one overhead door loading bay in the rear bay. There is a concrete ADA ramp with metal railings leading to a flush metal door near the facade.

The brick rear elevation (See Photo 6) has been painted grey. There is an elevator penthouse. The window openings on the second floor have been infilled with brick. There is a concrete block, flat roofed, one-story extension across the rear (which pre-dates the 1987 acquisition of the building by Goodwill), with a wood paneled overhead door facing west; it has a series of steel tie rod cables connecting the outer edge of the roof to the second floor brick walls.

## Interior

### The Goodwill Building at 4140 Forest Park

Interior features of 4140 Forest Park are kept simple. While the upper levels have a common floorplate, the first floor (See Figure 8) opens to the loading docks at the rear that are a half flight lower; the ground floor (See Figure 7) opens to the sidewalk and street level along the façade (See Photo 9) and steps down a half flight beyond the front bay, although historically even the floor in the front bay was a half flight below the sidewalk level (See Photo 10), except in the stairwell lobby (See Photo 8). Generally, all levels are open with few interior partitions, primarily the brick walls around the stairwells, freight elevator shafts, and restrooms (See Figures 7-13 and Photos 11-13). There are large freight elevators with heavy steel clamshell doors (See Photos 11 and 15) on both the west and rear walls along with stairwells at opposing corners, the northwest and southeast corners (See Photos 8, 12, 13). The restrooms are located in the fourth bay along the east wall, and they appear to be a later alteration, likely installed in the 1946 renovations that retrofitted the building for Goodwill Industries. There is another concrete block elevator shaft behind the front stairwell that was added later. The rear stairwell (See Photo 12) has poured concrete steps with a simple pipe rail, but the front stairwell has a cast iron railing that transitions to a simple pipe rail above the second floor (See Photos 8 and 13). A grid of columns aligning with the exterior bay divisions (six by ten interior column grid including the flat pilasters at each point along the outer walls) support the poured concrete floors and ceilings. The round columns vary in diameter on each level depending on the ceiling heights and structural load of the floors above; the columns have conical capitals with four flat tab-like slab extensions at the ceiling (See Photo 17). The brick perimeter walls as well as the brick partitions on most levels have been painted with several layers of paint, although chipped paint indicates that the brick was originally unpainted. In 1946, Goodwill Industries added a series of simple round

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

holes in the floors of the upper levels with metal funnels on the ceilings below (See Photo 16) to form gravity chutes to facilitate the sorting of goods. Ceilings and columns have also been painted, although originally they may have been unpainted. The sprinkler system and ductwork is exposed.

Beyond these commonalities, there are some plaster and drywall partitions, as well as some aluminum framed glass wall partitions and doors, which appear to have been added during one of the several renovations of the interior, with renovations recorded in permit and building plan files spanning from 1946 to 2015 (See Figures 7-13). Most of these partitions are on the ground floor (See Figure 7) (which served as the retail store until 1987 and more recently as training rooms), the first floor (See Figure 8) (that had some offices along the west wall), and the second floor (See Figure 9) (which was divided into offices, a call center, a chapel (which more recently has become a storage room) and a cafeteria). Some sections of the brick perimeter walls have been plastered (or covered with drywall in more recent years), most notably on first floor and portions of the ground level. At some point, wood laminate paneling was added to the front entry and stairwell between the ground and first floors (See Photo 8). Most of floors are exposed concrete. There are newer wood laminate floors in the front stairwell and on the ground floor added in 2015 along with the large raised wheelchair ramp and platform built across the front bay at the display windows (see Photo 9) and replacing the original narrow ramp connected to the storefront entry doors. There are also some linoleum tile floors in areas of the second floor overlaid on top of what was originally the exposed concrete floor. There are rubber bases on most of the partition walls; the brick and concrete block walls do not have bases. Some of the offices have had dropped acoustical tile added although most of the ceilings are painted concrete. The few historic doors are those at the stairwells and restrooms, generally two-panel metal doors.

### 2-Story Connector

The addition is configured with a two-story high, lobby hallway across the front (See Photo 19), created by the glass wall addition in 1987 one bay in front of the original brick front wall, which had the upper portions removed to become the brick pillars spanned by metal railings on the second floor (where there were originally window openings). This railing overlooks the first floor lobby hallway with its ceramic tile floors. In 1962, this was simply a series of loading bays (See Figure 5) but with the 1987 renovations and glass wall front addition (See Figures 14 and 15), the second floor was converted into restrooms and the cafeteria and the first floor became the main entry lobby with the rear portions of the first floor remaining loading docks and warehouse storage areas that still have the exposed square concrete columns and beams. Elsewhere, since 1987, this two-story connector has a mixture of drywall and brick walls, dropped acoustical tile ceilings and ceramic tile floors (using the same tile for the baseboards) as well as areas that were apparently carpeted until recently. There are simple steel fire doors punched into the masonry walls at both ends, on both levels, to connect to what were originally freestanding buildings at 4140 and 4200 Forest Park Avenue.

### The Goodwill Annex (Fiske Tire Company Building) at 4200 Forest Park Avenue

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

The two story Goodwill Annex appears to have had an open floorplate originally (See Figures 14 and 15), with mushroom capitals on the three rows of round columns that support the poured concrete floors/ceilings (See Photo 18). On the first floor, most of the concrete ceiling structure is still exposed; the brick perimeter walls are painted. On both levels the exposed concrete floors remain, but in recent years, the second floor has had partition walls added along the west side to create small offices with wood slab doors and narrow trim. The larger open area of the second floor also has been refinished with the perimeter walls furred out along with the same dropped acoustical tile ceilings found in the offices. There is a small entry vestibule in the northwest corner at the façade that connects the enclosed staircase to the upper level.

### Alterations and Integrity Issues

Exterior modifications to the Goodwill Building are actually significant reminders of the longstanding use of this building as their headquarters from 1944 until 2019 and the monolithic, Midcentury Modern brick veneer façade with its simple metal sign letters for Goodwill dominated the streetscape and served as a billboard for Goodwill since 1962. Although some of the original window openings have been blocked up on the west elevation, the rhythm of steel industrial windows on each side continued to serve as the visual association to its origins and continued use as an industrial warehouse. The interior of the seven story building retains its basic open floorplates and rhythm of concrete columns and exposed concrete floors and ceilings on most floor levels although the lower floors have seen some alterations with the addition of drywall and glass partitions over the years to meet the changing needs of Goodwill Industries with the most alterations to the second floor. While the ground floor still retains its open volume as the original retail shop for Goodwill Industries, with the bank of aluminum framed display windows spanning the façade, in 2015, a platform with a wheelchair ramp was built on the interior across the front to raise the floor in the western portion at the front of the old retail space to match the exterior sidewalk level and provide wheelchair access in that area as it was being converted to use as a sheltered workshop by Goodwill, but this alteration did not drastically alter the interior open floorplan of the ground floor (See Photo 10 and Figure 7).

The most significant alterations to the original property was the 1962 two-story loading bay addition at the rear of the open parking lot, along with the removal at that time of the one-story loading bays that originally spanned across the front of that same parking area (See Photo 3 and Figures 3-5 and 16-17), but that left the visual relationship between this side lot and the west side of seven-story warehouse building intact. Like the new façade, also completed in 1962, these were alterations completed by Goodwill Industries during the period of significance which extends from 1944 to 1970 and are part of the historic evolution of the building during Goodwill's use of the property.

In 1987, Goodwill was expanding their operations and with the removal of the abandoned railroad track spur in this block they were able to make modifications to the rear of the 4140 Forest Park Avenue building by adding a series of angled, concrete truck loading bays but they

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

are only one-story tall and on the rear of the building. For a number of years, they had been shipping/receiving goods through the 1962 two-story addition and now in 1987 they could reorient the shipping/receiving operations on the first floor to utilize these new loading bays and reconfigure the loading bays in the two-story addition to open only to the rear and they made extensive modifications to the interior of that addition to convert the second floor into the cafeteria. By adding a new glass wall one bay deeper on the front, it now formed a new glass walled main entry lobby for what now was a U-shaped complex that connected this two story addition to their newly acquired property to the west, the 1922 Fiske Tire Company Building, which Goodwill Industries used for additional shipping, receiving and storage areas until 2014 when the first floor was converted into their retail shop. While the modifications to the two-story addition/connector are significant, and it has lost its own historic integrity as a brick loading bay addition both with the interior modifications and the new glass facade, its low profile and location at the back of the park lot visually obscures it from the streetscape which is still dominated by the massive seven story brick façade of the Goodwill Building and separated by the parking lot from the original arcaded façade of the two-story Fiske Tire Company Building, which is considered a separate, non-contributing building on the property because its acquisition by Goodwill Industries and its physical attachment of the two-story addition/connector occurred in 1987, well after the end of the period of significance in 1970.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 9

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

**STATEMENT OF SIGNIFICANCE**

**Summary**

The Goodwill Building, formerly known as the Standard Sanitary Manufacturing Company Building, is located at 4140 Forest Park Avenue, St. Louis, [Independent City], Missouri. It is eligible for the National Register of Historic Places at the local level of significance under Criterion A: Social History as the headquarters of Goodwill Industries, a leading social services organization in St. Louis. It was the first and only organization in St. Louis dedicated to aiding people with disabilities by providing employment, job training, and job placement, not simply charitable assistance or education for children. After a massive fire destroyed their facility north of downtown St. Louis, in 1944 Goodwill Industries purchased the seven-story, concrete frame warehouse building at 4140 Forest Park Avenue originally owned by the Standard Sanitary Manufacturing Company. The Goodwill Building was the headquarters for its offices and operations, the principal location for training, sorting and repairing donations, and warehouse space for donations before they were sent to retail locations around the metropolitan area, including one retail location in the Goodwill Building. The Goodwill Building remained the headquarters for the organization until 2019. The period of significance begins in 1944, when Goodwill first occupied the building and extends to 1970, the National Register's convention of ending the period of significance fifty years ago since Goodwill continued to occupy the building and used it for its headquarters until it sold the building in 2019 and no more specific date can be defined to end the historic period, although the organization's role as the primary place for employment and job training for those with disabilities had been supplanted by the government's social safety net by 1970 as well. Goodwill Industries made improvements to their headquarters building throughout ownership of the property, most notably the 1962-1963 face-lift which transformed the façade into one of the more notable Mid-Century Modern designs in St. Louis; its monolithic seven story brick façade and simple lettered "Goodwill Industries" signage converted the façade into a billboard for Goodwill Industries and was distinctive enough to be used as a local directional landmark by generations of St. Louisans. It also added to the complex with a two-story loading dock addition built at the rear of the parking lot in 1962-1963 and modified it in 1987 to connect to the newly acquired neighboring building (4200 Forest Park Avenue) which had been built in 1922 for the Fiske Tire Company and became the Goodwill Annex in 1987 to provide storage and sorting of donated goods (See Figure 3). These 1987 alterations and additions to the property are internally connected to the Goodwill Building, so they are included in the nominated property but the Fiske Tire Company Building is counted as a separate non-contributing building as they were historically separate buildings. However, they do not significantly impact the historic integrity of the property because of the monumental scale of the 7-story Goodwill Building and the diminutive nature of the connector addition recessed deeply in the lot as well as the continued visual and historic separation provided by the parking lot at the street front.

At the time Goodwill Industries of St. Louis was founded in 1918, there were very few resources to aid people with disabilities, who generally had to rely on family to care for them or were

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 10

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

institutionalized. When originally founded, Goodwill Industries of St. Louis was the first organization to focus on providing job training and employment to the poor and unemployed, including those with disabilities throughout St. Louis, offering “not a charity but a chance.”<sup>1</sup> Rather than simply giving money or food to the poor, Goodwill employees would collect used clothing, household goods and furnishings; Goodwill then hired and trained people to clean and repair the goods, which were then sold to support ongoing work utilizing a philosophy of “a hand up, not a hand out.”<sup>2</sup> In 1934, the organization narrowed its focus to exclusively serve people with disabilities, based on programs they developed following World War I (right as Goodwill Industries of St. Louis was founded) when many of their clients were veterans with disabilities. Goodwill offered training based on the individuals’ abilities to match them with a job appropriate for their skill level. While changes in the treatment and care of people with disabilities began to shift in the early twentieth century, Goodwill remained the primary source of job training and employment assistance for individuals with physical and mental disabilities in the St. Louis area until the early 1970s. By then, what had started with government programs and assistance during the 1930s New Deal programs had expanded in the 1960s to provide the social safety net for those with disabilities that we know today, culminating with the passage of the Rehabilitation Act of 1973, which specially addressed disability discrimination in the workplace and education, and shifted the focus of the entire disability rights movement that began in the early 1900s to one of civil rights rather than an issue of charity and rehabilitation.<sup>3</sup> While Goodwill continues to perform its same functions today, by the 1970s it no longer served as the primary source for job training and employment for individuals with disabilities, especially after the 1965 creation of the Equal Opportunity Employment Commission and the passage of the Rehabilitation Act of 1973.

### The Early History of Social Welfare Services

The first organized social welfare program in England was the Elizabethan Poor Law of 1601, which was the first government authorized program to raise taxes to fund alms houses, and provide assistance to the elderly, orphans, and people with disabilities.<sup>4</sup> Prior to the establishment of the poor laws, the only aid available was generally through the church and was distributed on an ad hoc basis.<sup>5</sup> As the colonies began to be settled in the future United States, the same system of poor laws were implemented in the new colonies. Although the laws were effective at first, the disruptions of the Revolutionary War, the effects of urbanization, and industrialization, and large scale immigration soon overwhelmed the established poor laws so

<sup>1</sup> MERS Missouri Goodwill Industries, “About Us,” [Website] Available at: <https://mersgoodwill.org/about/>, Accessed 9 January, 2020; MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, (St. Louis: MERS Missouri Goodwill Industries, 2018) 2, 5.

<sup>2</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 8.

<sup>3</sup> Paul Maldon, “Disability History: The Disability Rights Movement,” National Park Service. [Website] Available at: [https://www.nps.gov/articles/disabilityhistoryrights\\_movement.htm](https://www.nps.gov/articles/disabilityhistoryrights_movement.htm). Accessed 9 January, 2020

<sup>4</sup> Virginia Commonwealth University, “English Poor Laws,” [Website] Available at: <https://socialwelfare.library.vcu.edu/programs/poor-laws/>, Accessed 9 January, 2020; Virginia Commonwealth University, “What is the History of Social Work?” [Website] Available at: <https://socialwelfare.library.vcu.edu/recollections/social-welfare-history/>, Accessed 9 January, 2020.

<sup>5</sup> Virginia Commonwealth University, “English Poor Laws.”



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 11

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

private organizations began to develop to meet the expanding needs.<sup>6</sup> These groups were a mixture of secular, religious, and ethnic organizations, with many of the groups organized by ethnicity because the existing aid groups often refused to work with the influx of German and Irish Catholics so they created their own mutual aid societies.<sup>7</sup>

By the middle of the nineteenth century, efforts to formalize social services and use rational administration through budgeting, organized rules, and collection of data to assess the effectiveness of social service efforts began to see new organizations form.<sup>8</sup> In 1843, the Association for the Improvement of the Condition of the Poor was formed in New York City, which aimed to help the deserving poor, provide “moral uplift”, and oppose gratuitous charity like soup kitchens and shelters that welcomed everyone regardless of character.<sup>9</sup> The Association had programs to aid the poor by offering work, including using vacant city lots to establish urban farms to provide employment while also opening public baths and establishing one of the first model tenements in the United States.<sup>10</sup>

At the same time, advancements being made in European social services would soon be copied in the United States. The Charity Organization Society was formed in London in 1869 with the goal of adapting a scientific approach to charity through the use of investigation, registration, and supervision of applicants while also coordinating actions between various charitable groups.<sup>11</sup> The Charity Organization Society (COS) concept was adopted in Buffalo, New York in 1877 and soon spread to other cities.<sup>12</sup> By the 1890s, charitable organization societies were utilizing paid employees to interview applicants, determine what sort of assistance the applicant needed, and arranging volunteers, called “Friendly Visitors,” who would visit applicants’ homes to offer advice, information about healthcare, and provide an ongoing example of care.<sup>13</sup> The charitable organization societies, like the Association for the Improvement of the Condition of the Poor, did not offer alms or direct aid, rather they offered ways for the indigent to improve themselves and offered support to find work and become self-sufficient.<sup>14</sup> The societies also worked to insure that families were not cheating the system by signing up with multiple aid societies.<sup>15</sup> With the

<sup>6</sup> Virginia Commonwealth University, “What is the History of Social Work?”

<sup>7</sup> Ibid.

<sup>8</sup> Paul H. Stuart, “Social Work Profession: History,” [Website] Available at: [https://oxfordre.com/socialwork/view/10.1093/acrefore/9780199975839.001.0001/acrefore-9780199975839-e-623#:~:text=](https://oxfordre.com/socialwork/view/10.1093/acrefore/9780199975839.001.0001/acrefore-9780199975839-e-623#:~:text=,), Accessed 9 January, 2020.

<sup>9</sup> Waylon Christian Terryn, ed. “Association for Improving the Condition of the Poor,” [Website] Available at: <https://www.bookdepository.com/Association-for-Improving-Condition-Poor-Waylon-Christian-Terryn/9786139705498>, Accessed 9 January, 2020.

<sup>10</sup> Ibid; Wikipedia, “Association for Improving the Condition of the Poor,” [Website] Available at: [https://en.wikipedia.org/wiki/Association\\_for\\_Improving\\_the\\_Condition\\_of\\_the\\_Poor](https://en.wikipedia.org/wiki/Association_for_Improving_the_Condition_of_the_Poor), Accessed 9 January, 2020.

<sup>11</sup> Virginia Commonwealth University, “Charity Organization Societies: 1877-1893,” [Website] Available at: <https://socialwelfare.library.vcu.edu/eras/civil-war-reconstruction/charity-organization-societies-1877-1893/>, Accessed 9 January, 2020; Stuart.

<sup>12</sup> Stuart.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 12

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

success of the charitable societies, individual states also began to establish state boards of charity to offer oversight to state-run institutions and apply similar methods to those being served by the state.<sup>16</sup>

In addition to Charity Organization Societies, Toynbee Hall was created in London during the late 1800's as a settlement house, in which middle class and affluent volunteers "settled" in poor urban neighborhoods to aid the residents by focusing on the environmental causes of poverty as well as offering child care services and classes on health and hygiene. The volunteers also offered residents the means to practice what they learned (ie. providing bathhouses and cleaning materials), establishing juvenile court systems, pensions for widows, and introducing public health reforms. The first known settlement house in the United States was the Neighborhood Guild in New York City, which was founded in 1886. In 1889, after Jane Addams saw Toynbee Hall on a visit to London, she worked with Ellen Gates Starr to found the Hull House in Chicago, which quickly became the most well-known settlement house in the United States and the one that had the most influence on the founding of other settlement houses.<sup>17</sup>

These developments in social services and charitable organizations relied on subscriptions and donations to finance programs.<sup>18</sup> Because of the need to rely on contributions, organizations were often financially challenged; this began to change during World War I when many cities in the United States raised "War Chests" to support war-related charities.<sup>19</sup> After the war, these "War Chests" were converted into "Community Chests" which held annual drives to solicit donations from middle-class and working-class people as well as the wealthy and then would distribute the money to various social service agencies in the community.<sup>20</sup> The "Community Chest" concept helped to fund charitable organizations throughout the 1920's. Local governments were simultaneously increasing public welfare initiatives, including increased funding for social workers in state hospitals, correctional facilities (particularly juvenile corrections systems), and state-run outpatient hospitals. The majority of social services, however, were still performed by private organizations.<sup>21</sup>

Most of these social services were aimed at the indigent and orphans. Those with disabilities had few resources and had to rely almost exclusively on their families, otherwise they were usually institutionalized or put in asylums.<sup>22</sup> Not only were many of the individuals who were deaf,

<sup>16</sup> Nili Tannenbaum and Michael Reisch, "From Charitable Volunteers to Architects of Social Welfare: A Brief History of Social Work," [Website] Available at: <https://ssw.umich.edu/about/history/brief-history-of-social-work>, Accessed 9 January, 2020.

<sup>17</sup> Stuart; MSW Careers, "A Short History of Social Work: The Roots of Your Profession," [Website] Available at: <https://mswcareers.com/a-short-history-of-social-work-the-roots-of-your-profession/>, Accessed 9 January, 2020.

<sup>18</sup> Stuart.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> Perri Meldon, "Disability History: The Disability Rights Movement," [Website] Available at: <https://www.nps.gov/articles/disabilityhistoryrightsmovement.htm>, Accessed 9 January, 2020; Anti-Defamation

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 13

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

blind, mentally ill, or who had physical or developmental disabilities institutionalized, some states and municipalities were inspired by growing Social Darwinism and eugenic philosophies to pass “Ugly” laws that made it illegal for those with “unsightly or disgusting” disabilities to appear in public while “Idiot” laws made it illegal for individuals with developmental disabilities to marry.<sup>23</sup> Such laws became part of the miscegenation laws which prevented interracial marriages and stated that “no insane person or idiot shall be capable of contracting marriage.”<sup>24</sup> As late as 1927 the Supreme Court ruled that the state had a legitimate interest in sterilizing people with mental disabilities in *Buck v. Bell* while California’s sterilization law was the basis for the eugenics laws passed by the Nazis in 1933.<sup>25</sup> People with disabilities continued to be marginalized until after World War I when veterans returned from the war with disabilities and there was a much larger demand for resources, with the added impetus for government intervention since the disabilities were acquired fighting for their country.<sup>26</sup>

Beginning in the 1920s, there was an increase in help for the people with disabilities in large part because of the concern for veterans who were disabled during the war. People with disabilities were aided further in the 1930s by Franklin Roosevelt, who advocated for rehabilitation for individuals with disabilities, although he still held the prevailing view that handicaps should be “cured” instead of the later approach that focused on accommodation and quality of life.<sup>27</sup> In May of 1935 the League of the Physically Handicapped was formed by six people with disabilities in New York in response to the New York Emergency Relief Board’s practice of marking applicants who were disabled with “PH” for physically handicapped and marking them as unemployable.<sup>28</sup> When the director of the Emergency Relief Board refused to meet with the group, they staged a sit-in that garnered public support and positive press.<sup>29</sup> Later the League would go on to have picket lines and demonstrations as well as meetings with union leaders and progressive organizations to educate people about the disability community.<sup>30</sup> The League of the Physically Handicapped disbanded in the late 1930s but by that time Goodwill had changed its focus from the poor to the those with disabilities in 1934.<sup>31</sup>

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League, “A Brief History of the Disability Rights Movement.” [Website] Available at: <https://www.adl.org/education/resources/backgrounders/disability-rights-movement>, Accessed 9 January, 2020.

<sup>23</sup> Phil Pangrazio, “A Brief History of Disability Rights and the Americans with Disabilities Act (ADA),” [Website] Available at: <https://ability360.org/livability/advocacy-livability/history-disability-rights-ada/>, Accessed 9 January, 2020.

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

<sup>26</sup> Anti-Defamation League.

<sup>27</sup> Ibid.

<sup>28</sup> Disability Social History Project, “Disability Militancy-1930s,” [Website] Available at: <http://www.disabilityhistory.org/militanc.html>, Accessed on 9 January, 2020.

<sup>29</sup> Ibid.

<sup>30</sup> Ibid.

<sup>31</sup> Disability History Museum, “The Goodwill Way: 1946 Annual Report, Goodwill Industries of America,” [Website] Available at: <https://www.disabilitymuseum.org/dhm/lib/detail.html?id=1967&page=all>, Accessed 9 January, 2020.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 14

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

After the start of the Great Depression in 1929, charities were affected along with the rest of the economy. Because of the effects of the Great Depression, few new charities were formed (although there were some notable exceptions, such as the League of the Physically Handicapped) and some existing charities had to change their focus to stay viable, like Goodwill's shift in emphasis to aiding people with disabilities. At the same time, economic conditions caused donations to charities to decrease dramatically, while creating a similar surge in need for charitable relief. The double-edged sword of increased need and decreased donations left many charities struggling to survive and many potential clients with no source of relief. Because of the dire need created by the Great Depression, the government began to take on a greater role in social services and offering relief to the poor, the beginnings of the social safety net that continued to expand through the Great Depression, World War II, and into the present day.

### Government Role in Social Services

There were local governmental efforts to aid the poor even in colonial times, but these efforts were almost exclusively poorhouses or poorfarms, while some municipalities had support for indigent widows and invalid elderly.<sup>32</sup> While social service organizations had started helping the poor in St. Louis as early as 1845, when the St. Vincent DePaul Society was organized, and more organizations formed to aid the poor in the following years, government had only offered limited assistance, and only to select groups.

In 1847, the Missouri Legislature authorized funds for social services for the first time, creating the mental asylum in Fulton, MO but it only aided those deemed "mentally deranged".<sup>33</sup> In 1851, Dr. Simon Pollack and Eli Whelan founded the Missouri School for the Blind and four years later, in 1855, the Missouri Legislature authorized funding for the school, but like the asylum, the school had limited aims (educating blind children) and did not offer any relief efforts or any aid to the general population.<sup>34</sup> Throughout the rest of the century, the state legislature continued to open additional institutions for the mentally ill, with new state hospitals established in St. Joseph, St. Louis, Nevada, MO, Farmington, MO, and Marshall, MO but there were still no programs for relief of the indigent or disabled offered by the state and no such programs at the federal level.<sup>35</sup>

After the start of the Great Depression, many states began to offer direct relief to the poor but were quickly overwhelmed by the level of need so that by 1932 the federal government stepped in to offer aid in the form of the Emergency Relief and Construction Act of 1932. The act provided temporary loans to the states to aid in direct relief, as well as construction loans through

<sup>32</sup> Virginia Commonwealth University, "Origins of State and Federal Public Welfare Programs (1932-1935)," Available at: <https://socialwelfare.library.vcu.edu/public-welfare/origins-of-the-state-federal-public-welfare-programs/>, Accessed 27 August, 2020.

<sup>33</sup> Missouri Department of Mental Health, "History of the Division of Mental Diseases," Available at: <https://dmh.mo.gov/about/history>, Accessed 27 August, 2020.

<sup>34</sup> Missouri School for the Blind, "MSB History," Available at: <https://msb.dese.mo.gov/History.html>, Accessed 27 August, 2020.

<sup>35</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 15

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

the Reconstruction Corporation for public works projects and to assist farmers.<sup>36</sup> The funds from the act ran out quickly so that by the time of Franklin Roosevelt's inauguration in 1933, the program was overwhelmed and underfunded. In response, Roosevelt proposed and signed the Federal Emergency Relief Act to funnel additional money to the states through the Reconstruction Finance Corporation so that the states could continue to offer direct relief and work relief programs.<sup>37</sup> In addition to the Federal Emergency Relief Act, in 1935, the Social Security Act was passed, which offered cash assistance to states for a variety of purposes, including Title I: Grants to States for Old-Age Assistance, Title IV: Grants for States for Aid to Dependent Children, and Title X: Grants to States for Aid of the Blind.<sup>38</sup> Additional small formula grants were also made to the states for Maternal and Child Health, Crippled Children, Child Welfare, Medical Assistance for the Aged, and, starting in 1950, Aid to the Disabled.<sup>39</sup>

The combination of the Great Depression, followed by the disruption of World War II, meant that few new charitable relief organizations were founded during this time. At the same time, the developing government social safety net meant there was less need for private organizations offering direct relief to those in need. It appears that these developments meant that new social services organizations were aimed to help specific groups of people (such as people with physical disabilities, orphans, widows, children with mental disabilities), as can be seen through the founding of later organizations like Paraquad (disability rights) or St. Louis ARC (education for those with mentally disabilities), rather than offering direct relief, while some existing organizations changed their focus, like Goodwill's new focus on aiding and training the disabled, rather than all those in need.

After World War II, these trends continued, with expansion of federal programs replacing the financial relief and care previously only available through private organizations. In 1948, the National Institute of Mental Health was created to offer assistance to those with mental disabilities, especially through research into cures, and in the early 1960s President John F. Kennedy organized committees to develop plans for the treatment and research of mental disabilities, again focused more on cures than job training or accessibility issues.<sup>40</sup> At the same time, more effort was being made by the government to aid the unemployed. The first such measure was in 1962 when the Manpower Development and Training Act was passed to provide training to unemployed adults (including the disabled) to join the workforce; a program that was expanded in 1973 with the Comprehensive Employment and Training Act, which was designed to create jobs for adults and provide summer jobs for high school students, with a focus on apprenticeships and on-the-job training. In the following years, new programs were also

<sup>36</sup> Virginia Commonwealth University, "Origins of State and Federal Public Welfare Programs (1932-1935)."

<sup>37</sup> Ibid.

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

<sup>40</sup> Pennsylvania Workforce Development Association, "The History of Workforce Development," [Website] Available at: <https://www.pawork.org/about-us/history-of-workforce-development/>, Accessed 27 August, 2020.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 16

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

developed for the disabled. The first of these programs was the 1973 Rehabilitation Act, which offered support to the disabled working for the federal government or organizations receiving federal tax dollars. The act also prohibited discrimination against people with disabilities, guaranteed equal access to technological information and data for people with disabilities, and required affirmative action to support employment and education for disadvantaged minority groups, including the disabled, although the anti-discrimination policy was not fully implemented until 1977.<sup>41</sup> The passage of the Rehabilitation Act brought federal protection for the rights the League of the Physically Handicapped first advocated for in the 1930s. The Act demonstrates the evolving views of the capabilities of people with physical and mental disabilities over the ensuing decades and officially recognized the abilities of the disabled. In 1975, the Education of All Handicapped Children Act guaranteed children with disabilities access to public education. The Rehabilitation Act and the legislation following it culminated in the passage of the ADA act in 1990, which requires public and commercial buildings to have accommodations for the disabled.<sup>42</sup> With the development of the Great Society programs in the mid-1960s followed by welfare reform in the 1970s and 1980s, the government was seen as the most available source of direct financial assistance, reducing the need for private charities in these endeavors. At the same time, most of the federal assistance took the form of accessibility regulations, educational programs or financial payments directly to the disabled as opposed to the actual job training, placement, and ongoing services offered by Goodwill.

### Early History of Social Services in St. Louis

The emergence of social service organizations in St. Louis also began in the mid-nineteenth century, when the St. Vincent DePaul Society formed in St. Louis. The Society of St. Vincent DePaul was founded by Frederic Ozanam in Paris in 1833 in one of Paris's most impoverished neighborhoods. Within a short time, the organization had spread to fifteen cities throughout France and had more than 2,000 members. In 1845, the first Society of St. Vincent DePaul in the United States was formed at the St. Louis Cathedral Basilica (the Old Cathedral), the first in the United States (St. Louis is still home to the Society's American Headquarters).<sup>43</sup> The Society of St. Vincent DePaul did not limit aid to Catholics, but it did promote their religion to those it aided and couched its language in religious terms. At the time, the Society's approach of offering people financial aid was more open than other sources of charity, almost all of which were tied not only to a certain faith but also to a specific congregation, which reserved its aid for members of that congregation.<sup>44</sup> The Society of St. Vincent DePaul (which is still in operation today) represents a step in the growth of social service organizations because it was not tied to a specific congregation, nor did it limit its aid to co-religionists, as was typical at the time. Although the Society offered aid to all comers, unlike Goodwill, it was never focused on the

<sup>41</sup> National Park Service, "Disability History: The Disability Rights Movement," [Website] Available at: <https://www.nps.gov/articles/disabilityhistoryrightsmovement.htm>. Accessed 4 September, 2020.

<sup>42</sup> Ibid.

<sup>43</sup> Society of St. Vincent DePaul, "Our Story," [Website] Available at <https://svdpstlouis.org/who-we-are/our-story>. Accessed 16 July, 2020.

<sup>44</sup> MSW Careers.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 17

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

disabled and for much of its history only offered direct relief in the form of clothes, food, and even cash payments, rather than work training programs and jobs.

In 1860 another important social service organization in St. Louis was founded when James E. Yeatman, a St. Louis banker, formed the Provident Association of St. Louis with the goal of creating an “institution for the elevation of the poor in their midst, both morally and physically.”<sup>45</sup> The Provident Association was a secular organization but it did encourage those it aided to attend church services. In addition, the Provident Association not only had means testing for its clients, they also expected recipients of aid to work to improve themselves so that they could lift themselves out of poverty. In practice this meant that the unemployed were expected to find work or work for the association and those addicted to alcohol or drugs had to quit drinking or using drugs. The Association even offered employment to those they aided, with their own lumberyard for men and a laundry for women. The Association also offered limited job training, primarily with a sewing room to teach young women how to sew.<sup>46</sup> Besides offering employment, workers would be served dinner at the end of the day while the Provident Association ran a day care for the children of clients to insure the children’s care while their parents were working.<sup>47</sup> Although all applicants were reviewed to see if they were eligible for aid, the Association’s rules meant there were some people it would not aid, including addicts and people with physical or mental disabilities, since people at the time did not think those with disabilities could be functional members of society.<sup>48</sup>

As the Provident Association grew, it expanded and began to offer other programs designed to improve the living conditions of those aided by the Association. One of the most successful such programs was the Visiting Nurses Department, which started in 1895 and rapidly expanded after a tornado tore through the city in 1896. The nurses would go to people’s homes to provide medical care as well as teaching basic hygiene and sanitation to help alleviate future illness. The nurses even helped those who were not destitute but still could not afford regularly priced nurses by offering a sliding scale based on means, with a maximum charge of fifty cents.<sup>49</sup> The Visiting Nurses Department was so successful that in 1910, it formally separated from the Provident Association and became the independent Visiting Nurses Association; the new organization kept the department’s offices in the Provident Association Building and occupied the space rent free.

In the 1920s, the Provident Association began to run into financial difficulties and joined the Community Chest (a forerunner to the United Way) and in 1931 and 1932, the organization had to rely on funding from the city to continue its work, then in 1933, the Association’s funding was transferred to the Federal Emergency Relief Association. The Association maintained caseworkers but most of the efforts aimed at direct relief were taken over by the federal

<sup>45</sup>Karen Bode Baxter and Timothy P. Maloney, “National Register of Historic Places Registration Form-St. Louis Provident Association Building.” 30 November, 2000, Section 8, Page 9.

<sup>46</sup> Ibid, Section 8, Page 10.

<sup>47</sup> Ibid.

<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 18

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

government. As a result, the Association began to shift more and more to family casework so that by 1936 it joined forces with the St. Louis Children's Aid Society and in 1940 the two organizations created a new entity, Family and Children's Services.<sup>50</sup> As Goodwill was switching its focus to aiding the disabled, the Provident Association was also changing its mission to be more focused on family case work and child welfare, as seen through its association with St. Louis Children's Services and later name change to Family and Children's Services.

Another early social service organization in St. Louis was the Mullanphy Emigrant Home constructed in 1867 (1609 N. 14<sup>th</sup> St., Mullanphy Historic District, NR listed 14 February, 1983). The House was founded after Brian Mullanphy, an Irish immigrant, left one third of his property to construct a house to aid immigrants. His only stipulation was that it be open to people of all nations and faiths. Although Mullanphy died in 1851, there was a fifteen-year delay before construction could begin because of a fight over Mullanphy's will. Despite Mullanphy's hopes of offering new immigrants a place to stay, the Mullanphy Emigrant Home at 1409 North 14<sup>th</sup> Street, was only open for ten years before it closed in 1877 and the city turned the building into a school.<sup>51</sup> The short-lived Mullanphy House offered direct aid to those in need but specialized in helping the immigrant community and was more concerned with their immediate needs, like housing, clothing, and food.<sup>52</sup>

An international social service organization, the Salvation Army, opened its first St. Louis branch in 1880. The Salvation Army started with the ministry of William Booth, a minister, and his wife Cathleen. Booth started his ministry in 1852, foregoing a traditional church to preach to the homeless, poor, hungry, and destitute on the streets of London. After disagreements with fellow clergy members, the couple began to train evangelists throughout England before returning to London in 1865. In 1878, Booth renamed his mission the "Salvation Army" and converts were called "soldiers of Christ" or Salvationists and Booth restructured the organization along military lines. In 1880, Booth sent George Scott Railton with a group of seven women to establish the Salvation Army in the United States. Railton founded the Salvation Army in New York and Philadelphia before traveling to St. Louis in November, 1880 to found the Salvation Army in St. Louis. Initially the organization was focused on spreading the gospel and preaching the benefits of sobriety to the poor, alcoholic, and destitute and expanded to also offer overnight lodging to the homeless, as well as food and clothes.<sup>53</sup> After a hurricane caused extensive death and

<sup>50</sup> Ibid, Section 8, Page 12; Carolyn Hewes Toft and Jane M. Porter, "National Register of Historic Places Registration Form-Mullanphy Historic District," 9 June, 1982, Section 8, 1-2.

<sup>51</sup> Ibid.

<sup>52</sup> Jacob Barker, "New owner of the Historic Mullanphy Emigrant Home is a Modern-Day St. Louis Immigrant," [Website] Available at: [https://www.stltoday.com/business/local/new-owner-of-the-historic-mullanphy-emigrant-home-is-a-modern-day-st-louis-immigrant/article\\_193df455-a278-55d9-a564-c8f3795afb59.html](https://www.stltoday.com/business/local/new-owner-of-the-historic-mullanphy-emigrant-home-is-a-modern-day-st-louis-immigrant/article_193df455-a278-55d9-a564-c8f3795afb59.html), Accessed 16 July, 2020.

<sup>53</sup> Salvation Army USA, "History of the Salvation Army," [Website] Available at [www.salvationarmyusa.org/usn/history-of-the-salvation-army/](http://www.salvationarmyusa.org/usn/history-of-the-salvation-army/), Accessed 20 July, 2020; Central USA Salvation Army, "Our History," [Website] Available at: <http://centralusa.salvationarmy.org/usc/history/>, Accessed 20



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 19

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

damage in Galveston, Texas in 1900, Frederick Booth-Tucker, the National Commander of the Salvation Army at the time, encouraged Salvation Army officers throughout the country to travel to Texas to aid the victims of the hurricane. Salvation Army volunteers responded by going to Texas and aiding in the cleanup efforts and offering food, shelter and attending to the spiritual and emotional needs of the victims. The Salvation Army's disaster relief efforts became an official component of their services in the years following the Galveston hurricane, with efforts to offer aid after the San Francisco fire in 1906 and aiding the survivors of the Titanic in 1912. With the outbreak of World War I in 1914, the National Commander, Eva Booth, advocated for Salvation Army officers to offer aid and comfort to the troops, leading to the birth of the Donut Lassies, who served front line officers donuts, often fried in the troops helmets. During World War II these efforts were expanded and eventually inspired the founding of the USO.<sup>54</sup> Although the Salvation Army offers its services to the disabled, it is focused on all people in need and has non-denominational religious requirements and moral requirements, while Goodwill was focused on aiding the disabled no matter their circumstances. Today the Salvation Army runs thrift stores, offers both temporary and transitional housing for the homeless, drug and alcohol rehabilitation services, job training services, food pantries, and disaster relief.<sup>55</sup>

Although there were a number of social service organizations in St. Louis prior to the founding of Goodwill Industries in 1918, they all either had limitations on who qualified for the services being offered, whereas Goodwill Industries accepted all comers, including those with disabilities, from the founding of the organization in St. Louis although by the time the organization moved into the Goodwill Building, it had switched its focus to exclusively serve those with disabilities. In addition, none of these other organizations focused on job training and placement, especially for the physically or mentally disabled. When Goodwill was founded in St. Louis, its target population was the poor, like several other organizations, but these other organizations were generally focused on charitable efforts (a hand out) for the poor, immigrants, or African Americans, not those with disabilities, increasing the importance of Goodwill Industries in St. Louis because it served this underserved population and offered vocational training and job placement rather than a handout.

### Origins of Goodwill Industries

Goodwill Industries was founded by Dr. Edgar James Helms in 1902 in Boston to offer the unemployed "a hand up, not a hand out." Helms was a Methodist minister who in 1895 was assigned to the Unitarian Henry Morgan Memorial Chapel in Boston's South End, which was a financially distressed neighborhood, exposing Helms to the hardships of his congregation.<sup>56</sup>

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July, 2020; Wikipedia, "The Salvation Army," [Website] Available at:  
[https://en.wikipedia.org/wiki/The\\_Salvation\\_Army](https://en.wikipedia.org/wiki/The_Salvation_Army), Accessed 20 July, 2020.

<sup>54</sup> Salvation Army Central USA, "Serving Others on Their Worst Day," [Website] Available at:  
<https://centralusa.salvationarmy.org/metro/news/serving-others-on-their-worst-day/>, Accessed September 4, 2020.

<sup>55</sup> Salvation Army USA, "History of the Salvation Army,"; Central USA Salvation Army, "Our History."

<sup>56</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 4; Funding Universe, "Goodwill Industries International, Inc. History," [Website] Available at: <http://www.fundinguniverse.com/company-histories/goodwill-industries-international-inc-history/>, Accessed 9 January, 2020.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 20

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Initially he established daycares, bathhouses, a laundry, job placement services, and schools to teach printing, shoe repair, carpentry, sign painting, and dressmaking. By the late 1890's, Helms started to go to the wealthier areas of Boston and ask the residents to donate items that they no longer needed, wanted or that were worn or damaged. Helms would sell the items at a low price to the people in the neighborhood while also training and employing people to restore, repair, and refurbish damaged items.<sup>57</sup>

In 1902 a new building was constructed to house the various programs Helms ran. A new entity, Goodwill Industries, was officially created. Helm's was able to secure the donation of thousands of empty burlap coffee bean bags that he distributed to homes in Boston's wealthier areas; when the bags were filled the homeowner could call for pickup.<sup>58</sup> Not long after the construction of the new building, Helms faced criticism from the burgeoning professional social workers for not vetting his charity's employees closely enough and the Unitarian Church withdrew its support, but Goodwill Industries continued to thrive.<sup>59</sup> After severing ties with the Unitarian Church, Helms found sponsorship with the Methodist Church and opened a second Goodwill Industries in Brooklyn (although Goodwill was originally affiliated with first a Unitarian Church and then a Methodist church, the organization itself was secular).<sup>60</sup> Although the Brooklyn location was founded by Helm's it was a separate entity from the Boston based Goodwill, a model that Helms would continue as he spread his concept around the country.<sup>61</sup>

In 1916, Helms was invited to St. Louis by Rev. Thomas E. Green, the minister of Trinity Methodist Episcopal Church, to give a speech to a group of St. Louis businessmen at Fred Renin's home.<sup>62</sup> After the meeting, the men decided to form a Goodwill Industries of St. Louis; in 1918 the first Goodwill store in St. Louis (and the sixth in the nation) was opened in the former basement level Sunday school room in the Trinity Methodist Episcopal Church, which was located at 1910 N. 13<sup>th</sup> St (non-extant).<sup>63</sup>

Helms had continued to travel the country after his 1916 speech in St. Louis and by 1919 independent Goodwill Industries had opened training shops and retail stores in Cleveland, Denver, Los Angeles, and Brookline, Massachusetts while the Methodist Church had planned investments of \$305,000 to open locations in New York, Buffalo, Philadelphia, Pittsburgh, and St. Paul.<sup>64</sup> The full plan called for 30 training centers around the country to train 120,000 people a year while paying two to three million dollars in wages.<sup>65</sup>

<sup>57</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 4.

<sup>58</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 4.

<sup>59</sup> Ibid, Funding Universe.

<sup>60</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 4.

<sup>61</sup> Ibid.

<sup>62</sup> MERS Missouri Goodwill Industries, "MGI Celebrates 75 Years," 1; Funding Universe.

<sup>63</sup> Ibid, MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 5.

<sup>64</sup> Ibid.

<sup>65</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 21

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

After the Treaty of Versailles was signed and thousands of soldiers returned to the United States, Goodwill Industries saw returning veterans who were disabled as ideal employees to train people to repair the items while also offering jobs to a group that often faced their own employment challenges.<sup>66</sup> The idea of using veterans who were disabled to train people for employment would foreshadow an important change in social services in St. Louis when Goodwill would focus on people with disabilities and would be one of the first such organizations in St. Louis, making Goodwill an important part of the social history in St. Louis. The retail store locations were used not only to sell the items to aid in funding the work of the organization but also to train people as sales clerks, bookkeepers, and stenographers. After the trainees became skilled enough, they were recommended to commercial shops and factories;<sup>67</sup>

Helms continued to travel around the country promoting Goodwill Industries and in 1926 he traveled to Europe, the Middle East, and the Far East promoting the Goodwill concept.<sup>68</sup> At the same time, the Goodwill idea independently started in Mexico, the Caribbean and South America, followed by organizations in Africa and Great Britain.<sup>69</sup> Throughout the 1920's Helms worked to spread the concept of Goodwill Industries; by 1930 there were organizations in more than 60 cities in the United States.<sup>70</sup>

### Goodwill Industries in St. Louis

While Goodwill was spreading both nationally and internationally, Goodwill Industries of St. Louis was also expanding. By 1920, Goodwill had outgrown its original 1918 location in the Trinity M & E Church (1910 N. 13<sup>th</sup>, non-extant) basement and moved down the street to its own building at 1730 N. 13<sup>th</sup> (non-extant), allowing them to average \$110 in daily sales that year.<sup>71</sup> Just two years later Goodwill purchased two stores, three apartment buildings, and a three-story residence from the Provident Association (locations unknown); by 1923 it moved to another, larger location at 1724 N. 13<sup>th</sup> St (extant) where they made \$23,000 that year.<sup>72</sup> Also in 1923, Rev. Ross W. Adair was hired to serve as the superintendent of Goodwill Industries of St. Louis, a position he would hold until his retirement in 1946.<sup>73</sup> In 1927, Goodwill found employment for 967 people and by 1928 Goodwill grossed \$83,514.<sup>74</sup> Also in 1928, Robert Adair, Rev. Adair's son, was asked by his father to organize new Goodwill operations throughout eastern Missouri and western Illinois, which he did by using Goodwill Industries of St. Louis as the umbrella organization for these new production plants; the organization changed its name to Missouri Goodwill Industries in 1935, which reflected its expanded vision although its own operations continued to focus on the St. Louis metropolitan area. By 1932, it expanded its

<sup>66</sup> Funding Universe.

<sup>67</sup> Ibid.

<sup>68</sup> Ibid.

<sup>69</sup> Ibid.

<sup>70</sup> Ibid.

<sup>71</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 6.

<sup>72</sup> Ibid.

<sup>73</sup> Ibid, 6, 9.

<sup>74</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 22

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

capacity by purchasing a five-story warehouse building at 8<sup>th</sup> St. and Howard (non-extant) despite the onset of the Great Depression.<sup>75</sup> The tremendous growth of the organization demonstrates not only the need for Goodwill's services but the support of the community for Goodwill and its programs. Within a decade of its founding, Goodwill had already become an important part of social services in the St. Louis metropolitan area.

Like most charities, the onset of the Great Depression saw the need for Goodwill's services skyrocket at a time when donations were down. In 1934, the various Goodwill organizations around the country started a national association that kept the individual organizations independent but provided an umbrella organization that could offer guidance and organization.<sup>76</sup> The Goodwill organizations around the country were being overwhelmed by demand and there was a push to restrict its services. In order to find a fair way to limit its aid, people in the organization looked to the post-World War I period when organizations like Goodwill Industries of St. Louis began to hire injured veterans to train people for employment. After World War I, returning veterans, including many with disabilities acquired during the war, had trouble finding employment because of the influx of former soldiers looking for work. Those with disabilities had even more trouble than other veterans finding work because of their disabilities and the views at the time that the disabled were unable to do meaningful work. As the number of veterans with disabilities seeking aid from Goodwill increased, the organization found them work by hiring many to act as trainers for able-bodied people. Remembering the success they had aiding disabled veterans after World War I, in the mid-1930s Helms penned a letter to the various Goodwill organizations around the world calling on Goodwill to focus exclusively on aiding people with disabilities (including those with developmental disabilities or disorders) as a fair way to limit those they aided.<sup>77</sup>

With this shift in focus from the needy (including people with disabilities) to only serving people with disabilities, Goodwill Industries of St. Louis became the first national organization as well as the first such organization in St. Louis dedicated exclusively to aiding people with disabilities. The aid took the same form as Goodwill's previous work of providing "a hand up, not a hand out" by offering both job training, employment, and job placement to people, only now working exclusively with individuals who were disabled.<sup>78</sup> In addition to training, Goodwill would also evaluate those they aided to help find jobs appropriate for each individual's skills. After an assessment, individuals would be assigned to various jobs or training programs within the Goodwill Building, with the hope that after training they could find employment at a private company, although some were hired at Goodwill full-time. People were hired by Goodwill to work in the retail locations, to work in the offices of Goodwill, and to sort incoming donations, a process that also prepared them for work on factory lines after they left Goodwill for private employment. Other programs used donated items to train people in a trade such as electricians,

<sup>75</sup> Ibid, 6.

<sup>76</sup> Disability History Museum.

<sup>77</sup> Ibid.

<sup>78</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 23

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

painters, truck drivers, telephone operators, and printers. There were also programs with training for watch and clock repair, toy repair, furniture repair, upholstery, dry cleaning, umbrella repair, farming, carpentry, painting, canning, bookkeeping, and retail while later in the century the advancements in technology led to training programs for small appliance repair, vacuum repair, electronics, and later in data entry and IT fields.<sup>79</sup> As the first organization in St. Louis whose primary focus was aiding people with any kind of disability, Goodwill established its position for its role in aiding a group that had been largely ignored and left to fend for themselves. The retail stores also made it possible for Goodwill to continue serving the broader population of individuals who were poor by providing a source of low-priced goods, further expanding the impact of Goodwill's activities.

When Goodwill Industries of St. Louis shifted to helping people with disabilities it continued to have success training people for new jobs, only now all the people they trained had either physical or mental disabilities. In 1935 alone (the same year that Goodwill Industries of St. Louis changed its name to Missouri Goodwill Industries) Goodwill provided 280,000 hours of employment and provided jobs for 3,223 people in the St. Louis metropolitan area; by 1938 Goodwill employed 2,500 people in the third quarter alone while training people in 40 different trades.<sup>80</sup>

Missouri Goodwill Industries continued to grow through the end of the 1930's and into the 1940's. By 1944 Goodwill had 150 employees with disabilities working for the organization (in addition to people who were trained by Goodwill and worked elsewhere) and had a fleet of 15 trucks to pick up donations.<sup>81</sup> The growth and success of Goodwill had led to their relocation of their operations to a large warehouse building at 716 Howard Street, which had been destroyed in a fire in 1943 resulting in Goodwill's purchase of the massive seven-story building at 4140 Forest Park from the American Radiator and Sanitation Company for \$200,000 (a \$285,000 discount from the appraised value), allowing the organization to increase the number of people employed from 150 people to 500 people while still offering training programs and including a retail location in the headquarters building.<sup>82</sup> The organization began moving into the building in 1944, but completed its renovations and took full possession of the entire building in 1946 with the closure of the wartime industries in the building, the same year that the Goodwill organizations around the country formed a national association called "Goodwill Industries of

<sup>79</sup> Marguerite Martyn, "It's Junk to You! But to the Goodwill Industries It is a Source of Life and They Use Everything-Except old Razor Blades," *St. Louis Post-Dispatch*, 30 October, 1935, 3D; "Goodwill Industries War Chest Agency Gives Work and Training, Salvages Goods," *St. Louis-Post Dispatch*, 7 October, 1945, 94; "Goodwill Industries Seeks Jars for use in Caning," *St. Louis Post-Dispatch*, 14 May, 1933, 8; "Industry Aids Handicap for 28 Years," *St. Louis Post-Dispatch*, 18 May, 1946, 4; Mary Kimbrough, "St. Louis's 'Favorite Wastebasket': Goodwill Salvages Almost Anything, Provides Jobs for 400; Drive on Now," *St. Louis Post-Dispatch*, 28 June, 1959, 3.

<sup>80</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 7; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1933-34), 452; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1936), 480.

<sup>81</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 9.

<sup>82</sup> Ibid; MERS Missouri Goodwill Industries, "MGI Celebrates 75 Years," 2.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 24

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

America.”<sup>83</sup> The new headquarters building allowed Goodwill to expand their services at a time when there were still no other organizations in the St. Louis metropolitan area dedicated to helping people with all forms of physical and mental disabilities. The new headquarters building would not only house the offices, but was also the location where donations were collected, repaired, and prepared for resale, as well as housing a call center and the various job training programs.

In the 1950’s, Goodwill continued to grow and expand its programs and also expanded its partnerships with events, local businesses, and other organizations to increase Goodwill’s reach. One such effort launched in 1953 was a clothing drive in partnership with the Methodist Youth Fellowship; in following years and still today the organization partnered with the Boy Scouts of America, the St. Louis Cardinals, movie theaters, grocery stores, and other local businesses and organizations.<sup>84</sup> These high-profile partnerships helped Goodwill increase their visibility in the community at large and increase donations, allowing Goodwill to continue to expand. This growth is further demonstrated in 1955 when the first ladies auxiliary was formed, whose members helped open new retail stores and drive interest in Goodwill by hosting benefits.<sup>85</sup> The room afforded by the new headquarters in the Goodwill Building, combined with the new partnerships and the Ladies Auxiliary helped Goodwill continue to grow at a time when Goodwill was the only organization dedicated solely to aiding those with disabilities in St. Louis. The Goodwill Building’s role as the headquarters of the organization, as well as its uses as the receiving center for donations, employee training, repairing donations, as a call center, and a retail store solidified the Goodwill Building’s importance to both the organization and its significance in the development of social services in St. Louis.

### **Expansion of Services for People with Disabilities in St. Louis**

From the time Goodwill began exclusively aiding people with disabilities in the mid-1930s until the 1950s, Goodwill was the only organization aiding people with all forms of mental and physical disabilities although new organizations began to develop programs for specific segments of the community and to tackle accessibility and civil rights issues for the disabled.

In 1933, another social services organization was founded, Lighthouse for the Blind (originally known as Industrial Aid for the Blind). Lighthouse for the Blind started a factory to make brooms, mops, door mats and other similar goods, with the workforce hired from the blind. The Lighthouse for the Blind expanded its product line over time and now produces over 200 products, including cleaning products, paints, medical products, and cleaning supplies. The organization offered employment to the blind at a time when it was still hard for the blind to support themselves and offered them useful work, but, unlike Goodwill Industries, they only

<sup>83</sup> Ibid, Disability History Museum.

<sup>84</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 11,13.

<sup>85</sup> Ibid, 11.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 25

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

aided the blind, while Goodwill offered aid to people regardless of disability, whether blind, deaf, mentally disabled or physically disabled.<sup>86</sup>

Jewish Employment and Vocational Services, better known as JEVS, was founded in 1940 on the principles of Tzedakah (the principle “to do what is right and just”; Tzedakah is also the Hebrew word for “charity”) and Tikkum Olam (a Hebrew phrase for “repairing the world”). JEVS initially was formed to aid Jewish refugees fleeing Europe with counseling services and as a job services agency that offered job training and placement. Within years of its founding, JEVS expanded first to serve anyone in need, including “hard to place” job applicants like Holocaust survivors and the disabled. After an extensive fundraising campaign, JEVS purchased a building at 2445 South Hanley Road in 1964 to open the Bryan S. Lippman Counseling and Rehabilitation Center to expand the organization’s counseling services while also extending the organization’s efforts dedicated to both physical rehabilitation and addiction rehabilitation. These efforts were expanded further in 1974 when JEVS purchased a building at 1727 Locust to house the Samuel Aftergut Rehabilitation Center, named for an accountant and philanthropist who was confined to a wheelchair by multiple sclerosis. The center allowed JEVS to increase the number of people with disabilities it was able to aid. In 1985, JEVS changed its name to the Metropolitan Employment and Rehabilitation Services and in 2001 MERS merged with Goodwill to become MERS/Goodwill.<sup>87</sup>

In 1952 a group of St. Louis mothers of children with developmental disabilities or disorders went to the first national conference held by the National Association of Parents and Friends of Mentally Retarded Children and upon their return to St. Louis formed a local chapter, which they named the St. Louis Association for Retarded Children, more commonly known as St. Louis ARC.<sup>88</sup> ARC’s initial focus was to enable their children to receive an education at a time when a diagnosis of a developmental or mental disability came with a recommendation for institutionalization.<sup>89</sup> By the 1960’s, ARC was operating six pre-schools and running a variety of recreational programs, including bowling, square dancing, and roller skating.<sup>90</sup> Initially, ARC only focused on children but as the children of the founders grew older, they began to worry what would happen to their children when they could no longer care for them. A group of parents affiliated with ARC formed Rainbow Village, which created group homes for individuals with developmental disabilities or disorders. ARC went on to develop programs offering in-home respite care, early childhood intervention, and advocating for the disabled, including lobbying for

<sup>86</sup> Lighthouse for the Blind, St. Louis, “Our History,” Available at: <https://lhbindustries.com/about-us/#:~:text=Ryder%20founded%20The%20Lighthouse%20for,simultaneously%20earning%20a%20steady%20income>, Accessed 27 August, 2020.

<sup>87</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 8, 12, 16, 16; JVS Human Services, “Mission and History,” [Website] Available at: <https://www.jvshumanservices.org/about-us/mission-history/>, Accessed 4 September, 2020; JEVS Human Services, “About JEVS Human Services,” [Website] Available at: <https://www.jevshumanservices.org/about/>, Accessed 4 September, 2020.

<sup>88</sup> St. Louis ARC, “History,” [Website] Available at: <https://www.slarc.org/about-us/history/>, Accessed 9 January, 2020; Meldon.

<sup>89</sup> St. Louis ARC.

<sup>90</sup> Ibid.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 26

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

legislation in support of people with disabilities, notably the efforts to pass the Rehab Act (which established the Rehabilitation Services Administration and Vocational Rehabilitation Services), the Education of All Handicapped Children Act (which requires free and public education in the least restrictive environment possible), and the Americans with Disabilities Act (better known as the ADA, which was not passed until 1990).<sup>91</sup> Despite all the varied ways that ARC aided those with developmental disabilities or disorders, its focus was initially on access to education for children, Goodwill was still the only organization in the 1950's offering job training, employment services, and employment, highlighting Goodwill's continued impact on social services in St. Louis.

Just as there were no other organizations helping the individuals with developmental disabilities and disorders besides Goodwill until the 1950's, the people with physically disabilities were a similarly underserved community before Goodwill changed its focus and Goodwill remained the primary source of job training and employment assistance for individuals with any form of disability for at least another generation. It was not until 1970 when Max Starkloff, a man who was paralyzed in a car accident, founded Paraquad so that there was an organization in St. Louis to specifically help people with accessibility issues due to mobility and other physical disabilities.<sup>92</sup> After a car crash in 1963, Starkloff had to enter a nursing home; in 1970 he began to search for services that would allow him to move into a home and during the process he founded Paraquad. Paraquad was focused on accessibility for people with disabilities and first funded a grant to perform accessibility studies with local businesses. By 1972, Paraquad's activism had produced the first curb cuts in St. Louis and was part of the lobbying efforts (along with ARC and other organizations from around the country) to pass the Rehab Act in 1973. In 1975, the same year the Education of All Handicapped Children Act was passed, again with lobbying support from Paraquad, Starkloff finally moved into his own home, fulfilling the reason Starkloff started Paraquad. After moving into his own home, Starkloff continued with Paraquad's mission and in 1977, after efforts by Paraquad, St. Louis became the first city in the nation to install wheelchair lifts on public busses.<sup>93</sup> Paraquad focused on its main goal of accessibility for people with disabilities and in 1979 became one of the ten first federally funded Centers for Independent Living. While Paraquad continues to focus on accessibility issues, it did not offer any employment services for individuals with disabilities until 1989, when its Career Options and Employment Program started.<sup>94</sup>

While other organizations targeting assistance to individuals with disabilities were starting to form, Goodwill continued to provide job training and employment services for those with disabilities and continued to grow. After the 1962 renovation of the façade, the building itself even became a "billboard" for the organization because of the large "Goodwill Industries" sign on an otherwise unadorned façade, making the building a physical symbol of the organization. By

<sup>91</sup> Meldon; St. Louis ARC; Paraquad, "Our History," [Website] Available at: <https://www.paraquad.org/about/our-history/>, Accessed 9 January, 2020.

<sup>92</sup> Paraquad.

<sup>93</sup> Ibid.

<sup>94</sup> Ibid.



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 27

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

1963 Goodwill had eighteen retail stores in the St. Louis metropolitan area and in 1966 opened a nineteenth retail location; the Goodwill Building remained the headquarters and the location for most of their job training and non-retail employment.<sup>95</sup> Goodwill continued to see the number of people it aided grow and in 1968 Goodwill had served 1,870 individuals and had revenues totaling \$2,413,167.<sup>96</sup> By 1977, Goodwill was directly employing 1,300 people with disabilities and had placed another 1,466 with job counseling, vocational guidance and employment with other organizations or companies. Missouri Goodwill Industries was considered one of the largest of the 165 Goodwill Industries in the United States.<sup>97</sup> Because of Goodwill Industries size and the number of people the organization was able to help, the organization is a key component of social services in St. Louis and the Goodwill Building was the flagship for all of its operations.

In the 1980's, Goodwill continued to open new stores and increased its geographic reach, opening its first store in Festus (south of St. Louis) in 1983 and in St. Charles (northwest of St. Louis) in 1989.<sup>98</sup> Goodwill's continued growth meant that by 1991, Goodwill was serving an average of 2,000 people with disabilities a year. In 2001, Missouri Goodwill Industries merged with the Metropolitan Employment and Rehabilitation Service (founded as the Jewish Employment and Vocational Services in 1940), and now expanded to include rehabilitation services (including substance abuse rehab and physical rehab), community programs, health programs, and educational programs.<sup>99</sup> The new combined organization continued to grow and by 2012 Goodwill had more than 40 retail locations, all of which were supplied by the donations that passed through the Goodwill Building where they were refurbished, continuing the work that began in the Goodwill Building when Goodwill moved their headquarters into the building in 1944.<sup>100</sup> The Goodwill Building remained the headquarters of their operations from the time it moved into the building in 1944 until they moved out in 2019; throughout that time, it housed the offices and the majority of the organization's programs and activities. The Goodwill Building is an integral part of Goodwill Industries' history in St. Louis and Goodwill Industries is an integral part of the social services history in St. Louis for its work first with the indigent and later as the first organization in St. Louis to focus on helping people with disabilities with "a hand up, not a hand out" and offering "not a charity but a chance."<sup>101</sup>

## **Building History and Development as Goodwill Industries Facilities**

### Construction and Conversion to Use by Goodwill

<sup>95</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 12.

<sup>96</sup> Ibid, 13.

<sup>97</sup> Ibid.

<sup>98</sup> Ibid.

<sup>99</sup> JEVS Human Services, "About JEVS Human Services," [Website] Available at:

<https://www.jevshumanservices.org/about/>, Accessed 9 January, 2020.

<sup>100</sup> MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 20.

<sup>101</sup> Ibid, 2.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 28

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

The seven-story, Goodwill Building was constructed in 1919 as a warehouse for the Standard Sanitary Manufacturing Company, a Pittsburgh-based plumbing supply company. The building was constructed by Jason A. Godfrey and Company based on designs by famed St. Louis architect Albert B. Groves (see Figure 17).<sup>102</sup> The Standard Sanitary Manufacturing Company, which changed its name to the AM Radiator and Standard Sanitary Corporation, remained in the building until 1944 when it sold the building to Goodwill St. Louis for \$200,000 (despite the fact the building was valued at \$485,000).<sup>103</sup>

When Goodwill Industries moved into the building in 1944, St. Louis Terminal Warehouse Company and the Federal Emergency Warehouse Association of St. Louis still occupied a portion of the building as part of the wartime industries programs; both the St. Louis Terminal Warehouse Company and the Federal Emergency Warehouse Association of St. Louis remained in the building with Goodwill Industries and did not completely vacate the building until the war ended, leaving Goodwill as the owner and sole occupant of the building. By 1946, Goodwill Industries was the sole occupant of the building.<sup>104</sup> The Goodwill Building was the location of Goodwill's headquarters from 1944 to 2019, as well as the site that received donated goods, cleaned, repaired, and readied items for sale. The building also housed employee training programs, the call center for coordinating pick up of donations, and a retail shop with its display windows spanning the base of the seven-story facade.

The only work the Standard Sanitary Manufacturing Company had done on the property was to add a boiler room in 1920 (the small brick addition at the rear) and construct a wood shed on the rear portion of the lot on the west side of the building in 1927 (non-extant by the time Goodwill acquired the property).<sup>105</sup> As the wartime industries program vacated the building in 1946, Goodwill updated the mechanical systems, and added new plumbing and restrooms on each floor, wiring, some interior partitions, and a system of metal chutes to move goods in the sorting process from one floor level down to the next (see Figure 18).<sup>106</sup> As described in a 1959 *St. Louis Post-Dispatch* article, Goodwill Industries efficiently processed goods through the building:

The heavy furniture and appliances are taken off the trucks at the loading dock, but the small bags containing clothes, toys and miscellany are taken and dumped onto a 75-foot belt which moves constantly across the sixth floor. The empty bags are shuffled off to be re-used.

<sup>102</sup> St. Louis, Missouri, City of St. Louis, Division of Building and Inspection, Microfilm Room, Inactive and Active Building Permits; "Building News," *St. Louis Daily Record*, 19 July, 1919, 4.

<sup>103</sup> MERS Missouri Goodwill Industries, "MGI Celebrates 75 Years," *Good News* [Newsletter], Summer 1992, 2; *Gould's St. Louis (Missouri) City Directory for 1946* (St. Louis: Polk-Gould City Directory Company, 1946), 1610.

<sup>104</sup> *Gould's St. Louis (Missouri) City Directory for 1947-48*, (St. Louis: Polk-Gould City Directory Company, 1947-48), 1782.

<sup>105</sup> "Building News," *St. Louis Daily Record*, 3 April, 1920, 4; *St. Louis Daily Record*, 27 April, 1920, 4.

<sup>106</sup> "Building News," *St. Louis Daily Record*, 14 January, 1946, 4; "Building News," *St. Louis Daily Record*, 15 May, 1946, 8.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 29

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

At either side of the belt stand workers, each assigned to pluck a certain type of article out of the mass of material flowing by him. One takes shoes, another purses, another children's clothing, another small bedding. Each has his assigned task, and he must make only the simplest decision: Is it worth saving?

If so, it goes into one chute, if not, it goes into another. These chutes are part of the ingenuity of production planners. Operating on the theory that the force of gravity is free, they have installed brightly-colored tubes which permit the merchandise to slide down to other floors.

What the sixth floor worker thinks is usable clothing goes down and is dumped on a counter on the fifth floor. There, another worker screens it and again decides whether its worth using. If so, down it goes to the fourth floor for even more minute examination. Finally, at the third floor, it stops and is given a final once-over, priced and prepared for delivery to the retail stores.

Meanwhile, the rest of the merchandise is tossed into other chutes and goes its way in the proper department below, or into salvage.

The building is color coded for the benefit of those workers who may find it hard to remember a floor number but can recall the color. Each chute is painted the same color as the floor where it finally dumps its contents.

Workers get the donations out almost as fast as they get them in. Drop you purse accidently down the right chute, and chances are it'll be on the store counter before you can get downstairs to retrieve it.<sup>107</sup>

The upper floors were used for sorting donations, then items were cleaned and repaired and clothes pressed on the third floor (see Figure 19). The second floor was used for offices, job counseling and training; it also housed the cafeteria, the non-denominational chapel (and classroom), and the call center. The first floor was used for receiving and shipping through the rear loading docks (and the loading dock addition to the west after 1962) as well as for repair of large items of furniture and appliances. The ground floor housed the retail location (see Figure 20).<sup>108</sup> Additional minor alterations were made over the next 15 years, with additional wood and

<sup>107</sup> Mary Kimbrough, "St. Louis's 'Favorite Wastebasket': Goodwill Salvages Almost Anything, Provides Jobs for 400; Drive on Now."

<sup>108</sup> This information was gathered from physical inspection of the building, comparison of architectural plans, and newspaper articles. Remiller Architects. "Goodwill:Alterations-Forest Park." [Architectural Plans] St. Louis, Missouri. 21 May, 2014; G & W Engineering Corporation. "Floor Plan." [Architectural Plans] St. Louis, Missouri. 19 August, 2014; LePique and Orne Architects, Inc. "Interior Alterations for MERS Goodwill Sheltered Workshop." [Architectural Plans] St. Louis, Missouri. 2 August, 2012; Raymond Maritz and Sons, Inc. "Goodwill Industries Master Phase 1." [Architectural Plans] St. Louis, Missouri. 24 September, 1987; Mary Kimbrough, "St.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 30

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

glass partitions added in 1952 in the offices on the second floor and to create a call center, the restrooms remodeled in 1956, and the cafeteria remodeled in 1961.<sup>109</sup>

Alterations and Expansions

In 1962, Goodwill hired the renowned Maritz and Sons to design a new modern façade for the building and a two-story addition on the west side of the building (at the back of the property) with loading docks facing both the parking lot in front and the railroad spur behind the building (See Figure 3).<sup>110</sup> The new façade transformed the building visually from a multi-bay warehouse building façade into a strikingly modern, monolithic design. Behind the new brick veneer wall, the original façade windows were removed and the openings infilled with concrete block. It gave the building a smooth brick front with minimal ornamentation beyond the subtle pierced masonry patterning which acts as a backdrop for the large “Goodwill Industries” sign. Once completed, in 1963, the shallow, one-story garage/freight building across the front of the lot (See Figures 16 and 17) was demolished to open up access to the entire parking lot on the west side of the property. The front of the 7-story building received some minor storefront alterations in 1965, with Maritz and Sons again acting as the architects. In 1969, more interior alterations were made to the building, primarily more glass wall office partitions on the second floor.<sup>111</sup>

In 1966, Goodwill Industries acquired the large, five-story warehouse building directly to the east at 4100 Forest Park Avenue, the former Ford Motor Company’s assembly and distribution plant. In February 1942, Ford Motor Company had ceased operations and sold the building to the federal government for the U. S. Navy’s use during World War II.<sup>112</sup> In 1967, a four-story bridge was constructed, connecting the Goodwill Building to the old Ford Motor Company Building.<sup>113</sup> Even though this bridge connected the two buildings internally on the third, fourth and fifth floors, the Ford Motor Company Building was primarily used as warehouse and storage space for Goodwill Industries and no substantive services were performed by Goodwill Industries in the Ford Motor Company Building; most of the actual sorting operations to distribute the donated goods for cleaning, repair, or sale took place in the seven-story Goodwill Building alongside the administrative offices, training programs, cafeteria for the workers, and the retail shop.<sup>114</sup> The Ford Motor Company Building was only owned by Goodwill Industries from 1966 to 1978 and when Goodwill Industries sold off the old automobile distribution plant in 1978, the doorways into the bridge were all sealed at the wall of the Goodwill Building, ending its association with

Louis’s ‘Favorite Wastebasket’: Goodwill Salvages Almost Anything, Provides Jobs for 400; Drive on Now;” “Industry Aids Handicap for 28 Years,” *St. Louis Post-Dispatch*, 18 May, 1946, 4.

<sup>109</sup> “Building News,” *St. Louis Daily Record*, 11 September, 1952, 8; “Building News,” *St. Louis Daily Record*, 6 April, 1956, 10; “Building News,” *St. Louis Daily Record*, 6 June, 1961, 8.

<sup>110</sup> “Building News,” *St. Louis Daily Record*, 3 July, 1962, 8.

<sup>111</sup> “Building News,” *St. Louis Daily Record*, 11 January, 1967, 8; “Building News,” *St. Louis Daily Record*, 19 September, 1969, 8.

<sup>112</sup> Laura Johnson, “National Register of Historic Places, Registration Form –Ford Motor Company Building,” 6 March, 2002, pp. 1,5, 19.

<sup>113</sup> “Building News,” *St. Louis Daily Record*, 28 October, 1965, 8.

<sup>114</sup> St. Louis, Missouri, Karen Baxter’s Files, “RE: Goodwill,” Email from Meghan Carnot, 4 May, 2020.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 31

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Goodwill Industries over forty years ago. Since then, the Ford Motor Company Building was determined to be eligible for the National Register of Historic Places in 2002 (but not listed due to the owner's objections) for its role as an automobile factory and it has subsequently been listed in the National Register and the building has been converted into a loft condominium complex, no longer containing any traces of the use of the building by Goodwill Industries.<sup>115</sup>

Although Goodwill's operations no longer required the massive warehouse space in the old Ford building that they had sold off in 1978, by 1987 they did need some additional square footage for their warehouse operations, leading to their purchase of the two-story building directly west of their property (at 4200 Forest Park Avenue), the 1922 Fiske Tire Company Building. Renovations in 1987 prepared that building for use for storage and shipment of goods, gaining the moniker of being the Goodwill Annex. The renovation turned the 1962 addition into a connector between that building and the Goodwill Building. The 1962 loading dock addition was completely remodeled in 1987 on the second floor as the new cafeteria location and received a new glass façade one bay deeper across the front connecting it to the Fiske Tire Company Building, with two flanking brick stair towers abutting the 4140 Forest Park Goodwill Building and the Fiske Tire Company building so that the main entry was through this glass walled façade at what was now the back of a U-shaped compound.<sup>116</sup> (See Figure 3) That same year, the old railroad track spur was removed behind the building, allowing the renovations to the two-story connector to convert the old railroad loading docks into use as truck docks and adding a series of sawtooth truck docks to the back of the main Goodwill Building.

In 2013, Goodwill began planning to relocate the retail shop out of the first floor storefront across the base of the seven-story façade. They removed some small partitions from the first floor of the Fiske Tire Company Building in preparation for relocating the retail shop into that space by 2015. At the same time, most of the loading bay openings in the connector were blocked up and that area on the first floor converted to storage for the retail shop. The former storefront (which was a half-floor level below grade on the seven-story façade with its series of display windows at the public sidewalk) was remodeled on the interior with a large raised platform at the display windows to become a Sheltered Workshop training room in 2015.<sup>117</sup> It was at this same time that some of the bulk resale and shipping operations were relocated to the old Famous Barr Warehouse Building south of Highway 64/40 east of Vandeventer and by 2019 Goodwill had sold the property, although a Goodwill retail store will remain in the Fiske Auto-Tire Building until April 2021 and the loading docks are still being used while the new owner prepares to occupy the building.

There were few alterations inside the seven-story building after the 1960s modernizations and the operations in that building remained relative unchanged except for updates to support changing

<sup>115</sup> Johnson, "Ford Motor Company Building," pp. 1, 5, 19.

<sup>116</sup> St. Louis, Missouri, Karen Baxter's Files, "RE: Goodwill."

<sup>117</sup> Remiller Architects. "Goodwill Alterations Preliminary." [Architectural Plans] St. Louis, Missouri. 7 August, 2013; Cochran Engineering, "Parking Lot, Landscape, and Striping Improvements Forest Park Facility MERS Goodwill St. Louis, Missouri," [Architectural Plans] St. Louis, Missouri. October, 2015.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 32

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

technologies (such as the creation of a data center and IT training programs) although a passenger elevator by the front stairwell was added post-1980. The 1987 alterations and glass front addition to the 1962 loading dock addition occurred after the end of the period of significance in 1970 and transformed both the interior and exterior of that two-story wing at the rear of the parking lot. The Fiske Tire Company Building, although physically attached to the historic building by way of the 1987 modifications to the 1962 addition (through simple doorways in its masonry wall) is a separate, non-contributing building since it was acquired by Goodwill in 1987, and it did not support significant operations for Goodwill, simply serving as an annex for storage until 2014-2015 when its first floor became the retail shop shortly before Goodwill sold the entire property. Despite these alterations and the acquisition of the neighboring building in 1987, the prominence of the seven-story Goodwill Building with the open parking lot and low-profile buildings along its west elevation has remained the dominant feature of the property since its construction in 1919, a feature that was accentuated with the new, monolithic façade in 1962.

Other Goodwill Locations

Prior to the purchase of the Goodwill Building, the original offices were in borrowed space in the Trinity M & E Church, where they were located for only five years and which is non-extant. The second headquarters location is still extant (at 1724 N. 13<sup>th</sup> St.) but the organization was only in the location from 1923 to 1928<sup>118</sup> before moving into a non-extant building located next door at 1730 N. 13<sup>th</sup> St. in 1929.<sup>119</sup> Goodwill's headquarters remained in the building at 1730 N. 13<sup>th</sup> St. even after purchasing a five-story, eighty-year old, timber frame, brick warehouse six blocks east at 716 Howard St. (non-extant)<sup>120</sup> in 1932. Late in 1943, a devastating fire started in a waste paper shredding machine and quickly swept through the myriad of donated items, destroying the warehouse building at 716 Howard St. During the course of the fire, the front wall of the building collapsed, injuring six firefighters and killing Joseph Morgan, the only fire chief in the history of the St. Louis Fire Department killed in the line of duty. Fortunately, because the fire occurred on a Saturday morning, only three of Goodwill's one hundred employees were in the building at the time and all three were able to escape safely.<sup>121</sup> The loss of the warehouse space forced

<sup>118</sup> Gould's St. Louis (Missouri) Red-Blue Book, (Saint Louis: Polk-Gould Directory Company, Publishers 1923), 818; Gould's St. Louis (Missouri) Red-Blue Book, (Saint Louis: Polk-Gould Directory Company, Publishers 1927), 960; Gould's St. Louis (Missouri) Red-Blue Book, (Saint Louis: Polk-Gould Directory Company, Publishers 1929), 1013.

<sup>119</sup> Ibid.

<sup>120</sup> Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1933-34), 452; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1936), 480; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1938) 464; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1938) 464; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1944) 1717; Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1946) 1610.

<sup>121</sup> Tim O-Neil, "1943-St. Louis Fire Chief is Killed While Trying to Save his Men," *St. Louis Post Dispatch Archives*, 3 March, 2020 [Website] Available at: [https://www.stltoday.com/news/archives/st-louis-fire-chief-is-killed-while-trying-to-save/article\\_376a9751-a7f1-5ff5-a138-322a63465b67.html](https://www.stltoday.com/news/archives/st-louis-fire-chief-is-killed-while-trying-to-save/article_376a9751-a7f1-5ff5-a138-322a63465b67.html), Accessed 9 January 2020.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 33

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Goodwill Industries to find a new building and when they purchased the Goodwill Building at 4140 Forest Park Avenue, the organization moved its headquarters into their new building along with all of the warehouse functions, consolidating their operations under one roof.

Although Goodwill did own one residential unit and three apartment buildings in the 1930s, the location of these buildings is not known and they were not a part of Goodwill's public face. Goodwill had a series of retail locations in operation in the city and surrounding suburbs; by 1933 they had five locations and by 1966 they had 19 stores throughout the metropolitan area.<sup>122</sup> The various retail locations moved often, making these properties less representative of Goodwill's presence in St. Louis and making the Goodwill Building the property most closely associated with Goodwill and its work in aiding people with disabilities throughout the St. Louis metropolitan area. The other Goodwill locations in the St. Louis metro area were simply retail outlets, without the attached offices, warehouse space, and working areas for training programs or the call center that were located in the Goodwill Building. The Goodwill Building was the locus of Goodwill Industries in St. Louis and is an important part of the development of social services in St. Louis.

Architects

Albert B. Groves

Albert B. Groves, the architect for the original design of the Goodwill Industries Building (constructed as the Standard Sanitary Manufacturing Company Building) was born in Providence, Rhode Island to English immigrants. Groves went to Cornell University to study architecture and remained there for a year after graduation.<sup>123</sup> In 1890, Groves traveled to Denver, remaining there for two years before traveling in Europe to study the architecture. After returning from Europe, Groves settled in St. Louis and joined the firm of Grable and Weber. Groves was made a named partner in 1894, transforming the firm into Grable, Weber, and Groves in 1894. The firm changed names again in 1896 when Grable retired, creating the firm of Weber and Groves. After Weber's retirement in 1905, Groves worked alone. Groves had a prolific and successful career in St. Louis with commissions for commercial, residential, religious, and governmental projects. Among his most notable designs are the Rotunda of St. Louis City Hall, the General American Building, the Leather Trades Building, the Medical Society Building, St. Mary's Hospital, the Tuscan Temple, the Masonic Temple, the Norvell-Shepleigh Building, the New Maryland Hotel (now known as the Mark Twain Hotel), the Fountain Park Congregational Church, the Cote-Brilliant Presbyterian Church, and the Maple Avenue Methodist Church.<sup>124</sup>

<sup>122</sup> Gould's St. Louis (Missouri) City Directory, (Saint Louis: Polk-Gould Directory Company, Publishers 1933-34), 452; MERS Missouri Goodwill Industries, *Goodwill 100 Years 1918-2018*, 13.

<sup>123</sup> Walter B. Stevens, *St. Louis, History of the Fourth City, 1764-1909, Vol. 2*. (St. Louis, S. J. Clarke Publishing Company, 1909) 798-99.

<sup>124</sup> Ibid, "St. Louis Architects, Famous and Not So Famous," *Landmarks Letter*, [Newsletter] September October, 1987, Vol. 22, No., 5 2-3.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 34

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Maritz and Sons

Raymond E. Maritz, the architect who designed the new façade for the Goodwill Industries Building, was born in 1893, the oldest of son of a jeweler.<sup>125</sup> Maritz studied architecture at Washington University in St. Louis and the Ecoles de Beaux Arts in Paris.<sup>126</sup> In 1910, while still in school, he formed a partnership with Gale Henderson to design an office building and by 1915 the two architects were receiving accolades for the Roy Atwood House, located at 15 Southmoor Drive, and the Gustav Bishop House, located at 2 Forest Ridge.<sup>127</sup> Although the firm was having success, Maritz returned to France later in 1915 where he was awarded the Croix de Guerre for his work with the American Field Services transporting injured French troops from the trenches to Field Hospitals. After World War I, Maritz returned to St. Louis and resumed his partnership with Henderson but Henderson left the partnership to start a new firm with Angelo Corrubia in 1920.<sup>128</sup> The same year, Maritz formed a new partnership with W. Ridgley Young who was also trained at Washington University and in France, although in Young's case it was at the E. F. Art Training Center in Bellevue, France.<sup>129</sup> The new firm quickly made a name for itself with a focus on residential construction but also with a few commercial construction projects and in 1929 the firm published a monograph of their work.<sup>130</sup> Around the time Maritz and Young released the monograph, they began to work on more commercial, industrial, and institutional projects, including Clayton National Bank, United Hebrew Temple, Westwood Community College, the Aeolian Company Building, the Candle Lighthouse (a restaurant), Hillcrest Country Club, Clayton City Hall, the Donnelly Mortuary, the Globe Democrat Building, and the St. Agnes Home for the Aged while still working on residential projects, including the childhood home of Vincent Price.<sup>131</sup> With the growth of the firm and the expansion of the type of projects they were working on, Maritz and Young added Rime Dusard, forming Maritz, Young and Dusard in 1934.<sup>132</sup> The firm continued to prosper and in 1939, *Architecture and Design* magazine devoted an entire issue to the firm.<sup>133</sup>

In 1941, Young left the firm to embark on a solo career, which he retained until his death in 1948 while Maritz left the firm in 1942 to join the OSS during World War II.<sup>134</sup> After the war Maritz

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<sup>125</sup> Kevin Amsler and L. John Schott, *The Architecture of Maritz and Young: Exceptional Historic Homes of St. Louis*, (St. Louis: Missouri Historic Society Press, 2013) 7, 10.

<sup>126</sup> Missouri Historical Society, *Necrology*, Vol. 29, (St. Louis: Missouri Historic Society Press, N.D.) 35, 47.

<sup>127</sup> Amsler and Schott, 11.

<sup>128</sup> Ibid, 13, 14.

<sup>129</sup> Ibid.

<sup>130</sup> Ibid, 17.

<sup>131</sup> Amsler and Schott, 175-180; Fran Mannino, "The Architecture of Maritz and Young," *West End Word*, 28 August, 2013 [Website] Available at: [https://www.timesnewspapers.com/westendword/features/the-architecture-of-maritz-young/article\\_c5d4dfd8-42a3-56d1-be23-d8b384c1d172.html](https://www.timesnewspapers.com/westendword/features/the-architecture-of-maritz-young/article_c5d4dfd8-42a3-56d1-be23-d8b384c1d172.html), Accessed 9 January, 2020.

<sup>132</sup> Amsler and Schott, 17; Mannino.

<sup>133</sup> Ibid, 18.

<sup>134</sup> Ibid.



National Register of Historic Places  
Continuation Sheet

Section number 8 Page 35

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

resumed his practice but without Dusart.<sup>135</sup> Maritz's twin sons, Raymond Jr. and George, who had been attending MIT where they were both studying architecture, joined the Army after Pearl Harbor but returned to MIT after the war to complete their degrees.<sup>136</sup> In 1948, Raymond Jr. and George joined their father to form Raymond E. Maritz and Sons, with Raymond Maritz Sr. primarily working on residential and church projects while the sons concentrated on commercial construction.<sup>137</sup> In 1962, George Maritz died of a heart attack at the age of 39 but his father and brother continued to work at the firm, working largely as a father and son firm with only the occasional other architect. David Mesker, a senior vice president at A. G. Edwards, a the successor company of which occupies a campus designed by Maritz and Sons, once commented that "When you used Ray Maritz, you got Ray Maritz" as opposed to an associate in the firm.<sup>138</sup> Raymond Maritz Sr. continued to work until his death in 1973, after which Raymond Maritz Jr., continued the firm as what was essentially a one man shop until he closed the offices in 2003. During its long history, the firm of Raymond Maritz and Sons designed a wide variety of buildings, ranging from residences, to churches, to commercial buildings. A partial list of their work includes the former A. G. Edwards campus just west of downtown St. Louis (now the Wells Fargo campus after that company purchased A. G. Edwards) and the Maritz, Inc. campus in Fenton, the Matthews Dickey's Boys Club Building (which the firm did pro-bono), the Boys Club of St. Louis, Duchesne Hall on the Maryville University Campus, John Burroughs School, the complex for the Orthodox Greek Church of St. Christopher, the Florissant Library and Civic Auditorium, the Sheldon Art Gallery, Commerce Bank of Mound City, the Viking Freight Offices, the remodeling of Scullin Steel Plant for Bannes-Shaughnessy and the remodeling of 712 N. 2<sup>nd</sup> Street for Boatmen's Bank, where the firm had their offices.<sup>139</sup>

The Goodwill Building is an important example of the work of Maritz and Sons because it represents an important shift in the firm's business. Initially, the firm predominantly focused on residential design, specifically single-family residences, most of which were in traditional styles. As the firm started to take on more large-scale projects, the firm began to design buildings in the Mid-Century Modern style. The Maritz and Sons new façade on the Goodwill Building is distinctly Mid-Century Modern, with the almost exclusive use of geometric patterns and forms

<sup>135</sup> Ibid.

<sup>136</sup> Ibid; Jack Naudi, "Ray Maritz," *St. Louis Post-Dispatch*, 17 August, 2003, E2.

<sup>137</sup> Ibid.

<sup>138</sup> Ibid; "George J. Maritz Dies; in Architectural Firm," *St. Louis Post-Dispatch*, 18 December, 1962, A17.

<sup>139</sup> Naudi; "Raymond E. Maritz, Architect, dies at 79," *St. Louis Post-Dispatch*, 10 June, 1973, A21; "A. G. Edwards to Build 4-Story Office Building," *St. Louis Post-Dispatch*, 6 July, 1968, A3; "Headquarters is Phase 1 of Redevelopment," *St. Louis Post-Dispatch* 22 November, 1987, H25; Charlene Prost, "A. G. Edwards Will Expand its Campus with Two New Buildings," *St. Louis Post-Dispatch*, 6 June, 2000, C6; Connie S. Harrison, "A. G. Edwards to Expand," *St. Louis Post-Dispatch*, 26 June, 1981, 9B; "Boys' Club Building Plan is Reported," *St. Louis Post-Dispatch*, 7 April, 1957, 90; "Built," *St. Louis Post-Dispatch* 28 April, 1977, 36; "Greeks Add Educational Wing," *St. Louis Post-Dispatch*, 25 September, 1960, 131; "New Church Dedication Today," *St. Louis Post-Dispatch* 27 May, 1962, 4H; "Kosciusko Lot Bought as Site of Freight Offices," *St. Louis Post-Dispatch*, 7 July, 1964 10; "Library, Civic Auditorium Proposed Florissant Development," *St. Louis Post-Dispatch*, 29 October, 1961, 75; "Commerce Bank Plans Facility," *St. Louis Post-Dispatch*, 7 December, 1980, 83; "Food Mart Contract Let on East Side," *St. Louis Post-Dispatch*, 8 February, 1959, 21.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 36

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

for ornamentation. The fenestration pattern is a grid of seventeen square openings by eighteen square openings further divided into sixteen squares with a geometric pattern within the smaller squares. This use of repetitive geometric patterns created by with the construction materials is a hallmark of Mid-Century Modern architecture, as is the use of simple lines and lack of projections and adornment. All of these are defining features of the Goodwill Building and would also be prevalent in Maritz and Sons' later projects such as the A. G. Edwards and Maritz Inc. campuses and the addition to the complex for the Orthodox Creek Church of St. Christopher. At the same time, the stark design with the large sign turned the building into a billboard for the organization and made it distinctive enough to be used as a landmark for local travel. As such, the Goodwill Building is an excellent example of Maritz and Sons' work and the evolving style of the firm as it transitioned from traditional residential designs to a firm that worked on a wide variety of commercial, institutional and residential projects.

### Conclusion

The Goodwill Building is eligible for the National Register of Historic Places under Criterion A: Social History for its role as the headquarters of MERS/Missouri Goodwill Industries from the time the organization purchased the building in 1944 through the end of the period of significance in 1970. Goodwill Industries was the first organization in St. Louis to specifically focus on aiding people with disabilities with vocational training and providing job placement for these individuals at a time when those with physical disabilities were often confined to home or nursing homes and those with developmental disabilities or disorders were often institutionalized. Goodwill Industries had been established in St. Louis in 1918 with a broader mission of aiding the poor and unemployed by providing job training and placement, but the focus shifted in the mid-1930s to serve solely those with disabilities and by the time Goodwill Industries moved into the Goodwill Building, the organization had ten years of experience specializing in aiding the disabled and throughout the period of significance Goodwill was the only source of job training and placement for the disabled in St. Louis. Goodwill offered individuals with disabilities the chance to make a meaningful contribution to society and to dramatically improve their lives by allowing them to fully participate in the world around them. From the time Missouri Goodwill Industries moved into the Goodwill Building in 1944, allowing it to continue its work aiding those with disabilities until MERS/Missouri Goodwill Industries sold the building in 2019, the Goodwill Building was the headquarters for the organization and housed the call center to solicit donations, job training programs, facilities for donation intake, repair, and distribution, as well as a retail location. While there have been over forty other sites in the St. Louis metropolitan area where Goodwill Industries has had retail locations, these stores often changed locations (especially early in the organization's history) and were only retail stores without all of the other services that Goodwill Industries offered. The Goodwill Building was the primary location for job training as well as processing donations, which were and are the foundation of the organization. The building also housed the headquarters of Missouri Goodwill Industries and is the only extant building of its headquarters during Goodwill's first 100 years

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 37

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

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making it the most important and significant location of MERS/Missouri Goodwill Industries in St. Louis throughout the history of the organization.

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 38

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 39

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County and State
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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 40

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 41

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 42

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 43

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 9 Page 44

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 45

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

**VERBAL BOUNDARY DESCRIPTION**

The boundaries of the nominated property include three Parcels in City Block 3917: Parcel 1, 3, and 4 described as follows:

Parcel 1: Beginning at a point in the southern line of Forest Park Boulevard, 150 feet wide, distant 312.50 feet west of its intersection with the western line of Sarah Street, 60 feet wide, thence westwardly 277.50 along the southern line of said Forest Park Boulevard; thence southwardly 193.01 feet along a line parallel with the western line of Said Sarah Street, to the northern line of an existing 16 foot wide railroad right-of-way. Thence eastwardly 277.50 feet along the northern line of said railroad right-of-way. Thence northwardly 114.39 feet along a line parallel with the western line of said Sarah Street to the southern line of said Forest Park Boulevard and the point of beginning.

Parcel 3: Beginning at a point in the south line of Forest Park Boulevard distant 590 feet west of the west line of Sarah Street, thence west along the south line of Forest Park Boulevard 120 feet to a point, thence south parallel to the west line of Sarah Street 185 feet 4 7/8 inches to a point distant 9 feet north of the north line of a 16-foot railroad right-of-way, thence southeastwardly along a curve to the left having a radius of 232 feet 6 inches to a point in the north line of said railroad right of way distant 75 feet west of the southwest corner of property of the Standard Sanitary Manufacturing Company [Parcel 1], thence east along the north line of said railroad right-of-way 75 feet to the southwest corner of said property of Standard Sanitary Manufacturing Company, thence north along said Standard Sanitary Manufacturing Company's west line 194 feet more or less, to the south line of Forest Park Boulevard, the place of beginning.

Parcel 4: Commencing at the point of intersection of the southern line of Forest Park Boulevard, 150 feet wide, with the western line of Sarah Street 60 feet wide, thence westwardly 312.50 feet along the southern line of said Forest Park Boulevard, thence southwardly 194.39 feet along a line parallel with the western line of Said Sarah Street to a point in the northern right of way line of a 16 foot wide strip of land for former track #85, of the Wabash Railroad Company, the true point of beginning, said point also being the northwestern corner of a parcel of land conveyed by the Wabash Railroad Company to Acme Premium Supply Corporation, by deed dated January 23, 1987 and recorded in Deed Book 620M Page 1245, thence with the western line of said land conveyed to Acme Premium Supply Corporation, in a southwardly direction crossing the center line of former track #85 at about 8 feet, for a total distance of about 16 feet to a point in the southern right of way line of said railroad company; thence with said southern right of way line, in a westwardly direction, for a distance of about 140 feet to a point, corner to land of Duncan Avenue Investment Company thence thru the land of said railroad company as follows: in a northwardly direction for a distance of 8 feet to a point on the center line of said former track #85; thence with said center line, in a westwardly direction, for a distance of 8 feet to a point on

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 46

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

the aforesaid northern right of way line of the Wabash Railroad Company, said point also being the southwestern corner of land of Missouri Goodwill Industries; thence with the northern right of way line of said railroad company and the southern line of land of Missouri Goodwill Industries, in an easterly direction for a distance of about 270 feet to the point of beginning.

**VERBAL BOUNDARY JUSTIFICATION**

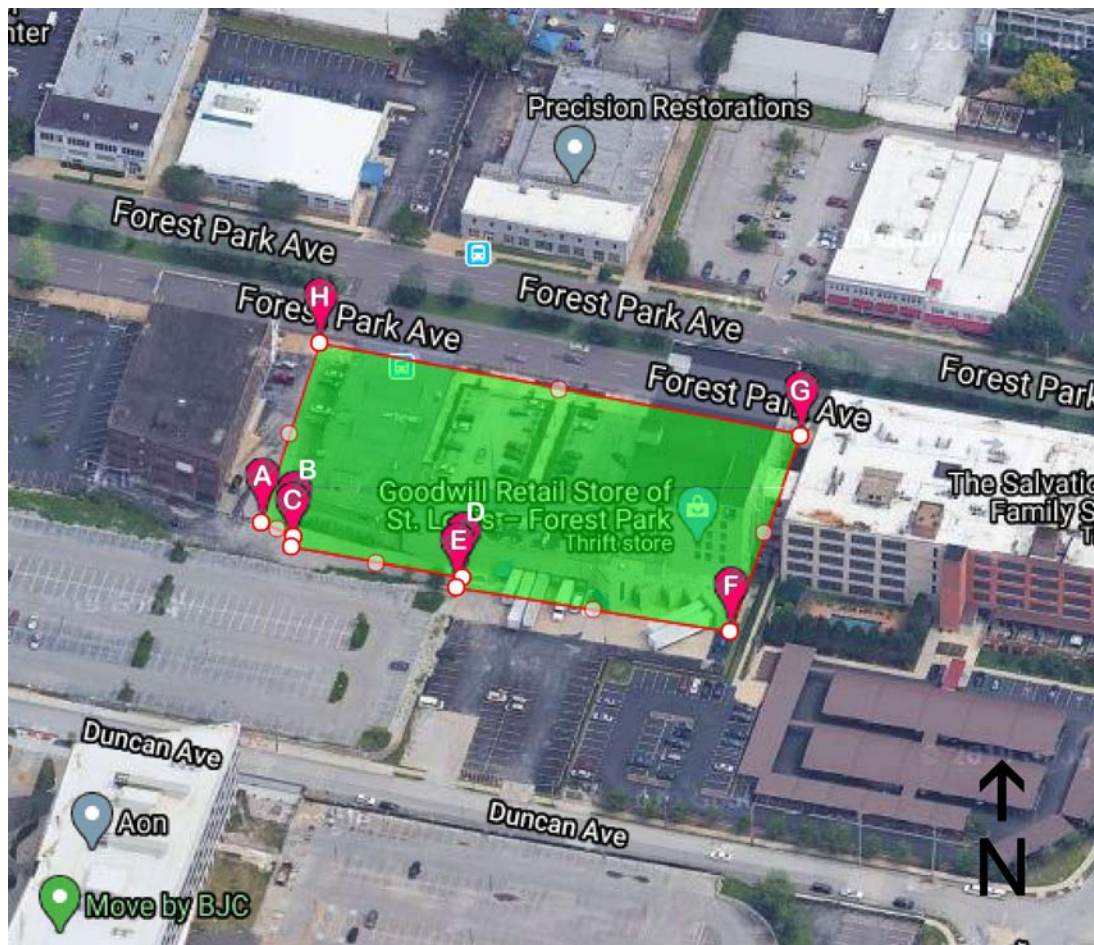
These boundaries include all of the property currently associated with the Goodwill Building, except for the parking lot that extends to Duncan Avenue since that parking lot never had any buildings or structures on it that were associated with Goodwill Industries during the period of significance. The boundaries include the original seven-story Goodwill Building, as well as the additions of the rear loading docks to that building, the two-story connector abutting the seven story building that was added in 1962, and the building at 4200 Forest Park which was a pre-existing building acquired by Goodwill Industries in 1987 and attached to the two-story connector via a glass front wall addition to that connector in 1987. The connector and the building at 4200 Forest Park are included within the boundaries of the nominated property because they are internally connected to the Goodwill Building at 4140 Forest Park via punched doorway openings in the masonry walls of the 4200 and 4140 Forest Park buildings although the two-story connector no longer retains historic integrity to the period of significance (1962-1970) because of the major alterations and addition in 1987 and the 4200 Forest Park building was not owned or utilized by Goodwill Industries during the period of significance. On the east side of 4140 Forest Park, deeply recessed in the lot, there is a four-story masonry bridge that connects the Goodwill Building to the NR listed Ford Motor Company Building at 4100 Forest Park. While this bridge was built in 1967, during a short period of time when Goodwill Industries owned and utilized 4100 Forest Park (1966-1978), the interior spaces of the bridge have been renovated into apartments along with the historic rehabilitation of 4100 Forest Park ca. 2010 and the bridge has been walled off internally at the Goodwill Building eastern wall. It is no longer accessible from the Goodwill Building and it has not been owned or used by Goodwill Industries since 1978, over forty years ago.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 47

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 1. Google Map of Historic Property for Latitude and Longitude points and Acreage, Available at: <https://www.google.com/maps/place/4140+Forest+Park+Ave,+St.+Louis,+MO+63108/@38.635736,-90.2508648,17z/data=!3m1!1e4m5!3m4!1s0x87d8b4c3ea70f9ed:0x8a0311a0252f7afd!8m2!3d38.6357318!4d-90.2486761?hl=en>. Accessed 17 July 2020.



Not to Scale

Latitude/Longitude Coordinates

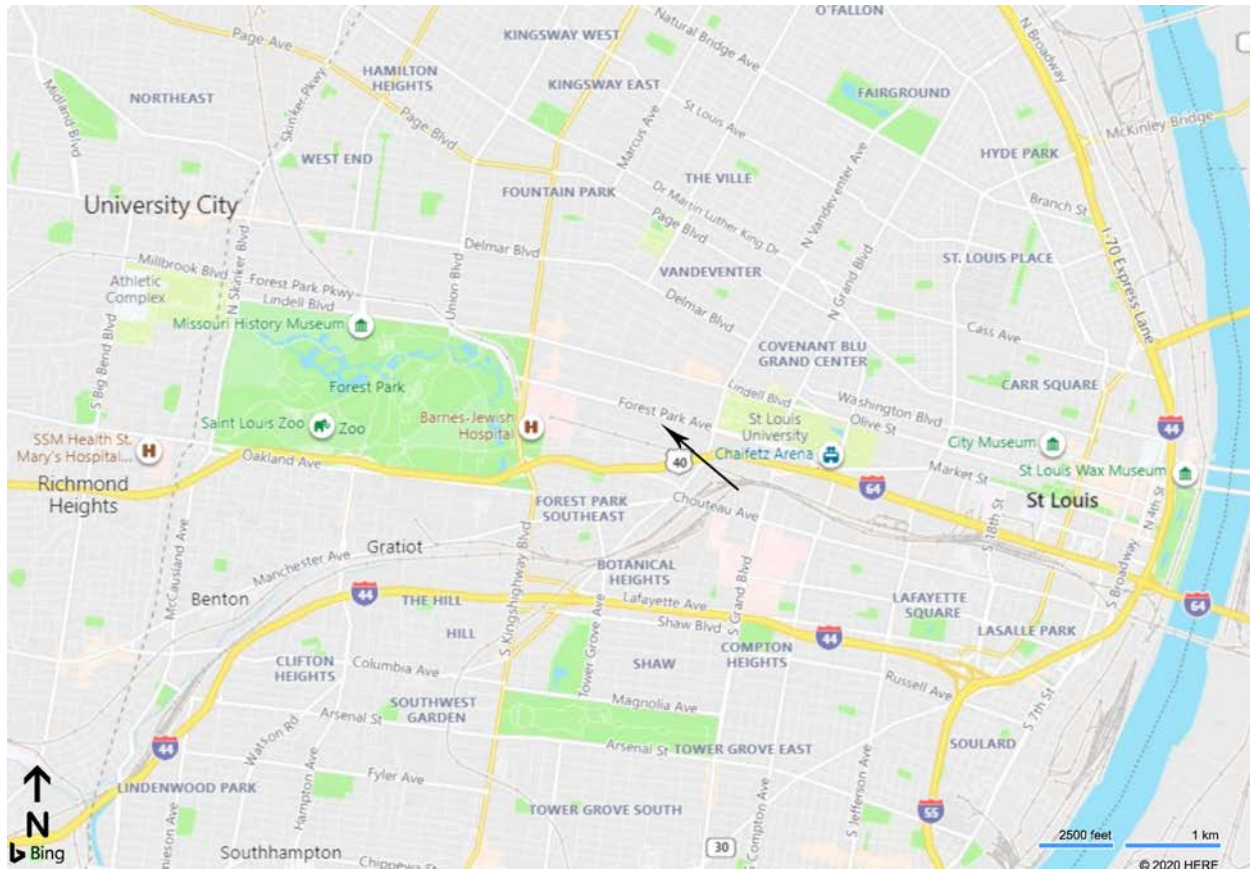
- A 38.635646,-90.249841
- B 38.635615,-90.249759
- C 38.635600,-90.249763
- D 38.635476,-90.249241
- E 38.635450,-90.249252
- F 38.635317,-90.248607
- G 38.635883,-90.248419
- H 38.636139,-90.249672

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 48

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 2. Bing Contextual Map Available at: <https://www.bing.com/maps>. Accessed 17 July, 2020.

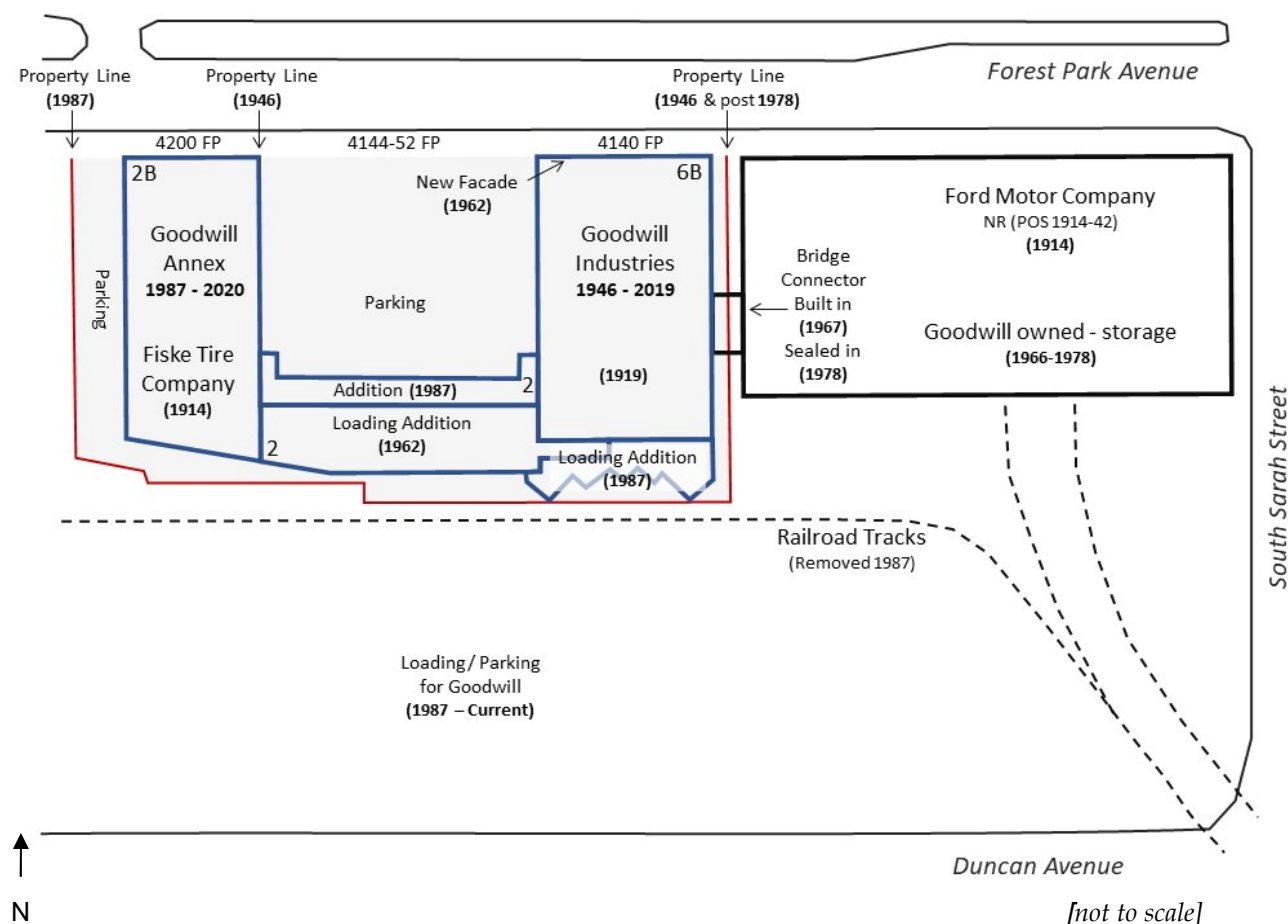


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 49

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 3. Site map dating complex, Courtesy of HOK Architects

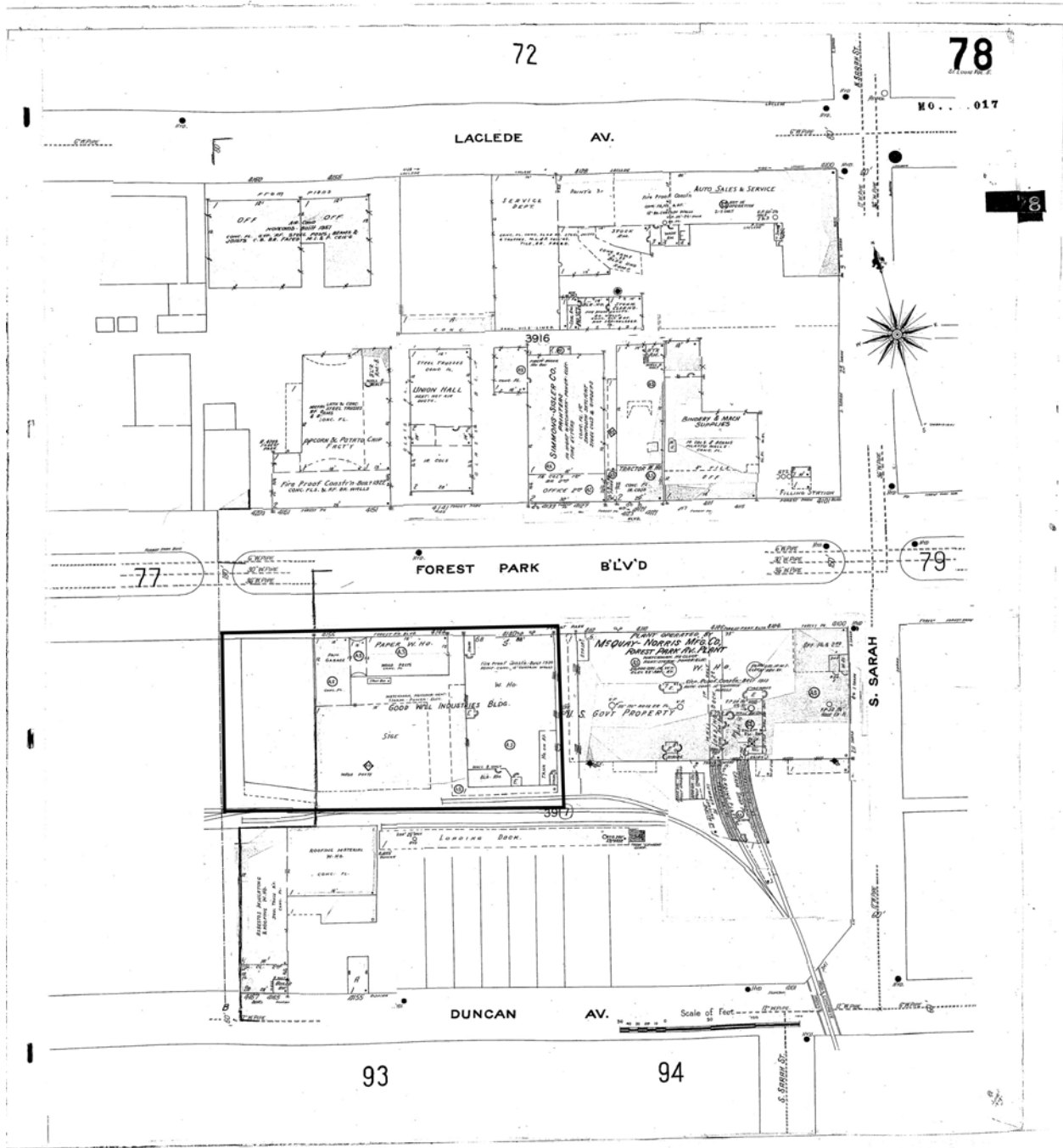


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 50

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 4. Sanborn Fire Insurance Map 1951



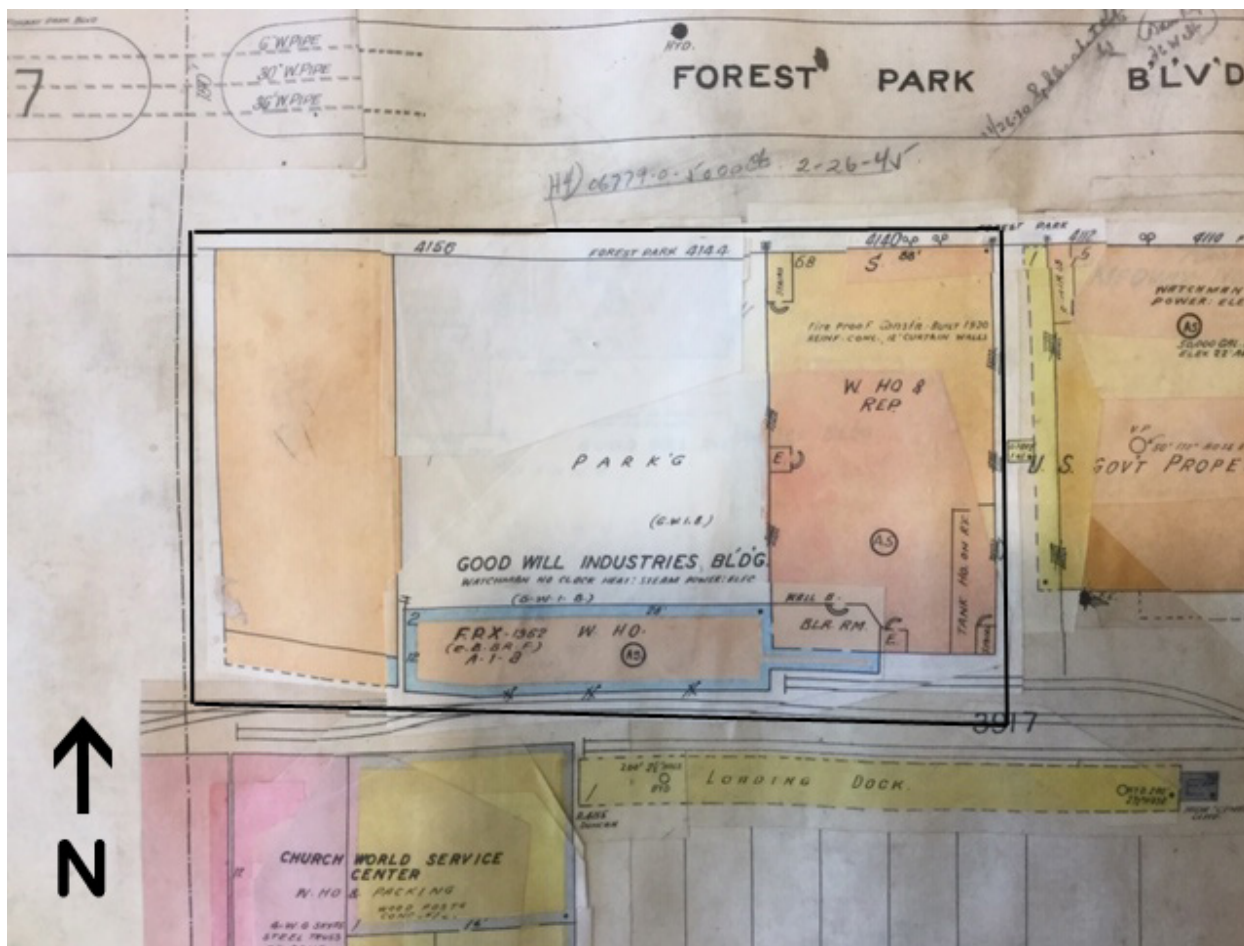


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 51

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 5. Sanborn Fire Insurance Map 1962

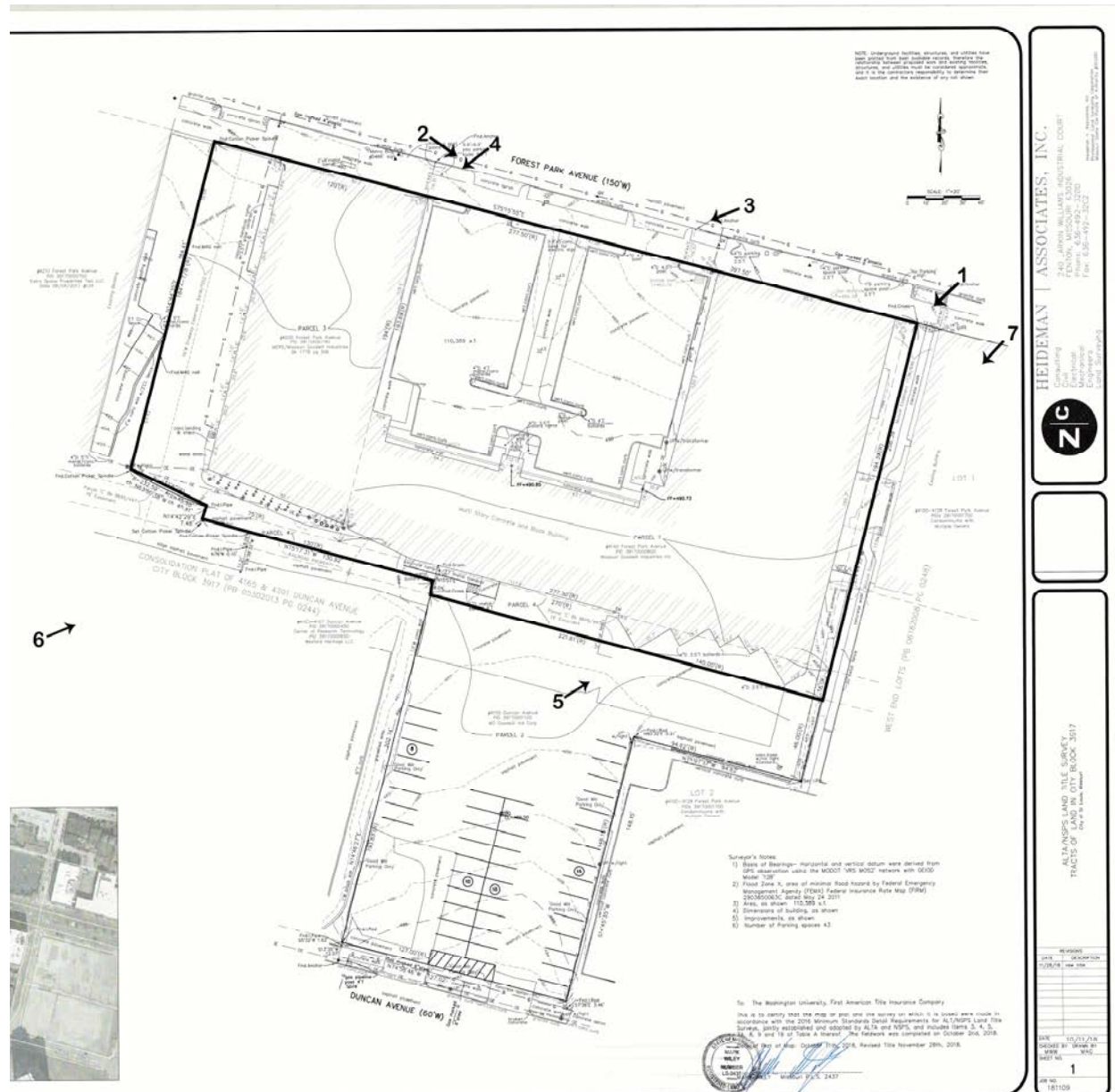


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 52

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 6. Photo Log and nomination boundary line overlaid on to Site Plan and Land Title Survey, prepared by Heideman Associates, Inc. November 28, 2018

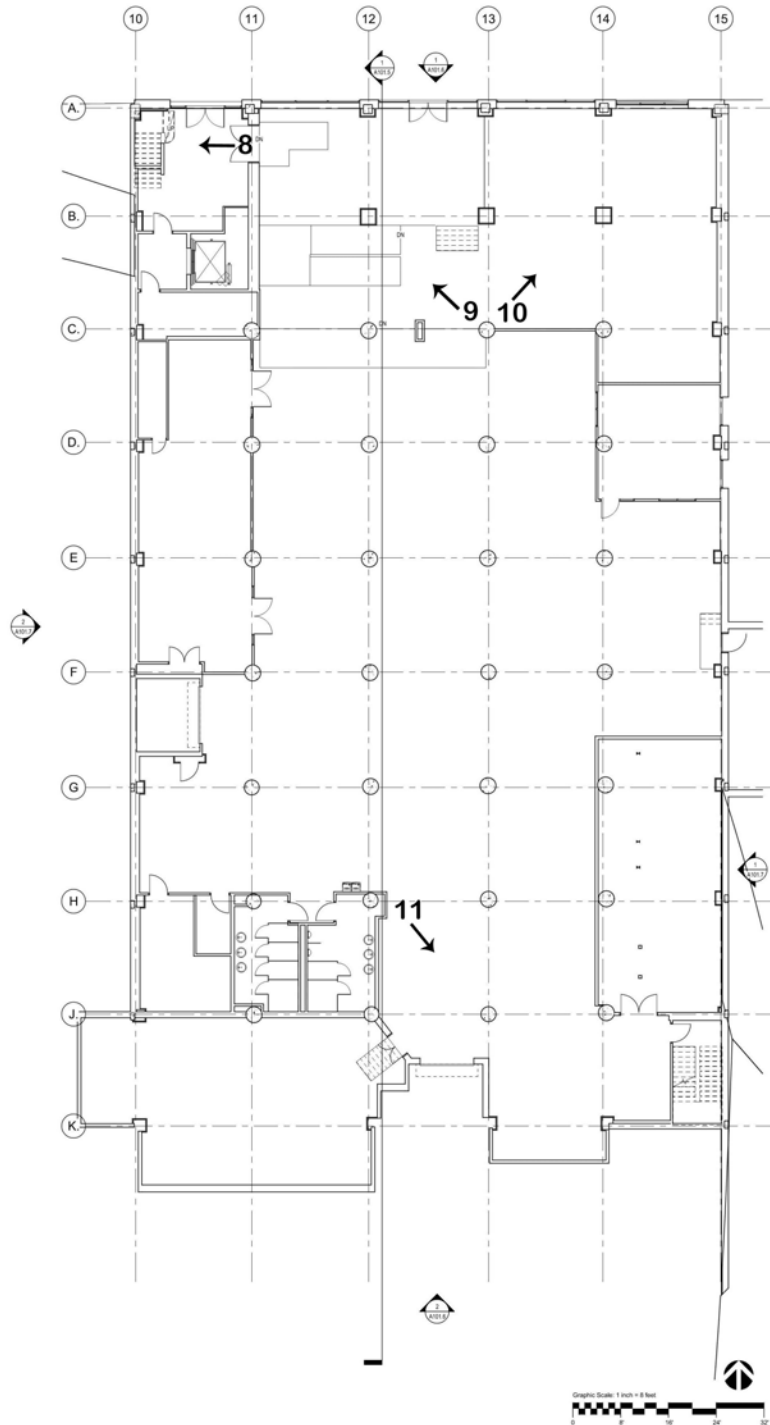


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 53

<b>Goodwill Building</b>
Name of Property St. Louis (Independent City), MO
County and State N/A
Name of multiple listing (if applicable)

Figure 7. Photo Log current Ground Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

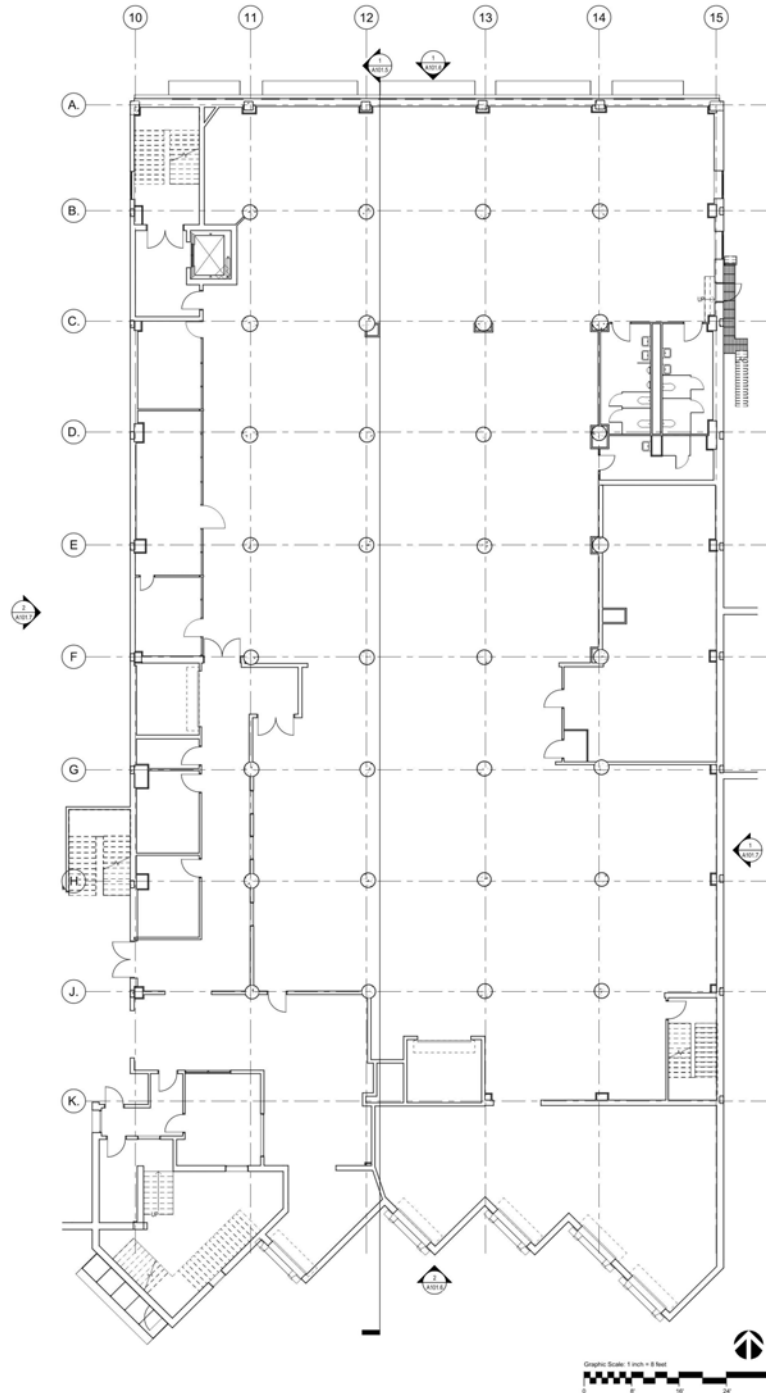


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 54

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 8. Photo Log current First Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

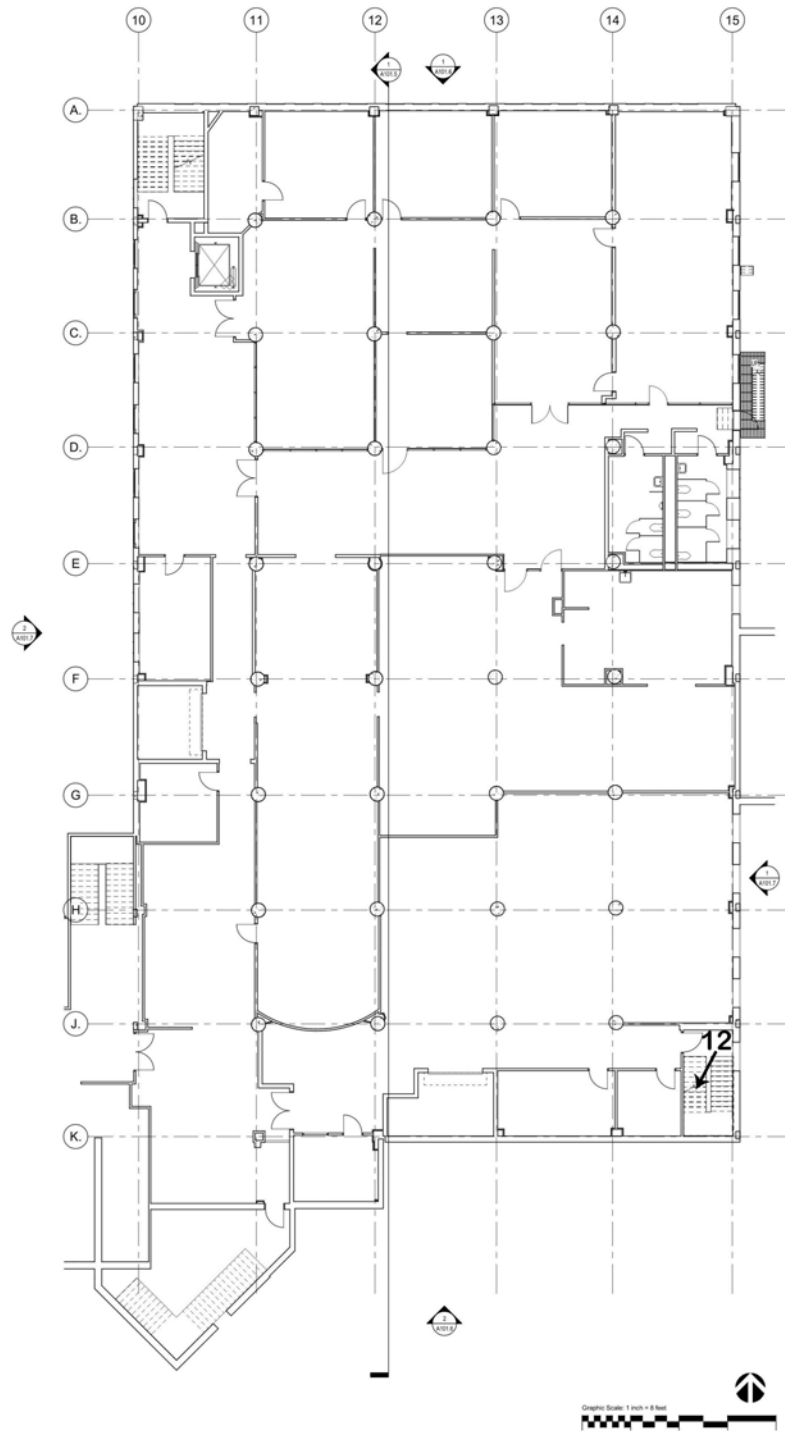


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 55

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 9. Photo Log current Second Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

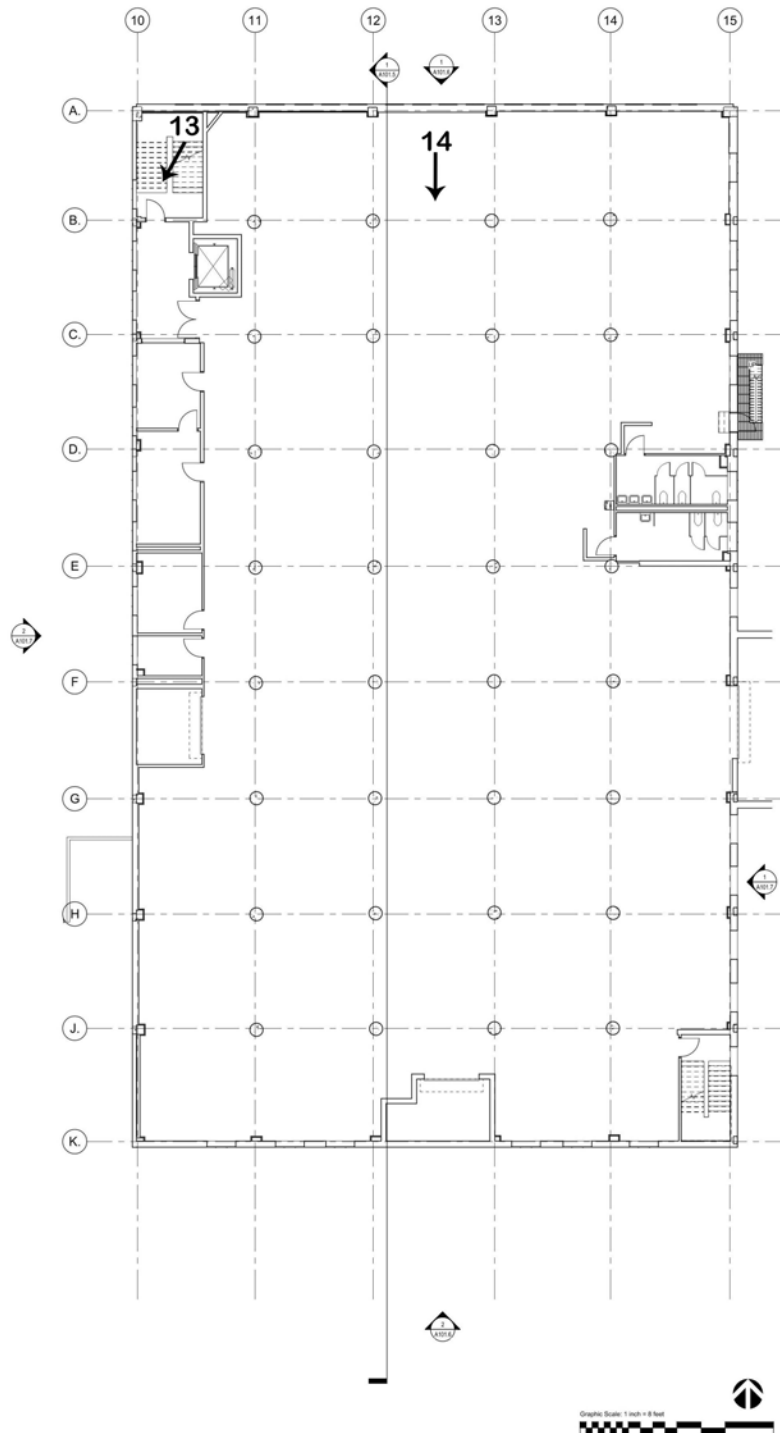


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 56

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 10. Photo Log current Third Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

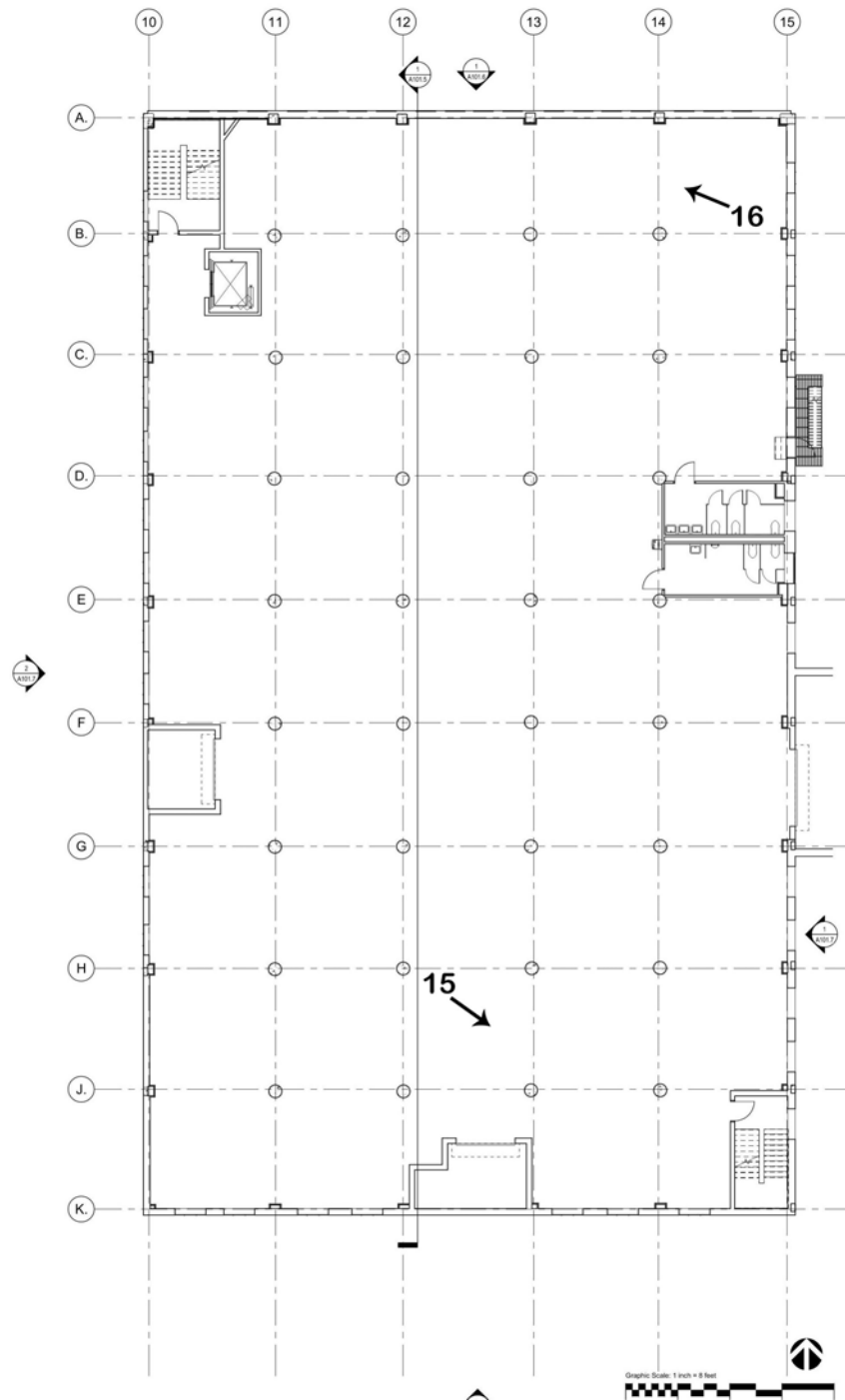


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 57

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 11. Photo Log current Fourth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

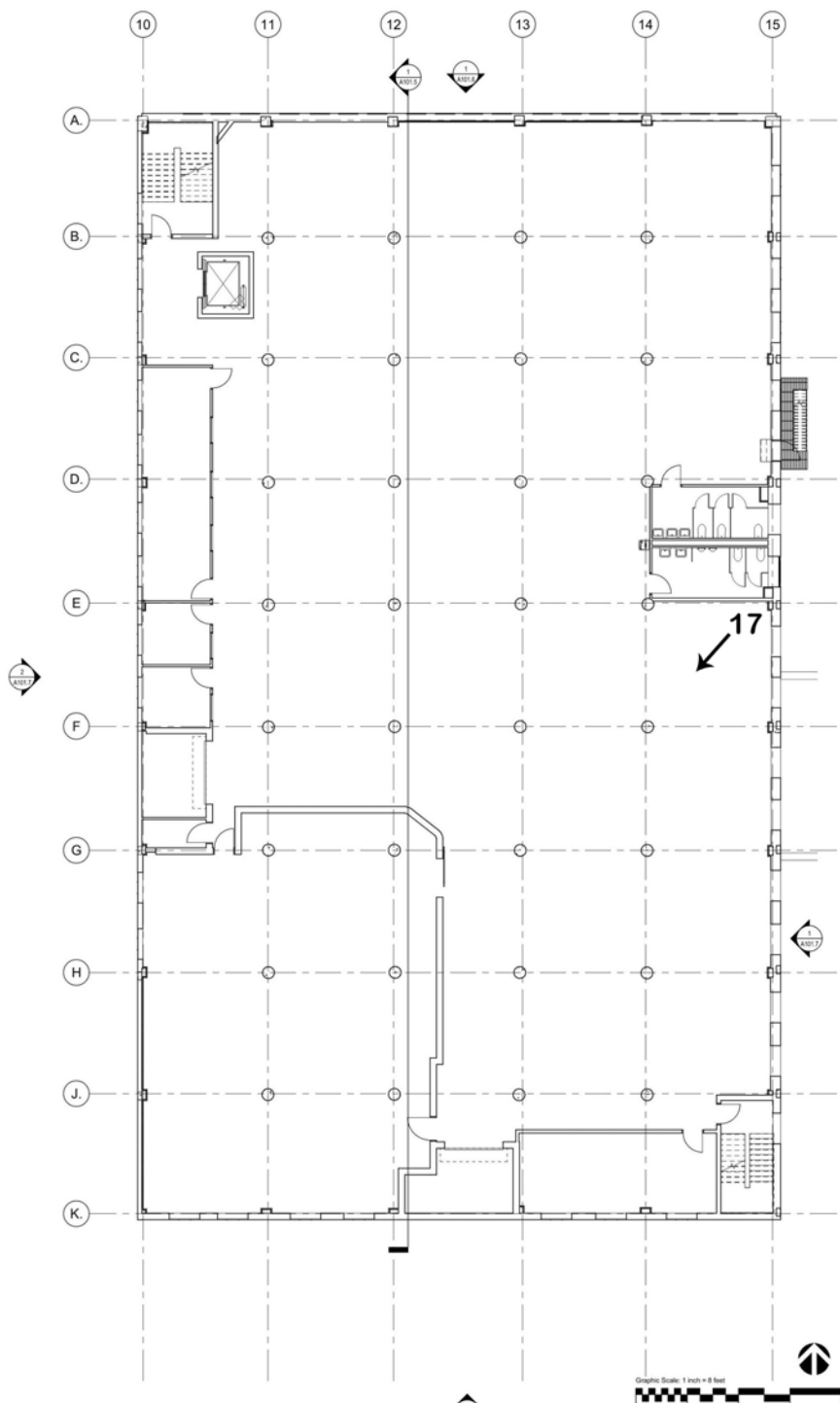


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 58

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 12. Photo Log current Fifth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020



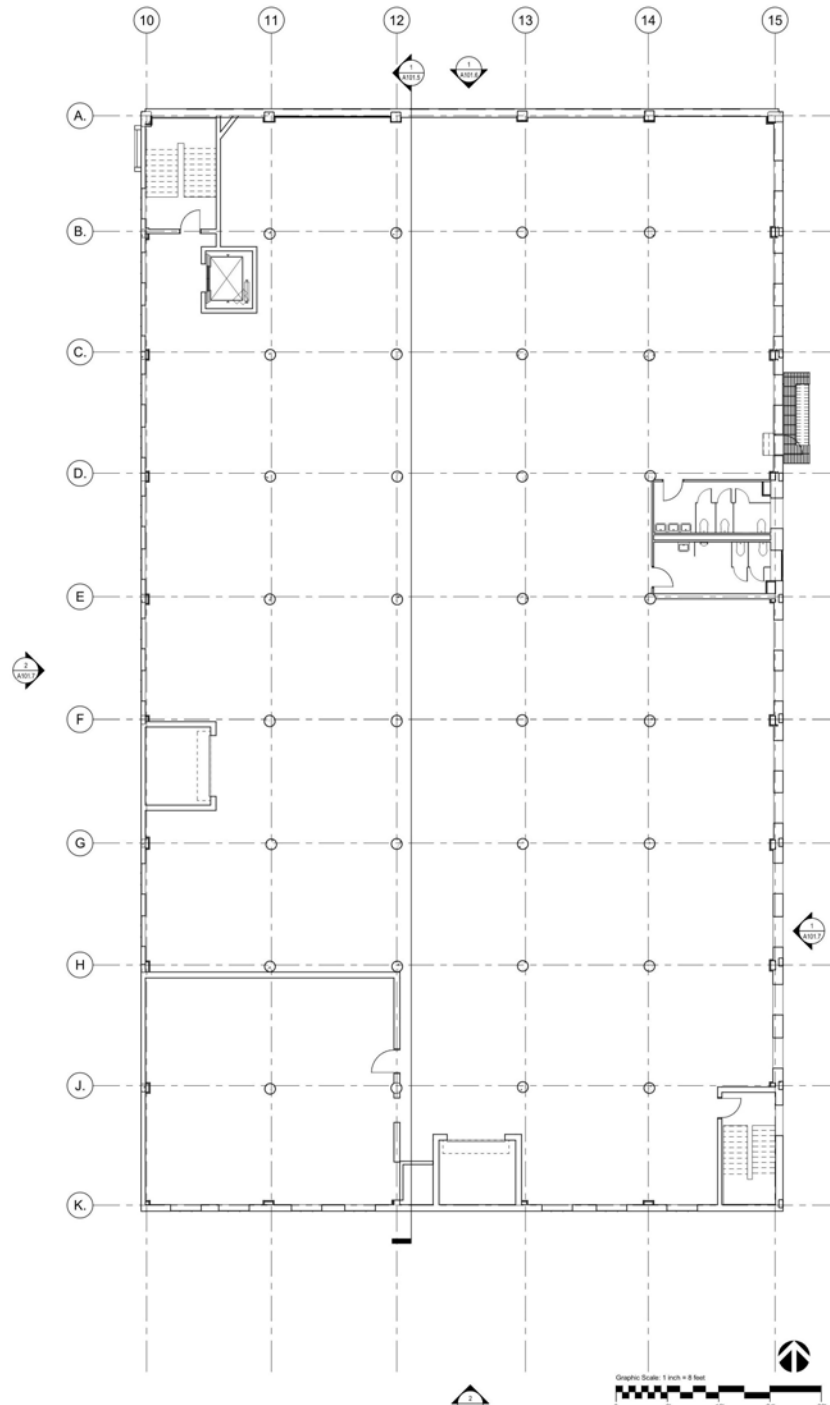


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 59

<b>Goodwill Building</b>
Name of Property St. Louis (Independent City), MO
County and State N/A
Name of multiple listing (if applicable)

Figure 13. Photo Log current Sixth Floor 4140 Forest Park plans courtesy of HOK Architects, 9/8/2020

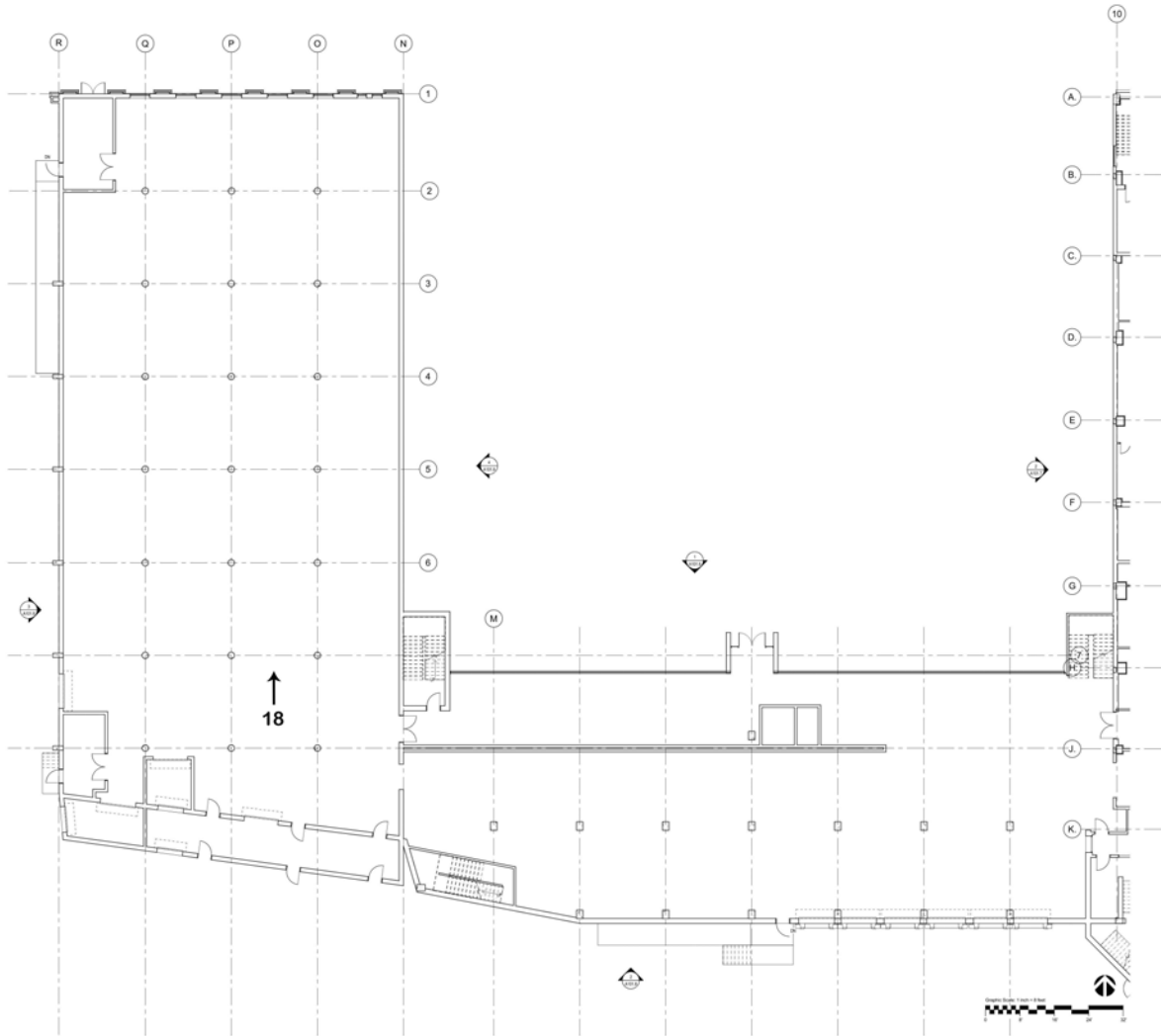


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 60

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 14. Photo Log current First Floor 4200 Forest Park and Connector plans courtesy of HOK Architects, 9/8/2020

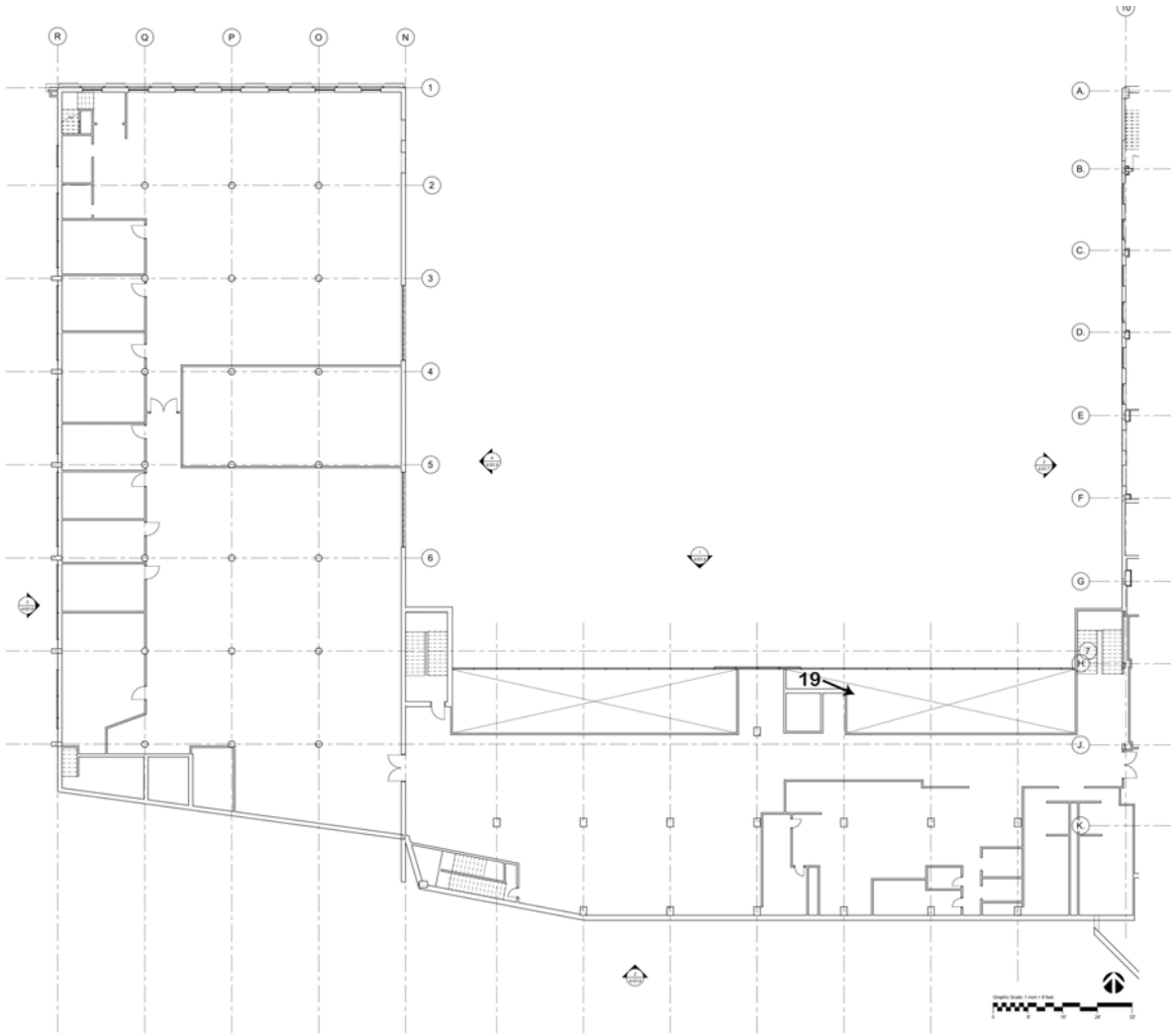


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 61

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 15. Photo Log current Second Floor 4200 Forest Park and Connector plans courtesy of HOK Architects, 9/8/2020



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 62

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 16. Photo of Goodwill Industries at 4140 Forest Park in *St. Louis Post-Dispatch* March 21, 1952, page 55



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 63

Goodwill Building

Name of Property

St. Louis (Independent City), MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 17. Architectural rendering by architect, Albert B. Groves published in *St. Louis Post-Dispatch* July 4, 1920 page 39.



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 64

Goodwill Building
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 18. Photo of Goodwill works from *St. Louis Post-Dispatch* June 28, 1959 page 3.



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 65

Goodwill Building

Name of Property

St. Louis (Independent City), MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 19. Photo of Goodwill Workers from *St. Louis Post-Dispatch* June 28, 1959 page 3.



National Register of Historic Places  
Continuation Sheet

Section number Figures Page 66

Goodwill Building

Name of Property

St. Louis (Independent City), MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 20. Photo of Goodwill retail storefront from *St. Louis Post-Dispatch* June 28, 1959 page 3.







# Goodwill INDUSTRIES

A Division of  
of Greater B.L.C. AGENCY





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11



AUTHORIZED  
PERSONNEL  
ONLY

EXIT



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