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 Washington University Dental Department Building

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 2647-49 Locust Street | N/A | not for publication

City or town St. Louis | N/A | vicinity

State Missouri Code MO County St. Louis (Independent City) Code 510 Zip code 63103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 __ 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 ___local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title Toni M. Prawl, Ph.D., 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

DRAFT

5. Classification

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

X	private
	public - Local
	public - State
	public - Federal

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

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	**Total**

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/college
HEALTH CARE/medical business/office

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/ Second Renaissance Revival

Materials
(Enter categories from instructions.)

foundation: STONE/limestone
walls: BRICK
roof: ASPHALT
other: TERRA COTTA

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

DRAFT

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.)

[X] 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
EDUCATION

Period of Significance
1902-1908

Significant Dates
1902

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Eames & Young
James A. Bright and Company

[X] STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES

9. Major Bibliographical References

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

Previous documentation on file (NPS):

X 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:

x State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

DRAFT

10. Geographical Data

Acreage of Property Less than 1 acre

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	38.634687	-90.215326	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Karen Bode Baxter, Tim Maloney, Ruth Keenoy
organization Karen Bode Baxter, Preservation Specialist date September 20, 2016
street & number 5811 Delor St. telephone 314-353-0593
city or town St. Louis state MO zip code 63109
e-mail Karen@bodebaxter.com

Additional Documentation

Submit the following items with the completed form:

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

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

DRAFT

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

Photographs

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

Photo Log:

Name of Property: **Washington University Dental Department Building**

City or Vicinity: **St. Louis**

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

Photographer: **Sheila Findall**

Date Photographed: **February 2015**

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

#1 of 14: Exterior, looking northeast at the south façade and west elevation
#2 of 14: Exterior, looking north at the south façade windows
#3 of 14: Exterior, looking northwest at the south façade and east elevation
#4 of 14: Exterior, looking southeast at the north and west elevations
#5 of 14: Exterior, looking southeast at the north elevation window
#6 of 14: Interior, first floor, from the northwest corner looking southeast
#7 of 14: Interior, first floor, from the northeast end looking northeast
#8 of 14: Interior, second floor, south room, from the southwest corner looking northeast
#9 of 14: Interior, third floor, from the mid north end looking northwest
#10 of 14: Interior, third floor, from mid west wall looking southeast
#11 of 14: Interior, fifth floor, from the mid south end looking south
#12 of 14: Interior, fifth floor, from mid south wall looking north
#13 of 14: Interior, basement, from the mid north end looking northeast
#14 of 14: Interior, third floor, stairs, from mid south end looking north down

Figure Log:

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

Figure 1: 1902 photo of the building courtesy of the Washington University Archives
Figure 2: 2600 Block of Locust Street looking west to Beaumont Street with the Washington University Dental Department Building Building in the middle of the block, c. 1909 courtesy of the Missouri History Museum Photographs and Prints Collection
Figure 3: Whipple Map 1898 updated 1905
Figure 4: 1909 Sanborn, sheet 30, 2647 Locust St.
Figure 5: 1932 Sanborn, 2647 Locust St.
Figure 6: 1951 Sanborn, 2647 Locust St.
Figure 7: Compton and Dry, Beaumont (directly west of the building) to Grand
Figure 8: Existing first floor plan courtesy of Jimmy Powell with photo map
Figure 9: Existing second floor plan courtesy of Jimmy Powell with photo map
Figure 10: Existing third floor plan courtesy of Jimmy Powell with photo map
Figure 11: Existing fourth floor plan courtesy of Jimmy Powell (no photos selected on this floor)
Figure 12: Existing fifth floor plan courtesy of Jimmy Powell with photo map
Figure 13: Existing basement floor plan courtesy of Jimmy Powell with photo map
Figure 14: Google Contextual Map
Figure 15: Google Site Map

DRAFT

Summary

The Washington University Dental Department Building, located at 2647-49 Locust, St. Louis, Missouri, is a five-story, red brick, flat roofed, three bay, Second Renaissance Revival, three-part commercial building located on the north side of the street with an alley at the rear of the building (See Figure 1 for the historic photo of the building and Photo 1 and 3 of the current appearance of the building). Adjacent is a mid-twentieth century, two story commercial building to the west and a small courtyard to the east (See fire insurance maps of the property, Figures 3-6). The brick paved courtyard, which has always been a part of this property, currently has walls (actually sliding metal garage doors) separating it from the street and alley with an early twentieth century, one story commercial building on its east side. Across from the nominated property, the south side of the street is dominated by the back of more modern, and much taller buildings that actually face Olive Street (as part of the AT&T complex) which back up to the older sections of the telephone company's facilities, the Beaumont Telephone Exchange Building (2654 Locust, NR Listed 12/16/06) with its multiple additions in 1927 and 1946 that transformed the small, 1902, 2-story building at the corner into an E-shaped complex, including a large L-shaped section that is six-stories tall. Large empty lots stretch east to Jefferson Avenue on both sides of Locust Street, which visually reinforces the prominence of the Washington University Dental Department Building when viewed from the major thoroughfare of Jefferson Ave. Most of the buildings in the blocks to the west of this building are still the early twentieth century one and two story commercial buildings that comprised the city's original automobile row of small dealerships, auto parts and auto service businesses, all built more than a decade after the 1902 Dental Department Building (See maps of the area in Figures 14 and 15). This is one of the few taller commercial buildings facing Locust, towering over the smaller one and two story commercial buildings that characterize the old automobile row in the entire mile-long stretch of Locust Street between Jefferson Avenue on the east and Grand Boulevard to the west, providing the "bookend" at the east end of Locust Street near Jefferson. The only other taller commercial buildings facing Locust in this mile-long stretch are the four story, More Automobile Company Building (2801 Locust, NR listed 2/03/08) a little over a block west and the four story, Cadillac Automobile Co. Building (3224 Locust, NR listed 8/04/05) at the west end of the old automobile row.

Front Facade (Photos 1-3)

The façade design is symmetrical, divided into three vertical bays with an architrave cornice and molded courses separating the façade horizontally into four sections (first floor, mezzanine/second, third/fourth floor, and fifth floor) and both the molded (terra cotta) belt courses and the cornice return to the side elevations On the upper levels, the center bay is articulated differently with wider window openings than the two outer bays; the outer bays each have a two-over-two doublehung wood sashed windows, as does the center window in the central bay, which is flanked within the same opening by narrow one-over-one doublehung wood sashed windows (except for the top floor where the sidelight windows are quarter-arched fixed sashes to fill the half-round arched opening on that level). The top (fifth) floor windows all have terra

DRAFT

cotta surrounds and keystones. There is a continuous brick course above the surrounds and a continuous extended terra cotta sill (one of the horizontal molded courses). Below the sill, in the next section (third and fourth floor levels), there are terra cotta pilaster strips below the windows and as part of a second terra cotta course that is formed on the piers that separate the bays. The outer bays on the third and fourth floors have full terra cotta surrounds and terra cotta lintels with brick panels framed by terra cotta panels above the windows while the central windows bay has a simpler terra cotta lintel and sill but only simple decorative brick frieze panels between the windows instead of full surrounds. The horizontal section that defines the second floor level has a continuous terra cotta sill separating the third floor from the second floor and a continuous sill below the second floor with egg and dart molding below the sill course. The second floor windows are more simply framed with no lintels or surrounds but there is a recessed brick panel on either side of the outer bay windows (as there is on all upper levels in these bays).

The first floor of the façade is also divided into three bays and appears to retain the original outer framing and transoms for the two display windows in the middle and east bay as well as for the transoms and sidelights of the entry door opening in the west bay, although the display windows and the entry door have been modified. Originally, the entry accessed a partial flight of wood stairs just inside the doorway to reach main floor level (the stairs appear to be intact under the current vestibule floor, but the interior vestibule (wood framed with glass) is not original to the design and on the exterior there is now a non-original concrete stoop leading to a non-historic, full-light, metal-framed door with an applied sunburst pattern muntin application and multi-light transom directly above the door within the original door opening. To either side of the door opening are the original sidelights and above are the original single light transoms for the sidelights and the door opening, all separated by wood framed mullions. The two display windows to the east of the entry have been modified with the use of additional muntins, although originally they each appear to have had a single pane of glass above a tall wood paneled bulkhead (with a circular panel centered in each bulkhead), which was positioned above the existing steel window sill and beam. Below both the display windows' steel sill and the sidelights on the entry, the original wood framed basement windows (in lieu of paneled kickplates normally seen in buildings of this era) have been infilled with glass block. The façade also has a raised dressed stone watertable that aligns with the sills of the display windows.

Side Elevations (Photos 1, 3, 4)

The east side elevation is divided into eight vertical bays with paired windows in each bay of all five levels, while the west elevation generally only has window openings in the front six bays, but with the abutting building added in the mid-twentieth century on the west side, the windows on the first and second floors have been blocked in (although some of the window openings are still in place) and only the top three floor levels have windows currently. Its rear two bays never had window openings (except for the first floor, which are now bricked in) because of the freight elevator and stair shaft that terminates in a large brick penthouse along the west wall. The side elevation windows (See Photo 5) have segmental arched openings with paired, rectangular, four-over-four wood sashed windows, but the third bay on the east elevation only has single, four-

DRAFT

over-four wood sashed windows. The windows have slightly arched brick lintels and wood sills. Some of the windows have been boarded over or the sashes are missing, and a few appear to have had some aluminum cladding added to the sills and brickmold, but most of the original wood sashed windows are intact. There are very faint painted signs on both the east and west elevations but none appear to represent any of the businesses that were known to be in the building and were most likely just advertising billboards.

On the east elevation there is a spiral metal fire escape (See Photo 3) that was added to the building between 1905 and 1909 based upon fire insurance maps, most likely done with the other renovations completed in 1908 when the building was being outfitted by Washington University for lease as a commercial warehouse and manufacturing facility for Schwab Clothing. On both side elevations there are display windows in the first bay, matching the ones on the façade (but the one on the west elevation has been boarded in and the one on the east elevation has had the glass modified with fans and replacement windows although it seems to retain the original wood mullions like the facade. On the east elevation there are two entrances into the courtyard. The doorway located in the second bay from the rear on the east side (See Photo 7) has paired four-light transoms (that appear to be the top sash of operable windows matching the sashes in other windows); it has paired, half-light (four lights each) sliding wood doors while the entrance in the second bay from the façade is a single half light metal replacement door reached by a concrete stoop (and appears to be a later modification of what was a window opening given the small transom window in the masonry above the door opening). Historically, there was also an entrance on the west side (before the adjacent building was constructed) that provided access to the courtyard of the former Mary Institute, which Washington University would remodel and occupy in 1905 as their next Dental Department facilities. Although no longer visible from the exterior, the arched opening for the entrance remains on the first floor interior.

DRAFT

Rear Elevation (Photo 4)

Like the façade, the rear elevation is divided into three vertical bays but the west bay is narrower, with only single four-over-four wood sashed windows on the upper levels while the middle and east bay have paired, four-over-four wood sashed windows. While these are the same windows as on the side elevations, these are generally in poorer condition. There is a paired window on the first floor east bay and loading dock in the center bay (added in recent years and already crumbling, constructed with railroad ties framing a concrete cap) to access the non-historic, metal overhead door, which has what may be the original 8-light transom. To the west of the loading dock there is a non-historic small concrete stoop with a metal rail leading to a four light, one panel wood door with a transom.

Interior (Photos 7-14, Figures 8-13)

Throughout the building, the interior retains the historic open floorplates with two rows of wood posts running front to back in the building with the wood posts and beams with iron support brackets creating three bays across and eight bays deep. The first floor (Figure 8) is essentially one large open room with an open storage wooden platform constructed against the west wall and

extending out to the first column line from the second bay back to the brick wall of the elevator shaft. The second floor (Figure 9) retains its open floorplates in the front and rear, but bays 4, 5, and 6 have been divided into rooms for the loft apartment. On the remaining floors, the only interruptions to the open floorplates are the masonry walls around the freight elevator and the stairwell at the rear of the building along the west wall.

The stairs (See Photo 14) and elevator along the west wall near the rear are reached by sliding barn door style fire doors (See Photo 9) except in the basement where the freight elevator door folds horizontally. The stairs are concrete and the elevator is a caged freight elevator. Some areas on the first floor towards the rear and along the west wall have plaster but most of the walls throughout the building are exposed brick (although the brick has been painted on some floors); there are a few non-historic drywall demising walls on the upper floors. There is no interior window or door trim and there are no historic interior doors (the only historic openings having the sliding fire doors). Along the west wall on the first and second floor the original window openings are still visible (See Photo 8) but were closed by the construction of the adjoining building. The basement is unfinished with stone perimeter walls and a concrete floor.

Alterations and Integrity Issues

Other than the replacement glass with the additional frame members in the display windows and the replacement entry door and front steps (See Photo 3), most of the exterior retains all of its original features—a real rarity in St. Louis where most commercial buildings of this size have had the windows replaced. Based upon the 1905 (Figure 3) and 1909 (Figure 4) fire insurance maps, the building was altered circa 1909 (after the Dental Department moved out of the building and before Schwab Clothing leased space in the building), converting the stair shaft into a freight elevator and constructing the current concrete stairs (if they are not the original stairs) behind the elevator at the northwest corner of the building. By 1909 the exterior fire escape was added to the east elevation. Since there is a very large building permit that was pulled in 1908, it is likely that all of these alterations were done in 1908-09 before leasing the building to Schwab Clothing. The tank house with its brick penthouse (See Photo 1) in front of the freight elevator penthouse as well as water storage tanks were added between 1932 (Figure 5) and 1951 (Figure 6), probably when a sprinkler system was installed in the building.

On the interior, the flooring, wood posts and beam construction and open spaces are generally all still intact (See Photos 6-12) with only minor modifications (even in the loft apartment on the second floor) from the period when it was used by the Dental Department. Both the first and second floor walls are plastered, as they were when used by the Dental Department but on the second floor some minor partitions have been added to create a residential space (See Photo 8 and Figure 9). The third through fifth floors walls (See Photos 10-12) are unaltered from the original open warehouse space with exposed brick walls, which also appears to be the finish used by the Dental Department since there is no indication that there was ever plaster on these walls. On all levels the original wood beams with the underside of the flooring (with its bead board finish) form a coffered ceiling. All levels retain the original wood floors.

DRAFT

There have only been a few modifications on the interior, beyond the installation of the freight elevator by 1909. The west side elevation windows are now blocked in on the exterior (because of the addition of the building on the west elevation) but are still expressed on the interior (See openings on left side of Photo 8). Just inside the front entrance, there have been some minor modifications (Figure 8), including a non-historic glassed-in entry vestibule with a full light wood door. Originally there was a short flight of stairs from grade up to the first floor level on the interior instead of this vestibule (the stair structure appears to be partially intact under the floor of the vestibule). To the east of the entrance is a non-historic opening in the floor accessing a newer set of stairs to the basement. To the north running parallel to the front of the building, a non-original wood staircase has been added (clearly positioned in front of the west side display window and leading to a mezzanine/storage loft in the next five bays along the west wall (see right side of Photo 4), which is basically a wood storage platform that was clearly added since it runs in front of the original first floor windows on west side). Both the stairs and the storage loft appear to have been added in the mid-twentieth century for the hardware storage business shown on the 1950 fire insurance map, evident both in their construction connections to the original building structure, but also determined by the fact that the second building occupant was Schwab Clothing, which had a showroom on the first floor and would have utilized the display windows. There is also a door at the top of this storage platform now enclosing the open railing wood staircase leading to the second floor (Photo 8). Beyond these minor modifications, the original building design is still intact.

DRAFT

Summary

The Washington University Dental Department Building, located at 2647-49 Locust Street, St. Louis, Missouri, was designed by the notable St. Louis architectural firm of Eames and Young and constructed in 1902[1] for Washington University on the eve of the 1904 World's Fair (Louisiana Purchase Exposition). It is eligible for the National Register of Historic Places under Criterion A: Education as the only extant building associated with the Washington University School of Dental Medicine, the sixth dental college founded in the United States (and the first west of the Mississippi), at a time when dentistry was just becoming a medical profession. The Washington University dental school "was a pioneer in the practice of scientific dental education previously absent in the dental profession"[2] and would grow into one of the nation's leading institutions for advanced medical training in dentistry and oral surgery. At the end of the St. Louis World's Fair in 1904, the University would move to its new campus which was also under construction and being used as part of the fairgrounds for the World's Fair, but the Dental Department would remain at 2647-49 Locust Street from 1902-1908 (see Figure 1 of the building with the sign for the Dental Department in the front display windows). The dental school expanded into newly remodeled facilities in the old Mary's Institute building next door at 2653 Locust (non-extant) from 1905 to 1909, during which time it appears they occupied both buildings through 1908. The dental school then moved two blocks west, into the former Washington University Law School building at 2900 Locust where they remained until they built their new facility in 1928 adjacent to Barnes Hospital (4559 Scott Avenue, which has either been totally demolished or consumed by massive additions to the city of St. Louis' largest hospital complex today, Barnes-Jewish Hospital). The building at 2647-49 Locust was already the third home for the young institution, having moved progressively further away from the downtown business district, where it started out as the Missouri State Dental College in 1865 but it only formalized its affiliation with the medical school of Washington University in 1892 when it moved to 1814 Locust Street (non-extant) with other college buildings. The dental school closed permanently in 1991, incorporating its advanced programs into the university's medical school curriculum. Today, this five-story edifice is the only one of the six locations in its history to still be standing as a reminder of this important educational institution. It stands as a testament to the scientific and professional development of dental education that was undergoing the rapid transformation at the turn of the twentieth century. It is locally significant and the period of significance is its year of construction, 1902 through 1908, the years that it was occupied by the Washington University Dental Department.[3]

DRAFT

[1] "Building News," *St. Louis Daily Record*, 31 March, 1902 p3.

[2] "Washington University School of Dental Medicine," Wikipedia. [website] available at https://en.wikipedia.org/wiki/Washington_University_School_of_Dental_Medicine, accessed 8/14/2016.

[3] St. Louis, Missouri, City of St. Louis, Division of Building and Inspection, Microfilm Room, Inactive and Active Building Permits; "Building News," *St. Louis Daily Record.* 31 January 1908, p3.

Washington University's Development in the Late Nineteenth and Early Twentieth Centuries

When Washington University was founded in 1854, it was one of the few American universities that did not have an endowment, the backing of a religious organization, a wealthy patron, or government support. The lack of an established endowment meant that the university often had financial difficulties early in its existence. As the university grew and expanded, it constructed a number of educational buildings as well as speculative real estate developments and used these real estate holdings to grow the University's endowment—the Dental Department Building served both functions. As the endowment and the university holdings grew, Washington University became one of the larger landholders and developers in St. Louis.

William Greenleaf Elliot, the founder of Washington University, saw a need for increased educational opportunities in St. Louis, especially with the massive population growth driven by immigration. Because many of the immigrants were coming to St. Louis for economic reasons, there were few prospects for educational growth while working full time—so Elliot envisioned a school that would offer classes at night and in 1853 Elliot Seminary was chartered. On October 22, 1854 the first night school program opened, and not long after the school's name was changed because Elliot himself was uncomfortable with both having the institution named after him and the implicit assumption that a seminary would be connected to a particular faith while Elliot wanted the institution to be non-sectarian.[4] Because of Elliot's concerns, the name was changed first to the Washington Institute and then to Washington University in 1856.[5]

By 1861, Elliot had leased the farm and home of his friend, William Beaumont, was located in what is now city block 929 (bounded by Locust Street, Jefferson Avenue, Washington Avenue, and Beaumont Street), the same block where the Dental Department Building is located, just a few blocks west of the college's location at 18th Street and Washington Avenue. Elliot first lived in Beaumont's house but soon constructed a house of his own in this same block at 2660 Washington Avenue (non-extant). The University also constructed other houses on the block as rental properties, including a house for Elliot's son, where his grandson T. S. Elliot, the famous poet, grew up (See Figure 2 of his house with Washington University Dental Department Building to the left). In 1878, a school was constructed at 2653 Locust Street (non-extant) to house the Mary Institute (and later used for the Dental Department of Washington University [also visible at the far left of Figure 2), next door to the future site of the Washington University Dental Department Building. The Law School was founded and occupied another building constructed two blocks to the west at 2900 Locust Street and the University's Medical School

DRAFT

[4] Washington University, *Washington University History and Tradition* [website] https://wustl.edu/about/history-traditions/ Accessed March 23,2016; "Washington University," Wikipedia, [website] available at https://en.wikipedia.org/wiki/History_of_Washington_University_in_St._Louis, Accessed March 23, 2016; Lynn Josse, *Smith Academy and Manual Training School*, Washington D.C.: US Department of the Interior/National Park Service, Listed in the National Register 28 April, 2003, Section 8, p4.

[5] Josse, Section 8 p4.

was originally located at 1806 Locust Street to the east of the Washington University Dental Department Building. [6]

The growth of the university continued slowly due to limited financial support into the 1890s but after Robert S. Brookings was named to the Board of Governors in 1891 (the same year that the School of Medicine was formed) and then named chairman of the board in 1895, his own charitable contributions quickly solidified the school's financial standing. The financial security was increased when Brooking's partner, Samuel Cupples, also joined the board and together they agreed to donate the capital stock of the St. Louis Terminal Cupples Station and Property Company to Washington University, greatly increasing the value of the school's endowment.[7] When Brookings joined the Board of Governors he was also named to a special real estate committee that was charged with finding a new location for the campus, in large part because of the changing nature of the neighborhood. The areas (along Washington Avenue east of Jefferson Avenue and along Locust Street on the former Beaumont farm west of Jefferson Avenue) where Washington University's buildings were located were changing from a middle to upper income residential areas to offices, warehouses, and light industrial buildings. The problems created by the commercial development around the buildings on Washington Avenue and Locust Street lead the school's principal of the Smith Academy (a Washington University affiliated high school) to write that:

> …we find ourselves surrounded by the buildings of manufacturers whose workmen create a din that makes it at times almost impossible to conduct our work .... Saloons and other objectionable enterprises have their business location around us, and we find it necessary to keep the boys closely confined to avoid the contamination that would be sure to follow if they were allowed the freedom of the streets as they once were."[8]

Because of these changes in the neighborhood, combined with opportunity offered by the donations of Cupples and Brookings, school leaders started looking for a site for a new campus. The search committee soon decided on a location just west of the St. Louis City border and construction started in 1900, although the campus was not occupied until 1905 so that the buildings could be used for the 1904 World's Fair and Olympics.

After the campus moved west the University retained its downtown real estate holdings. In addition to the buildings used for educational purposes, much of the University's real estate, based largely on the donations from Brookings and Cupples, was retained to insure continuing income for the endowment funds through these real estate holdings. The University continued to

DRAFT

[6] *Sanborn Fire Insurance Maps of St. Louis, Missouri*, Vol. 2, (New York: Sanborn Map Company, 1909, 1932, 1909 corrected to 1951) 20; St. Louis, Missouri, Mimi Stiritz, Personal Files, "GE Supply Company Building;" *Gould's Commercial Register* (St. Louis: Polk-Gould Directory Company, 1908), 421.

[7] Ralph E. Morrow, *Washington University in St. Louis: A History*, (St. Louis Missouri Historical Society, 1996) 159.

[8] Donn Walter Hayes, "A History of Smith Academy of Washington University," (Ph.D. dissertation, Washington University, 1950), cited in Josse, Section 8 p7.

own parcels of land and buildings, including houses, in the area around the Beaumont farm and the original campus on Washington Avenue as well as numerous holdings of the endowment located throughout the city's commercial core. As the two neighborhoods around the educational buildings changed from residential to commercial and light industrial, Washington University used the land where there had been residential homes and educational facilities to construct factories and other income producing properties. The Washington University Dental Department Building was constructed to meet what was identified as its emergency building needs on the eve of the World's Fair—the University already envisioned it not just as a solution to its classroom needs, but as an investment property. It was designed so that it could, and was, readily modified after the dental department moved out of the building in 1908, by adding the freight elevator and sprinkler system in 1909, preparing it for lease to wholesale businesses. In 1905, the Mary Institute Building next door would also be used for the Dental Department (along with the nominated building through 1908) before it too was "updated" and converted into commercial offices (many of which appear to have been dentists and doctors) and it would later be razed so the University could redevelop the property with the General Electric Supply Corporation Building in 1939.[9] The move to the Hilltop Campus after the World's Fair, combined with the changing nature of the neighborhood, lead Washington University to retain and increase its landholdings (as rental properties) to insure the continued growth of the endowment, to the point that by the 1912-1913 financial report of the endowment's $331,400 income, $301,000 of the income was from real estate rents.[10] Even today, the University retains investment properties throughout the city, not expecting that they will ever be utilized for educational purposes, but as an income stream for the University and the Dental Department Building was one of the investment properties to the young university under Brookings leadership.

Building History

University leaders envisioned the Dental Department Building at 2647-49 Locust as an investment property, one that would serve their urgent need for temporary classroom space for the growing college but be designed so that it could easily be converted to commercial use as an income stream for the college after they occupied their new campus buildings and finished remodeling the Mary Institute. Since this building was constructed on the western edge of the city of St. Louis in the decades following the Civil War in what was a major enclave of upper class, single family residences (see Figure 7 of the Compton and Dry Pictorial View of St. Louis drawn in 1875 that clearly shows this residential development) at a time when commercial development was still concentrated nearer to downtown, in the blocks east of Jefferson Avenue, the architects Eames and Young attempted to blend the design of this commercial building into the rows of private residences with its raised first floor (see Figure 2 for an historic view of this block, circa 1909).

This building, described in the building permits and the *St. Louis Daily Record* as a "warehouse," was located on a city block that had been part of the Beaumont Farm until the 1850s when it was

[9] Stiritz, "GE Supply Company Building."
[10] Morrow, 159.

DRAFT

leased Washington University. Recognizing that the city's growth was rapidly pushing commercial developments west towards this residential enclave, Washington University led the conversion of the residential street by constructing their newest investment project, the Washington University Dental Department Building in 1902 as both an expansion of its campus as well as a source of future income, knowing it could be rented as the factory and warehouse when the university moved its campus west from its initial location next to Lucas Place, a move that they planned to occur when their new campus was no longer in use for the 1904 World's Fair. Within just a few years, the development initiative of the leadership of Washington University would come to fruition—Locust Street west of the Washington University Dental Department Building would transform into nearly a mile-long, major commercial center of smaller commercial buildings that came to be known as the city's first automobile row (see Locust Street Automotive District, NR listed 9/15/05 and Boundary Increase, NR listed 2/19/08 and the pending NR listing for Boundary Increase II), but the five-story Dental Department Building would continue to tower over these smaller, one to three story commercial buildings as a testament to their vision for the future of the neighborhood.

The building permit for the Washington University Dental Department Building was taken out in in March of 1902 with Washington University listed as the owner, Eames and Young listed as the architects while James A. Bright & Company was the contractor.[11] Identified in the permit as a warehouse building, it was completed the same year (See Figure 1) and the Washington University Dental Department as well as the Missouri Dental College (an affiliated institution) first occupied the building, although only the Missouri Dental College was listed in the city directory, with an address number of 2641 Locust Street. The city directories had Washington University Dental Department listed at 2643 Locust Street and Missouri Dental College listed at 2641 Locust through 1906 (because of address numbering variations) but they were both in the same building initially, now addressed as 2647-2649 Locust according to Washington University's own records, which also indicate that the institutions had moved next door in 1905 into the former Mary Institute (a girls' school).

Washington University utilized their new Dental Department Building to capacity: the first floor served as their clinic, and one room on the third and fourth floor as well as the entire fifth floor were also used by the Dental Department. With the urgent need for additional classroom space until their new campus buildings would be available after the World's Fair, other college classes utilized the remainder of the building from 1902 until February 1905: Engineering Labs in the basement, Chemistry on the second floor, and Physics on the third floor. [12] There was no listing

[11] St. Louis, Missouri, Inactive and Active Building Permits; *St. Louis Daily Record.* 31 March, 1902 p3.

[12] Russell G. Fobes, D.D.S., "Historical Resume of Washington University School of Dentistry." (St. Louis Bernard Becker Medical Library, 1936) from *Washington University School of Medicine, Legacy of Achievement,* St. Louis Bernard Becker Medical Library, 1936 Website ed. Washington University School of Dental Medicine [website] available at http://beckerexhibits.wustl.edu/dental/articles/Fobes_1936.html, Accessed 22 April 2016; " Washington University School of Dental Medicine, 1866-1991" Website ed., Washington University School of Dental Medicine [website] available at http://beckerexhibits.wustl.edu/dental/history/index.html, Accessed 22 April 2016; " Washington University School of Dental Medicine Timeline" Website ed., Washington University School

DRAFT

for the building in 1907, but the city directories again listed the dental school in the building in 1908. It appears likely that the university continued to utilize the building for the expanding dental program and related classes until they began the renovations to convert it into commercial lease space and there was a main entry along the side of the Dental Department Building that connected to the school yard of the old Mary Institute Building which underwent extensive remodeling and became the primary building for the Dental Department in 1905. Even today, the exterior looks as it did when the dental school occupied the nominated building and it still retains the same open floorplates, exposed posts and beams and wall finishes that characterized the school's interior.

In 1908, the University took out another major building permit to renovate the six-year old building, using the same language on that permit as the original 1902 permit, except the architect was listed as Washington University.[13] From examining the fire insurance maps, it appears evident that the building was erected quickly to meet the urgent needs of the college, and that it was with the 1908 permit that the freight elevator was added (possibly where the original stairwell was located if the early fire insurance map is accurately drawn) with the current, more substantial, concrete staircase built at the back corner of the building) (See Figures 3 and 4).[14]

After the renovation, the building was leased to the Schwab Clothing Company who used it as a factory and showroom for their men's suits operation. Schwab Clothing Company shared the building with the Strauss Saddlery Company in 1910 and remained in the building through 1914, when the company was purchased by the Curlee Clothing Company, which had its offices 1128-1130 Washington (in the same building where the Schwab Clothing Company had previously been located). There was no listing for the address in the 1915 or 1916 directories. In 1918 the L. Wolff Manufacturing Company, a plumbing supply company, occupied the building. The next year, Wolff was replaced in city directories by Monument Plumbing Supply, which had been located next door at 2635 Locust. Monument Plumbing Supply remained in the building until 1922, when the L. Wolff Manufacturing Company returned to the building for the next year, seeming to indicate the two businesses were connected, or the directories mixed up the address numbers of the two buildings. While Wolff occupied the building the second time, its address was listed as 2635-2647 Locust, as was the address in 1924, when the building was listed as vacant. The building remained vacant until 1926, when Larned Carter & Company, an overalls manufacturer, moved into the building, remaining until 1932. As were so many other buildings along Locust Street during the Great Depression, the building was vacant from 1933 until 1940, when Tiemann Hardware and Supply Company moved into the building. In 1944, the King Engineering Sales Company and the United Aluminum Corporation of St. Louis also occupied the building, although that was the only year that it was listed in the building. In 1952, the

DRAFT

of Dental Medicine [website] Available at http://beckerexhibits.wustl.edu/dental/timeline/index.html, accessed 22 April 2016; *Gould's Commercial Register* (St. Louis: Polk-Gould Directory Company, 1906), 169, 1206, 1814.

[13] *St. Louis Daily Record.* 31 January 1908 p3.

[14] "Fire Insurance Map of St. Louis, Missouri," Volume 2 (New York: Sanborn Map Company, 1909, 1932, 1909 corrected to 1951), Sheet 30; *Whipple's Fire Insurance Map of St. Louis, Mo., 1898, Vol. 1, (*St. Louis: A. Whipple Co., 1898 updated to 1905).

Walter H. Allen Company, Inc., another hardware company, occupied the building. By 1955, the General Electric Supply Company occupied the building and remained through 1959. In 1960 Custom Engineering and Development Company, a medical electrical supply company, moved into the building. The company became Med Science Electronics in 1961 which remained in the building through at least 1965.[15]

Since neither the 1932 or the 1951 fire insurance maps (See Figures 5 and 6) nor the building permit files note the mezzanine/open storage platform constructed on the first floor for warehouse storage, it appears that it was constructed for the hardware company, which likely also installing the front staircase (past what had been the display window on the west side) that connected the first floor showroom to the second floor through this mezzanine. One change noted on the fire insurance maps between 1932 and 1951 was the addition of the tank house with its brick penthouse (See Photo 1) in front of the freight elevator penthouse as well as additional

DRAFT

[15] *Gould's Commercial Register* (1906), 169; *Gould's Commercial Register* (St. Louis: Polk-Gould Directory Company, 1907), 170; *Gould's Commercial Register* (1908), 421; *Gould's Commercial Register* (St. Louis: Polk-Gould Directory Company, 1909), 540; *Gould's St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1910), 1833; *Gould's Red Book* (St. Louis: Polk-Gould Directory Company, 1911), 1798; *Gould's St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1912), 1852; *Gould's Red Book* (St. Louis: Polk-Gould Directory Company, 1915), 862; 1153; *Gould's Red/Blue Book* (St. Louis: Polk-Gould Directory Company, 1925), 1084 2411-2414; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1914), 1922; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, Publishers, 1916), 1978; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1916), 2113, *Gould's St. Louis Red-Blue Book* (St. Louis: Polk-Gould Directory Company, 1918), 1027; *Gould's St. Louis Red-Blue Book* (St. Louis: Polk-Gould Directory Company, 1919), 981; *Gould's Red/Blue Book* (St. Louis: Polk-Gould Directory Company, 1920), *Gould's St. Louis Red-Blue Book* (St. Louis: Polk-Gould Directory Company, 1921), 1054; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1922), 1067; *Gould's St. Louis Red-Blue Book* (St. Louis: Polk-Gould Directory Company, 1925), 1084; *Gould's St. Louis Red-Blue Book* (St. Louis: Polk-Gould Directory Company, 1926), 1140; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1929), 1194; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1930), 1938; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1931), 1875; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1932), 1705; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1933-34), 1606; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1935), 1705; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1936), 1698; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1937), 1728; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1939), 1735; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1940), 1209; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1941), 1737; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1942), 1908; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1944), 1716; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1946), 1825; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1947-48), 1896; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1952), 2647; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1955), 278; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1959), 390; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1960), 404; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1961), 405; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1963), 412; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1964), 405; *Polk-Gould St. Louis City Directory* (St. Louis: Polk-Gould Directory Company, 1965) 398.

water storage tanks, possibly indicating that was when the sprinkler system was installed in the building.

The Washington University Dental Department Building utilizes detailing common to the Second Renaissance Revival style, applied to a narrow commercial building in St. Louis, with its studied formalism, symmetrical composition on the façade, architrave cornice, framed windows and distinct horizontal divisions created by molded belt courses. As is characteristic of this style when used on a three-part vertical block, each section is articulated differently, with variations to the window trim within each horizontal division, even creating the appearance of a mezzanine level. These distinct horizontal divisions are separated by pronounced molded string courses with a distinct articulation in each section of the building. Terra cotta courses separate the first floor from the second and another course isolating the foreshortened second floor to give it a mezzanine appearance, another feature of this style. A third terra cotta course and an architrave cornice with large dentilations and a decorative brick course to highlight the top floor. The style is further emphasized by distinct ornamentation within each horizontal division, first floor display windows, second floor windows without surrounds, third and fourth floors with full terra cotta surrounds for the outer windows while the central bays have only sills and lintels and then the fifth floor has a round arched central window with an arched terra cotta surround and the outer bays have keystones on the surrounds below a projecting brick frieze course below the architrave cornice that caps the top floor division. The Washington University Dental Department Building simplifies some aspects of the Second Renaissance Revival style by using more geometric and less ornate terra cotta details than many buildings designed in the style but it is used to emphasize the horizontal divisions while the brick pilasters and the fenestration pattern add verticality to the design of the intermediate zone. These molded belt courses that separate each of these horizontal divisions, as well as the cornice returns, extend the façade treatment around the corners to the side elevations, while the use of egg and dart molding below the second floor belt course and dentils below the top cornice, as well as the keystones and arched windows are distinctive classical elements that are commonly seen in Second Renaissance Revival designs.[16]

Eames and Young

Washington University's Dental Department Building was designed in 1902 by St. Louis architects, Eames & Young and constructed by James H. Bright.[17] William Scofield Eames (1857 – 1915) and Thomas Crane Young (1858 – 1934) began working together in St. Louis in 1885. A number of personal and professional similarities were shared by Eames and Young, which no doubt contributed to their successful partnership that lasted nearly thirty years. Both men were born in the Midwest – Eames in Michigan and Young in Wisconsin. Both also received architectural degrees from Washington University, graduating in 1878. This is likely the point in

[16] John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, (Nashville: American Association for State and Local History: 1981) 65.

[17] City of St. Louis Building Permit, 31 March 1902; *Sanborn Fire Insurance Maps of St. Louis, Missouri*, (1909) 30; Fobes, 2.

DRAFT

time that the two men became acquainted. Both men studied at L'Ecole des Beaux Arts after their years at Washington University and Young also went on to study at Heidelburg University.[18] Eames, the firm's senior partner, returned to St. Louis to accept a position as St. Louis' Deputy Commissioner of Buildings in 1881. During this brief tenure, Eames designed the Bissell Street (Red) Water Tower to house a standpipe for the city's pumping station, which remains an impressive architectural landmark even today (NR Listed, 6/5/1970).[19] He left that position to start his partnership with Young (as noted) in 1885. Five years later, Eames served as first president of St. Louis' American Institute of Architects (AIA) and soon thereafter, as director of the AIA's national organization.[20]

Thomas C. Young was likewise an architect who achieved great notice during his lifetime. In addition to his architectural background, which included working as a draftsman for Boston architects E.M. Wheelwright and Ware & Van Brunt (William Robert Ware; Henry Van Brunt), Young was also an artist.[21] His attendance at Washington University was prompted by the offer of a scholarship and the realization that his chances to make a promising future out of his artistic desires relied on a second professional choice - architecture.[22] In 1901-03, Young served as mayor of Webster Groves. He was also a member of the St. Louis City Plan Commission for "several years."[23] Young was frequently noted for his contributions to the firm's commercial assignments, of which a number of examples survive despite the city's substantial urban renewal projects that began in 1939 with riverfront clearance for the Jefferson National Expansion (Gateway Arch) Memorial.[24]

By the turn of the twentieth-century Eames & Young had earned a national reputation. Initially, such attention centered on their residential work – they designed a number of homes in the city's prominent private place neighborhoods. At least two such dwellings were designed for Robert S. Brookings, one in Lucas Place (not extant) and another at 5125 Lindell Boulevard (Certified Local District, Central West End, 1987).[25] Brookings was president of Washington University's Board of Trustees during the years that the architects worked on a number of commissions for the

DRAFT

[18] Mary Bartley, "Eames and Young houses rich local architectural legacy," *West End Word* (21 March 1981); Missouri Death Certificates, Missouri Secretary of State [online database] Available at: https://s1.sos.mo.gov/records/archives/archivesdb/deathcertificates/ Accessed 26 April 2016; Walter B. Stevens, *St. Louis, The Fourth City 1764 – 1911* (St. Louis: The S.J. Clarke Publishing Co., 1911), 1003.

[19] "William S. Eames, Architect, 58, Dies After Long Illness," *St. Louis Globe-Democrat* (6 March 1915); Edward A. Ruesing, "Bissell Street Water Tower or Red Tower," *National Register of Historic Places Inventory – Nomination Form* (1970), 7:1.

[20] James Cox, *Old and New St. Louis* (St. Louis: Central Biographical Publishing Co., 1894), 472.

[21] "As He is Known, Being Brief Sketches of Contemporary Members of the Architectural Profession," *The Brickbuilder* (September 1915), p. 233.

[22] Stevens, 1002.

[23] "Thomas C. Young Funeral at 2:30 Sunday Afternoon," *St. Louis Globe-Democrat* (3 March 1934).

[24] Robert W. Duffy, "University Acquires Eames & Young Books," *St. Louis Post-Dispatch* (16 October 1977); Tim O'Neil, "A Look Back – Demolition Cleared Way for Gateway Arch," *St. Louis Post-Dispatch* (10 October 2010).

[25] Architects Files (Eames & Young), Landmarks Association of St. Louis, Inc.

university, including the Dental Department Building at 2647-49 Locust Street.[26] The architects landed a significant commission designing Cupples Station (1894 – 1917, NR Listed, 6/26/1998). Again, this project was connected to Brookings, who was Vice-President of the Samuel Cupples Woodware Company. Brookings oversaw the project, selecting the site, purchasing parcels for the 20-building complex and selecting the architects, who had recently designed his home in Lucas Place. All but one of the buildings at Cupples was designed by Eames & Young and by the time it was completed, many hailed it as an international achievement in "architecture and engineering."[27]

Cupples Station reflects Romanesque and Renaissance Revival architectural influences with few embellishments, unlike Eames & Young's residential and (some) commercial designs. The architects themselves stated that each building in the complex was designed based on "location, size and function."[28] Such an approach is also evident in the Dental Department Building. Like Cupples' warehouses, the building on Locust appears highly functional with little adornment. Second Renaissance Revival influences are visible but restrained. Initially supporting the dental school (including laboratories and a clinic), the building was designed not as an educational or medical facility but as a property that could easily be converted to commercial or light industrial use, which was the intent of Washington University.[29]

Though much survives of Eames & Young's work in relation to St. Louis' commercial architecture, much has also been lost. Smaller warehouse/commercial buildings such as the Washington University Dental Department Building were once abundant in downtown St. Louis but this is no longer the case. Cupples Station epitomizes the height of Eames & Young's commercial/industrial commissions but of the complex's original twenty buildings, only eight survive today. The only additional examples of the firm's commercial building designs that are still extant in downtown St. Louis are:

- the 13-story, Frisco Building at 906 Olive Street (NR Listed 3/29/1983)
- the 18-story Wright Building (Arcade) at 810 Olive Street (NR Listed 3/23/2003)
- 7-story building at 1009-13 Washington Avenue (but its façade is no longer their design, updated as a Moderne design in 1946) and the 8-story, Hargadine and McKittrick Dry Goods Company Building at 911 Washington Avenue (both in the Washington East of Tucker District, NR Listed 3/24/1987)

DRAFT

[26] Washington University, Olin Business School, "Legacy of Robert S. Brookings," Available at: http://www.olin.wustl.edu/EN-US/partners-resources/Brookings-Executive-Education/Pages/Legacy-of-Robert-S-Brookings.aspx Accessed 27 April 2016.

[27] St. Louis Public Library, "Samuel Cupples: The Man and His Legacies," [website] Available at: http://cio.slpl.org/2015/03/31/samuel-cupples-the-man-and-his-legacies/ Accessed 28 April 2016.

[28] Mary M. Stiritz, "Cupples Warehouse District," *National Register of Historic Places Inventory – Nomination Form* (1985): 8:1-2.

[29] Fobes, 2; "Photo of Washington University Dental Department," Archives, Washington University in St. Louis.

- the massive, 8-story, Lesser-Goldman Building at 1201-19 Washington Avenue, the large, 11-story commercial building at 1300-06 Washington Avenue, the half-block long, 7-story, Ely and Walker Dry Goods building at 1514-46 Washington Avenue, and the 9-story commercial warehouse building at 1619-25 Washington Avenue (all in the Washington Avenue Historic District, NR Listed, 2/12/1987)

These are all much larger office or commercial warehouse buildings. Another extant design is the original 2.5-story section of the Beaumont Telephone Exchange Building (NRL 12/16/06) built at 2654 Locust in 1902, the same year, and just across the street from the Dental Department Building. Though not a complete list of their commissions, these examples demonstrate that extant Eames & Young commercial buildings constructed on the scale of the Washington University Dental Department Building are no longer common. As such the property is an important example of Eames & Young's work in downtown St. Louis.

Washington University Dental Department History

At the end of the Civil War, dental education was in its infancy, with training provided for a trade, more of a mechanical art, rather than as a medical science. With few formal schools, most new dentists learned their trade by working with practicing dentists. With the rapidly increasing population in the American West, especially in Missouri, the demand for dentists was especially high and, at the same time, practicing dentists had begun to realize there was a need for formal dental education. Henry E. Peebles encouraged his fellow dentists in Missouri to form a state dental society on October 31, 1865. In the fall of 1866, the Missouri Dental College was chartered[30] in St. Louis and the first courses started that October at Myrtle (now Clark Street) and Seventh Streets, a non-extant building that would be near Busch Stadium and U.S. Highway 64.[31] When it opened, the school was only the sixth dental college in the United States and the first west of the Mississippi (the others were in Baltimore [the first, in 1840], New York, Cincinnati and two in Philadelphia), and the first in the world to be affiliated with a medical college, establishing it as an institution of scientific education, not a trade school. The school was so successful that in only its second year of existence a group of Boston dentists had already written to the school for their plan of organization and advice in starting their own dental college.[32]

The first faculty consisted of eight professors, six of whom had M.D.s and two of whom had D.D.S. degrees, which were very rare at the time, and the first eleven-man class graduated February 22, 1867.[33] The first course was only five months long because it was intended as

[30] Washington University School of Dental Medicine, "Washington University School of Dental Medicine 1866-1991."

[31] Fobes, 2.

[32] Ibid, 3; Washington University School of Dental Medicine "Washington University School of Dental Medicine, 1866-1991."

[33] Ibid; Washington University School of Dental Medicine "Timeline;" John H. Kennerly, " Some History of Our Alma Mater," In St. Louis Bernard Becker Medical Library, 1936 Website ed. Washington University School of Dental Medicine [website] Available at http://beckerexhibits.wustl.edu/dental/articles/Kennerly_1904.html, Accessed 14 August 2016.

DRAFT

additional training for existing dentists; one of the requirements for graduation in the first year was that the student had to "have been in the reputable practice of dentistry since 1858."[34] In 1868, the course of study was expanded to two years and the school became officially affiliated with the St. Louis Medical College, with the school year ending at the same time and hold joint commencements, an agreement that lasted until 1900.[35]

Most sources indicate that the Missouri Dental Collage school remained at its original location until 1892 but some sources indicate that it moved in 1875 to Seventh and Clark Streets, however Myrtle Street was not renamed until 1884 so it is unlikely that this move was made; at the same time, it is clear that the clinic facilities were moved in 1875 but the location of those facilities have not been discovered.[36]

In 1892, the Missouri Dental College affiliated with Washington University and became known as the Dental Department of Washington University while moving to a new building at 1814 Lucas Place (now Locust Street) (the building is non-extant) where Washington University had other buildings. The Dental Department continued to grow and as the University moved west, so did the Dental Department. In 1902 the school moved into the new building at 2647-49 Locust (See Figure 1 showing the building shortly after opening with the sign "Dental Department, Washington University" across the bottom of the display windows) and was headquartered there until 1905, when the school's main operations moved next door to 2653 Locust Street (non-extant), the former Mary Institute, a private girls school.[37] However, given that city directories continued to list the Dental Department in the 2647-49 Locust building in 1908, and even the original building design that included a major entry door facing the courtyard of the former Mary Institute building at 2653 Locust, it is likely that the Dental Department continued to utilize the 2647-49 Locust building through 1908. That year a new building permit was issued for alterations to the building, outfitting it as a commercial warehouse building that was occupied by Schwab Clothing in 1909. The dental school also remained at 2653 Locust Street until 1909, when it moved to the former Washington University Law School Building (non-extant) located three blocks west at 2900 Locust Street; the school also changed its name at the same time, becoming the Washington University Dental School.[38]

In 1876, recognizing that two years was too short a period to gain a thorough scientific knowledge of dentistry, the Missouri Dental College adopted a three-year course, over the usual two-year course. At the same time, the course of lectures lengthened and topics became more advanced, but the college also recognized the need for the students to have a stronger basic education, including a knowledge of the English language and requiring a high school education before matriculating into the dental school. By 1903, the year after the Washington University

DRAFT

[34] Fobes, 4; Washington University School of Dental Medicine "Washington University School of Dental Medicine1866-1991."

[35] Ibid, Fobes, 5.

[36] Washington University School of Dental Medicine "Washington University School of Dental Medicine, 1866-1991."

[37] Ibid.; Fobes 2.

[38] Ibid.; *St. Louis Daily Record.* 31 January 1908.

Dental Department moved to their new building at 2647-49 Locust, the school increased the dental degree course to a four-year program.[39] In 1906, after expanding into the old Mary Institute building next door, the school first started offering post graduate courses as well as expanding to a three-year program and in 1908 the first woman was admitted to the program, followed by two more women in the following class.[40]

The school changed its name again in 1919 becoming the Washington University School of Dentistry and then moved again in 1929 into a new building.[41] The new location at 4559 Scott Avenue (non-extant), adjacent to Barnes Hospital, was the home of the school through its name change in 1974 (when the School became the Washington University School of Dental Medicine) and until the school closed in 1991.[42]

Throughout its history, the Washington University Dental Department was a leading dental program, not only advancing the caliber of education for dental students and the scientific knowledge necessary for a dental degree but also actively involved in both research and publications. Its early faculty members were national leaders in advancing the field of dentistry. Even during the time that the school was housed in the 2647-49 Locust building, its caliber of education led to scientific advancements and one of the 1905 graduates, Ewing Paul Brady, would go on to publish a major tome on dental metallurgy. The faculty at this time included specialists in operative dentistry, embryology and pathology, physiology, anatomy, chemistry, crown and bridge work, pharmacology, metallurgy, bacteriology, prosthetic dentistry, orthodontia, dental anatomy, oral surgery and operative dentistry, histology, and dental jurisprudence. The school was one of the first in the nation to allow women to apply and had its first female graduate in 1910, with two more women graduating the following year. In 1906 the school was one of the first dental colleges in the nation to start offering post graduate courses, (including the application of porcelain, local and general anesthesia, diagnosis, and orthodontics techniques), an important addition to Washington University's growing academic reputation. The institution has a long history of significant research work, including the famous "Baby Tooth Study" which started in 1958 and studied children's baby teeth for the absorption of strontium-90 at the dawn of the atomic age.[43] Throughout its history the Washington University Dental Department was a leading dental college in the United States and an important component of Washington University's growing academic reputation. During its operation from 1866 to 1991, it educated more than 5,000 dentists and was a pioneer in the practice of scientific dental education.[44] Since the dental school closed in 1991, the Washington University Dental Department Building at 2647-49 Locust is the only extant building associated with this prestigious institution—the first dental school affiliated with a medical school as well as the first

DRAFT

[39] Fobes 3; Kennerly.
[40] Ibid.
[41] Ibid.
[42] Washington University School of Dental Medicine "Washington University School of Dental Medicine1866-1991."
[43] Ibid.; Fobes, 3.
[44] "Washington University School of Dental Medicine," Wikipedia. [website].

west of the Mississippi, which grew to have an international reputation and left a legacy in its distinguished alumni and its medical research and advancements that have been integral to the advancement of dentistry.

DRAFT

Bibliography

Architects Files (Eames & Young), Landmarks Association of St. Louis, Inc.

"As He is Known, Being Brief Sketches of Contemporary Members of the Architectural Profession," *The Brickbuilder.* September 1915.

Bartley, Mary. "Eames and Young houses rich local architectural legacy," *West End Word.* 21 March 1981.

Blumenson, John J.-G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945.* Nashville: American Association for State and Local History, 1977.

Brady, Ewing Paul. *Dental Metallurgy: For the Use of Dental Students and Practitioners.* Philadelphia: Lea & Febiger, 1917, reprint ed., Whitefish, MT: Kessinger Publishing's Legacy Reprint Series. [website ed.] Located at http://www.readings.com.au/products/20491924/dental-metallurgy-for-the-use-of-dental-students-and-practitioners-classic-reprint, accessed 14 August, 2016.

"Building News." *Saint Louis Daily Record.* (31 March 1902) 3.

"Building News." *Saint Louis Daily Record.* (31 January 1908) 3.

Compton Rich J. and Dry, Camille N. *Pictorial St. Louis: The Great Metropolis of the Mississippi Valley, A Topographical Survey Drawn in Perspective, A.D. 1875.* St. Louis: Compton and Company, 1876, Website ed. David Rumsey Map Collection, *Compton and Dry Pictorial St. Louis.* [website] Located at http://www.davidrumsey.com/luna/servlet/detail/RUMSEY ~8~1~24321~890020:-Pictorial-St--Louis--Composite--By. Accessed March 23, 2015.

Cox, James. *Old and New St. Louis.* St. Louis: Central Biographical Publishing Co. 1894.

"Curlee Buys a Rival Firm." *Dry Goods Reporter.* (1 November, 1913) 12.

Ehrlach, Walter. *Zion in the Valley: The Jewish Community of St. Louis.* Columba, MO: University of Missouri Press, 1997.

Duffy, Robert W. "University Acquires Eames & Young Books." *St. Louis Post-Dispatch.* 16 October. 1977.

"Fire Insurance Map of St. Louis, Missouri." Volume 2. New York: Sanborn Map Company, 1909, 1924, 1938, 1909 corrected to 1950.

Fobes, Russell G. "Historical Resume of Washington University School of Dentistry." In St. Louis Bernard Becker Medical Library, 1936 Website ed. Washington University School of Dental Medicine [website] available at http://beckerexhibits.wustl.edu/dental/articles/Fobes_1936.html, accessed 22 April 2016.

DRAFT

Gould's St. Louis Commercial Register. St. Louis: Polk-Gould Directory Company, 1893, 1898, 1902, 1904, 1906, 1907, 1909.

Gould's St. Louis Blue Book. St. Louis: Polk-Gould Directory Company, 1894, 1897, 1900, 1902, 1906, 1908, 1910, 1912, 1914.

Gould's St. Louis (Missouri) City Directory. St. Louis: Polk-Gould Directory Co., 1910-1916, 1930-1965.

Gould's St. Louis Red Book. St. Louis: Polk-Gould Directory Company, 1909, 1911, 1914, 1915.

Gould's St. Louis St. Louis: Polk-Gould Directory Company, 1920-1929.

Heritage and Urban Design Division, Preservation Section. *A Preservation Plan for St. Louis*. [Website] Located at http://stlouis-mo.gov/government/departments/planning/cultural-resources/preservation-plan/Copy-of-Part-III-The-Worlds-Fair-City-Multi-Families.cfm. Accessed 21 October 2010.

Keenoy, Ruth and Karen Bode Baxter. *Locust Street Automotive District.* Washington D.C.: US Department of the Interior/National Park Service. Listed in the National Register 2005.

Keenoy, Ruth and Karen Bode Baxter. *Locust Street Automotive District Boundary Increase.* Washington D.C.: US Department of the Interior/National Park Service. Listed in the National Register 2008.

Keenoy, Ruth and Karen Bode Baxter. *Locust Street Automotive District Boundary Increase II.* Washington D.C.: US Department of the Interior/National Park Service. Listed in the National Register 2016

Kennerly, John H. " Some History of Our Alma Mater." In St. Louis Bernard Becker Medical Library, 1936 Website ed. Washington University School of Dental Medicine [website] Located at http://beckerexhibits.wustl.edu/dental/articles/Kennerly_1904.html. Accessed 14 August 2016.

Longstreth, Richard. *The Buildings of MainStreet: A Guide to American Commercial Architecture.* New York: AltaMira Press, 2000.

Missouri at the World's Fair: An Official Catalogue of the Resources of the State, with Special Reference to the Exhibits at the World's Columbian Exposition. St. Louis, Woodward and Tiernan Printing Co., 1893.

Missouri Death Certificates. Missouri Secretary of State database at: https://s1.sos.mo.gov/records/archives/archivesdb/deathcertificates/ Access date: 26 April 2016.

Morrow, Ralph E. *Washington University in St. Louis: A History.* St. Louis: Missouri Historical Society Press, 1996.

DRAFT

O'Neil, Tim. "A Look Back – Demolition Cleared Way for Gateway Arch." *St. Louis Post-Dispatch.* 10 October 2010.

Philbin, Tom. *The Illustrated Dictionary of Building Terms.* New York: McGraw Hill, 1997.

Pierre Fauchard Academy. "The History of Operative Dentistry." [website] available at http://www.fauchard.org/publications/27-the-history-of-operative-dentistry. Accessed 14 August 2016.

Poppeliers, John C. and Chambers, Allen S. Jr. *What Style Is It?: A Guide to American Architecture.* Hoboken, NJ: John Wiley and Sons, Inc., 2003.

Population of the 20 Largest US Cities, 1900-2012. Infoplease. [Website] Located at www.infoplease.com/ipa/A0922422.html. Accessed on 7 July 2015.

A Preservation Plan for St. Louis. St. Louis: City of St. Louis, 1995

Primm, James Neal. *Lion of the Valley: St. Louis, Missouri, 1764-1980, 3rd ed.* St. Louis: Missouri Historical Society Press, 1998.

"Private Place." Wikipedia. [website] Located at: https://en.wikipedia.org/wiki/Private_place. Accessed December 17, 2015.

Saint Louis, Missouri. Missouri Historical Society. Clippings Collection. *Mercantile and Manufacturing IV.*

_____. Missouri Historical Society. Clippings Collection. *Mercantile and Manufacturing V.*

_____. Missouri Historical Society. Clippings Collection. *Mercantile and Manufacturing VI.*

_____. Missouri Historical Society. Clippings Collection. *Necrology IIB*

_____. Missouri Historical Society. Clippings Collection. *Necrology XXII.*

_____.. Missouri Historical Society. Vertical Files. "Curlee Clothing Company."

_____. Missouri Historical Society. Vertical Files. "Curlee, Francis M."

_____. Missouri Historical Society. Vertical Files. "Schwaab, Isaac."

_____. Missouri Historical Society. Vertical Files. "Schwaab Clothing Co."

_____. St. Louis Public Library. Fine Arts Room. Vertical Files. "Eames and Young"

_____. St. Louis City Hall. Archives. Microfilm Collection. *Active Building Permit Files.*

_____. St. Louis City Hall. Archives. Microfilm Collection. *Inactive Building Permit Files.*

_____. St. Louis City Hall. Archives. Microfilm Collection. St. Louis Plat Books. "C. B. 927- 930." 1911-1918.

_____. St. Louis City Hall. Archives. Microfilm Collection. St. Louis Plat Books "C. B. 927- 930." 1919-24.

DRAFT

St. Louis City Plan Commission. *Miscellaneous Social and Economic Studies of St. Louis, MO.* "Map of the City of St. Louis Distribution of Population." St. Louis: Work Works Progress Administration, 1930-1939.

Sandweiss, Eric. *St. Louis: The Evolution of an American Urban Landscape* Philadelphia: Temple University Press, 2001.

Stevens, Walter B. *St. Louis: History of the 4th City, 1764-1909, Vol. 2*. St. Louis: The S. J. Clark Publishing Co., 1909.

"Thomas C. Young Funeral at 2:30 Sunday Afternoon," *St. Louis Globe-Democrat.* 3 March 1934.

Tramel, Mark ed. *St. Louis Plans: The Ideal and the Real St. Louis.* St. Louis: Missouri Historical Society Press, 2007.

"Washington University School of Dental Medicine." Wikipedia. [website] Located at https://en.wikipedia.org/wiki/Washington_University_School_of_Dental_Medicine. Accessed 8/14/2016.

Washington University, Olin Business School. "Legacy of Robert S. Brookings," Available at: http://www.olin.wustl.edu/EN-US/partners-resources/Brookings-Executive-Education/Pages/Legacy-of-Robert-S-Brookings.aspx Access date: April 2016.

Washington University School of Dental Medicine. "Washington University School of Dental Medicine, 1866-1991" Website ed. Washington University School of Dental Medicine [website]. Available at http://beckerexhibits.wustl.edu/dental/history/index.html. Accessed 22 April 2016.

Washington University School of Dental Medicine. "Washington University School of Dental Medicine Timeline" Website ed. Washington University School of Dental Medicine [website]. Located at http://beckerexhibits.wustl.edu/dental/timeline/index.html. Accessed 22 April 2016.

Whipple's Fire Insurance Map of St. Louis, Mo., 1876. Vol. 1. St. Louis: A. Whipple Co., 1876.

Whipple's Fire Insurance Map of St. Louis, Mo., 1892. Vol. 1. St. Louis: A. Whipple Co., 1892.

Whipple's Fire Insurance Map of St. Louis, Mo., 1898. Vol. 1. St. Louis: A. Whipple Co., 1898 updated to 1905.

"William S. Eames, Architect, 58, Dies After Long Illness," *St. Louis Globe-Democrat.* 6 March 1915.

Young, Andrew D. *Streets & Streetcars of St. Louis, A Sentimental Journey*. St. Louis: Archway Publishing, 2002.

DRAFT

Verbal Boundary Description
Located in Lot B of the addition Block W to the Locust Corner Resubdivision in St. Louis City Block number 929.

Verbal Boundary Justification
This lot incorporates all of the land associated with this building historically (see Figure 4). This includes the building as well as the courtyard east of the building which has always been associated with the building.

DRAFT

Figure 1: 1902 photo of the building courtesy of the Washington University Archives. Note signs in the display windows read left to right "Dental Department" "Washington University."

Figure 2: 2600 Block Locust Street looking west to Beaumont Street with the Washington University Dental Department Building in the middle of the block, c. 1909 (after Schwab Clothing had occupied the building) courtesy of the Missouri History Museum Photographs and Prints Collection

Figure 3: Whipple Map 1898 updated to 1905

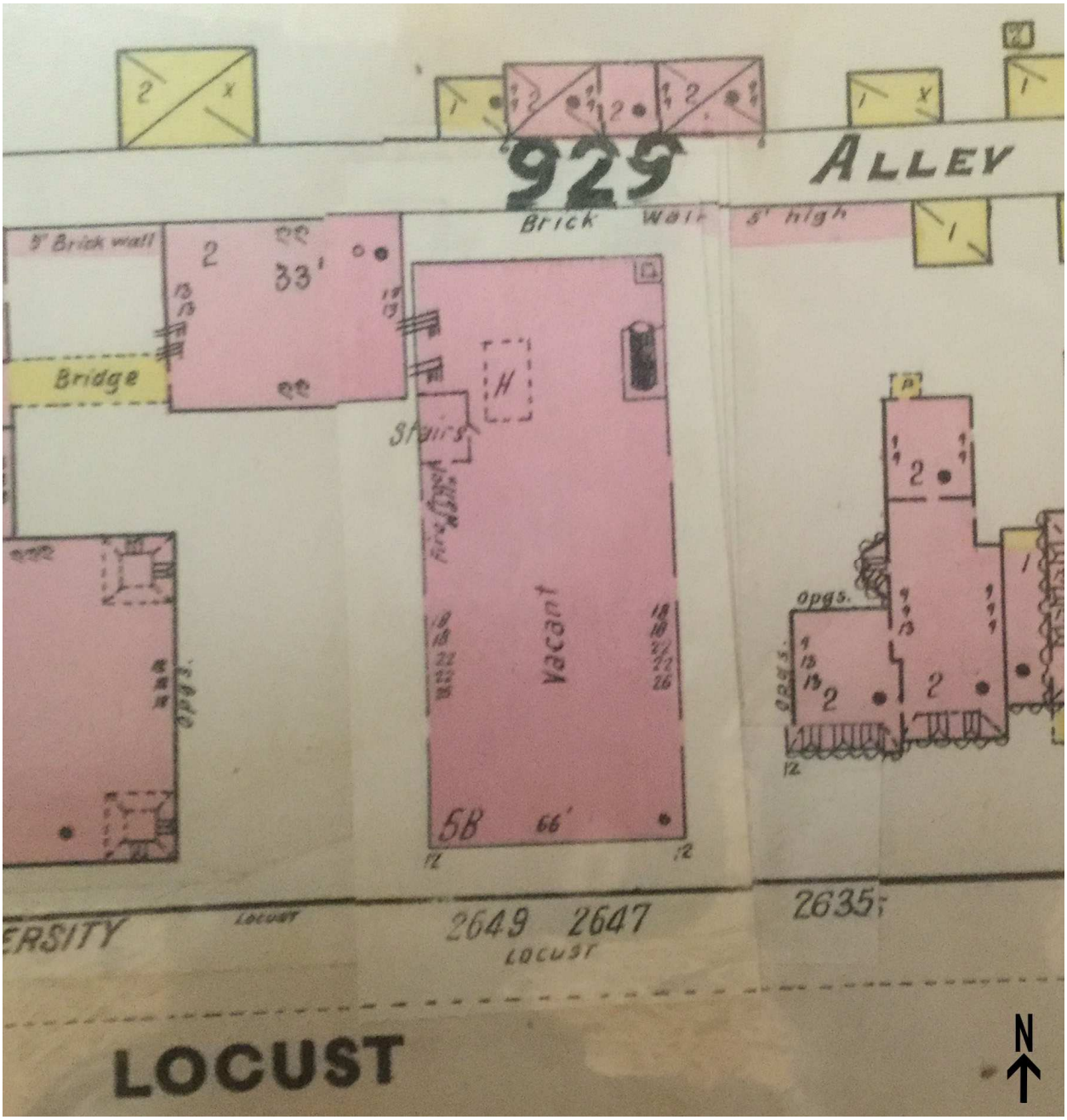

Figure 4: 1909 Sanborn, sheet 30, 2647 Locust St.

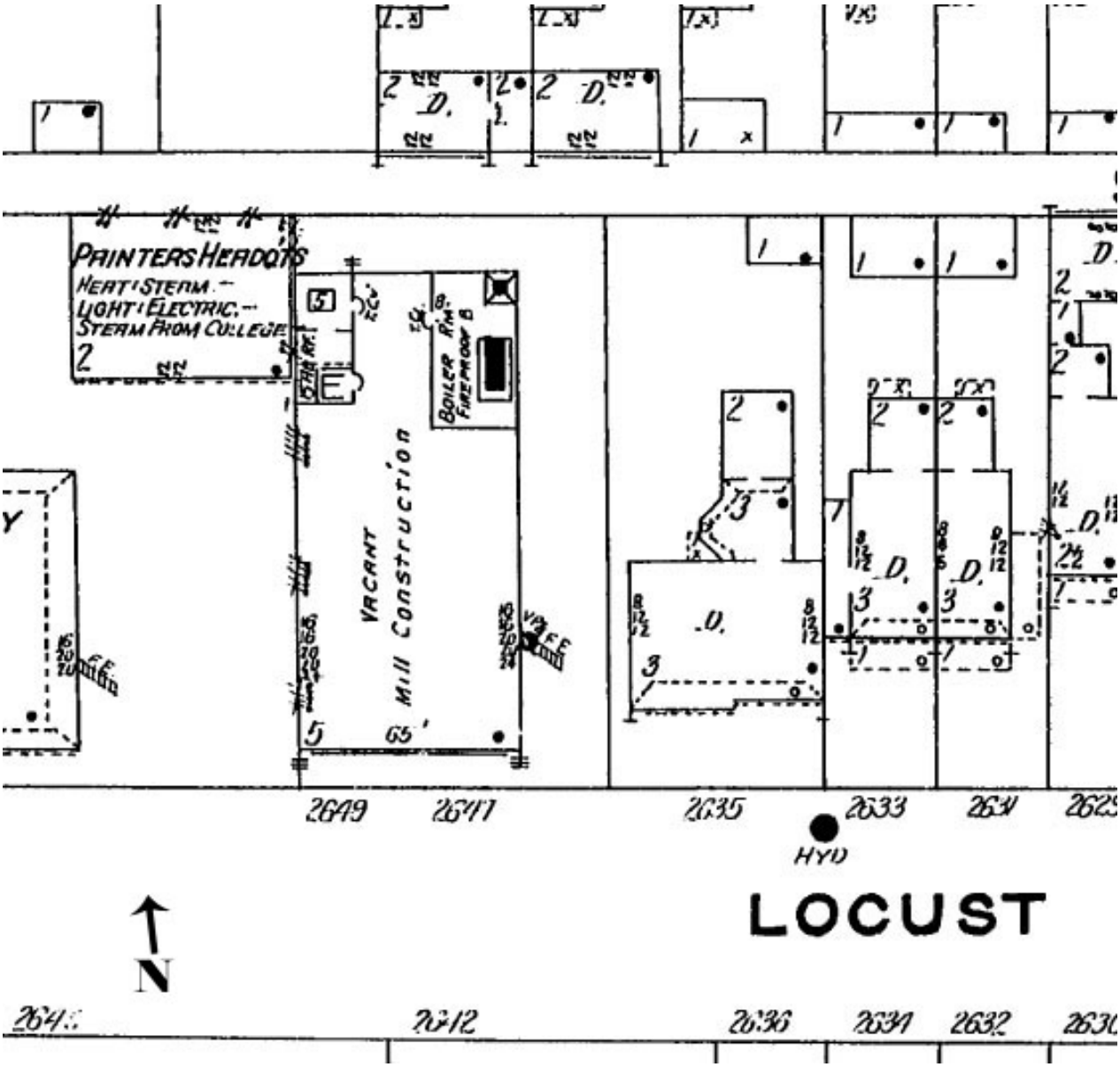

Figure 5: 1932 Sanborn, 2647 Locust St.

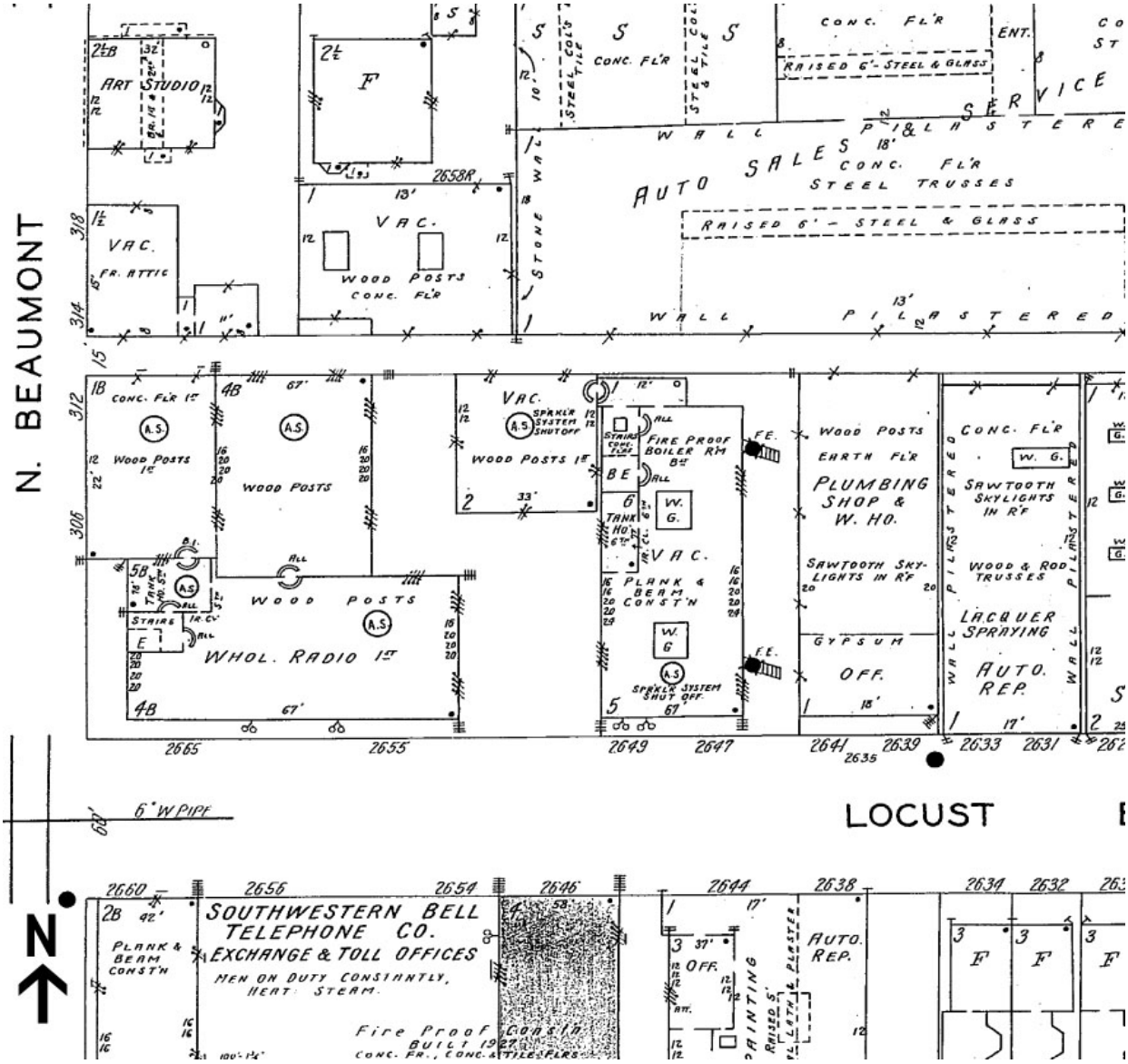

Figure 6: 1951 Sanborn, 2647 Locust St.

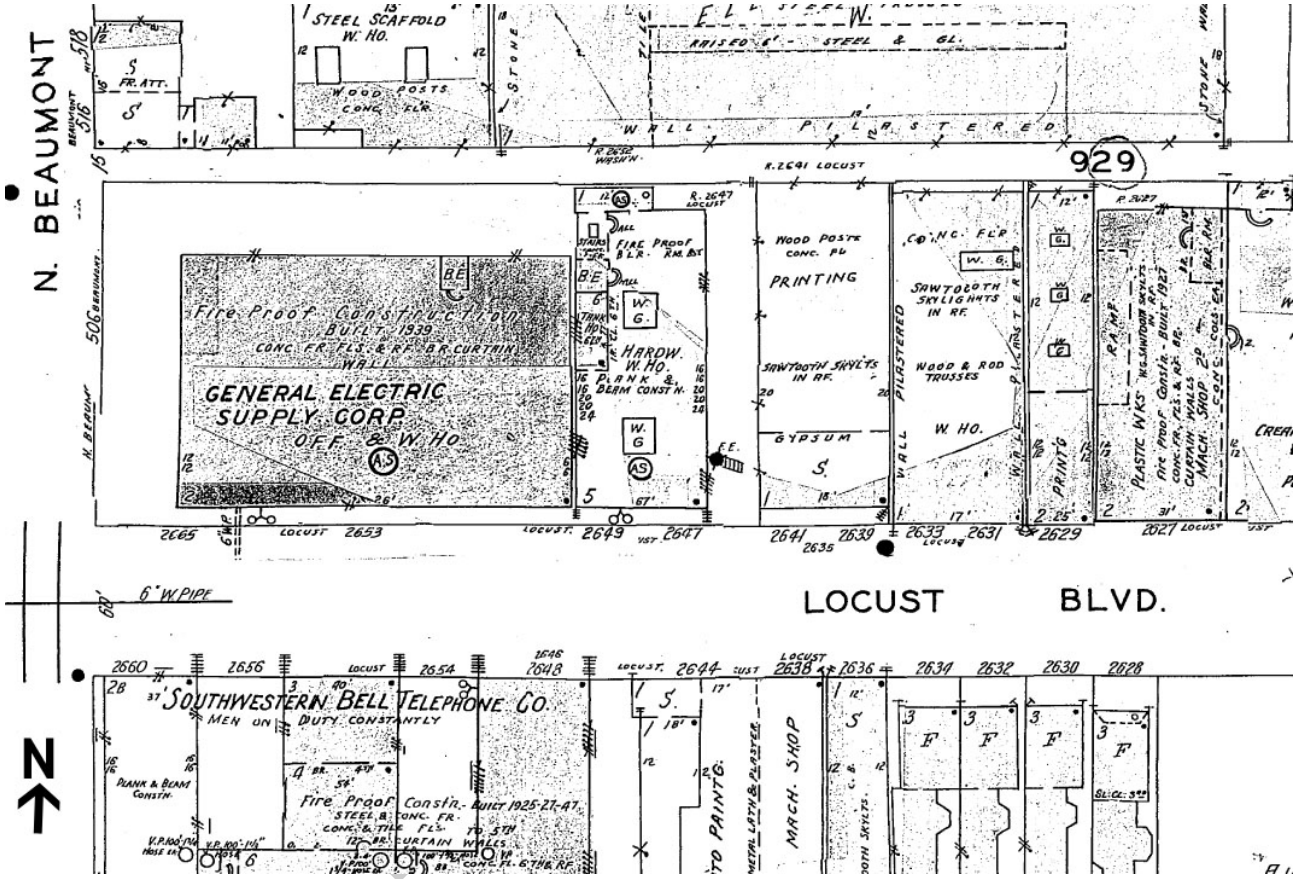

Figure 7: Compton and Dry, Beaumont (directly west of the building) to Grand

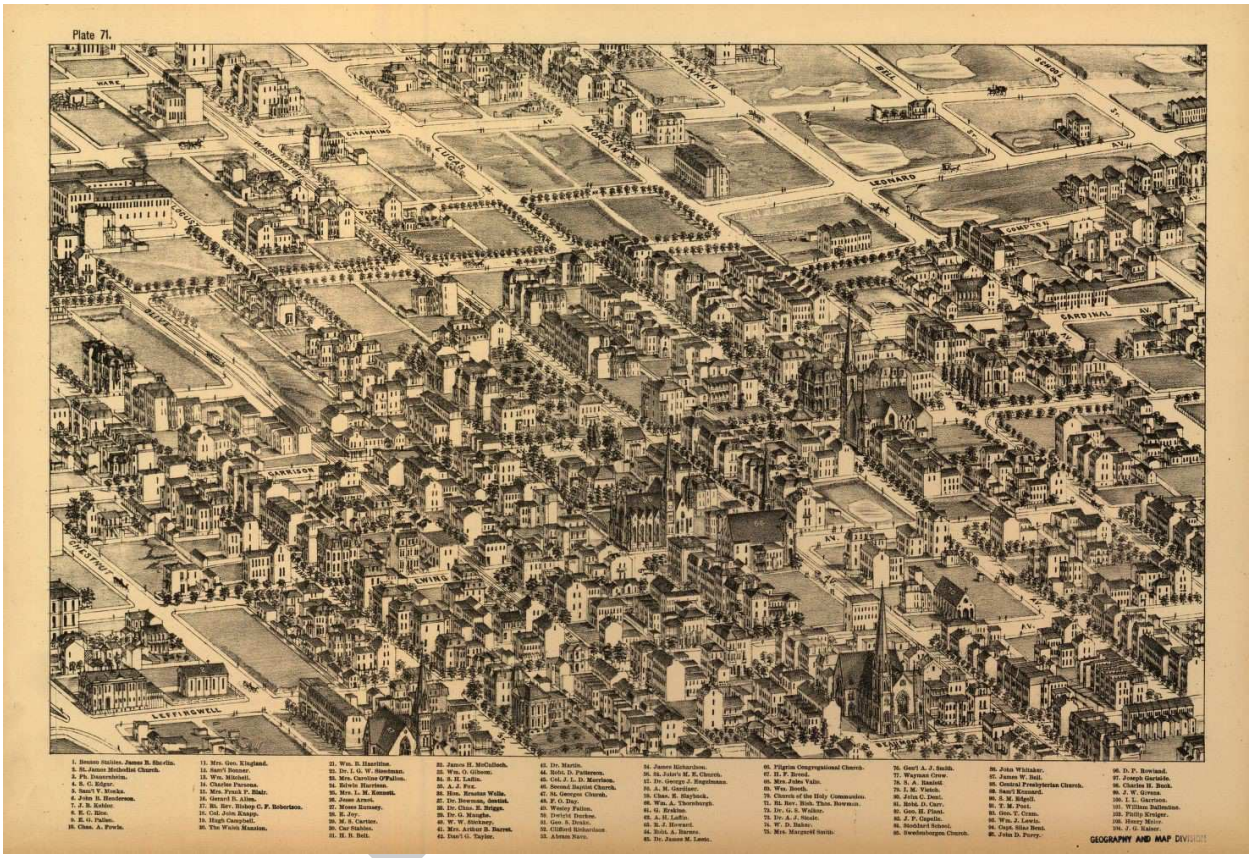

Figure 8: Existing first floor plans courtesy of Jimmy Powell with photo map

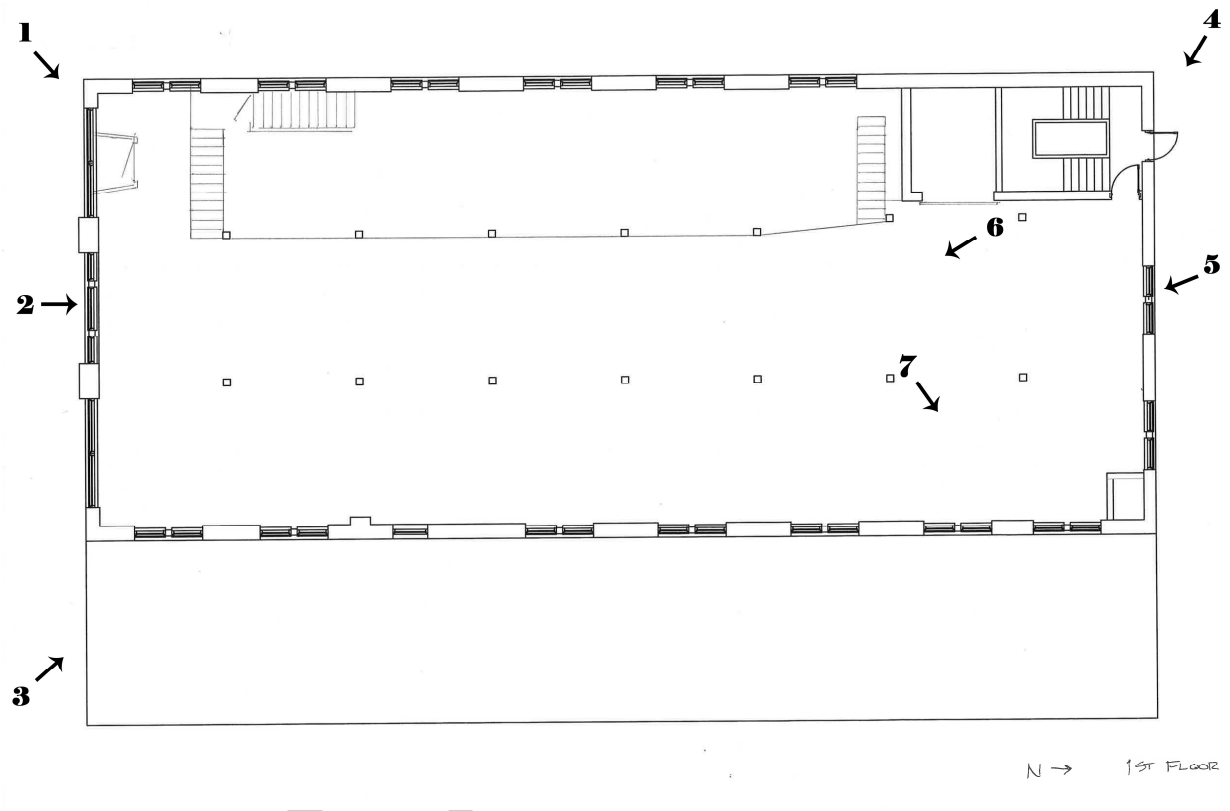

Figure 9: Existing second floor plans courtesy of Jimmy Powell with photo map

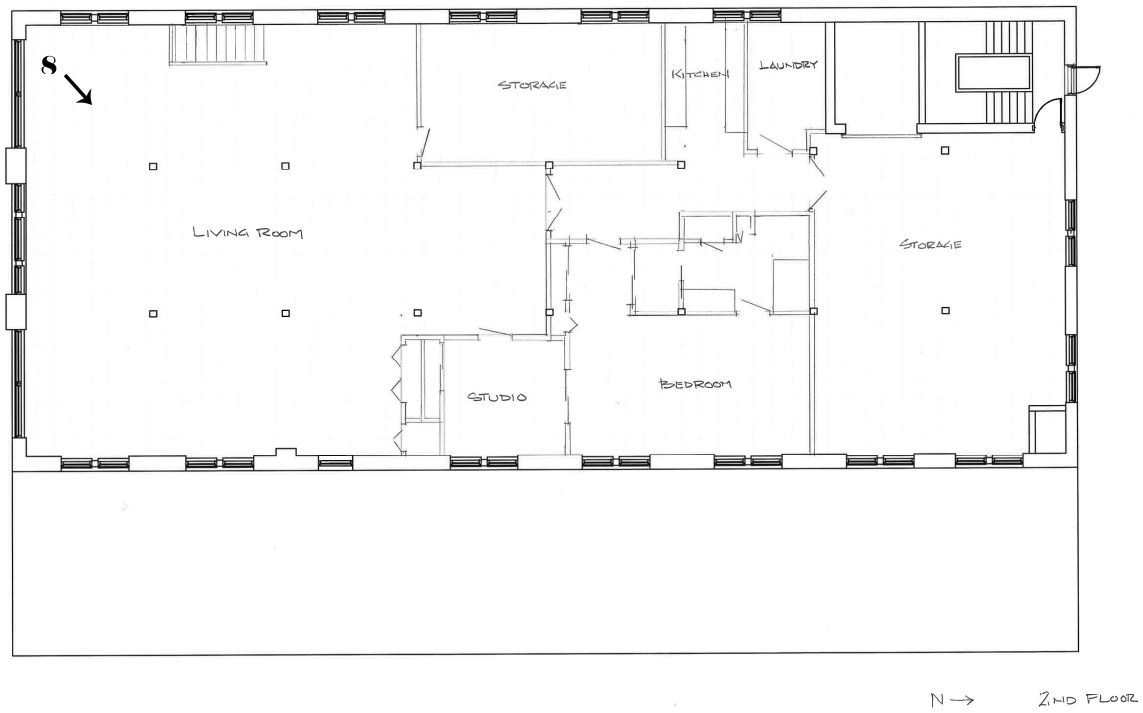

Figure 10: Existing third floor plans courtesy of Jimmy Powell with photo map

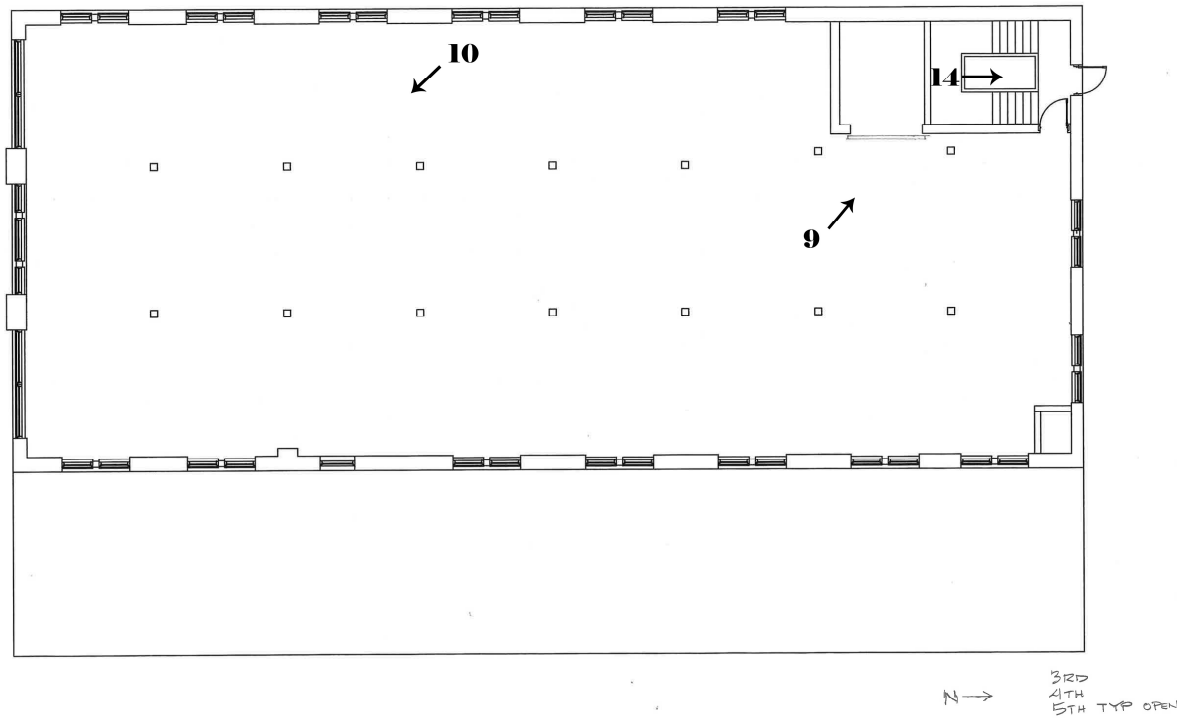

Figure 11: Existing fourth floor plans courtesy of Jimmy Powell

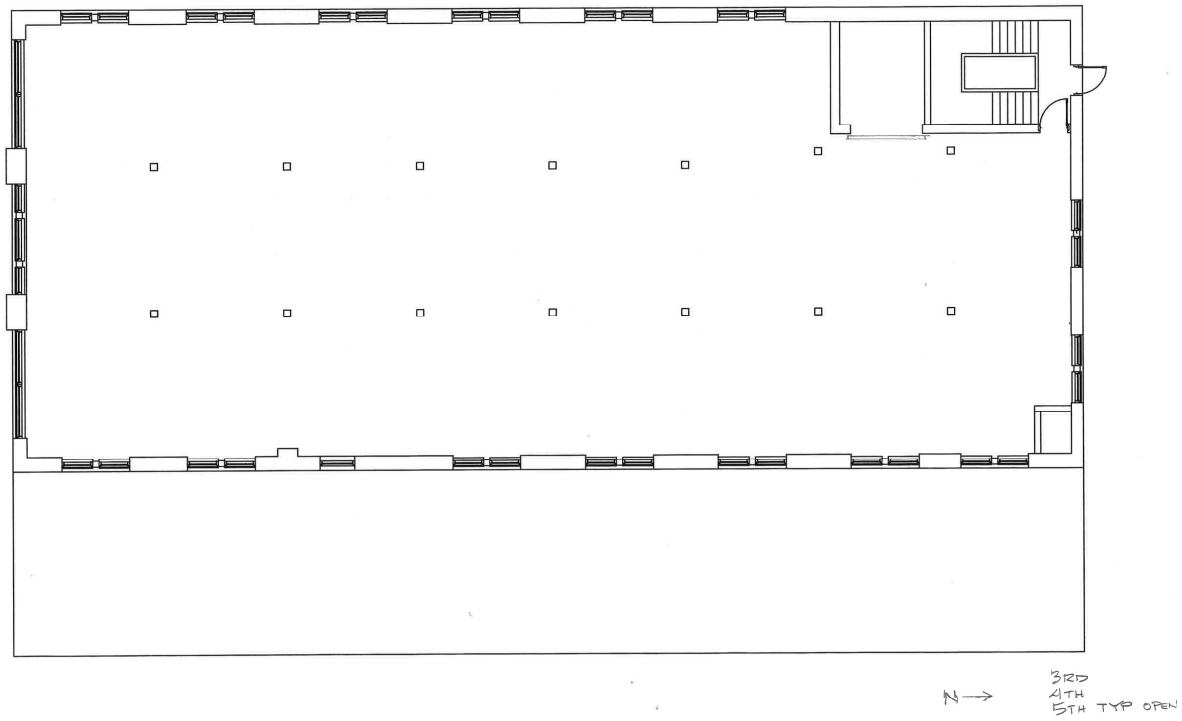

Figure 12: Existing fifth floor plans courtesy of Jimmy Powell with photo map

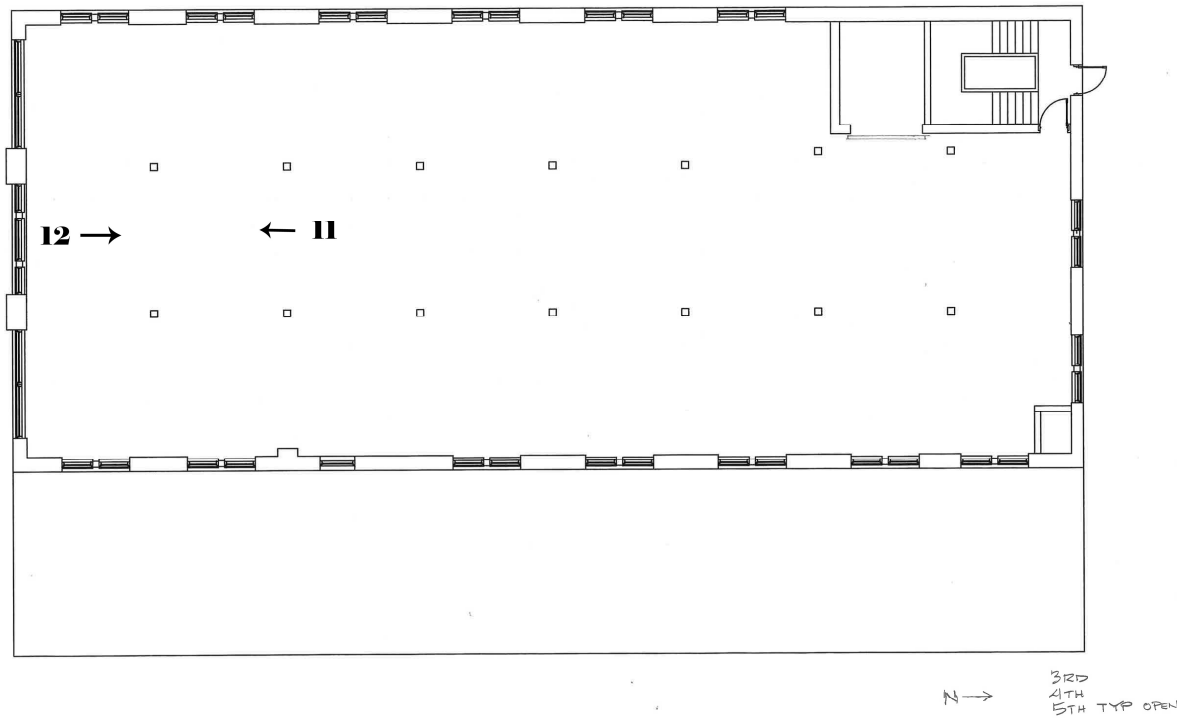

Figure 13: Existing basement floor plans courtesy of Jimmy Powell with photo map

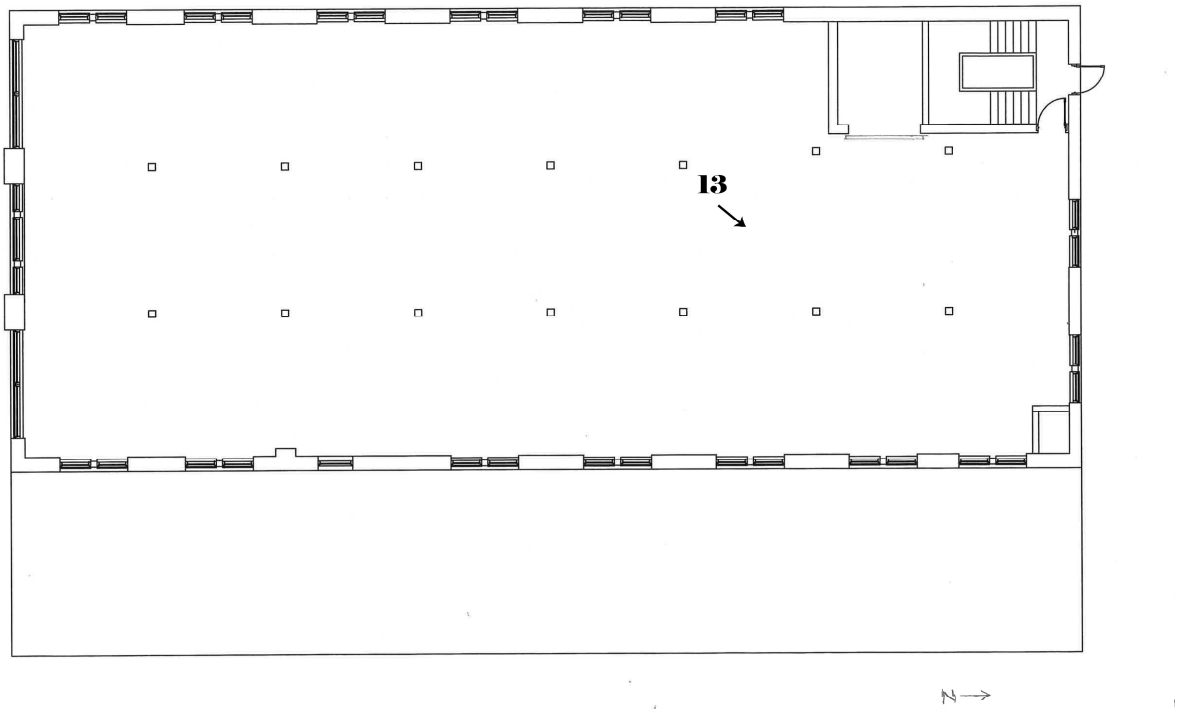

Figure 14: Google Contextual Map

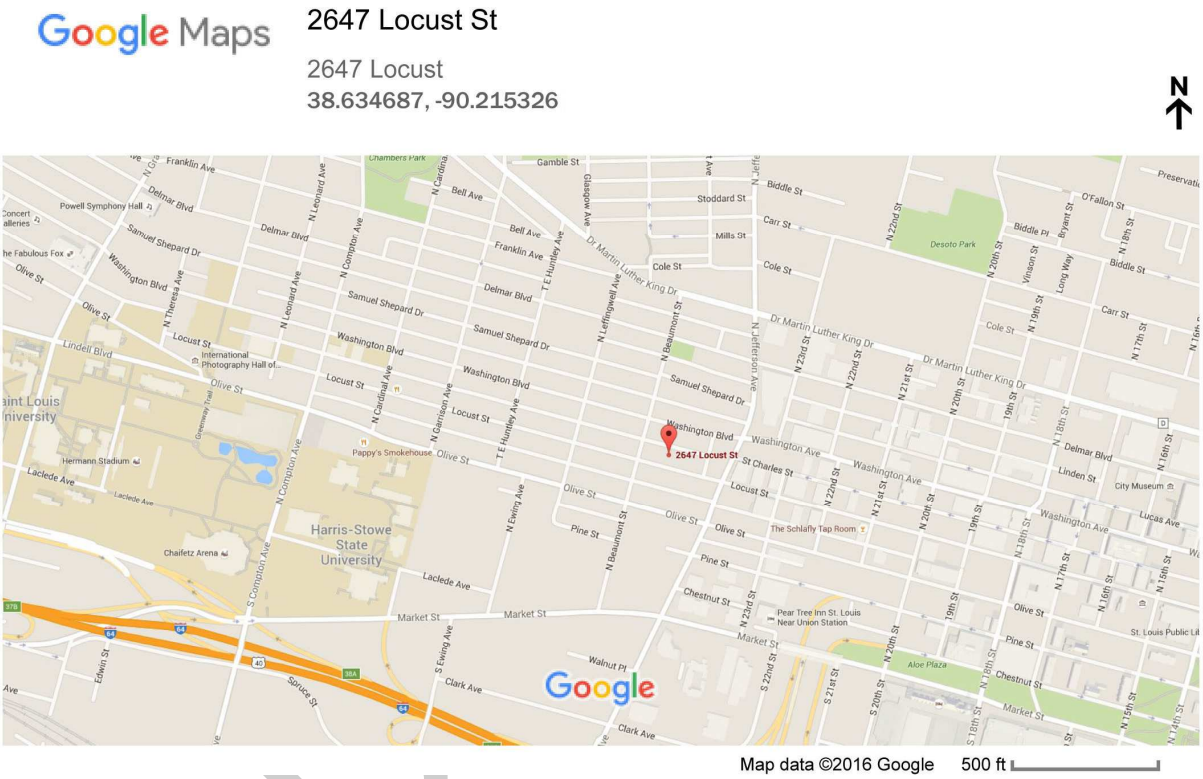

Figure 15: Google Site Map

Property Owner: Elliot's Neighbor
Managing Member:Jimmy Powell
Address: 2647 Locust,
St. Loius, MO 63103

DRAFT

MegaSun
2647
Kaemmerlen

2847
JOHN

EXIT

EXIT
STAIRS