

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 Hamilton Hotel  
other names/site number Hamilton Apartments

### 2. Location

street & number 956 Hamilton Avenue

N/A
N/A

 not for publication  
city or town St. Louis vicinity  
state Missouri code MO county St. Louis City code 510 zip code 63112

### 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

*Mark A. Miles*

*MARCH 17, 2011*

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

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

Hamilton Hotel  
Name of Property

St. Louis, Missouri  
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.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	<b>Total</b>

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

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

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/Hotel

DOMESTIC/Multiple Dwelling

DOMESTIC/Multiple Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY

REVIVALS/Beaux arts

foundation: CONCRETE

walls: BRICK; METAL/Iron

roof: ASPHALT

other: \_\_\_\_\_

Hamilton Hotel  
Name of Property

St. Louis, Missouri  
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.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

1903

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Barnett, Haynes, and Barnett

**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): \_\_\_\_\_





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### **Hamilton Hotel St. Louis [Independent City], Missouri**

#### **Summary Paragraph**

The Hamilton Hotel is located in the West End neighborhood of St. Louis. The Hamilton is sited at the southeast intersection of Hamilton and Maple avenues with an address of 956 Hamilton Avenue (Figure 1). The building, constructed circa 1902-1903, is a four-story plus basement former apartment hotel built in anticipation of the 1904 Louisiana Purchase Exposition (Figure 2). At the time of its construction, the hotel was located approximately eight blocks from the World's Fair site (present-day Forest Park). Barnett, Haynes, and Barnett, a prominent St. Louis architectural firm, designed the building in the Beaux Arts style. An addition was constructed on the south (secondary) elevation in 1967-1969. The addition is set back from Hamilton Avenue and exhibits elements of the International Style, distinguishing it from the historic hotel building. The former apartment hotel and addition occupy several lots along Hamilton Avenue. An alley runs along the rear elevation of the building, with parking located to the rear and south of the addition. The Hamilton Hotel is located in a residential area characterized by low-density development. The West Presbyterian Church is located directly east of the hotel and single and twin houses are located on the adjacent streets. A large park is located on the northeast corner of Hamilton and Maple avenues.

#### **Narrative Description**

The Hamilton Hotel is a four-story plus raised basement masonry building designed in the Beaux Arts style. The building retains a high level of architectural integrity as a well-preserved apartment hotel purpose-built for the Louisiana Purchase Exposition, which was hosted by St. Louis in 1904. The hotel has an H-shaped footprint and is set on a raised concrete foundation. The primary (north and west) elevations of the raised basement are finished with painted concrete and brick, while the rear (east) and side (south) elevations are finished with coursed stone ashlar. A concrete water table runs the length of the north and west elevations. Constructed of steel framing and brick, the primary elevations are laid with thin red Roman bricks in a common-bond pattern, while the rear and side elevations are laid in a common-bond pattern with standard-sized bricks. Brick on the south and a portion of the east elevation is painted yellow, while brick on the north and west elevations is painted grey. Bands of terra cotta decorate the first story on the north and west elevations. A projecting stringcourse runs above the first story on the north and west elevations; the stringcourse has Greek key ornamentation with regularly-spaced panels decorated with floral motifs. The stringcourse also runs along the interior courtyard elevations.

A flat roof covers the building; a brick head house is located at the east end of the central portion of the roof. A parapet runs the length of the north, west, and south elevations. At the south elevation, the parapet is capped with clay tiles, while the north and west elevations are finished with an elaborate cornice. The cornice has a cavetto profile and is ornamented with dentils and brackets. The brackets are decorated with inset vertical panels holding sculpted flower buds, and the bracket heads are detailed with scaling on the front, scrolled sides, and topped with floral medallions. The frieze board features unadorned circular medallions between each bracket. Cresting originally adorned the roofline but was removed at an unknown time during the 1930s (Figures 3 and 4).

The historic main entrance is located on the west (Hamilton Avenue) elevation but is no longer in use. The secondary entrance, which is also no longer in use, is located on the north (Maple Avenue) elevation. The Hamilton Avenue entrance is framed with paired Tuscan columns that rise from brick bases at the top of the basement-level to the top of the first story. The columns share an entablature, consisting of an ogee-profiled architrave topped with an egg-and-dart motif and an unmolded cornice. Between the columns on each side of the entrance is a shallow inset panel with a raised floral motif. The entrance bay is further framed by an arched and molded stone surround. A name plaque reading "Hamilton" is located at the apex of the stone surround. A terra cotta mascarons sits atop the surround's keystone and beneath

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### **Hamilton Hotel St. Louis [Independent City], Missouri**

the name plaque. Three steps lead from the sidewalk to the entrance. A non-historic double-leaf metal gate is situated in the entrance bay prohibiting access to the courtyard. The secondary entrance on Maple Avenue is framed with Tuscan pilasters and an entablature. An inset, arched stone surround is set within the pilasters and entablature. The arched opening has been filled with a two-light transom window, while the door opening has brick infill.

Fenestration on the north and west elevations is composed of regularly-spaced single window openings. Basement-level window openings are covered with plywood painted to match the foundation. First story window openings are larger and hold non-historic three-light vinyl windows that date to ca. 2008. The openings are ornamented with a molded surround terminating at the concrete water table. Terra cotta bands cross the window surrounds, abutting the window frames. The terra cotta bands above the window openings angle toward the windows and cross the surrounds. Small keystones are situated within the surrounds and flat terra cotta panels are located above the window surrounds. Window openings on the second through fourth stories are smaller than the first story and hold non-historic two-light vinyl windows that date to ca. 2008. Window openings are ornamented with short horizontal terra cotta bands as well as angled terra cotta bands above. The angled terra cotta bands frame keystones that are decorated with scaling, floral motifs, and garlands.

Fenestration on the interior courtyard elevations is also regularly spaced. Window openings hold non-historic two-light vinyl windows and sit on lug sills. Window openings on the south elevation are also regularly spaced and hold non-historic two-light vinyl windows. These window openings are finished with three-course segmental arch rowlock lintels and lug sills. Similar to the Hamilton Avenue elevation, the rear elevation has interior courtyard elevations. Windows are regularly spaced on the second through fourth stories as well as at the basement-level. All window openings have three-course segmental arch rowlock lintels; window openings are on second through fourth stories have lug sills. Basement-level window openings are filled with plywood. All other windows hold non-historic vinyl windows that date to ca. 2008. One bay at the north end and one bay at the south end of the rear elevation have window openings that are modified; these openings have brick infill to create smaller window openings.

The exterior is in good condition and retains its significant historic features.

In 1969, the construction of a three-story addition, designed in the International Style by architects S.P. Shakofsky and Ronald L. Eilering, was completed on the secondary south elevation of the Hamilton Hotel. The addition is set back from the façade of the Hamilton Hotel. A five-story stair and elevator tower and four-story passageway connect the original hotel building to the three-story addition. The four-story passageway is a single-bay corridor at each story providing circulation between the historic main block and the addition. The addition is clad in brick veneer and capped by a flat roof. The roof has a metal balustrade with concrete piers on the west (façade) and east (rear) elevations. An offset vertical pier on the Hamilton Avenue elevation that is clad in brick and punctuated with small window openings gives the addition the appearance of having two internal wings. The remainder of the elevation has balconies with metal balustrades fronting all units on the second and third stories. First story units have walk out decks. First story units have doors with an adjacent door-sized window as well as large two-light windows. Upper stories have sliding glass doors to provide access to balconies. The sliding doors have one solid panel. Windows on the upper story units are smaller sliding windows. The rear elevation is similar to the west elevation but is not entirely clad in brick veneer. Concrete framing is visible on the rear elevation and the vertical pier is all exposed concrete.

The exterior of the addition is in good condition, and although it is less than fifty years old, it maintains its significant design elements and a high-level of integrity.

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**Hamilton Hotel**  
**St. Louis [Independent City], Missouri**

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### **Interior:**

The interior of the apartment hotel has undergone alterations to meet program needs since its construction. Only minor alterations to the building occurred through the late 1940s and early 1950s, as it continued to serve a residential function with limited commercial and retail uses on the ground story. In 1954, the apartment hotel was converted into a medical convalescence center, which required extensive alterations to the original floor plans, as well as changes to the finishes and fixtures throughout. Thus, no historic interior finishes or fixtures remain and the circulation patterns throughout have been altered (Figure 7). The building's use as a medical convalescence center also required the construction of an addition circa 1967-1969. The addition maintains its original floor plan, although finishes and fixtures throughout have been updated over time. Finishes and fixtures in both the main block and addition were updated in the 1980s when the property transitioned back to a residential use.

The interior is in fair condition but retains no significant historic features.

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### Hamilton Hotel St. Louis [Independent City], Missouri

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#### Period of Significance (justification)

The period of significance for the Hamilton Hotel is 1903. The building was constructed between 1902-1903 as a purpose-built apartment hotel designed by prominent St. Louis architects Barnett, Haynes, and Barnett. Construction was completed and the hotel opened to the public in 1903.

#### Statement of Significance Summary Paragraph

The Hamilton Hotel is locally significant under National Register Criteria C as an excellent example of the Beaux Arts Style executed by the prominent St. Louis architectural firm Barnett, Haynes, and Barnett. The Hamilton Hotel exemplifies the firm's proficiency with the Beaux Arts style for residential, commercial, and religious buildings. The building is one of four extant apartment hotels in St. Louis designed by Barnett, Haynes, and Barnett. The hotel was purpose-built by a speculative builder as part of a major campaign to construct lodging for those attending the World's Fair and is an excellent example of an architect-designed, solidly-constructed permanent apartment hotel building. Upon opening, the Hamilton was considered a highly fashionable residence offering both long and short term housing. Following the fair, the apartment hotel continued to function in a residential capacity through the early 1950s. In 1954, the building's programming changed to serve as a convalescence center. Although the interior of the building was remodeled in the 1950s and 1960s as part of its conversion to a convalescent center, the building retains its imposing exterior facades with Beaux Arts detailing and continues to convey its original function as an early-twentieth century apartment hotel. In 1969, a three-story addition to the convalescent center opened, allowing the facility to serve more patients. The addition is set back from the main façade of the hotel and reads as a separate building, with circulation between the two buildings limited to a connector that is one bay in width.

#### Elaboration

The Hamilton Hotel is a Beaux Arts-style apartment hotel that was purpose-built to provide both long term housing as well as short term accommodations for visitors to the 1904 Louisiana Purchase Exposition. The Louisiana Purchase Exposition was hosted by St. Louis to commemorate the 100<sup>th</sup> anniversary of the Louisiana Purchase. When it opened in 1904, the fair covered two square miles and included more than two hundred buildings constructed at a cost of \$19.6 million. In both the size and cost the Louisiana Purchase Exposition was twice as big as the 1893 Columbian Exposition held in Chicago ten years before.<sup>1</sup>

The Louisiana Exposition Company and its nine major committees were responsible for planning the 1904 World's Fair. In June 1901, after inspecting six other city parks, the Louisiana Purchase Exposition Company's Executive Committee chose Forest Park in the city's West End as the site for the fair. The most important factor in the park's selection was that it was directly in the path of the city's expansion along the 'central corridor.' Grand private streets such as Westmoreland Place and Portland Place were already located near the park, and there was reason to believe the city's business and political leaders would continue moving to the area. The location also showcased the rolling hillside and impressive houses on the city's outskirts rather than the congested downtown area. Many property owners near Forest Park welcomed the fair as it would increase the value of their properties. The site posed many engineering difficulties, including no existing water supply, gas, sewers, or drains, and the existence of the River Des Peres, which was prone to flooding. Before any layout design or construction of Fair buildings could begin, the river had to be rechanneled, trees had to be cleared and moved, and extensive

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<sup>1</sup> "Louisiana Purchase Exposition, St. Louis, 1904" <http://www.lib.udel.edu/ud/spec/exhibits/fairs/louis.htm>, accessed October 1, 2010. The first Olympics hosted by the United States were also held in St. Louis in conjunction with the World's Fair. The games lasted four months and took place on the campus of Washington University, adjacent to the fair grounds.

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### Hamilton Hotel St. Louis [Independent City], Missouri

re-grading had to be completed, as well as implementing infrastructure and securing the participation of other states and countries.<sup>2</sup>

Initial planning efforts were concerned with planning the exhibition buildings for the fairgrounds in Forest Park. A Commission of Architects was appointed on June 27, 1901, and was composed of three independent architects, one landscape architect, the heads of six architectural firms, and three advisors. The Commission was responsible for the layout of the Fair and the exhibit palaces' design. The Commission organized a subcommittee to create a preliminary sketch of the fair's layout; the subcommittee consisted of architects Cass Gilbert and Theodore C. Link as well as two architectural firms – Eames and Young and Barnett, Haynes, and Barnett, all of whom were members of the larger Commission of Architects. In September 1901, after a fan-shaped layout for the fair had been generally agreed upon, the Commission of Architects met to assign the design of particular buildings. Prior to this meeting, the Commission had decided on a stylistic theme to the fair that was reminiscent of the 1893 Chicago fair. On the issue of architectural style, the Commission stated, "Classic and Academic style [should] be used in the main group of buildings following closely the purer types."<sup>3</sup> Barnett, Haynes and Barnett designed the palatial Liberal Arts Building (1904, demolished), which was voted the best building on the fairgrounds by the commission of French architects.<sup>4</sup>

By 1902, as the massive planning efforts for the Louisiana Purchase Exposition moved forward, concern began mounting that the city's existing population of hotels and apartment buildings would not be sufficient to house the millions of out-of-town visitors who were expected to attend the fair.<sup>5</sup> Typical hotel accommodations in St. Louis prior to the World's Fair were small in scale, ranging from forty to a 150 rooms, and were scattered throughout the city. The anticipated demand for housing spurred a flurry of construction across the city. New lodging facilities, ranging from crudely erected temporary structures to grand first-class permanent hotels, rose quickly during the months leading up to the fair.<sup>6</sup>

The Exposition Company's official mandate did not include hotel provisions, as dictated by the terms under which they received funding from the federal government. Any money invested by the Exposition Company "would not be accepted by the Secretary of the Treasury as an item of proper expenditure." Festus J. Wade, vice-chairman of the company's Ways and Means Committee, urged company members to become active in developing hotels. Wade believed that the residents and businessmen of St. Louis of the Exposition Company had "created the incentive for hotels in the building of the Fair and in the invitation to all peoples to come to the city, and there it was incumbent upon them to take the initiative in a general plan to take care of the city's guests."<sup>7</sup> While Wade and several other directors of the Exposition Company went on to provide capital for the construction of a handful of new hotels, the majority of hotels were funded by individuals looking to profit through real estate development.

### **Construction of the Hamilton Hotel**

The city of St. Louis issued a building permit for the construction of a brick apartment building (the Hamilton Hotel) to William F. Williamson on October 15, 1902. Williamson was one of many individual speculative builders developing hotel properties in anticipation of the fair. The permit recorded the cost of construction at \$125,000 (although newspaper articles indicated the hotel cost \$300,000 to construct)

<sup>2</sup> Fox, Timothy J. and Duane R. Sneddeker. *From the Palaces to the Pike: Visions of the 1904 World's Fair*. St. Louis: Missouri Historical Society Press, 1997, 5-6, 8.

<sup>3</sup> Fox, Timothy J. and Duane R. Sneddeker. *From the Palaces to the Pike: Visions of the 1904 World's Fair*. St. Louis: Missouri Historical Society Press, 1997, 6-7, 12.

<sup>4</sup> "Hotel Jefferson," National Register of Historic Places nomination, listed October 24, 2003.

<sup>5</sup> Of the 19.7 million people who attended the 1904 World's Fair, more than half came from places other than St. Louis.

<sup>6</sup> *St. Louis Republic*, "Many New Hotels are Under Course of Construction in St. Louis." May 10, 1903:1.

<sup>7</sup> *St. Louis Republic*, "Local Capitalists to Solve World's Fair Hotel Problem." January 7, 1903.

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### Hamilton Hotel St. Louis [Independent City], Missouri

and the address as 5894 Maple Avenue, although the building is presently identified as 956 Hamilton Avenue. Barnett, Haynes, and Barnett provided the design for the building. The Hamilton Hotel was erected by the Williamson Blake Construction Company under the direction of John S. Blake & Bro.<sup>8</sup> Although the Williamson-Blake Construction Company purchased two adjacent lots in 1903 with plans to construct a temporary structure and annex to house several hundred additional rooms, no evidence has been found that these structures were ever constructed.

The project began immediately with excavation for the foundation in October 1902. Construction of the building began the same month and continued through November of the following year. Prior to the hotel's completion, an article in the *St. Louis Republic* noted that "all modern conveniences will be installed in this apartment house, notable among which are telephones in every apartment, electric lights, elevator service, mail chutes, safe-deposit vaults, bowling alleys, billiard-rooms, hot and cold water all the year, elegant parlors, superb public and private dining-room, etc."<sup>9</sup>

The Hamilton Hotel officially opened on November 19, 1903. The opening reception was attended by several hundred residents of the West End neighborhood as well as people from throughout the city. Unlike many of the hastily constructed lodging facilities that rose in the shadow of the fairgrounds, the Hamilton Hotel was a solid masonry apartment hotel that was designed to outlive the fair itself. At the time of its opening, the Hamilton had a large number of permanent residents, who had rented suites prior to the building's completion. All suites had outside windows and were connected with baths. Accommodations also included rapid elevator service, safe deposit vaults, many books in the hotel library, special parlors and dressing rooms for ladies, private telephones, a roof garden, bowling alleys, billiard rooms, a children's playground, and Turkish baths.<sup>10</sup>

The Hamilton Hotel was included in the December 1903 *World's Fair Bulletin* under a list of new, permanent hotels constructed in anticipation of the exposition. Located just eight blocks from the fairgrounds on the Hodiament street car line, the Hamilton boasted a capacity of one thousand people with rates between two and four dollars per day.<sup>11</sup> The Hamilton Hotel was praised as "one of the most original and striking buildings in the City of St. Louis" with a "strong and forceful design." The feature in the *Bulletin* noted that the use of red brick with a cream buff colored terra cotta produced a "strikingly beautiful" effect. The Hamilton's first floor was dedicated to offices, parlors, private dining rooms, cuisines, a large reception hall, family rooms, a barber shop, toilet rooms, and house services, while living suites occupied the upper floors. The Hamilton Hotel was deemed "one of the most modern and up-to-date structures" of its time.<sup>12</sup> An advertisement in the December 1903 *Good Housekeeping* featured the newly open Hamilton Hotel under the headline "It's Time to Arrange for St. Louis in 1904/(A Word to the Wise)." The advertisement noted its proximity to the World's Fair site, the building's amenities, and declared the Hamilton as "New for the New St. Louis (Figure 5)."<sup>13</sup>

*Campbell's Illustrated Journal* also featured an article on the newly constructed Hamilton Hotel in its January 1904 issue. The article began, "To make life really worth living is to surround one's self with comfort first, luxury second, and elegance third. In no one place can this be more satisfactorily accomplished than in the Hamilton Hotel and Apartments, St. Louis." The building was described as "handsomely furnished" and "equipped in the most modern fashion." The Hamilton Hotel was praised for its fireproof steel, brick, and terra cotta construction, fashionable West End district location, and lavish

<sup>8</sup> City of St. Louis Building Permits, Permit No. D-7155, October 15, 1902.

<sup>9</sup> *St. Louis Republic*, "Large Extension to be Made to the Hamilton Apartments." February 22, 1903:11.

<sup>10</sup> *St. Louis Republic*, "Hamilton Hotel Opened." November 20, 1903:3.

<sup>11</sup> Higgins, Jerome. "St. Louis, Its Hotels, Boarding and Rooming Houses and Private Residences." *World's Fair Bulletin* 5, no. 2 (December 1903):35-7.

<sup>12</sup> Higgins, Jerome. "St. Louis, Its Hotels, Boarding and Rooming Houses and Private Residences." *World's Fair Bulletin* December 5, no. 2 (1903):38.

<sup>13</sup> "Attention!" *Good Housekeeping* 37, no. 6 (December 1903):698.

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### Hamilton Hotel St. Louis [Independent City], Missouri

interior decoration of the halls, parlors, dining rooms, gymnasiums, billiard hall, and bowling alley. The Hamilton offered both the American and European dining plans. The suite configuration was composed of one, two, and three rooms with baths; rooms could easily be connected to accommodate large families. The article also noted, "One of the most attractive features of the Hamilton is the roof garden, to which those making their home in the hotel will have free access. A delightful view of the World's Fair grounds is obtained from this garden."<sup>14</sup>

An article from March 1904 discussing the upcoming World's Fair in the inaugural edition of the *St. Louis Star* stated that the city would profit from hosting the fair because "a number of first-class restaurants and hotels will be established for this occasion, which will become permanent additions to the city's facilities." The article featured several new hotels, including the Hamilton. The Hamilton was described as "perhaps the most fashionable and exclusive apartment house in the city [...] it is modern construction, being built of steel, brick, stone, and terra cotta along the latest plans known to the building and construction world, affording every facility for the convenience and comfort of its patrons."<sup>15</sup>

After its completion, the Hamilton Hotel immediately became a fashionable place to hold conferences, meetings, and banquets. In January 1904, the St. Louis Advertising Men's League held a banquet at the hotel; the evening featured dancing in the hotel's lavish ballroom.<sup>16</sup> In April of the same year, a banquet was held for approximately one hundred members of Japanese World's Fair colony. Baron Matsudaira, Imperial Japanese Commissioner to the World's Fair, hosted the event. The dining room was decorated with Japanese tapestries and the featured decoration was a Japanese flag formed of flowers.<sup>17</sup>

During the fair, the National Shorthand Reporter's Association hosted their sixth annual convention with their headquarters at the Hamilton Hotel. The association's secretary wrote about the group's choice to use the Hamilton Hotel. The secretary noted that "it has always been the custom in the association to have our headquarters at only first-class hotels, and the result has always been eminently satisfactory. The Hotel Hamilton is a strictly first-class house, and, in view of this fact, the rates are moderate and not high."<sup>18</sup> The following month the Y.M.C.A. held a banquet at the Hamilton Hotel. The banquet was hosted by students of the Young Men's Christian Association in honor of thirty St. Louis businessmen. Held in the Dutch room of the hotel, the banquet's purpose was to interest the businessmen of St. Louis in expanding the influence of the school.<sup>19</sup> The Hamilton also hosted the National Plumbers' Convention in September. The advertisement for the plumbers' convention in *Domestic Engineering* noted, "The experience of others should direct you to the HAMILTON HOTEL." The advertisement also declared that one could "Ask anybody in St. Louis about the Hamilton Hotel and Cottages" as a testament to the quality of the establishment (Figure 6).<sup>20</sup>

### Architecture of the Hamilton Hotel

The Hamilton Hotel in St. Louis is an excellent example of the Beaux Arts style as designed by the architectural firm of Barnett, Haynes, and Barnett. The prominent and prolific local architectural firm of Barnett, Haynes, and Barnett were well known for their fluency with a variety of classically-derived architectural styles. The firm officially formed in 1895 when Thomas P. Barnett joined the existing partnership of George Dennis Barnett and John Ignatius Haynes. George D. and Thomas P. Barnett and

<sup>14</sup> "The Hamilton Hotel." *Campbell's Illustrated Journal* January 1904:39.

<sup>15</sup> *St. Louis Star*, "Life is Worth Living at the Hamilton Hotel." March 13, 1904:1.

<sup>16</sup> *St. Louis Republic*, "Advertisers Plan Banquet." January 18, 1904:12.

<sup>17</sup> *St. Louis Republic*, "Baron Matsudaira Gives Banquet for Japanese." April 18, 1904:3.

<sup>18</sup> Howard, Jerome, ed. "Sixth Annual Convention at St. Louis Exposition, August 16-19, 1904 – Association Headquarters at the Hamilton Hotel." *Phonographic Magazine* 18, no. 7 (1904): 220.

<sup>19</sup> *St. Louis Republic*, "Y.M.C.A. Gives Banquet." September 20, 1904:4.

<sup>20</sup> "M.P. Convention Headquarters!" *Domestic Engineering and the Journal of Mechanical Contracting* 28, no. 7 (August 1904):69.

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**St. Louis [Independent City], Missouri**

their brother-in-law John I. Haynes all trained under George Ingham Barnett, who was often referred to as a "profound student of the classic and Italian schools."<sup>21</sup> Thomas P. Barnett remained with the firm through 1912 and was replaced with George D. Barnett Jr., allowing the firm to retain the name Barnett, Haynes, and Barnett. George D. Barnett died in 1922 and the last work attributed to the firm dates to 1923.<sup>22</sup>

Many of Barnett, Haynes, and Barnett's most memorable buildings, including the Hamilton Hotel, were designed in the Beaux Arts architectural style. The Beaux Arts style influenced American architecture from the 1880s through the 1920s. The style derives from the academic neoclassical architectural style taught at the École des Beaux-Arts in Paris and is characterized by traditional classical motifs that are elaborated with lavish decorative detailing. The Hills Mansion at 5065 Lindell Boulevard (no longer extant), the Kingsbury Place gates, and the house at No. 7 Kingsbury Place (no longer extant) are excellent examples of private residential Beaux Arts architecture that Barnett, Haynes, and Barnett designed.<sup>23</sup> The Hamilton Hotel is also an excellent example of the firm's use of Beaux Arts styling but it is executed on a much larger scale than the private residences the firm is most associated with.

By the early twentieth century, Barnett, Haynes and Barnett were well-known throughout St. Louis for residential, religious, and commercial buildings designed in a variety of classically-derived styles. The firm designed several prominent structures in the city, including the Cathedral Basilica of St. Louis (1914), the St. Louis Dispatch Building (1917, listed in the National Register of Historic Places in 2000), the Hotel Jefferson (1904 with 1928 addition and remodeling, listed in the National Register of Historic Places in 2003), Hampden Hall (1925), and the Greystone Apartments (1925). The firm also practiced nationwide, with several structures in Chicago, including the Illinois Athletic Club (1908; renovated ca. 1984 into Wolberg Hall for the Art Institute of Chicago), St. Clement Church (1918), and the new Southern Hotel (date unknown). Additional buildings nationwide include: One Wall Street (1907, no longer extant), New York, the Brockman Building (1911) in Los Angeles, the Adolphus Hotel (1912) and the Bush Building (1913) in Dallas, Texas, the McFarlin Building (1918) in Tulsa, Oklahoma, and the Hotel Claridge (1924) in Memphis, Tennessee.

The Hamilton Hotel displays a distinct hierarchy of spaces with terra cotta stringcourses on the first story of the primary (north and west) elevations intended to mimic rustication. The main entrance is lavishly decorated with paired Tuscan columns and a surround featuring a mascarón. Although window openings on the primary elevations are rectangular, keystones are decorated with scaling, floral motifs, and garland. Window openings also framed with horizontal terra cotta panels, similar to the first story string courses. The terra cotta frieze is ornamented with medallions. Lavish brackets decorated with inset

<sup>21</sup> Savage, George. *Architecture of the Private Streets of St. Louis: The Architects and the Houses They Designed*. Columbia: University of Missouri Press, 1987:176. George D. Barnett (1863-1923) was educated at the Christian Brothers School, which was housed in a building designed by his father. Working for his father from 1880 through 1885, George D. Barnett became the head draftsman for the city of St. Louis Building Department in 1885. John Ignatius Haynes (1861-1941) was educated in the public schools of St. Louis and began his professional career as a draftsman with the architectural firm (George I.) Barnett and Taylor in 1878; he maintained this position through 1888 when he was appointed deputy commissioner of the St. Louis Building Department. During his time with Barnett and Taylor, Haynes married George I. Barnett's daughter. Following his two-year appointment with the city, Haynes partnered with his colleague at the Building Department and brother-in-law George D. Barnett, forming the firm Barnett and Haynes in 1890. George's brother Thomas P. Barnett (1870-1929), who had also previously worked for their father, joined the firm in 1893, although the firm was not renamed Barnett, Haynes and Barnett until 1895.

<sup>22</sup> *Centennial History of Missouri*, 1921: 682-683. Other buildings designed by the firm include: St. Margaret of Scotland Church (1907), St. Mark's Catholic Church (1901), Immaculate Conception/St. Henry's Church (1908), Temple Israel (1908), Equitable Building (1894, no longer extant), Star Newspaper Building (date unknown), Motor Parts Building (1906), Majestic Stove Building (1895), St. Ann's Orphan Asylum (1904, no longer extant), and the Marquette (Milner) Hotel (1907, no longer extant). The firm also designed the Beaux Arts-style entry gates for the exclusive residential development of Kingsbury Place, as well as three mansions within the development. Outside St. Louis, the firm designed several buildings in Missouri: Rockcliffe Mansion (1898-1900) in Hannibal, Loretto Academy (1902) in Kansas City, the Mark Twain Hotel (1906) in Hannibal, the Colonial Hotel (1907) in Springfield, the new Joplin Hotel (date unknown) in Joplin, and the Connor Hotel (1908, no longer extant) in Joplin.

<sup>23</sup> Bartley, Mary. *St. Louis Lost*. St. Louis: Virginia Publishing, 1994: 130-146.



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### **Hamilton Hotel St. Louis [Independent City], Missouri**

vertical panels holding sculpted flower buds, bracket heads with scaling on the front and scrolled sides, and topped with floral medallions ornament the cavetto-profiled cornice. Although no longer present, a scalloped parapet originally ran the length of the north and west elevations, as well as the interior courtyard elevations. Secondary elevations are more utilitarian in appearance.

The Hamilton Hotel remained largely in its original condition through much of the 1940s (Figures 3 and 4). Minor alterations occurred in 1904, 1905, 1917, 1928, and 1935, the most substantial of which was the installation of an exterior metal fire escape (presumably on the rear elevation) in 1928. As early articles and advertisements indicated, the hotel offered services such as barber shop and amenities such as a bowling alley. St. Louis city directories from the 1900s, 1910s, and 1920s list only the hotel; it was not until the 1930s that the St. Louis city directories began listing the services and amenities associated with the Hamilton. The Hamilton had both a beauty shop and a barber shop, which were staffed by Louis B. Turner (barber) and Ella Hoffman (beauty shop) through most of the 1930s. The Hamilton Hotel barber shop, beauty shop, bowling alley and restaurant remained active through the late 1940s.<sup>24</sup>

The Hamilton Hotel underwent a transition between 1946 and 1952. City directories from 1949 to 1951 are not available, but building permits issued by the city of St. Louis to the Hamilton Investment Company between 1946 and 1948 indicate substantial work was undertaken on the Hamilton Hotel. Construction costs from three permits issued during that period totaled \$12,500. It is possible that many of the historic features – dining rooms, parlors, Turkish baths, etc. – were removed during this period. In 1952, the Hamilton Hotel transitioned into the Hamilton-Wilshire Hotel. By 1952, the barber and beauty shops were no longer operational; the only service listed at the hotel in the 1952 city directory was a delicatessen.<sup>25</sup>

#### **The Hamilton Hotel, 1954-Present**

The Hamilton-Wilshire Hotel was a short-lived enterprise. In 1954, the building reopened as the Hamilton Medical and Convalescent Center. A building permit was not available for this conversion, but a number of permits for small alterations that occurred throughout the 1950s were identified, including the construction of porches, sun decks, and balconies. The Hamilton Medical and Convalescent Center was a valuable resource in the neighborhood, providing a much needed community service. The center quickly outgrew the space provided by the former Hamilton Hotel, and in 1967, a building permit was issued for the construction of a \$300,000 three-story addition with a stair and elevator tower on the lot south of the hotel on Hamilton Avenue. A four-story connector, one-bay in width, provided circulation between the hotel and the addition. The stair and elevator tower is situated at the connection but adjacent to the addition rather than the hotel. The addition, which exhibits a vernacular interpretation of the International style, is set back from the façade line of the Hamilton Hotel and reads as a separate building. The construction of the addition was necessary in order to house additional patients at the convalescent center. The convalescent center remained at the former Hamilton hotel and annex through the end of the 1970s; the property is listed as vacant in the 1980 city directory. In the 1980s, the facility reopened as the Hamilton Apartments, which it continues to function as today, providing affordable housing in the West End neighborhood.

<sup>24</sup> Gould's St. Louis City Directories: 1903-1952 (from the Missouri History Museum Collection).

<sup>25</sup> Gould's St. Louis City Directories: 1903-1952 (from the Missouri History Museum Collection).

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**Hamilton Hotel**  
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City of St. Louis Building Permits.

Gould's and Polk's St. Louis City Directories (from the Missouri History Museum Collection).

"Hotel Jefferson," National Register of Historic Places nomination, listed October 24, 2003.

Sanborn Fire Insurance Maps, 1909, 1920s, and 1940s.

Whipple Map, 1897, updated ca. 1910.

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Howard, Jerome, ed. "Sixth Annual Convention at St. Louis Exposition, August 16-19, 1904 – Association Headquarters at the Hamilton Hotel." *Phonographic Magazine* 18, no. 7 (1904): 220.

"M.P. Convention Headquarters!" *Domestic Engineering and the Journal of Mechanical Contracting* 28, no. 7 (August 1904):69.

*World's Fair Bulletin* 5, no. 7 (May 1904):1.

### Newspapers

*St. Louis Republic*, "Advertisers Plan Banquet." January 18, 1904:12.

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### **Hamilton Hotel St. Louis [Independent City], Missouri**

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*St. Louis Republic*, "Baron Matsudaira Gives Banquet for Japanese." April 18, 1904:3.

*St. Louis Republic*, "Hamilton Hotel Opened." November 20, 1903:3.

*St. Louis Republic*, "Large Extension to be Made to the Hamilton Apartments." February 22, 1903:11.

*St. Louis Republic*, "Local Capitalists to Solve World's Fair Hotel Problem." January 7, 1903.

*St. Louis Republic*, "Many New Hotels are Under Course of Construction in St. Louis." May 10, 1903:1.

*St. Louis Republic*, "Y.M.C.A. Gives Banquet." September 20, 1904:4.

*St. Louis Star*, "Life is Worth Living at the Hamilton Hotel." March 13, 1904:1.

#### Internet Resources

"Louisiana Purchase Exposition, St. Louis, 1904." <http://www.lib.udel.edu/ud/spec/exhibits/fairs/louis.htm>, accessed October 1, 2010.

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**Hamilton Hotel**  
**St. Louis [Independent City], Missouri**

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### **Verbal Boundary Description** (Describe the boundaries of the property.)

The property is bound to the north by Maple Avenue and to the west by Hamilton Avenue. The rear (east) and southern boundaries correspond to the legal boundaries, which are defined as Block C, Lots 8 and N-7 measuring 155 feet by 134 feet, 11 1/8 inch for the main block and Block C, Lots 5, 6, & S-7 measuring 290 feet by 135 feet for the addition. An alley also runs along the rear (east) boundary of the property and an unnamed access round runs along the southern boundary of the property.

### **Boundary Justification** (Explain why the boundaries were selected.)

Following the construction of the 1967-1969 addition, the property occupied Block C, Lots 8 & N-7 and Lots 5,6, & S-7. Although the addition was constructed outside the period of significance for the original hotel, the entire property is proposed for inclusion in the National Register of Historic Places.

### **Photo Log**

The following is true for all photographs:

**Name of Property:** Hamilton Hotel

**City or Vicinity:** St. Louis

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

**State:** Missouri

**Photographer:** Elizabeth Breiseth, MacRostie Historic Advisors  
53 W. Jackson Blvd., Suite 1357  
Chicago, IL 60604

**Date Photographed:** August 2010

Digital images on file at MacRostie Historic Advisors LLC

### **Description of Photograph(s) and number:**

Photograph 1 of 13: View southeast from the intersection of Hamilton and Maple avenues toward the north and west elevations

Photograph 2 of 13: View northeast along Hamilton Avenue toward the west elevation

Photograph 3 of 13: View east from Hamilton Avenue toward the historic main entrance on Hamilton Avenue

Photograph 4 of 13: Detail, view east, name plate above the historic main entrance on Hamilton Avenue

Photograph 5 of 13: Detail, view east, second story windows on the Hamilton Avenue elevation

Photograph 6 of 13: Detail, view southwest from roof, cornice at interior courtyard elevation

Photograph 7 of 13: View south from Maple Avenue toward the north elevation and the secondary historic entrance

Photograph 8 of 13: View southwest from Maple avenue toward the north and east elevations

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Photograph 9 of 13: View northwest from the rear alley toward the east elevation

Photograph 10 of 13: View southwest from the rear alley toward the east elevation of the addition

Photograph 11 of 13: View northeast along Hamilton Avenue toward the west elevation of the addition  
and the main block

Photograph 12 of 13: View east from Hamilton Avenue toward the west elevation of the addition

Photograph 13 of 13: View northeast from Hamilton Avenue toward the circulation connector between the  
main block and the addition

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**Hamilton Hotel**  
**St. Louis [Independent City], Missouri**

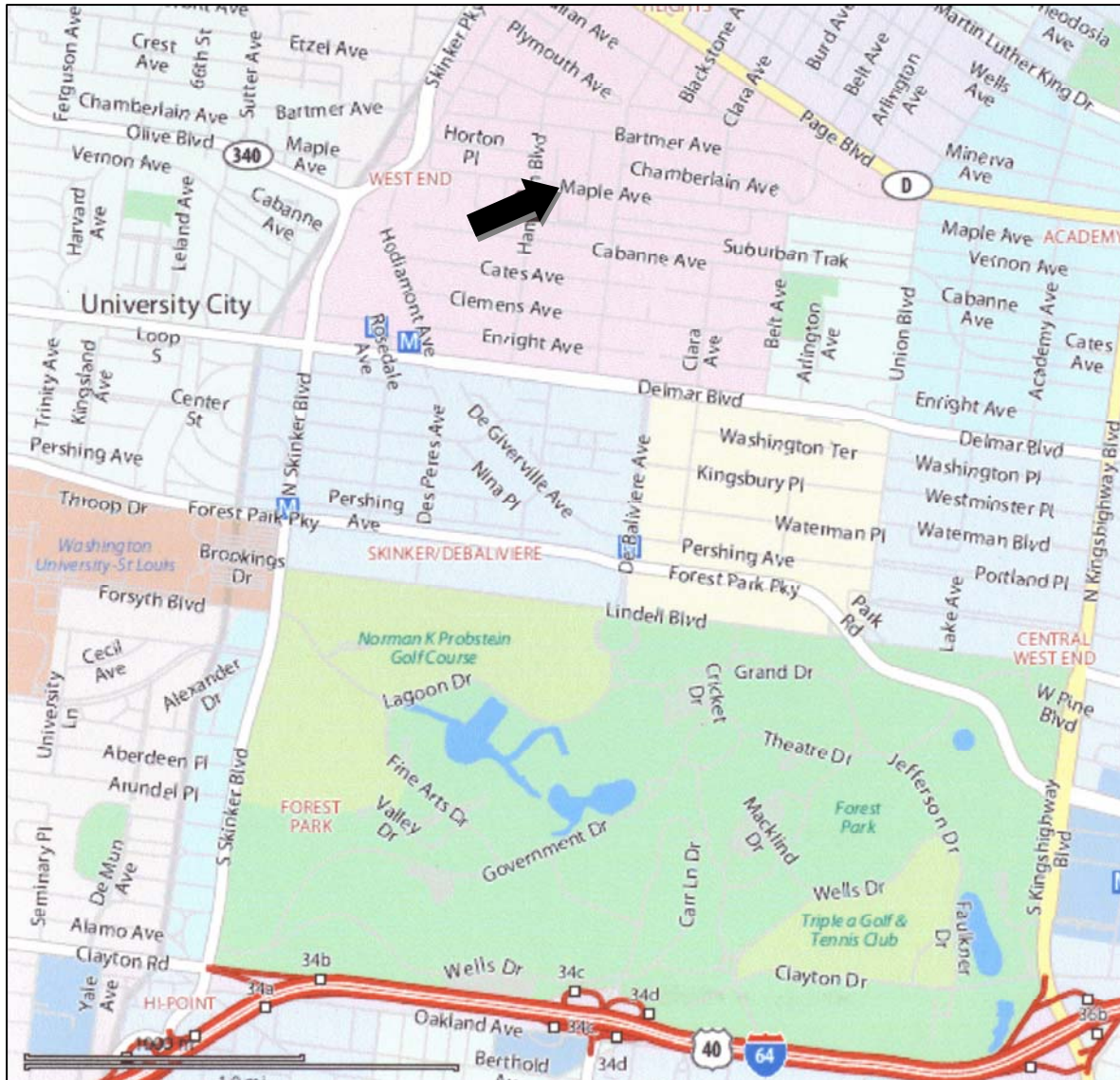


Figure 1: Location Map  
956 Hamilton Avenue, St. Louis, MO

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## Hamilton Hotel St. Louis [Independent City], Missouri



Figure 2: Sanborn Fire Insurance Map, 1909



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**St. Louis [Independent City], Missouri**

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Figure 3: Hamilton Hotel, looking southeast, circa 1930s  
From *Collections of the Missouri Historical Society*



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**Hamilton Hotel**  
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Figure 4: Hamilton Hotel, looking northeast, circa 1930s  
From *Collections of the Missouri Historical Society*

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Hamilton Hotel  
St. Louis [Independent City], Missouri

**ATTENTION!**

IT'S TIME TO ARRANGE FOR  
**"St. Louis in 1904"**  
*(A Word to the Wise)*

**"New for  
New  
Saint Louis."**



**THE HAMILTON**

HOTEL  
APARTMENTS

**Corner Hamilton & Maple Aves. An Exposition in Itself.**  
Offers special inducements to time or transient guests. Rooms furnished, single or en suite, with bath. Meals a la carte at moderate prices.

**Some Hamilton Features: Turkish, Russian and Electric Baths, Electric Light Bath, Swimming Pool, Bowling, Billiards, Pool, Safe Deposit Vault for each Guest, Long Distance Phone in each room, newly furnished throughout, Brass Beds, Mahogany and Bird's Eye Maple Furniture, Electric Elevator, Mail Chute, Roof Garden and Cafe. The Hamilton Kitchen open to guests at all times.**

The Hamilton is located just north of World's Fair on Olive and Suburban through lines, 25 minutes' ride from Broadway or Union Station. Write to-day for free booklet. Mention Good Housekeeping. Address

**W. F. WILLIAMSON, Manager,**  
Hamilton and Maple Ave. - - - St. Louis.

Figure 5: Advertisement from *Good Housekeeping*, December 1903

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**Hamilton Hotel**  
**St. Louis [Independent City], Missouri**

**M. P. CONVENTION HEADQUARTERS!**

*Are You Coming to St. Louis?*

**Do not delay, secure Rooms at the HAMILTON. The National Plumbers' Convention will Meet Sept. 6th in Hall adjoining this Hotel.**



It doesn't pay to experiment when the best is no higher in price. The experience of others should direct you to the HAMILTON HOTEL.

**ROOMS**  
Single and En Suite, with Private Bath.  
**\$3.00 per Day**  
And Upward, European Plan.

**Meals a La Carte.**

A Permanent, Fire-Proof Hotel, Free from Noise and Heat.

**GRAND, FREE ROOF GARDEN**

Overlooking the World's Fair Illumination and the \$50,000,000 World's Fair Buildings.

Take "Page Avenue," "Easton Avenue" or "Suburban" Cars Direct to The "Hamilton."

Ask Anybody in St. Louis About The

**HAMILTON HOTEL AND COTTAGES**

Located eight blocks directly north of the World's Fair, at Hamilton and Maple Aves., and on direct car lines to and from World's Fair Main Entrances.

**W. F. WILLIAMSON, Mgr., St. Louis, Mo.**

---

The Finest Plumbing in St. Louis done by J. J. McCue

All Plumbing Supplies in this Hotel manufactured and furnished by

**N. O. Nelson Mfg. Co., St. Louis**

Figure 6: Advertisement from *Domestic Engineering and the Journal of Mechanical Contracting*, August 1904

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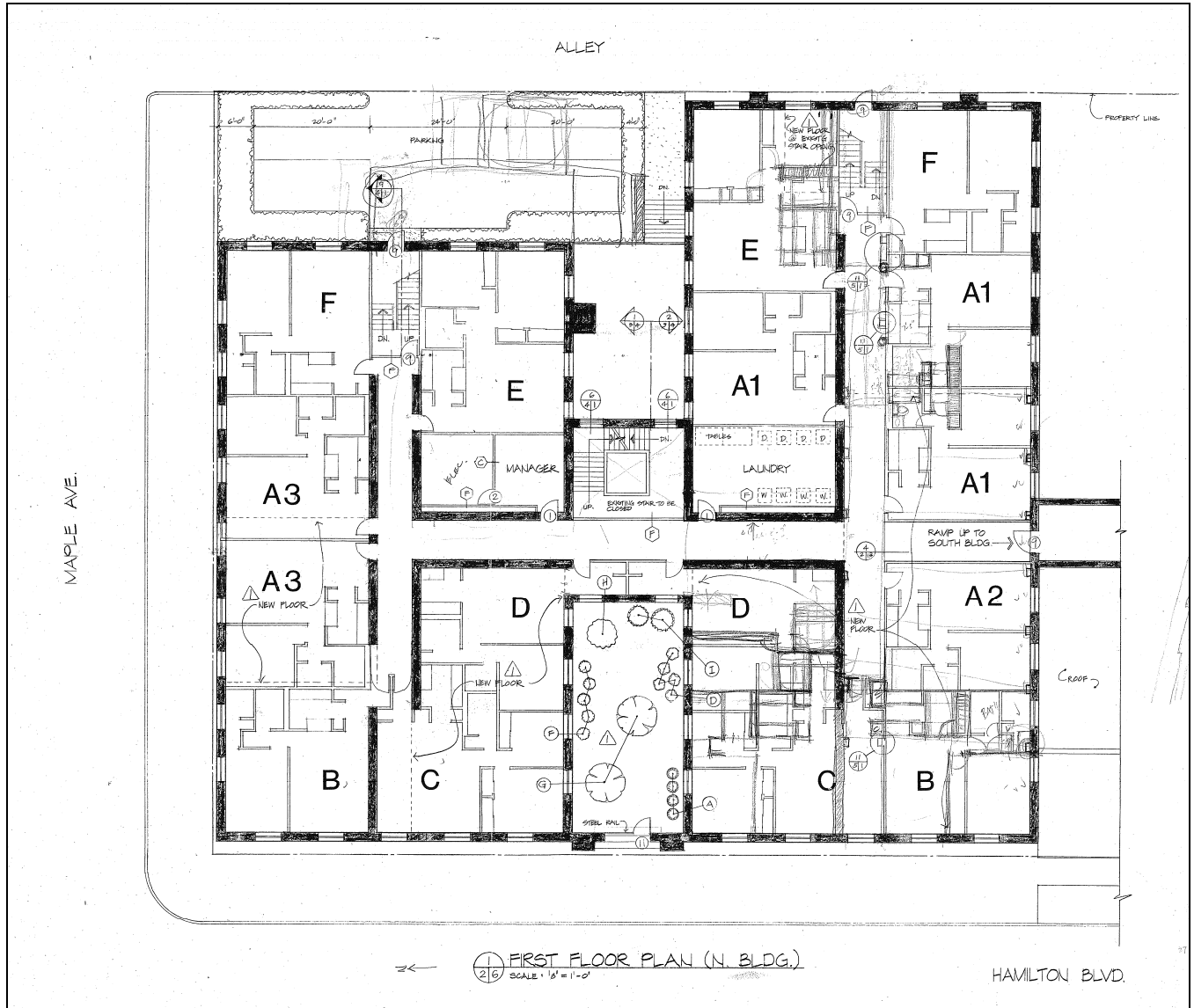


Figure 7: Hamilton Hotel, first floor



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**Hamilton Hotel**  
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Figure 8: Site Map, delineating the main block and the addition

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## Hamilton Hotel St. Louis [Independent City], Missouri

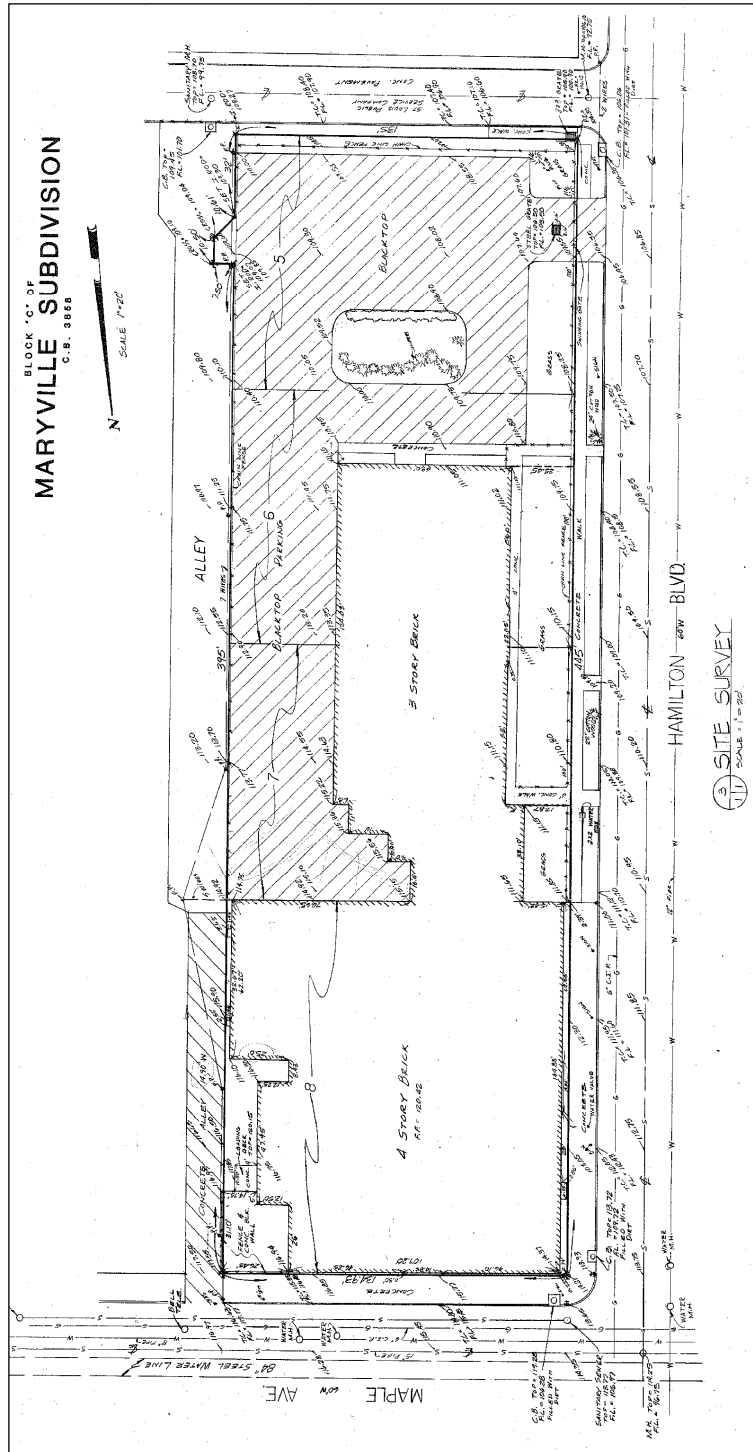


Figure 9: Site Survey



Hamilton Hotel  
15 735871 E 4282636 N  
St. Louis (Independent City),

Missouri

Scale 1:100,000











HAMILTON





HAMILTON

HAMILTON



























DF3-V6J

DES-B2U













956

WELCOME  
TO THE  
NEW  
BUILDING

NO  
LEFT  
TURN