

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

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

1. Name

historic C. Hager & Sons Hinge Co.

and or common C. Hager & Sons Hinge Co. Historic Buildings

2. Location

street & number 139 Victor Street ___ not for publication

city, town St. Louis ___ vicinity of

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

3. Classification

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

4. Owner of Property

name Regah Partnership (a Missouri General Partnership)

street & number 139 Victor Street

city, town St. Louis ___ vicinity of state Missouri 63104

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Recorder of Deeds
City of St. Louis, Missouri

street & number City Hall, Tucker Blvd. and Market Street

city, town St. Louis state Missouri 63103

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? yes no

date 1983 ___ federal state ___ county ___ local

depository for survey records Missouri Department of Natural Resources
P.O. Box 175

city, town Jefferson City state Missouri 65102

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The C. Hager & Sons Hinge Co. building group consists of three buildings which abut one another at right angles, forming a U-shaped grouping surrounding an L-shaped courtyard that opens onto Victor Street (Photos 2 and 7). The arrangement of the buildings gives them a distinct visual identity in the context of the neighborhood, which is an extensive industrial district composed of pre-engineered factories and warehouses, truck lots, and occasional greatly altered older structures. The three Hager buildings are the Family Building and the Garage Building, both built before 1874 by German immigrant Wilhelm Hanne, and the Warehouse Building built in 1939 by the Haeseler Construction Company for the Hager Hinge Company. All three buildings were substantially rehabilitated in 1984-1985 and have received final certification from the National Park Service. Alterations to the buildings over the years have been minor and in the case of the two older buildings were made primarily during the period of greatest significance and reflect that significance, as described in Section 8.

FAMILY BUILDING

The Family Building is a two-story brick building with dormers and gabled ends. The main portion of the building, with its gable-end chimneys, has eight bays facing Victor Street and three on the DeKalb Street side. Extending further along DeKalb to the north is a three-bay wing with a frame second story. Windows are double-hung, six over six; those in the brick section have flat lintels. The Family Building was built in six stages between c. 1865 and 1924 with two small second-floor additions c. 1948. The first two bays, at the corner of DeKalb and Victor Streets, were built c. 1865, and the two bays added to the west were built by c. 1874, thus completing the principal mass of the building. The northern extension of the building at ground level was built in three stages between 1881 and 1924, at which time the building was physically connected to an adjacent Hager manufacturing building. The two-story main block of the building is of brick load-bearing construction capped by a gable roof. The structure's dentate brick courses at the cornice, four pedimented dormers, and gable-end parapet walls, which rise to conjoined chimneys at the east end and paired chimneys at the west, are all original and bespeak the German heritage of the building. Plate 16 of Compton and Dry's Pictorial St. Louis (Photo 11), drawn in 1874, shows the first three bays of the building looking much as they do today. Research in the city archives and early insurance maps indicates that the fourth and final bay was built circa 1876 (Photo 12). Two original door openings to ground-floor shops were converted to windows shortly after C. Hager and Sons acquired this building in 1923, and it was probably at this time that the brick was painted. The pilastered architrave with full entablature that marks the corner entrance (Photo 1) was added to the existing corner store entry when the building was first renovated by the Hager Company about 1932. The entire ground floor ell of the building was completed by 1924 and is unaltered except for the pilastered architraves on the east doorway (Photo 1, far right) and the courtyard doorway (Photo 3) both of which are contemporary with the one in front. The second-floor enclosed corridor in the ell was constructed about 1948 with the balance of the second floor ell enclosure being completed shortly thereafter. The original second floor dwelling quarters over the street-level shops were historically entered from the rear. The present rear entry stairs (Photo 3) are an exact replica of those which were constructed in 1924 when the original open rear porch was enclosed on the ground floor. This building forms the east and south closure of the rear courtyard of this building group.

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Continuation sheet C. Hager & Sons Hinge Co. Item number 7

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GARAGE BUILDING

From early city plats and insurance maps we know that the Garage Building was constructed prior to 1874. Its appearance at that time is shown on Plate 16 of Pictorial St. Louis (Photo 11). It is narrow and deep with a skewed front following the angled line of Victor Street. The Victor Street elevation (Photos 4 and 5) is marked by three symmetrically placed square-headed windows capped by lintels and a dentilated cornice which underscores the hipped roof. These details mirror those of the Family Building. The building was originally entered from the courtyard gallery on the east side. This gallery was apparently enclosed in the late 1920s with vertical tongue-and-groove boarding matching that on the adjacent wall surfaces (Photo 6). The original gallery stair remains, as do the original brick-paved ground floor in the gallery and its second-floor porch. The Garage Building encloses the western boundary of the interior courtyard.

The Family Building and the Garage Building were fully rehabilitated in 1984-85 in accordance with the standards of the Secretary of the Interior. The work included repainting the buildings as they had been since at least the 1920's, after first removing nearly a score of earlier coats of paint. Final certification for this work was granted on December 12, 1985.

WAREHOUSE BUILDING

The Warehouse Building, dating to 1939 (Photos 7, 8, and 9) and measuring eighty feet by one hundred forty-four feet, is of reinforced concrete construction with masonry infill. Windows are fixed double glazing, a recent replacement, made in consultation with the National Park Service, for the original industrial steel single-glazed sash, which had badly deteriorated. The muntin/mullion pattern of the new windows corresponds exactly to that of the earlier ones: a three-part composition with two large fixed panes flanking three smaller horizontal ones. Inside, the dominant feature of this building is the coffered ceiling, the ornamentally articulated underside of the flat slab floor framing, which is supported by mushroom capped columns. The second floor roof is further enlivened by a nearly continuous clerestory (Photo 10). When originally built, this warehouse abutted an earlier building along its entire north wall. This preexisting building was recently removed to provide parking space for the company. Before this could be done, the north side of the warehouse had to be closed off by means of a masonry infill set into the structural concrete grid (Photo 9). When originally constructed, this building was painted to match the Family and Garage Buildings. It was accordingly repainted to match the other two buildings in this recent rehabilitation.

The rehabilitation of the Warehouse Building received final certification from the National Park Service on January 9, 1985.

8. Significance

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

Specific dates 1923-1939 **Builder Architect** Wilhelm Hanne; Haeseler Construction Co.

Statement of Significance (in one paragraph)

The three historic buildings of C. Hager & Sons Hinge Company are eligible for listing in the National Register of Historic Places under Criterion A in that they are associated with events that have made a significant contribution to the broad patterns of our history. Specifically, they are associated with the period during which this company expanded from a local concern to one of national leadership in its field. The buildings are significant in the area of commerce. Hager Hinge, which traces its beginnings to 1849, entered a period of growth at the same time that it acquired the Family Building and the Garage Building in 1923. This expansion resulted from a change in distribution procedures, which by 1939 mandated construction of the Warehouse Building. Because of its association with this important theme, the Warehouse Building is of exceptional significance in the context of St. Louis business.

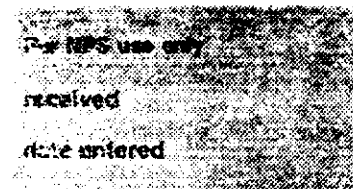
ORIGINS 1849-1923

C. Hager and Sons Hinge Company originated in 1849, making it the fourth oldest surviving manufacturing company in St. Louis. Carl (Charles) Hager (1831-1906) came from Hamburg, Germany, in 1849 in the aftermath of the failed Revolution of 1848. According to the family's oral history, Hager's employer in St. Louis sold him his blacksmith business in order to join the Gold Rush. The explosive growth of St. Louis, which was doubling its population every decade, combined with the need to rebuild following the disastrous 1849 fire that destroyed the whole central business district, created a seller's market that Hager was able to capitalize on by producing hinges, hand-forged knives, and other hardware. A decade after his arrival, Hager purchased an interest in the brass-plating business of Louis Adrian. In the 1860's Adrian and Hager were variously listed in city directories as locksmiths, brass founders, and dealers in hardware and cutlery. In 1867, Hager became sole proprietor, and two years later he was joined by his brother Joshua. In 1872 the firm was first listed as C. Hager and Brother Hinge Manufacturers. The 1877 price list, the oldest surviving one, advertises "Strap and T Hinges, Screw Hook Hinges, Plate Hinges (Fast Joint), and Washers." In 1880 or 1881 Charles Hager retired, and his eldest son August W. became president of C. Hager and Son. The four younger sons also joined the firm: Charles A. (1869-1943), William (1874-1904), Louis (1874-1938) and Richard G. (1876-1945).

August W. Hager (1859-1929) immediately took steps to modernize the business and in this process moved the firm from its original premises on South Second Street to new quarters at 2425 DeKalb Street, immediately adjacent to the present site. This facility accommodated the modern electroplating apparatus which enabled the firm to supply more elegant plated hardware.

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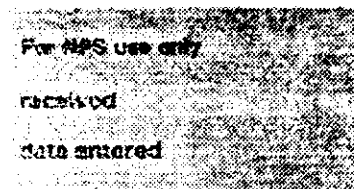
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EXPANSION 1923-1939

August W. Hager never married, but Charles A., Louis, and Richard all had sons who joined the firm. Archer L. Hager (1894-1976), the eldest son of Charles A., joined the firm in 1912, and toward the end of his uncle's presidency of nearly half a century he began to make the innovations in marketing that ultimately transformed the company from a locally important one to the second largest in the country. It is this period of significant growth that is represented by the three buildings included in this nomination. The Family Building and the Garage Building were acquired by the firm in 1923, part of an expansion which took in both sides of DeKalb Street from Victor to Barton.

The growth of Hager Hinge to this point is reflected in the increasing length of its catalogues: from 11 pages in 1877 to 259 pages in 1923. Distribution of these many products had largely been in the hands of the St. Louis hardware firms Witte, Shapleigh, and Simmons, who acted as national wholesale hardware distributors. These distributors, called jobbers, formed an essential link between the many small regional manufacturers, of which Hager was one, and the thousands of locally-owned small-town and neighborhood retail hardware stores. As transportation improved and the country became more urbanized in the early twentieth century, manufacturers were enabled to work through distributors based in other parts of the country. Archer L. Hager was quick to see that he did not have to depend entirely on the three St. Louis-based distributors, and he began to sell directly to Hibbard, Spencer and Bartlett in Chicago; Belknap in Louisville; Stratton and Baldwin in New Orleans; Booker & Co. and Spicola Hardware Co. in Tampa; Farwell, Ozman and Kirk in St. Paul; Western Metal Products in San Diego; and others around the country. The success of this can again be seen in the catalogues. While the 1925 catalogue had 338 classes of products, the 1935 catalogue had 520, an increase of 53%. Sales figures from the period show that from 1932 to 1937 sales tripled, while from 1937 to 1941 sales again doubled.

At the same time, Hager formed direct links with the marketing and distribution cooperatives which were then being formed and with the local chains which were beginning to consolidate retail outlets. When Hager eliminated the middleman, so to speak, it had to assume functions the middleman had performed, one of which was warehousing. The magnitude of this problem is indicated by the number of items involved. Products in each class can vary in size, finish, and detail, so that within 520 classes approximately 10,000 distinct items were available to customers. The large warehouses of the Witte, Shapleigh, and Simmons Companies had been landmarks of the St. Louis's turn-of-the-century business landscape, and the new Hager Warehouse Building is equally significant as a symbol of the shift away from distributors to direct distribution to retailers and small jobbers. The Family Building was also a hub of company activity during this period. The factory foremen's meetings were held there, as were the regularly scheduled Monday morning management meetings. The employment office was moved into the building, then the third floor was used as a recreation center.

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LATER HISTORY 1939-1986

August W. Hager remained president of the firm until his death in 1929. He was succeeded by his brothers Charles A. (to 1943) and Richard G. (to 1945). Military contracts enabled the company to further expand its production capacity during World War II in spite of the hiatus in civilian building and retail trade. During the war the Warehouse Building was used for manufacturing as well as warehousing. Archer L. Hager became the company's fifth president in 1945. He furthered the marketing strategies he had already begun by dealing directly with the large retail hardware chains that grew up during the post-war period. His son August W. Hager II ("Bill"), who joined the firm in 1947 and became president in 1970, further pursued this direction, opening direct markets to door manufacturers and encouraging architects to specify Hager products. Archer Hager's cousin Commander Louis Hager, Jr., U.S. Navy (1903-1953) became Executive Vice President and oversaw the transformation of the firm's manufacturing processes from line shafting to direct drive systems. A new sixty-thousand-square-foot building was constructed in 1948.

In 1947 the company moved the executive and sales offices into the Family Building. There the family managers worked together in a large open office and convened for daily lunch in the dining room, which became the epicenter of family-company life. By the time of Archer Hager's retirement in 1970, Hager Hinge had risen to a tie with the second-largest supplier of commercial and institutional contract hardware, McKinney (the first remains Stanley Works), and today Hager, based on data from its own marketing surveys, has become the second largest hinge manufacturer in the nation.

BUILDING HISTORY 1864-1923; 1939

Although the Family Building and Garage Building are being nominated to the National Register based on their associations with C. Hager and Sons Hinge Company, their history goes back to the nineteenth century. Both were built by Wilhelm Hanne in the decade between 1864, when he purchased the property in Blow and LaBeaume's Addition, and 1874, when the buildings were illustrated in Pictorial St. Louis by Camille Dry and Richard J. Compton. In style they are typical examples of Missouri-German vernacular architecture characteristic of this period and particularly of this strongly German section of St. Louis.² Hanne, a German immigrant, was a master carpenter and foreman of the carpenter shop at the St. Louis Arsenal, and he probably acted as his own contractor. The ground-floor frontages were commercial spaces, and the second-floor residences were entered from stairs approached through the courtyard. Hanne himself lived here until 1914, first in the Family Building and after 1905 in the Garage Building. He initially had a carpenter shop on the property too but demolished it in 1881.³ In 1895 the Family Building was purchased by Friedrich L. and Mary Conrad, who operated a grocery store there until 1923. The store furnished lunches to Hager employees and cashed large-denomination payroll bills for them; it was familiarly known in the Hager factory as the "Hager College of Knowledge."⁴

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The Warehouse Building was constructed in 1939 by the A.H. Haeseler Construction Company. Haeseler had been born in Bremen, Germany, and in St. Louis his extensive business was closely linked to the German community in South St. Louis. The company was best known for the large factories it built, but it also did several fine houses on St. Louis's private places. The architect "of record" of the Warehouse Building was Charles Rathert, who was an employee of Hager Hinge, and it is likely that the design was worked out mutually by the two firms, Hager and Haeseler. The Warehouse Building is a representative example of vernacular industrial architecture utilizing principles of construction in concrete first worked out by Hennebique and Maillart.⁵

NOTES

1. This same shift away from dependence on jobbers to direct distribution was also experienced in the 1920's by the Winchester Repeating Arms Company, another client of Simmon's and Shapleigh. Harold F. Williamson, Winchester, The Gun That Won The West (Washington, D.C.: Combat Forces Press, 1952), pp 114-115; 311-313.
2. Charles Van Ravenswaay, The Arts and Architecture of German Settlements in Missouri: A Survey of a Vanishing Culture (Columbia, Missouri: University of Missouri Press, 1977), p. 67.
3. St. Louis City Archives, St. Louis City Demolition Permit "T", March 16, 1881.
4. Reminiscences of Lillian Conrad, July 15, 1986.
5. Aly Ahmred Raafat, Reinforced Concrete in Architecture. New York: Reinhold, 1958.

9. Major Bibliographical References

1. Dry, Camille, and Compton, Richard J. Pictorial St. Louis: The Great Metropolis of the Mississippi Valley. St. Louis: 1876
2. Hager, C. & Bro., Price List C. Hager & Bro. Manufacturers of Strap and T Hinges

10. Geographical Data

Acreage of nominated property +1.45 acres

Quadrangle name Cahokia, ILL.-Mo.

Quadrangle scale 1:24,000

UTM References

A

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| | | | | | | | | | | | | | | |
| Zone | | | Easting | | | | Northing | | | | | | | |

Verbal boundary description and justification

Beginning at the point of intersection of the centerline of Victor Street, 60 feet wide, with the southern prolongation of a line distant 2.00 feet east of and parallel with

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

state code county code

state code county code

11. Form Prepared By

name/title 1. L. J. Torno, Jr., A.I.A. Principal

organization L. J. Torno, Jr. & Assoc. A.I.A., Arcnt date November 1986

street & number 8 North Newstead Avenue telephone (314) 531-2094

city or town St. Louis state Missouri 63108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Wayne E. Cross

^{for} Frederick A. Brunner, Ph.D., P.E., Director, Department of Natural Resources, and
title State Historic Preservation Officer date 1/7/86

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
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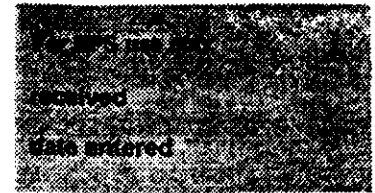
Continuation sheet C. Hager & Sons Hinge Co. Item number 9

Page 1

- St. Louis, Mo.: Charles Galle Printer and Engraver, 1877.
3. Hager, C., & Sons Hinge Mfg. Co., Illustrated Catalogs, Price List of C. Hager & Sons Hinge Mfg. Co. St. Louis: Buxton & Skinner, Printer, 1891.
 4. Hopkins, G. M. Atlas of the City of St. Louis, Missouri. Philadelphia: G. M. Hopkins, 1883.
 5. Scharff, Thomas S. History of St. Louis and St. Louis County. Philadelphia: Louis H. Everts & Co., 1883.
 6. Van Ravenswaay, Charles. The Arts and Architecture of the German Settlements in Missouri: A Survey of a Vanishing Culture. Columbia, Mo.: University of Missouri Press, 1977.

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Continuation sheet C, Hager & Sons Hinge Co.

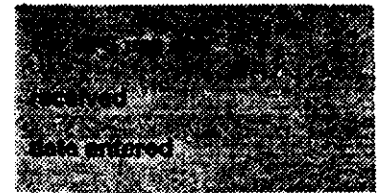
Item number 10

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the centerline of a former alley, 20 feet wide, vacated by Ordinance 56164, measured at right angles thereto; thence westwardly 384.90 feet along the center line of said Victor Street, to the southern prolongation of the centerline of a former alley, 20 feet wide, vacated by Ordinance 44980; thence northwardly 700.91 feet along the center line of said former alley, to the center line of Barton Street, 66 feet wide; thence eastwardly 194.58 feet along the center line of said Barton Street, to the northern prolongation of a line distant 20 feet west of and parallel with the eastern line of former DeKalb Street, 60 feet wide, vacated by Ordinance 44974; thence southwardly 285.50 feet along said line west of and parallel with the eastern line of said former DeKalb Street, to the western prolongation of the southern line of Lot 3, in Block 5, of "Blow and LaBeaume's Addition"; thence eastwardly 175.23 feet along said Lot 3, and along its eastern prolongation, to the center line of a former alley, 20 feet wide, vacated by Ordinance 56164; thence southwardly 30.33 feet along the center line of said former alley, to the western prolongation of the north line of Lot 5, in Block 5, of "Blow and LaBeaume's Addition"; thence eastwardly 2 feet along the western prolongation of the north line of said lot 5, to said line distant 2 feet east of and parallel with the center line of said former alley; thence southwardly 483.62 feet along said line east of and parallel with the center line of said former alley, to the center line of said Victor Street, and the point of beginning.

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Continuation sheet C. Hager & Sons Hinge Co. Item number 11

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2. James M. Denny
Chief, Survey & Registration and State Contact Person
Department of Natural Resources
Division of Parks, Recreation and Historic Preservation
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102

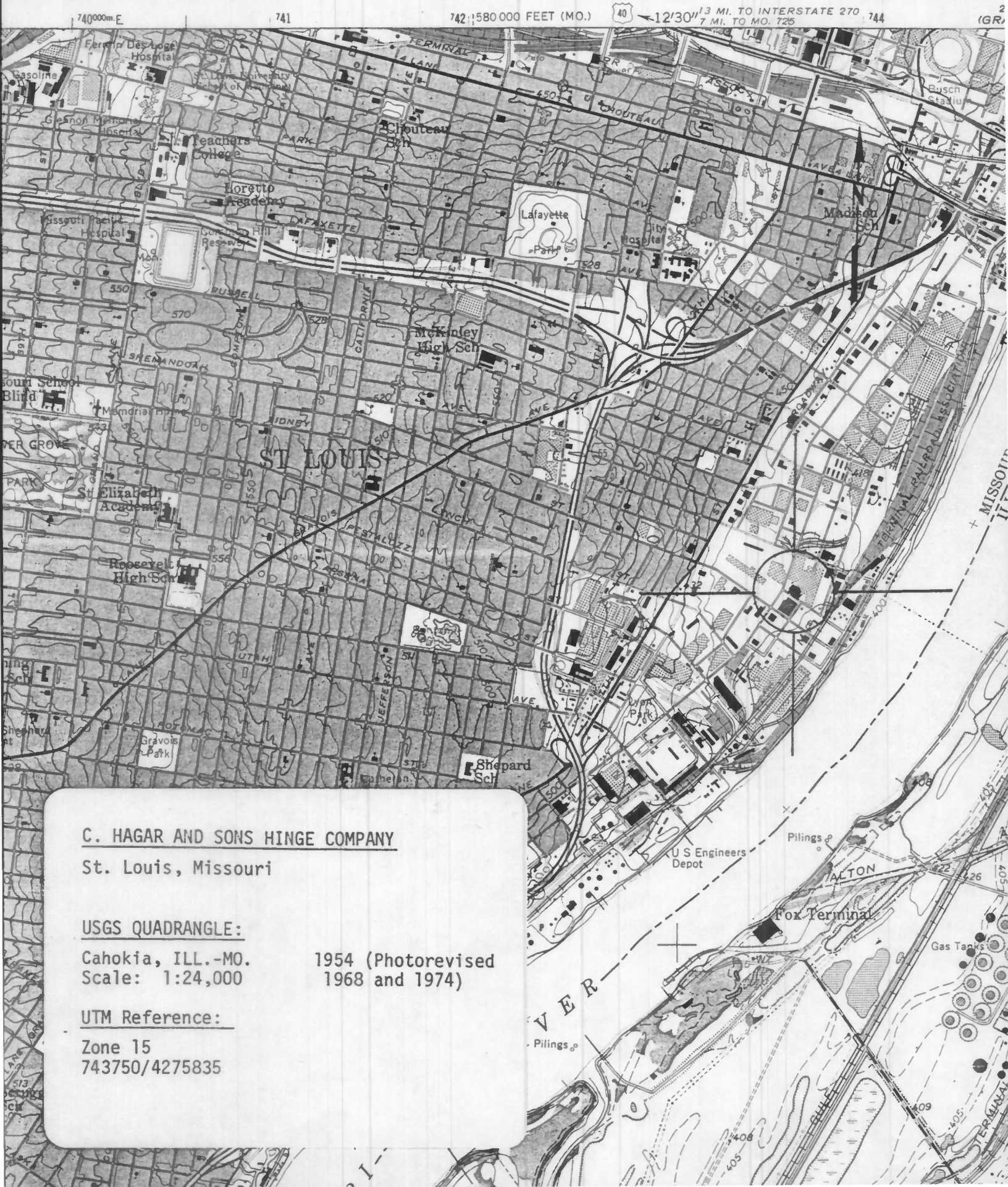
Date: February 18, 1986
Phone: (314) 751-5376

3. Esley Hamilton
1169 Ursula Avenue
University City, Missouri 63130

Date: November 1986
Phone: (314) 727-0428

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF MISSOURI
GEOLOGICAL SURVEY AND WATER RESOURCES



C. HAGAR AND SONS HINGE COMPANY

St. Louis, Missouri

USGS QUADRANGLE:

Cahokia, ILL.-MO.
Scale: 1:24,000

1954 (Photorevised
1968 and 1974)

UTM Reference:

Zone 15
743750/4275835

C. HAGER & SONS HINGE CO. 1 of 12
139 Victor St., St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 north Newstead
St. Louis, MO 63108

View of east and south elevations of the
Family Building looking northwest from the
corner of Victor and DeKalb Streets



C. HAGER & SONS HINGE CO. 2 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

West elevation of Family Building looking
northeast from Victor Street, with
Warehouse Building left background



C. HAGER & SONS HINGE CO. 3 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

North elevation of Family Building on right
and west elevation of ell center, looking
south from within the courtyard



C. HAGER & SONS HINGE CO. 4 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

South elevation of the Garage Building
looking north from Victor Street



C. HAGER & SONS HINGE CO. 5 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

South and west elevations of the Garage
Building looking northeast from Victor St.



HAGER HINGE CO. IN
EMPLOYEE PARKING
"PRIVATE"

C. HAGER & SONS HINGE CO. 6 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

East elevation of the Garage Building
looking west from the courtyard



C. HAGER & SONS HINGE CO. 7 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
 Architects, 8 North Newstead,
 St. Louis, MO 63108

South elevation of the Warehouse Building
looking north through courtyard entry from
Victor Street



C. HAGER & SONS HINGE CO. 8 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

West elevation of the Warehouse Building
looking northeast from former public alley



C. HAGER & SONS HINGE CO. 9 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.; L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

North elevation of the Warehouse Building
looking south from employee parking lot



C. HAGER & SONS HINGE CO. 10 of 12
139 Victor Street, St. Louis, Missouri

Photog.: L. J. Torno, Jr., fall 1985
Neg. Loc.: L. J. Torno, Jr. & Assoc.,
Architects, 8 North Newstead,
St. Louis, MO 63108

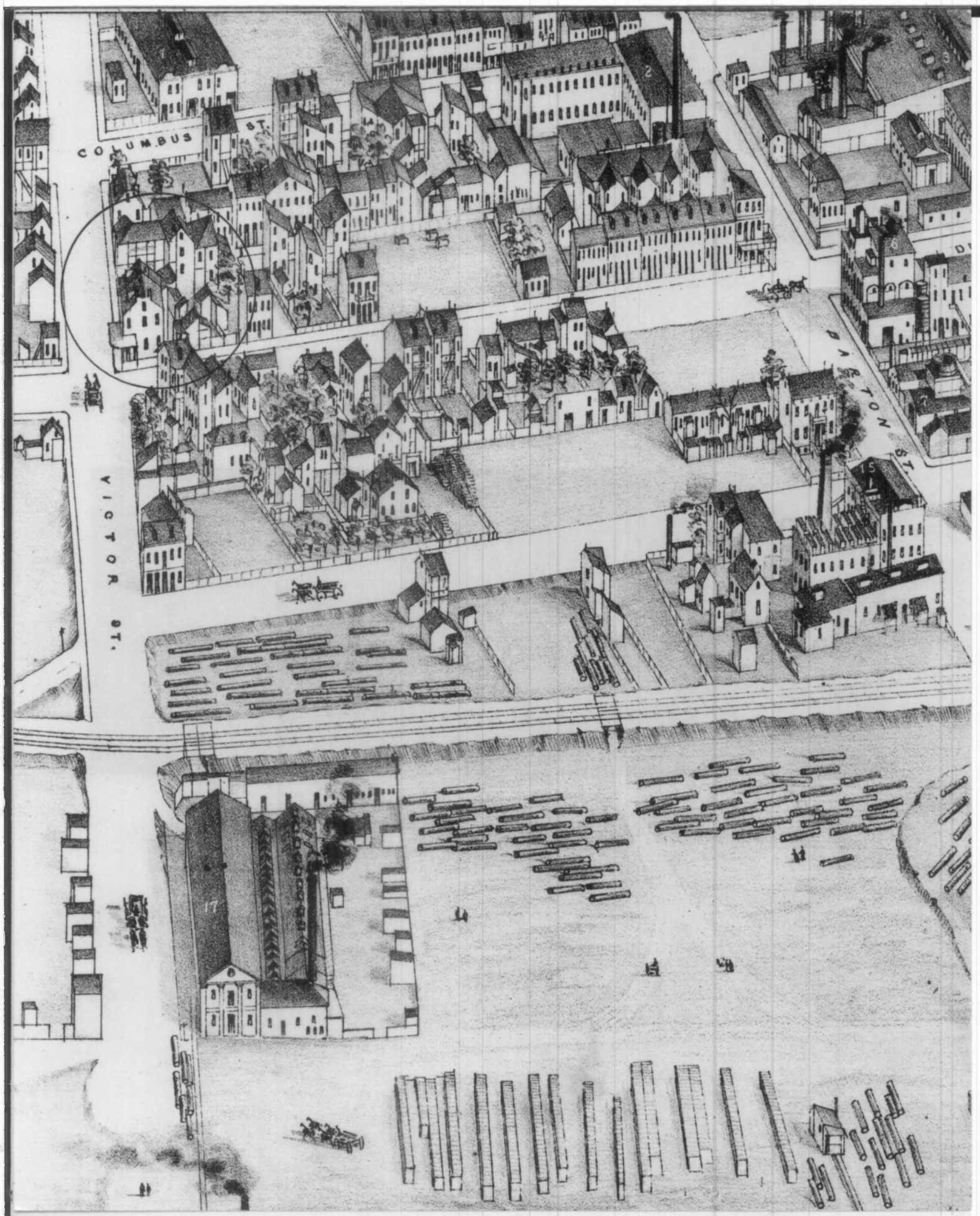
Interior of second floor of Warehouse
Building looking northwest



C. HAGER & SONS HINGE CO. 11 of 12
139 Victor Street, St. Louis, Missouri

Pictorial St. Louis (1874), Plate 16, detail
Neg. Loc.: L. J. Torno, Jr. & Assoc,
Architect, 8 North Newstead,
St. Louis, MO 63108

Looking west down Victor Street; Family
Building and Garage Building circled



Photo

Missing

#12 of #12

EXTRA
PHOTOS

C. HAGER HAGER & SONS HINGE CO.
HISTORIC BUILDINGS
139 Victor Street
St. Louis, Missouri

Photographer: unknown; copy of a photograph
in the Hager Hinge Co. files

Date: c. 1883 - 1896

Historic view of the "Family Building",
showing the original segmental arched windows
and door treatment.



C. HAGER HAGER & SONS HINGE CO.
HISTORIC BUILDINGS
139 Victor Street
St. Louis, Missouri

Photographer: unknown; copy of a photograph
in the Hager Hinge Co. files

Date: c. 1883 - 1896

Historic view of the interior of the "Family
Building".



C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

MAR 14 1986

Photographer: L. J. Torno, Jr.
Date: Fall 1985
Negative Location: L. J. Torno, Jr. & Assoc., Architects
88 North Newstead
St. Louis, MO. 63108

Detail of Plate 6 of "Pictorial St. Louis" (drawn 1874) showing the business premises of C. Hager & Son Strap and Tee Hinge Co. from 1869 until 1884.



n Works,
 Prop'rs.
 ation.

13. Wm. Bodeman & Co.'s Tobacco Factory.
 14. Ferd. Schuedding, Stone Cutters' Tool Works.
 15. C. Hagar & Bro., Strap and T Hinge Factory.

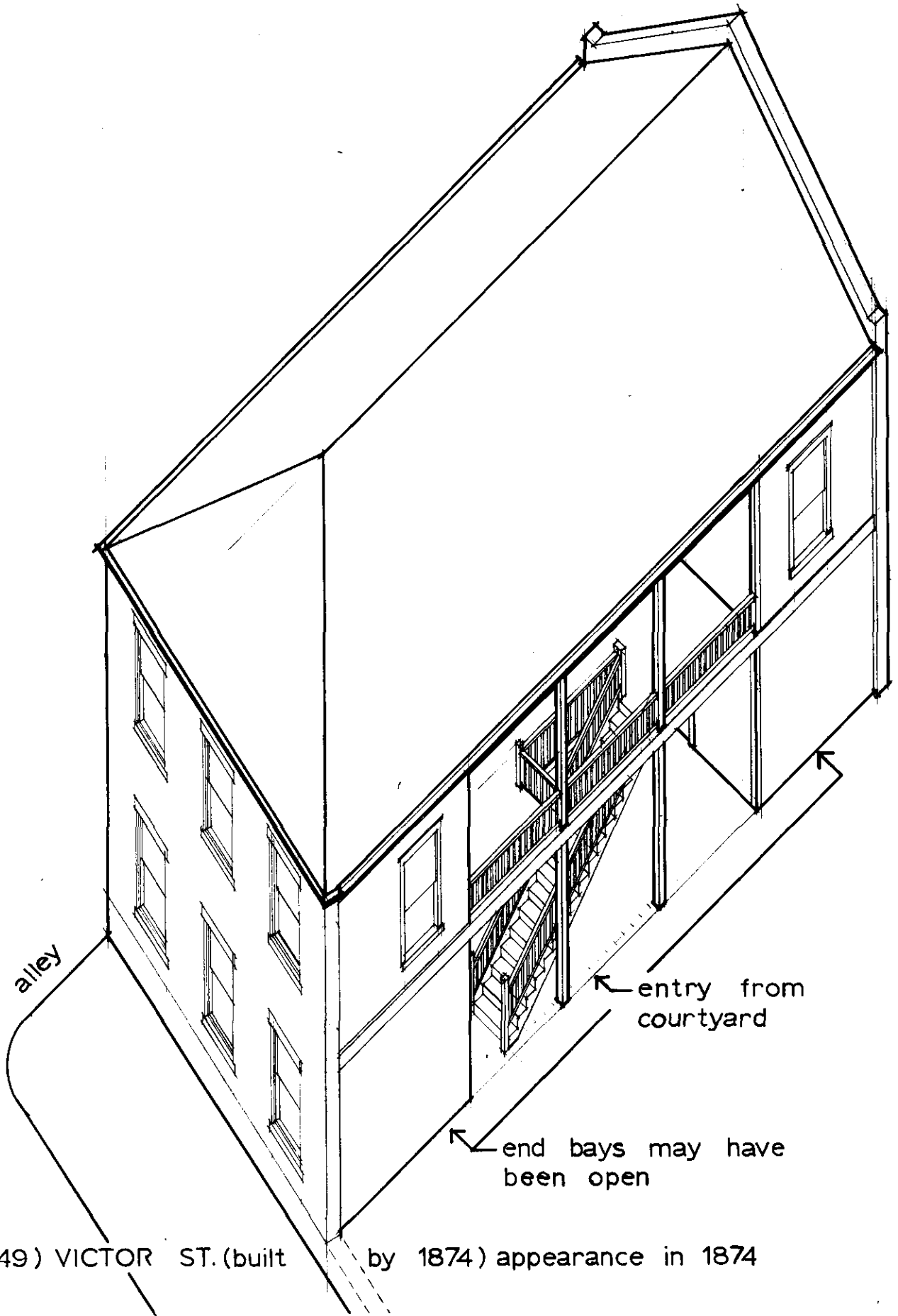
16. H. Steimmeyer & Co., Wholesale Grocers.
 17. Mississippi Iron Works, T. R. Pullis, Prop'r.
 18. B. Pitcher.
 19. Fred. Yeakel's Carriage Factory.
 20. Fleitz & Ganahl's Lum' er Yard.

21. United States Steam Mills, E
 22. Kortjohn & Holy, Real Estn
 23. Miller, Weber & Co., Hardw

C. HAZER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

Photographer: L. J. Torno, Jr.
Date: Fall 1965
Negative Location: L. J. Torno, Jr. & Assec., Architects
48 North Newstead
St. Louis, MO. 63108

Perspective drawing of Garage Building as it appeared in 1874, as viewed
looking northwest from Victor Street.



alley

entry from courtyard

end bays may have been open

151 (149) VICTOR ST. (built by 1874) appearance in 1874

C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
138 Victor St., St. Louis, MO 63104

MAR 14 1986

Photographer: L. J. Torno, Jr.
Date: Fall 1985
Negative Location: L. J. Torno, Jr. & Assoc., Architects
#8 North Newstead
St. Louis, MO. 63108

Second floor plan of the Family Building.

WAREHOUSE built 1939

ca. 1948

1948

6th

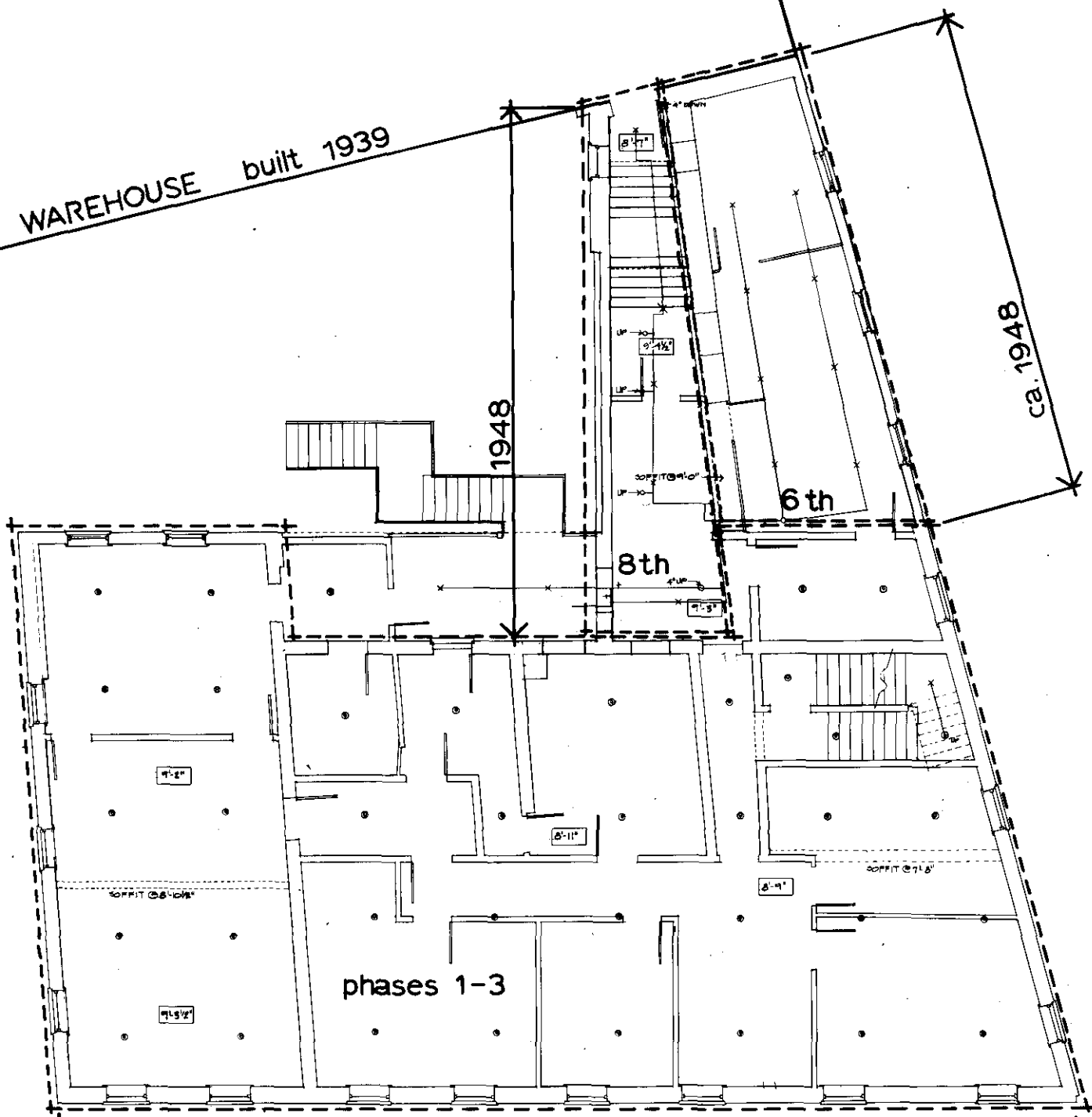
8th

phases 1-3

SECOND FLOOR PLAN
scale: 1/4" = 1'-0"

- x EXPOSED PIPE UPRIGHT OR PENDANT
- o CONCEALED PIPE PENDANT GPK.
- o SPRIG UP OR DOWN

1 by 1874



C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

Photographer: L. J. Terno, Jr.
Date: Fall 1965
Negative Location: L. J. Terno, Jr. & Assoc., Architects
48 North Main
St. Louis, MO. 63108

First floor plan of the Family Building.

(location of former manufacturing building)
 WAREHOUSE built 1939

COURTYARD

ca. 1924

1881 - 1923

7'-2"

5th

7th

4th

7th

phases 1-3 completed as of 1874

145

143

141

139

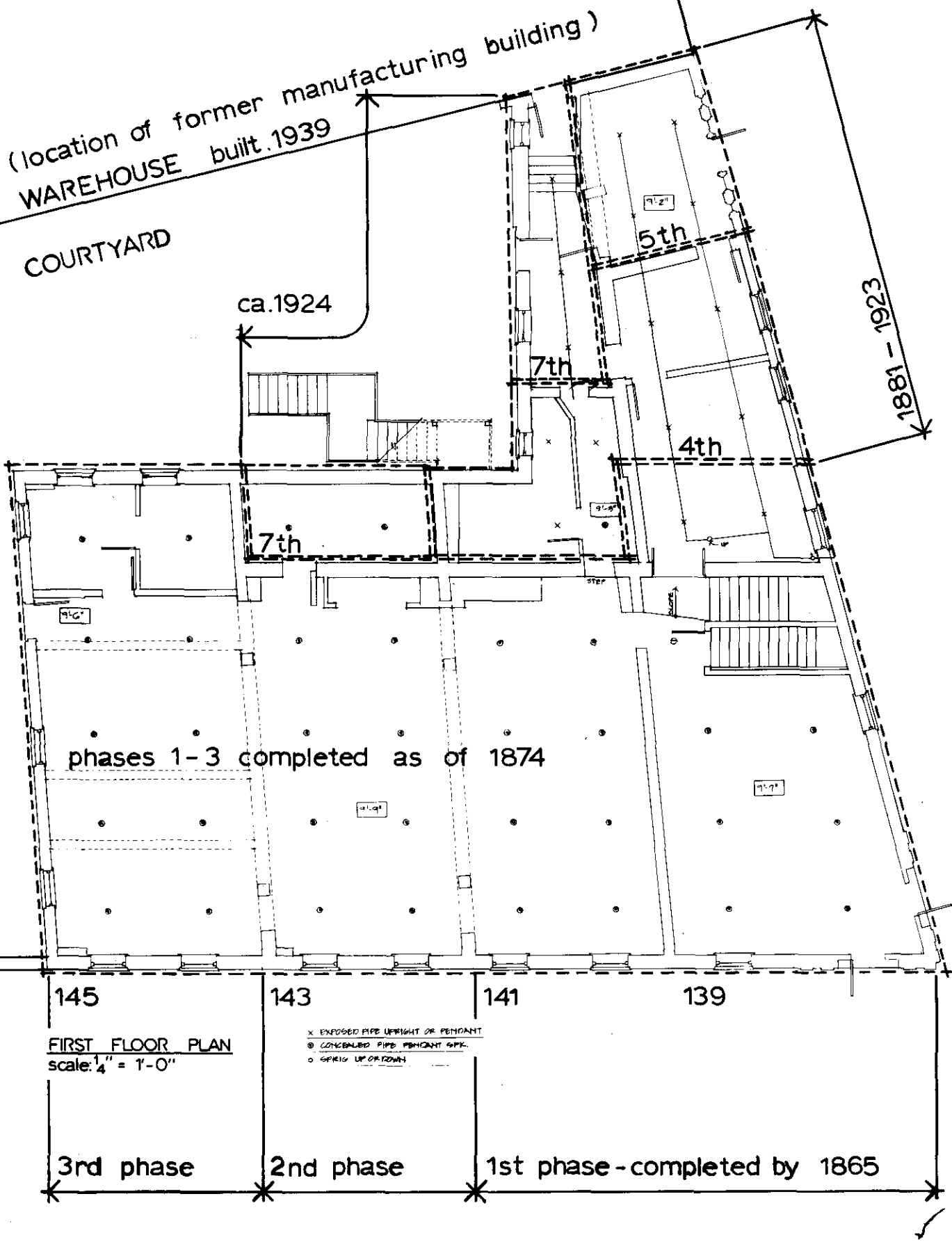
FIRST FLOOR PLAN
 scale: 1/4" = 1'-0"

- x EXPOSED PIPE UPRIGHT OR PENDANT
- o CONCEALED PIPE PENDANT GPK.
- o SPIEG UP OR DOWN

3rd phase

2nd phase

1st phase - completed by 1865



C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

Photographer: L. J. Torno, Jr.
Date: Fall 1985
Negative Location: L. J. Torno, Jr. & Assoc., Architects
#8 North Newstead
St. Louis, MO. 63108

Photo of cover of 1891 price list of the C. Hager & Sons Hinge Mfg. Co.

ILLUSTRATED CATALOGUE

—
PRICE LIST

C. Hager & Sons Hinge Mfg. Co.

ST. LOUIS, MO.

NOVEMBER, 1891.

C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104
22 of 23

MAR 14 1986

Photographer: L. J. Torno, Jr.
Date: Fall 1985
Negative Location: L. J. Torno, Jr. & Assoc., Architects
#8 North Newstead
St. Louis, MO. 63108

Photo of the cover of the 1897 price list of C. Hager & Sons Hinge Mfg. Co.

C. Hager & Sons Hinge Mfg. Co.

ST. LOUIS, Mo., U. S. A.

1897.

C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

Photographer: L. J. Torno, Jr.
Date: Fall 1965
Negative Location: L. J. Torno, Jr. & Assoc., Architects
#8 North Newstead
St. Louis, MO, 63108

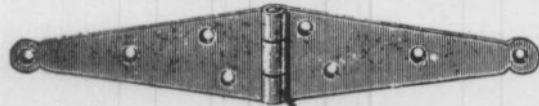
Photo of cover of 1877 catalog of C. Hager and Bro. Strap and Tee Hinge Co.

PRICE LIST.

Adopted by all the Manufacturers of Strap and T Hinges in the United States of America, December 20th, 1877.

C. HAGER & BRO.,

Manufacturers of



Strap ^{and} T Hinges

SCREW HOOK HINGES,

Plate Hinges (Fast Joint),

AND

WASHERS,

1301, 1303 & 1305 Carondelet Ave ,

Junction of Third Street,

ST. LOUIS, MO.

ST. LOUIS, MO.,

CHAS. GALLE, Printer and Engraver,

1877.

C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Victor St., St. Louis, MO 63104

MAR 14 1986

Photographer: L. J. Torno, Jr.
Date: Fall 1985
Negative Location: L. J. Torno, Jr. & Assoc., Architects
#8 North Newstead
St. Louis, MO. 63108

Photo of the title page and engraved illustration from the 1897 price list of
C. Hager & Sons Hinge Mfg. Co.

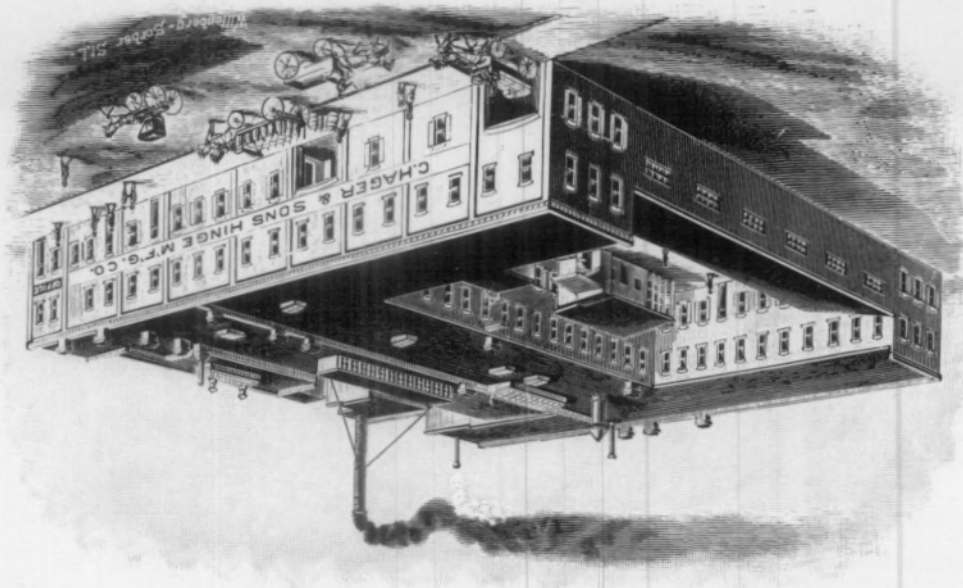
....PRICE LIST....

OF

C. HAGER & SONS Hinge Manufacturing Co.

MANUFACTURERS OF....

Polished Steel Butts,
Steel Strap and T Hinges,
Screw Strap Hinges,
Plate Hinges, Felloe Plates,
Wagon Bow Staples,
Washers, Etc.



OFFICE AND WORKS:

2427 TO 2437 DEKALB STREET,

(Between Barton and Victor Sts.)

ST. LOUIS, MISSOURI, U. S. A.

BRATON & SKINNER, ST. LOUIS.

C. HAGER & SONS HINGE CO.
HISTORIC BUILDING GROUP
139 Viator St., St. Louis, MO 63104

MAR 14 1986

Photographer: L. J. Torno, Jr.
Date: Fall 1965
Negative Location: L. J. Torno, Jr. & Assoc., Architects
48 North Newstead
St. Louis, MO. 63108

Photo of pages & of the 1963 price list of C. Hager & Sons Hinge Mfg.
Co. showing steel wall anchors for masonry exterior bearing walls.

ANCHORS WITH RIVETED SHANK.



No. 2003.
Plain Steel.
Per 100.

Size.

For 9-inch wall..... \$
" 13 " "

ANCHORS WITH NUTTED SHANK.



No. 2004.
Plain Steel.
Per 100.

Size.

For 9-inch wall..... \$
" 13 " "



— Special —

Hinges, Butts,
Washers, Etc.,

— Made to Order. —

