FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

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

1. Name

historic

and/or common 1300 Washington Avenue

2. Location

street & number 1300-10 Washington Avenue ___ not for publication

city, town St. Louis ___ vicinity of congressional district

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

3. Classification

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

4. Owner of Property

name 1. 1300-06 Washington Avenue Triad Partnership 2. 1308-10 Washington Avenue Copely Real Estate Co.

street & number 1627 Locust Street 1308-10 Washington Avenue

city, town St. Louis, MO 63103 ___ vicinity of St. Louis, MO state 63103

5. Location of Legal Description

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

street & number Market Street at Tucker Boulevard

city, town St. Louis, state MO 63101

6. Representation in Existing Surveys

1. title Architectural Survey of the ~~Central Business District~~ has this property been determined elegible? ___ yes X no

date October 1975; Revised, April 1977 & February 1982 ___ federal ___ state ___ county X local

depository for survey records Landmarks Association of St. Louis, Inc., 706 Chestnut Street

city, town St. Louis state MO 63101

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2. Missouri State Historical Survey — State
April 1982
Historic Preservation Program
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, MO 65102

Item #9--Bibliography

Hagedorn, Hermann. Brookings: A Biography. New York: Macmillan Co., 1936.

The Inland Architect and News Record 35 (May 1900): 30-31.

Kargau, E. D. Mercantile, Industrial and Professional St. Louis. St. Louis: Nixon Jones Printing Co., [1902].

Pickens, Buford, and Darnall, Margaretta J. Washington University in St. Louis: Its Design and Architecture. St. Louis: Washington University, 1978.

St. Louis Architectural Club. A Catalog of the Annual Exhibition of the Saint Louis Architectural Club. St. Louis: St. Louis Architectural Club, 1900.

St. Louis Post-Dispatch, 4 June 1899 and 18 June 1899.

St. Louis Republic, 30 May 1899, p. 9.

St. Louis, Missouri. Washington University Archives. Minutes of Meetings of the Board of Directors, 9 November 1895-16 November 1905. (Manuscript.)

St. Louis, Missouri. Washington University Archives. Chancellor Records, Winfield S. Chaplin.

Wandell, H. B. The Story of a Great City in a Nutshell. St. Louis: n.p., 1900.

James M. Denny, Section Chief, Nominations-Survey
and State Contact Person — May 1982
Department of Natural Resources — (314) 751-4096
Historic Preservation Program
P.O. Box 176
Jefferson City — Missouri 65201

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

1300-10 Washington Avenue is a seven story warehouse/manufacturing building designed in 1899 by St. Louis architects Eames & Young for Washington University. It is of mill construction with red and buff brick bearing walls trimmed with terra cotta ornament. Although the design of the Washington Avenue facade is visually unified, the building is actually two separate structures divided by a north/south party wall between 1300-06 and 1308-10 Washington Avenue.

Commanding a prominent corner site the building fronts appoximately 130 feet on both Washington and St. Charles Street, and 150 feet on 13th Street. A strong rhythm of five, wide-arched bays on Washington Avenue and eight bays on 13th Street is established by brick pilasters which rise from pink granite bases on Washington Avenue. (Photos #1 & 2) The building is organized vertically into a two story base, four story shaft and one story capital on the north and east elevations by buff brick string courses trimmed with terra cotta egg and dart motifs. Rusticated buff brick pilasters accent the corners and demark the north/south party wall on Washington Avenue; these pilasters terminate in large terra cotta lions' heads and cartouches. (Photo #1) A copper cornice crowns the north and east elevations. The principal Washington Avenue facade is constructed entirely of buff brick (darkened by soot) while the 13th Street (east) elevation employs red brick on the six inner bays.

The southern (rear) elevation, used as a loading dock, is constructed of red brick and extends eight bays along St. Charles Street. (Photo #2) It fronts on Lucas Park, a small but pleasant urban space landscaped with walkways, sculpture and a fountain. Originally the park was the site of the J. B. Lucas home and was established as Missouri Park by City Ordinance in 1854. Sometime after 1888, a building or buildings were constructed along the St. Charles Street boundary of the park; when these buildings were later demolished, the rear elevation of 1300-10 Washington Avenue was left more prominently exposed than planned.

A comparison of Photos #1 and #2 with Photo #3 (published in The Inland Architect and News Record in 1900) indicates that alterations to the building are confined to first story storefronts. Originally the northeast corner of the building (now bricked in) was open as an entrance. The cast iron framing of the storefronts of the eastern three bays (1300-06 Washington) are virtually intact at the mezzanine level, while the western two bays (1308-10 Washington) are covered with black glass paneling probably installed circa 1940.

Two fire escapes with spiral stairs located on the east and south elevations were installed in 1904 in compliance with 1901 State and City statutes requiring that fire escapes be provided with stairs. The new laws initiated a three-year controversy between owner Washington University, lessee Marx & Haas Jeans Co. and the State Factory Inspector over the installation of the stairs. Both the owner and lessee denied obligation to pay for the stairs while the Factory Inspector threatened prosecution. Finally, in 1904, Marx & Haas installed the stairs but continued to petition the University for reimbursement.[1]

The interior of the building features heavy mill construction but no other significant features. Over the years partition walls have been installed to serve the needs of various tenants. The present owners of 1300-06 Washington Avenue have plans to renovate the upper stories as loft apartments and utilize the first floor as commercial space.

Footnotes

[1]Winfield S. Chaplin, Chancellor Records, Washington University Archives, St. Louis, MO.

8. Significance

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

Specific dates 1899 **Builder/Architect** Eames & Young, architects

Statement of Significance (in one paragraph)

Designed by St. Louis' nationally acclaimed architects, Eames & Young, 1300-10 Washington Avenue is one of the most architecturally significant commercial buildings in St. Louis' Washington Avenue warehouse district. Built as a long-term investment for Washington University, the seven story, brick building made a substantial contribution to restoring the University's moribund finances as well as heralding an important advancement in the westward development of Washington Avenue, center of the city's garment and shoe industry.

Washington University's purchase in May 1899 of a parcel of commercial property on the southwest corner of 13th Street and Washington Avenue marked a significant new direction of growth for the University and downtown St. Louis. The St. Louis Republic assessed the purchase as a "record breaker" for business property west of 12th Street and commented:

> It is doubly significant in that it shows that the wholesale district on Washington Avenue, so long limited by Twelfth Street, is rapidly reaching still further westward. That adjacent property will receive a distinct impetus cannot be doubted.[1]

The University's announcement of plans to improve the parcel with a mercantile and manufacturing building (already leased for ten years) prompted the St. Louis Post-Dispatch to declare that Washington Avenue's development was assured "as a wholesale street as far west as Eighteenth Street, a thing no one would have predicted a year ago, or even three months ago."[2] For Washington University, the land acquisition and building plans represented an astute investment planned to help reverse the school's financial plight as the institution entered a period of revitalization and expansion under the leadership of University Corporate President, Robert S. Brookings. Although the University was already receiving income from various rental properties, the building at 13th and Washington would be the largest investment of its kind yet undertaken.

The man responsible for this bold real estate venture, Robert S. Brookings (1850-1932), had earned a prominent position in St. Louis business and financial circles following his meteoric rise from receiving clerk to partner in the Samuel Cupples Woodware Co., which he built into the nation's largest woodenware company. A millionaire by the age of forty-six, Brookings then retired from the business world to devote his full energy and business acumen to restoring Washington University's declining finances and to building a new campus on Lindell and Skinker Boulevards. During his tenure as a Director and then Corporate President (1895-1928) of the University at its old campus on Washington Avenue and 17th Street, Brookings foresaw the future development of Washington Avenue[3] and led the University to exchange its academic stake on the Avenue for a commercial investment four blocks east at 13th and Washington. Brookings' successful initiation of the nationally re-

knowed Cupples' Station project in the 1890s had buttressed his reputation and won the complete confidence of the University's Board of Directors.

At a meeting of the Board of Directors on May 27, 1899, Brookings reported that negotiations for the purchase of the parcel at 13th and Washington were nearly completed and the Board authorized him to employ an architect for "one or more buildings" on the site and make a "lease or leases" for the building.[4] Three days later, the St. Louis Republic announced in a feature article that the University had acquired the site for $156,500 and St. Louis architects Eames & Young were preparing plans for a building which would front 129 feet and seven inches on Washington Avenue. The eastern eighty feet of the building had been leased to Marx & Haas Jeans Clothing Co. for fifteen thousand dollars a year and the western portion leased to an undisclosed party for a yearly rent of eighty-five hundred dollars. The newspaper stated that the building would be "first-class in every respect" and a "splendid investment" which would "yield a remarkably good interest."[5]

Brookings' selection of architects Eames & Young for the Washington Avenue building was testimony to his desire to have something more than minimum utilitarian design requirements. That the building met high standards of design criteria is evidenced by its inclusion in the St. Louis Architectural Club exhibition in April 1900 at the Museum of Fine Arts, St. Louis. The following month the building was published in The Inland Architect and News Record where it was favorably compared with a similar St. Louis building recently designed by the Boston firm, Shepley, Rutan & Coolidge with John Lawrence Mauran. The critic reviewing the two buildings regretted the lack of attention which the side elevations of Shepley, Rutan & Coolidge's building received and praised Eames & Young's Washington Avenue building for its articulation of the east elevation, "being almost identical in design with the front except for the change in color of the brick." The Washington Avenue building also shared design characteristics with the widely acclaimed Cupples Station complex of eighteen warehouses designed by Eames & Young.

Eames & Young held a prestigious reputation both locally and nationally by the time they received the Washington Avenue commission. In 1897, they were appointed architects by the U. S. government for the first federal penitentiary of Leavenworth, Kansas, and Eames was serving on the national Executive Committee of the American Institute of Architects. In St. Louis they enjoyed commissions for homes of the elite as well as important commercial buildings. The architects had designed a house for Robert Brookings in Lucas Place shortly after forming their partnership in 1885, and they were building his second house at 5125 Lindell Boulevard (circa 1899) when the University's Washington Avenue building was designed. Eames & Young's office was the only St. Louis firm invited to enter the competition in 1899 for the new Washington University campus buildings.[7]

University records indicate that the eastern three bays of the building (divided by a party wall from the western two bays) were built to specifications for long-term

lessee of nearly thirty years, Marx & Haas Jeans Co. Founded in St. Louis in 1855 by Solomon Marx, the family-managed business was the leading local manufacturer of jeans and had contributed to establishing St. Louis as the center of jeans trade for the "West, Southwest and South".[8] The company's sales of more than one million garments in 1901 reached from coast to coast in addition to a market in Hawaii and Mexico. Marx & Haas' pattern of growth in nineteenth century St. Louis mirrored that of the city's garment industry as it steadily expanded westward on Washington Avenue, forming a corridor from Third to 13th Streets. When the firm moved early in 1900 from Tenth and Lucas to occupy the new building at 13th and Washington, its manufacturing capacity was doubled raising employment to two thousand workers engaged in producing "Rabbit Brand" garments.[9]

Marx & Haas' new address was considered "one of the most desirable localities" on Washington Avenue which was hailed as the "greatest 'wholesale row' in the West and certainly, on a business basis, one of the world's most important thoroughfares."[10] The Avenue, moreover, was distinguished not only for its mercantile activity, but also for its architectural strengths. The long row of mansonry, slow combustion buildings inspired the editor for the St. Louis Architectural Club in 1900 to comment:

> In no respect has the advance in architectural design been more marked than in the great commercial warehouses which are making Washington Avenue a monumental street. . . .[11]

Another author observed in 1900:

> The architecture of this stretch of commercial structures tells more than thousands of words of description could -- tall, broad and solid buildings, with a depth that indicates a search for room and the need of space in which to transact the enormous business that is annually done there.[12]

In May 1900, Washington University sold the western two bays of the recently completed building (1308-10 Washington) to Isaac W. Morton (a Director of the University, St. Louis Union Trust Co. and the Simmons Hardware Co.) for $114,412. It is not known to whom Morton first leased the building, but in 1915, 1308 Washington was leased to Knickerbocker Clothing Co. which is still at that address. In 1929, Marx & Haas Jeans Co. moved from 1300-06 Washington and the eastern three bays were then leased to Renard Linoleum & Rug Co. which remained there until 1968. Washington University continued to own 1300-06 Washington until 1982 when that portion of the building was sold.

The gradual decline of Washington Avenue as a thriving warehouse district has only recently been reversed by new investors who are working on adaptive reuse plans for several buildings in the area. The new owners of 1300-06 Washington Avenue are presently discussing plans to renovate the building as loft apartments on the upper stories and commercial space on the first floor.

Footnotes

[1]St. Louis Republic, 30 May 1899, p. 9.

[2]St. Louis Post-Dispatch, 4 June 1899, p. 28.

[3]Brookings was also personally speculating on Washington Avenue. The St. Louis Post-Dispatch (18 June 1899) reported that a parcel at the southeast corner of 17th Street and Washington Avenue "was bought by Robert S. Brookings hardly more than a year ago at a price such that when he sold it recently he made $10,000 profit. . . ."

[4]Washington University (St. Louis, MO), Minutes of Meeting of the Board of Directors, 9 November 1895-16 November 1905, meeting of 27 May 1899. (Manuscript.) Although contemporary newspaper reports and the Building Permit confirm that the University was planning to construct a building which filled the 129 feet, seven inch lot frontage on Washington Avenue, the Corporate Minutes indicate that the University had hoped to find an outside investor who would purchase the western fifty feet of the parcel and erect a building there "in harmony with" the University's building. At a meeting of the Board of Directors, 8 June 1899, it was reported that the school had been offered one thousand dollars per foot for the western fifty feet and the Board voted to sell the parcel. Apparently, the offer fell through since the fifty foot parcel was not transferred until May 1900, after the building was completed.

[5]St. Louis Republic, 30 May 1899, p. 9.

[6]The Inland Architect and News Record 35 (May 1900): 31.

[7]Buford Pickens and Margaretta J. Darnall, Washington University in St. Louis: Its Design and Architecture (St. Louis: Washington University, 1978), p. 34.

[8]E. D. Kargau, Mercantile, Industrial and Professional St. Louis (St. Louis: Nixon Jones Printing Co., [1902]), p. 598.

[9]Ibid., p. 599.

[10]H. B. Wandell, The Story of a Great City in a Nutshell (St. Louis: n.p., 1900), p. 77.

[11]St. Louis Architectural Club, A Catalog of the Annual Exhibition of the Saint Louis Architectural Club (St. Louis: St. Louis Architectural Club, 1900), p. 9.

[12]Wandell, p. 77.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Granite City, IL/MO

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	15	743860	4279410	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

1300-10 Washington is located in City Block 834; 1300-06 Washington fronts 78'9¼" along Washington and St. Charles and 150' along 13th Street; 1308-10 Washington fronts 50' 9-3/4" along Washington and St. Charles and runs a depth of 150 feet.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

© 1982, Landmarks Association of St. Louis, Inc.

name/title 1Mary M. Stiritz, Research Associate

organization Landmarks Association of St. Louis, Inc. date 16 April 1982

street & number 706 Chestnut Street, #1217 telephone (314) 421-6474

city or town St. Louis, state MO 63101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___X___ 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

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

For HCRS use only

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

date

Keeper of the National Register

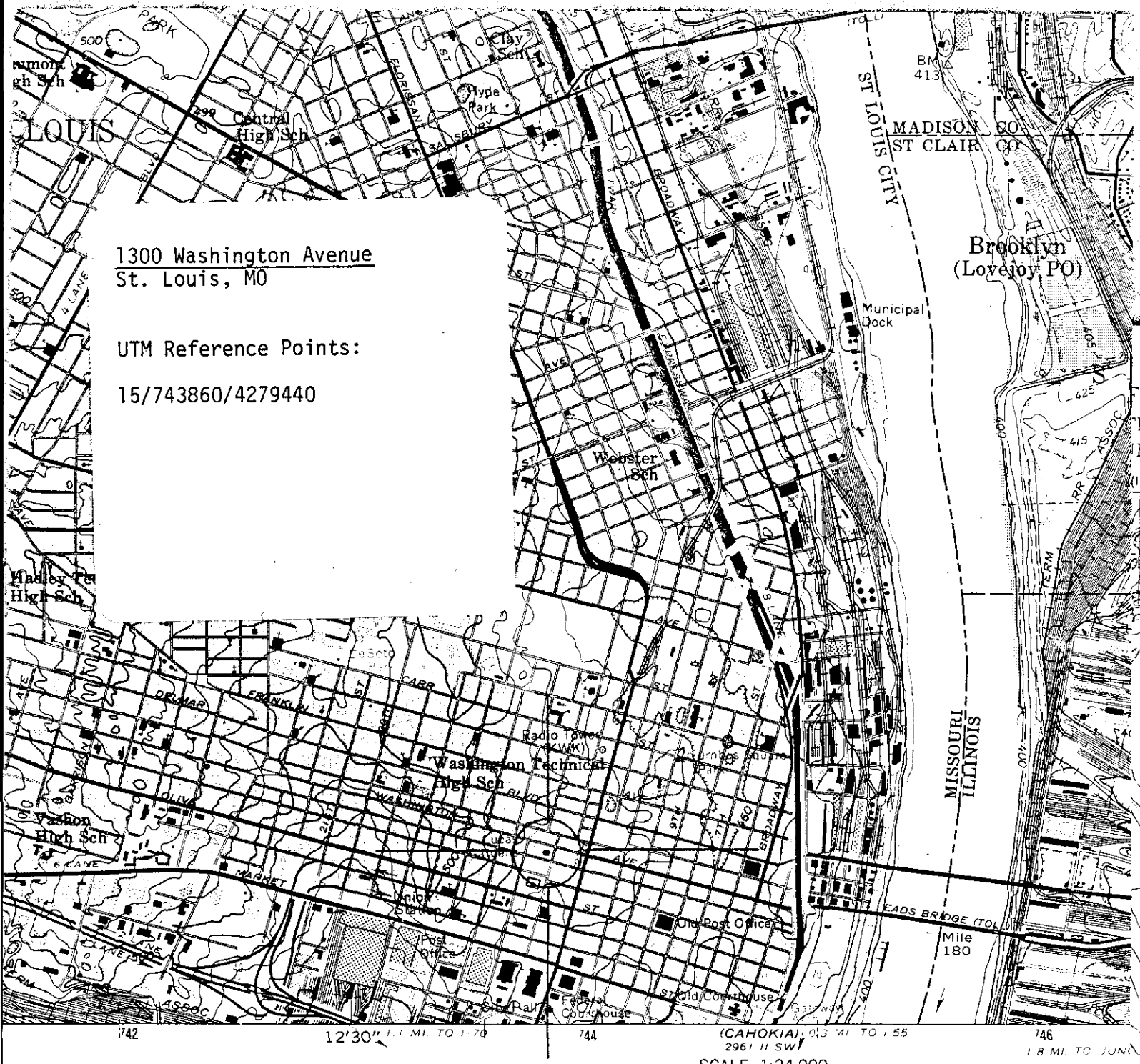
Attest: date

Chief of Registration

1300 Washington Avenue
St. Louis, MO

UTM Reference Points:

15/743860/4279440



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1300 Washington Avenue
St. Louis, MO

#1 of 3 1300-10 Washington Avenue

Photographer: Mary M. Stiritz
Date: March 1982
Negative: Landmarks Association
of St. Louis, Inc.

North (principal) and east elevations; camera facing southwest.

KNICKERBOCKER
TUCKER HANDBAG CO.
TUCKER
HANDBAG CO.

1300 Washington Avenue
St. Louis, MO

#2 of 3 South (rear) and east elevations.

Photographer: Mary M. Stiritz
Date: March 1982
Negative: Landmarks Association of St. Louis, Inc.

Camera facing northwest.

1300 Washington Avenue
St. Louis, MO

#3 of 3 North (principal) and
east elevations.

From: The Inland Architect and
News Record 35 (May 1900).
Photocopy & Negative:
Landmarks Association of
St. Louis, Inc., 1982.

Camera facing southwest.

COMMERCIAL WAREHOUSES.

Southwest Corner Thirteenth and Washington Avenue.

FOR WASHINGTON UNIVERSITY. FOR ISAAC W. MORTON.

Eames & Young, Architects.