

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lucas Avenue Industrial Historic District (Boundary Increase)

other names/site number N/A

2. Location

street & number Roughly Bounded by Locust St., Delmar, and 19th & 20th Streets

[N/A] not for publication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 nationally statewide locally. (see continuation sheet for additional comments).

Mark A. Miles MARCH 5, 2007
Signature of certifying official/Title Mark A. Miles/ Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
9	2	buildings
0	0	sites
0	0	structures
0	0	objects
9	2	Total

Name of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

10

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: warehouse

INDUSTRY/PROCESSING: manufacturing facility

INDUSTRY/PROCESSING: printing facility

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: warehouse

COMMERCE/TRADE: business

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and 20th CENTURY REVIVALS: Tudor Revival

OTHER: Two-Part Commercial Block

Materials

(Enter categories from instructions)

foundation Limestone
CONCRETE

walls Brick
Stucco

roof Marble
Asphalt
Terra Cotta

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE ATTACHED

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

circa 1892 -1956

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

- Conzelman, Russell A.
- Charleville, B. J.
- Craven, J.A.
- Knell, Albert
- Stephens, John C.
- Jamsen, E.C.
- Fitzgibbon, J.D.

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreeage of Property approximately 5.79 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [115] [7432150] [42798115]

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Melinda Winchester

organization Lafser & Associates date 8/3/05

street & number 2285 County Road 316 telephone (573) 243-6965

city or town Jackson state MO zip code 63755

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple Owners See attached Sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

Summary:

The Lucas Avenue Industrial Historic District (Boundary Increase) contains nine contributing industrial and commercial buildings, one previously listed building and two non-contributing buildings. The added area encompasses all of the properties between the east edge of the original Lucas Avenue Industrial Historic District at 20th Street and the west edge of the Washington Avenue Historic District just east of 19th Street. The properties are bounded on the north by Delmar and on the south by Locust (See Boundary Map). The expansion is visually connected to the original district by its similarly constructed buildings of brick and masonry with stone and terra cotta details. The properties can be categorized as one and two-story industrial loft buildings and two and three-story commercial blocks. Like the Lucas Avenue Industrial Historic District, the area of the increase was part of the industrial and manufacturing component of St. Louis's central business district. Occupying an entire city block within the added area is the individually listed Wrought Iron Range Company Building (NR 7/28/04) at 1901-1937 Washington. Alterations to the contributing buildings generally have been confined to first floor storefronts and interiors, with much of the upper facades retaining integrity. Although some demolishments have occurred within the expansion, primarily along Delmar, enough overall density remains to convey a good sense of the district's historic setting, design and character.

BUILDING DESCRIPTIONS:

1818 -1832 Washington Ave: ca. 1924, J.A. Craven Eng. Co., architect – Photos 1, 2, 3, 4, 19-

Constructed in 1924, this is a two-story rectangular shape building constructed of brick and stucco. Since 1929, it has housed primarily printing and publishing company businesses for over seventy years. Across the primary façade it has nine bays divided by pilasters and a centered primary entrance with wood double doors with full-light glass and a transom. The entrance has a projecting cornice with dentil moldings and simple brackets. The first floor still contains the original window openings but they have been boarded up or covered with panels. The second floor contains the original twenty-pane metal industrial windows which have been painted but are in good condition. These windows are present on the second floor of all elevations except the east which is a common wall. The roofline is level with a slightly projecting stone cornice with dentil molding details and a terra cotta coping on the east and west elevations. The upper façade continues to retain its architectural integrity and the lower level continues to maintain its original features though hidden behind panels. C

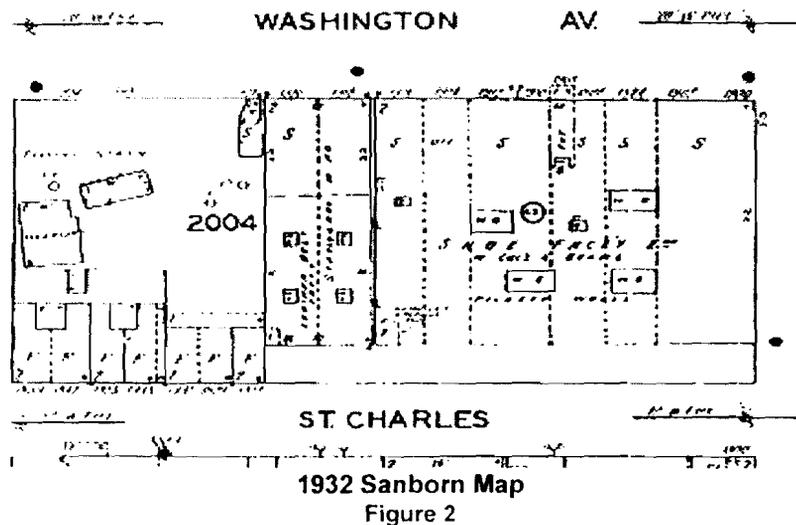
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Section number 7 Page 2 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

1900-1916 Washington Ave. - 1929, B.J. Charleville, architect- Photos 6, 8, 11-

Constructed in 1929, the Rice-O'Neil Shoe Company Lofts (See Sanborn 1932) is a two-story red brick building. Historically, the site was occupied by a five-story brick building which housed a carriage factory. The Rice-O'Neil Shoe Company was one of the first tenants to occupy a large portion of the nominated building. In 1952, they merged with the Boyd-Welsh Shoe Co. The building is divided into eight bays across the façade. Glazed terra cotta pilasters with exaggerated joint lines and decorative capitals divide each bay. Each bay contains large storefront windows with five transoms that have been boarded and a marble stone base below each window section. A primary entrance with an awning is centered on the façade. It contains a wood entrance door with sidelights and a transom. It is flanked by terra cotta glazed pilasters. The first and second floors are divided by a terra cotta cornice across the facade. The bays on the second floor are divided by brick pilasters with terra cotta capitals. Each bay on the second floor façade contains a series of three twenty-pane metal industrial windows which are in good condition. The roof is flat. A shaped parapet rises above the central and corner bays and also wraps around into the side elevations for one bay. The east and west elevations have a stepped parapet with terra cotta coping. The window fenestration is symmetrical with the original metal twenty-pane windows. The foundation on the east, west and south elevations is rusticated stone. The rear elevation has a bay door and window at each of the eight bays; some of these have been in-filled. The window fenestration is also symmetrical on the second floor of the rear with the original metal windows present. At the west corner of the rear elevation a small buildup projects approximately thirteen feet above the roofline. In 1945, interior modifications were done to the second floor shoe factory area and in 1951 the front entrance doors were replaced with aluminum and the first floor windows were also replaced with the same treatment in 1963. The original transoms above the storefront windows were retained. C



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Section number 7 Page 3 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

1918-1920 Washington Ave: circa 1919, Photos 7, 9, 10-

This building is a red brick two-story commercial block built ca. 1919. The facade is divided into two bays with an entrance at each corner and five transom storefront windows centered in each bay. The bays are trimmed with smooth stone. The second floor has four pairs of double hung wood windows with stone sills and lintels, which are boarded. There is a one-story brick addition at the rear. The roof is flat on both portions and the two-story building has a shaped parapet on the façade. The east elevation is a common wall with the adjoining building and the west elevation has no windows. The rear has bay doors that have been boarded up and partial concrete basement. Historically, this building has been associated with the automotive industry and a fuel supplier. C

1901-1937 Washington Ave: 1925, Albert Knell, architect, Photos 5, 15, 16-

Listed in the National Register in 2004, the Wrought Iron Range Company Building is a Tudor Revival style rectangular building constructed of brick with a two-story steel frame. It has a stucco half-timbered second story, a hipped clay-tiled roof containing a series of cross gables, tall brick piers and an elaborate primary entrance surround with an arched hood molding. There are fifteen brick pilasters with decorative limestone capitals on the storefront façade facing Washington Avenue. The rear of the building is a two-story brick industrial design with 28 pane metal industrial windows symmetrically placed on the north elevation and bay doors across the lower floor. A few alterations have occurred such as boarded windows and a few changes to the storefronts but the building is in good condition and retains its integrity of location, design and setting. It also adds an uncommon style, Tudor Revival to the district. **(Not Counted)**

700-708 N. 20th Street: 1932, John C. Stephens, architect- Photos #12, 13 -

Constructed 1932, for the Ben Gutman Truck Service, an automotive and trucking company, this one-story building has red brick exterior walls trimmed with off white terra cotta banding and red soldier brick. On the west elevation facing 20th Street, there are six bays articulated by large industrial-style window openings with stone sills and soldier brick lintels together. Two of the bays retain the garage entries. The north elevation is a common wall and the south elevation contains four bays with the same industrial window openings and garage door openings. Alterations are confined to bricking-in of one window opening on 20th and boarding up some windows on the west and south elevations. C

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Section number 7 Page 4 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

710-712 N. 20th Street: circa 1909, Photos# 14, 20-

This structure is a three-story red brick building with a flat roof line and terra cotta coping divided into three bays on the facade. The lower window openings have been covered but the original transom windows remain intact. The first floor is separated from the upper floors by a terra cotta band across the facade and decorative dentil molding over the first floor openings. The original brick keystones are intact over the third floor lintels and the stone sills remain. The cornice line is in excellent condition with dentil molding at the roofline. The south elevation has no windows openings and portions of a painted sign remain on the brick. The north elevation contains 11 window openings with one-over-one double hung windows and stone sills this building contributes to the district through its mass and character and as a transfer and storage business in the early 20th century. Alterations are confined to bricking-in of upper window openings on the 20th Street elevation and the boarding up of some windows on the north elevation. **C**

1900-1904 Delmar Street: 1892, Photos # 17, 18, 22 -

Constructed in 1892, this three-story red brick rectangular commercial building is the third oldest in the district. It has a three bay facade. The west end bay projects slightly from the facade and contains a tall recessed brickwork round arch with stone piers. A staircase with a wrought iron railing leads from ground level to the second floor inside the west end bay. A coupled window with individual round arches is located directly above the entrance on the second floor. The first and second bays of the upper floors on the facade contain coupled windows with nine-over-nine light double hung windows with segmental arch lintels and stone sills. They have brick pilasters dividing the bays and recessed round arches over the windows on the third floor. The foundation is rusticated stone with window openings at ground level that have been boarded up. The west elevation is a common wall on the first and second floors and contains the same window fenestration as the east elevation on the third floor. The east elevation has eleven double hung windows symmetrically placed on the second and third floors. The ground floor is rusticated stone foundation with arched window openings. The rear elevation has the same arch window openings on the third and second floors that have been boarded up. A large arch entrance is located within the second bay. The roof is flat with a stepped parapet on the east and west elevations. This building was occupied by the St. Louis Corset Company 1892-1915. It was the first corset manufacturing company in St. Louis. **C**

1906 Delmar Street: ca. 1955, Photos #-17, 21 -

Constructed in 1955, this building is a one-story yellow brick building with three large glass block windows on the north facade. An entrance on this elevation has been bricked in. Four bands of darker brick are lined over the windows in the upper portion of the facade. A terra cotta coping is on the north and west roofline. The west elevation is brick with several walk doors and industrial door entrances. The rear wall is smooth stucco coat with two entrance doors. The roof is flat with a parapet along the west and north elevations. **NC**

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Section number 7 Page 5 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

1901 Locust- Clark Sprague Printing-ca. 1903 & 1919 – Photos #23& 24-

Constructed in 1903 with extensive changes made to the façade and roofline of the façade and east elevation in 1919, this is a two-story Tudor Revival style rectangular building constructed of brick and stucco with a rear brick and block addition. The building measures approximately 26'x 100'. It has a stucco half-timbered second story, a hipped slate-tiled roof containing a slightly projected cross gable centered on the façade. A brick chimney with a terra cotta cap is located on the east elevation and a shaped parapet is located on the west elevation. The primary entrance is directly below the cross gable and has a geometrically shaped terra cotta door surround. There is brick quoining located on each corner of the façade and brick rises from the foundation approximately three feet up the exterior walls on the façade and east elevation of the original Tudor building. The exterior windows have divided glass panes and have recently been replaced. The façade has brick window ledges on the first floor. The roofline is stepped on the rear addition with a terra cotta coping on the east and west elevations. The stucco and wood timbering was added to the façade in 1919 giving the building a new image for its new occupants. Prior to the Clark-Sprague Company occupying the building, it was used as a saloon by Joseph Endraske from 1903 to 1916. There were alterations to the rear shop in 1927, 1941 and 1950. In 1963 the rear wall had to be rebuilt and the west wall was repaired when the building located at 1905 Locust was torn down. In 1969, the second story windows on the second floor were replaced. The upper façade continues to retain its architectural integrity with a few alterations to the windows and a few changes to the storefront. The building retains its integrity of location, design and setting and is reflective of the Tudor Revival style as found in the Wrought Iron Range Building one block north. Since 1927, it has housed primarily printing and publishing company businesses. C

1907 Locust- Imperial Oil Company- ca. 1919 and 1953 - Photo #25-

Constructed in 1919, this two-story rectangular building constructed of brick measures approximately 24' x 100'. A one-story rear addition was added in 1941 and again was extended in 1953 for a printing plant. It has a flat roofline with a terra cotta coping on the east elevation. The second floor has two sets of three metal one-over one windows. The lower storefront is recessed and centered on the façade flanked by fifteen-light metal windows. This building is non-contributing due to extensive alterations in 1963 to the façade that changed the historical character of the building. NC

1909 Locust- Ault & Wilburn Printing/Cavanaugh Printing Company- ca. 1911-Photos #26, 27-

Constructed in 1911, this is a two-part commercial block brick building measuring approximately 28' x 100'. It has a stepped roof line with a terra cotta coping and two skylights with wired glass and metal sashes. A white terra cotta cornice projects over the façade and three sets of windows are across the second story. A terra cotta belt course divides the lower storefront from the upper floor. The main entrance is located on the east side of the façade and narrow vertical glass pane windows with wood frames are maintained across the remainder of the storefront. Alterations to the brick storefront were done in 1926 and 1942.

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St. Louis (Independent City), MO

The exterior façade windows were replaced with six aluminum sash in 1964 in the original window locations. Alterations are confined to the interior and the second story windows even though the lower storefront has been changed it was within the period of significance and does not detract from the building's ability to convey its historical character, setting and design. C

1911-13 Locust – Smith-Davis Manufacturing Company- ca. 1911- E.C. Jamsen and J.D. Fitzgibbon, architects- Photos # 28,29,30,31,32,33,34 -

The three-bay building at 1911-13 was constructed in 1911 and consists of a one-story (equivalent to two-story), brick, industrial and warehouse type structure containing approximately 10,000 square feet. The building consists of a concrete slab with no basement, two-story offices in the front and a two-story mezzanine structure in the rear, with the remaining structure open and supported with steel trusses. A clerestory is located in the center of the roof which is not visible from the exterior photographs but can be seen in Photo #34. The clerestory contains metal casement, industrial windows with wired glass. The building shows a modest Tudor Revival influence with a projecting roof on the façade of red clay tile, exposed wood rafters and brick piers at each end of façade and between the bays. The rear roofline is level with a terra cotta coping on the north, west and east elevations. The lower storefront was altered in 1941 and 1951. The primary entrance is located at the east end of the façade and the remaining bays contain square single panes of glass. Brick pilasters have decorative glazed brick detailing with colors of green, orange and yellow. The second story of the façade has a set of three one-over-one double hung windows with storm windows in each bay. The exterior windows of the mezzanine area are metal casement, industrial windows with wired glass. The rear of the building has five symmetrical window openings with stone sills and brick arched lintels. These have been in-filled with wood panels but still project their original function. There is also a loading door centered on the rear elevation with two in-filled window openings flanking it on either side. By 1950, Sanborn maps show the building in its current condition with a vacant lot to the west. (See Figure 3) The building at 1911-1913 Locust continues to portray an industrial character and holds integrity in its upper façade details, the intricate brick detailing on the façade and the interior of the building. C

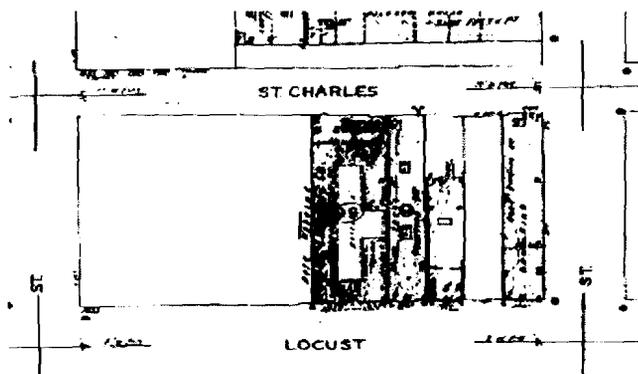
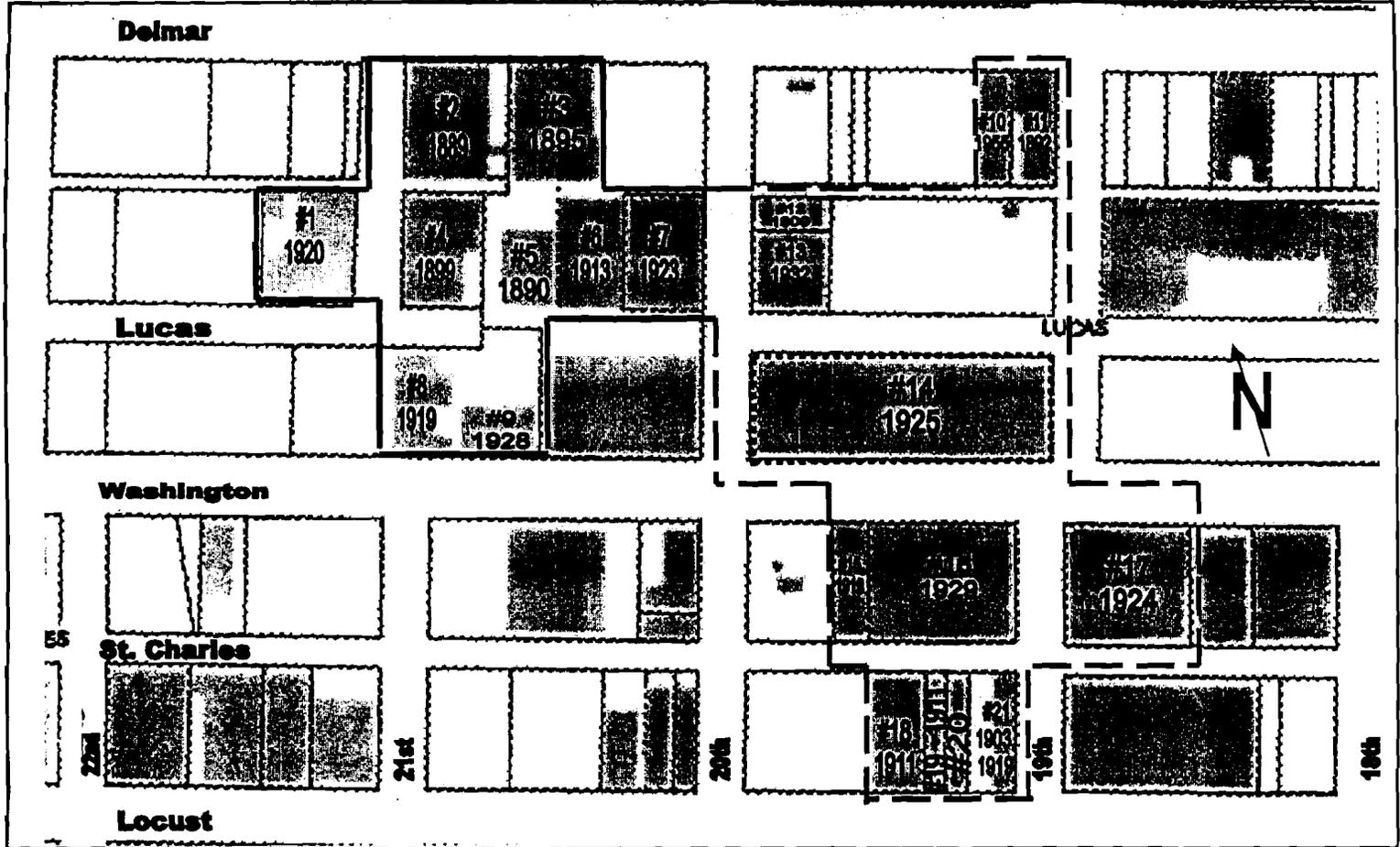


Figure 3-1950 Sanborn Map

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Continuation Sheet

Section number 7 Page 7 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City) County, MO



Lucas Avenue Historic District - Boundary Increase

Properties are noted with identification number and date of construction.

Property Name & Address:

- | | | |
|-----------------------------------|---|--|
| 1. Shoes-Emerson Electric | 10. 1906 Delmar | 17. 1818-1832 Washington- Printing |
| 2. A Gast-Litho Gross Chandeliers | 11. 1900-1904 Delmar- Corset Factory | 18. 1911-1913 Locust- Smith Davis Manufacturing |
| 3. Majestic Stove | 12. 710-712 N. 20 th - Transfer & Storage | 19. 1909 Locust- Ault & Wilburn Printing |
| 4. Shoes | 13. 700-708 N 20 th - Gutman Trucking | 20. 1907 Locust- Imperial Oil Company- Noncontributing |
| 5. St. Louis Woolen Mills | 14. 1901-1937 Washington- Wrought Iron
Range Company | 21. 1901 Locust- Clark-Sprague Printing |
| 6. Majestic Stove | 15. 1918-1929 Washington- Auto Fuel | |
| 7. Automotive | 16. 1900-1916 Washington- Rice-O'Neil
Shoe Company | |
| 8. Shoes- Printing | | |
| 9. Restaurant | | |

Previous Boundary	—————
Boundary Increase	- - - - -
Individually Listed

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Continuation Sheet

Section number 8 Page 8 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

Summary:

The Lucas Avenue Industrial Historic District (Boundary Increase) is an extension of the original National Register District which was listed 8/31/2000. The added resources enhance the district by expanding the boundaries to include a broader representation of St. Louis's industrial and manufacturing commerce in the early twentieth century. The added resources are eligible for listing in the National Register of Historic Places under Criterion A in the area of INDUSTRY. The original district emphasizes the massive industrial growth in St. Louis's manufacturing industry in the early twentieth century. The expansion incorporates portions of Washington Avenue, Locust Street and Delmar which have been a few of St. Louis's thriving avenues of commerce and industry since the mid 19th century. The rapid growth caused a mix of architectural diversity in St. Louis's manufacturing community. Affluent St. Louis builders and architects designed many of the buildings in the expansion exhibiting their craftsmanship in traditional brick, terra cotta and stone designs. The west boundary of the expansion begins with the Lucas Avenue Industrial District at 20th Street and the east boundary is 19th Street beginning at the west edge of the Washington Avenue Historic District. The north boundary of Delmar Street was determined by the presence of new construction on the north side of the street. The south boundary of Locust Street incorporates similarly constructed buildings consistent with architectural styles throughout the district. The buildings within this district are primarily one and two story industrial/commercial businesses or warehouses which continue to retain their historic setting and design and were linked to a variety of local manufacturing industries for St. Louis during the period of significance. The 1892-1956 period of significance encompasses the period when the earliest extant building was constructed through the arbitrary 50-year cut off date.

Elaboration:

Since its early days, St. Louis has been known for its importance as a trading center for the Mississippi Valley. Since the Mid-19th century, its economic success can be attributed largely to the development of its manufacturing industries. Firms and corporations from other cities moved into St. Louis developing it into a manufacturing giant. By the end of the 19th century it had over 6,000 factories and was the largest manufacturer in tobacco, chairs, shoes, street cars and jeans. It also boasted of having the largest factories in the world that produce crackers, woodenware, beer, terra cotta and saddlery. It was the first in the production of stoves and ranges and the fifth largest manufacturing city in the United States.¹ From the mid 1800s, its city blocks from the river to Twelfth Street filled with commercial businesses.

¹ James Cox. Old and New St. Louis. St. Louis: Central Biographical Publishing Co., 1894.

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St. Louis (Independent City), MO

Washington Avenue became the center of this thriving boom of retail-wholesale trade and a thoroughfare to the western portion of the city. After the World's Fair in 1904, St. Louis was viewed as a possible frontier for new manufacturing facilities and wholesale businesses creating a demand for additional space and new facilities. This rapid growth contributed to the westward expansion of the industrial/manufacturing district up Washington Avenue and to adjoining streets. This area of Washington, Delmar and Lucas Streets was primarily residential up until this rapid industrial outreach began. (See Figure 4-1909 Sanborn map)

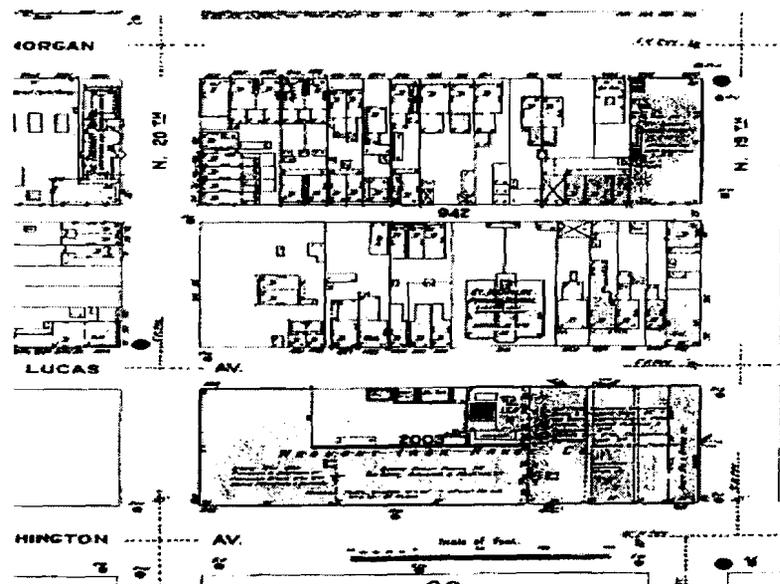


Figure 4 - 1909 Sanborn Map

St. Louis ranked first among many manufacturing cities for its stoves, ranges and furnaces. It shipped its products to every state and overseas. In 1881, the Wrought Iron Range Company was developed by three Culver brothers and grew to be one of St. Louis's largest producers of stoves. The first factory opened for business at 9th Street and Christy Avenue. By 1883, the capital stock had increased to \$1 million and operations moved to a new factory at 19th Street and Washington.² Their Home Comfort ranges were "more thoroughly sold in the Middle and Western states, five to one, than any range on the market."³ In 1910, the company purchased a large tract of land at 5661-81 Natural Bridge Road for construction of a new modern plant. Their main show room stayed at the old plant on Washington Avenue.

² Landmarks Association of St. Louis. "Wrought Iron Range Company Building." National Register of Historic Places Registration Form. St. Louis, 6/2004.

³ Commercial and Architectural St. Louis. St. Louis: Jones and Orear, 1888, p. 309.

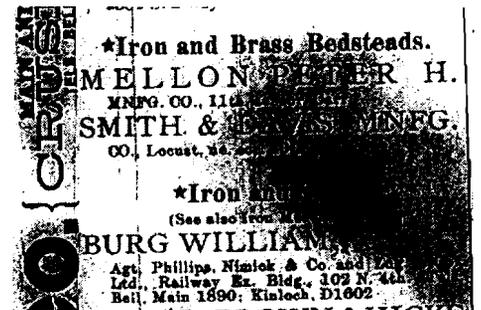
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St. Louis (Independent City), MO

In 1925, they commissioned architect Albert H. Knell to design a new building at 1901 Washington to replace the old factory building and occupy a new grand display showroom on the second floor and storefront tenant space on the main floor. Knell established a practice in St. Louis in 1884 at the age of thirty. He is known for his design of a house for W.W. Culver at #39 Portland in 1891 and an extravagant Queen Anne residential house on West Pine Blvd. for James Gay Butler. He also designed the Culver building at 12th and Locust Streets and worked on the design of buildings on the campus of Culver Military Academy in Indiana.⁴ The Tudor Revival design he chose for the new showroom brought a dramatically different design to the streetscape of Washington Avenue.

The Smith & Davis Manufacturing Company, a maker of iron beds, operated its manufacturing facility at 1911-1913 Locust, with a foundry and machine shop building from 1901 until 1929. The business began in 1901 owned and operated by J.W. Davis. Historically, the business encompassed the building located at 1911-1933 Locust Street.⁵ It was one of only two iron and brass bed manufacturers listed in 1900.⁶ And one of seven listed by 1903.⁷ Iron manufacturing in St. Louis began in the mid 1800s and contributed to the development of kindred trades such as "Architectural and Ornamental" iron works. By 1890, there were twenty-three establishments in the census that employed a capital of \$1,700,000. The total capital for industries directly associated with the manufacture of iron and steel as a whole was slightly over \$20,000,000.⁸ The Smith & Davis Manufacturing Building was significant because of its role in the early manufacture of iron and brass beds in the city.



In the early twentieth century, the boot and shoe industry was also a major contributor to the economic success of the city and a major employer for citizens. By 1908, St. Louis was the largest shoe distributing center in the United States. Realizing the economic opportunity in shoe manufacturing along with distribution, local merchants jumped into the competition. Specialization of the shoe industry proved to be very profitable for St. Louis. Around 1910, a new market was introduced for "style" footwear for women and by 1925 it became the major source of output of St. Louis factories. By 1939, St. Louis had 86 shoe factories in which over 54,000 workers were employed producing approximately 75,000,000 pairs of shoes annually.

⁴ Robert Hartman. History on Review. "The Invisible Armory Revealed." The Culver Educational Foundation. 2005.

⁵ St. Louis City. Building Permits.

⁶ Gould's 1900 St. Louis Directory.

⁷ Gould's 1903 St. Louis Directory.

⁸ James Cox. Old and New St. Louis. St. Louis: Central Biographical Publishing Co., 1894.

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Section number 8 Page 11 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

St. Louis manufacturers offered unique styles and designs which reflected each maker's own character and personality to their customers and distributors. Rice O'Neil Shoe Company manufactured women's high style fashion shoes for over thirty years and was a contributing part of the local thriving shoe industry.⁹

The Rice O'Neil Shoe Company was the primary tenant in the building at 1900-1916 Washington since its construction in 1929 by Davis Estates. B.J. Charleville was commissioned as contractor and Russell A. Conzelman was the architect; both were well known for their residential designs and their involvement with Ames Place, an affluent early subdivision north of Washington University. Built in an industrial loft style design with a large manufacturing area on the second floor and storefront tenants on the main floor, it was an appealing addition to the streetscape of Washington Avenue. Although not as elaborate as its neighbor, the Wrought Iron Range Company the building was adorned with glazed terra cotta tiles, a decorative shaped parapet roofline and a primary entrance centered on the façade that led to the upper floors. Rice-O'Neil Shoe Company purchased the building in 1947 and later merged with the Boyd-Welsh Shoe Company.

The fashion industry not only belonged to the exterior fashion accessories for the ladies. The importance of women's undergarments evolved into its own industry. In 1887, the St. Louis Corset Company was incorporated and opened up the first corset factory in St. Louis at 21st and Morgan (Delmar St.). Demand was so high that they had to expand their operation to a new factory at 1900-02 Delmar Street. (See Figure 5)

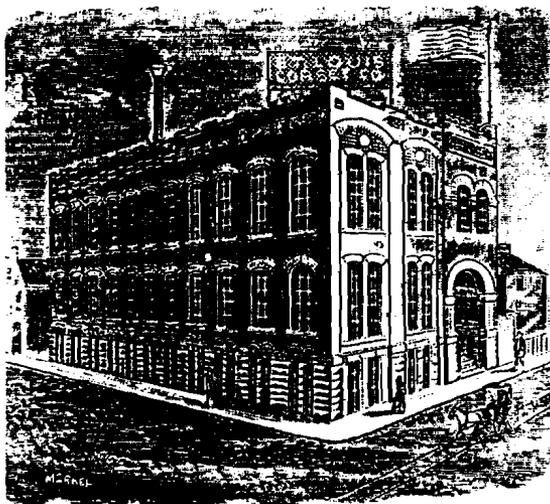


Figure 5- St. Louis Corset Factory circa 1892

⁹ Frank Rands. The Romance in Shoes and their development in St. Louis. March 24, 1939.

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National Register of Historic Places Continuation Sheet

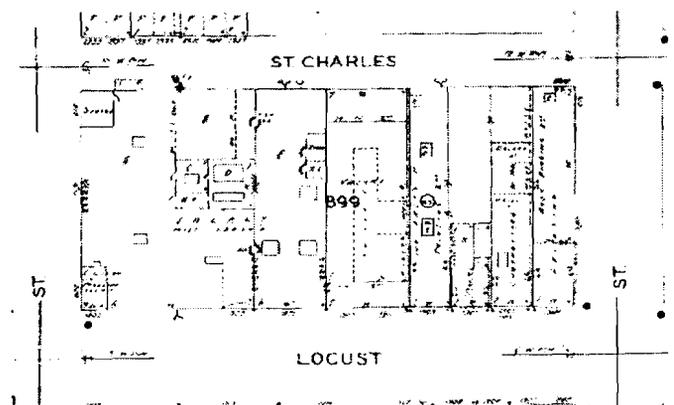
Section number 8 Page 12 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

The company manufactured a specialty line of superior grade corsets known all over the U.S. and Canada for their durability and style. It boasted of not being excelled by any manufacturer, using the latest and most improved manufacturing equipment and employing a large work force under excellent supervision.¹⁰ It operated until 1915 at 1900 Delmar Street and then Valley Bag Company occupied the building until 1940 when it became a furniture warehouse.

Another early commercial enterprise in St. Louis involved printing, publishing and the graphic arts. The first weekly publication in St. Louis began in 1808, the Missouri Gazette. The printing industry contributed to the growth and success of these large industries through positive exposure and advertising, as well as contributing to the economic security and prosperity of the community. The building at 1818-1832 Washington Street has been an anchor for the printing industry in the 19th & Washington Street District. St. Louis has had an active publishing industry since the mid 1800s consisting of over 213 printing establishments by 1890 with a capital employed of \$5,192,065.¹¹ For over seventy years, printing, publishing and advertising businesses have successfully provided service to St. Louis and the surrounding region.

In 1926, Miller Printing Company and Moinester Printing Company moved into the district at 1824 Washington Street on the second floor. They operated a printing and publishing business for over ten years at this location until 1944 when Corley Printing Company took over. Corley Printing Company was at this location for over thirty years. Other printing businesses who operated alongside Miller and Corley were the Jewish World Publishing Company and Caho-Foddy Printing Company.

The Clark-Sprague Printing Company operated its printing company on the main floor of 1901 Locust and a book binding company on the second floor. W.R. Sprague began this business around 1919 and it operated successfully at this location until 1967.¹² (See Figure 6) Prior to the printing businesses occupying 1901 Locust, the building was occupied by a saloon owned by Joseph Endraske.



1932 Sanborn Map
Figure 6

¹⁰ The Industries of St. Louis. J.M. Elstner & Co., St. Louis, MO: 1887.

¹¹ Ibid. Cox.

¹² Gould's St. Louis Red-Blue Book, 1919.

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Like the other buildings within the district, its materials, design, use as an industrial printing facility and overall architectural integrity exhibit its significance to the district.¹³

The Ault & Wilburn Printing Company operated a printing business at 1909 Locust from 1929 until 1949. The first floor of the business was an ink factory and the second floor was the printing manufacturing area. Between 1911 and 1923, the building was occupied by a variety of automotive businesses specializing in tires. Other printing companies associated with 1909 Locust are Farrelly-Walsch Inc., a direct advertising company in 1923 and Cavanaugh Printing Company in 1929. In 1954, Gold Stamping & Leather Goods occupied the building and specialized in retail and wholesale book binding.¹⁴ The printing industry in St. Louis continues to be a contributing economic factor. As quoted in the St. Louis Commerce, "Printing and its companion industries are an integral part of every minute of every day of our lives."¹⁵



Washington and Lucas Street are also well known for the connection to the automotive service industry and related businesses which thrived after the Depression and through the 1950s.¹⁶ In 1933, Ben Gutman built the structure at 700-708 N. 20th Street. He offered automotive services to local patrons and served St. Louis's manufacturing industry by operating a trucking business from this location. Mr. Gutman was a true success story. Raised by German immigrant parents in St. Louis, he left school at the age of 13 in 1898 and started his own hauling business with one horse and a buggy.¹⁷ By 1944, the company had successfully grown to occupy a full city block on North Street and had over 310 pieces of equipment for its operation. Gutman Truck Service occupied the building at 700-708 N. 20th Street until 1944. Mr. Gutman passed away in May of 1963. Successful automotive related businesses functioned from this location from 1950 until the 1980s.¹⁸

Today, much like buildings in the original district, the added buildings house a variety of businesses engaged in manufacturing, office, storage, printing and automotive repair. Although clearing, parking lots and new construction in recent years have diminished historic resources in some of the adjoining blocks, the Lucas Avenue Industrial Historic District (Boundary Increase) continues to evoke St. Louis's rich industrial heritage. The redevelopment of this portion of town and this area specifically has provided an opportunity for the historic rehabilitation and adaptive reuse of at least five of the buildings within this expansion.

¹³ St. Louis City Directory. 1923-1955.

¹⁴ Ibid.

¹⁵ St. Louis Commerce, "Without print its just a piece of paper," February, 1977.

¹⁶ Karen Baxter Bode. "Locust Street Automotive District." National Register of Historic Places Registration Form. St. Louis, 9/15/2005.

¹⁷ Missouri Historical Society. Photo Collection.

¹⁸ City of St. Louis building permit records. St. Louis City Hall, Office of the Assessor.

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Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

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St. Louis (Independent City), MO

Geographical Data**UTM References:****Verbal Boundary Description:**

The boundaries of the Lucas Avenue Industrial Historic District (Boundary Increase) are indicated by the dashed line on the accompanying map entitled Boundary Map. It is roughly bounded on the east by 19th Street, the north by Delmar, the south by Locust Street and the west boundary is 20th Street. Directly east is the Washington Avenue Historic District.

Boundary Justification:

When the original district was nominated, limited funding and time constraints did not allow for an extensive survey of the Lucas Avenue Industrial Historic District area. Since listing of the original district in 2000, additional research and survey has yielded information that ties the boundary increase architecturally and functionally to the properties within the original district boundaries.

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St. Louis (Independent City), MO

Photographs:

The following information is the same for all photographs:

Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), Missouri
Melinda R. Winchester
July 2005
Negatives on file with-

Melinda R. Winchester
Lafser & Associates
2285 County Road 316
Jackson, Mo 63755

Photo Descriptions:

- Photo 1- 1818-1832 Washington,
Streetscape
Facing southeast
- Photo 2- 1818-1832 Washington
Façade
Facing south
- Photo 3- 1818-1832 Washington
Cornice
Facing south
- Photo 4- 1818-1832 Washington
Original windows
Facing east
- Photo 5- Wrought Iron Range Company
1901 Washington
Facing east
- Photo 6- Washington Street
Streetscape
Facing west
- Photo 7- 1900 & 1918 Washington Street
Facades
Facing southeast
- Photo 8- 1900-16 Washington Street
Rear elevation
Facing west
- Photo 9- 1918 Washington Street
West elevation
Facing southeast

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St. Louis (Independent City), MO

Photographs Contd:

- Photo# 10 1918 Washington Street
Rear elevation
Facing east
- Photo#11 St. Charles Street
Facing east
- Photo #12 N. 20th Street
Facing north
- Photo #13 700-708 N. 20th Street
Façade
Facing southeast
- Photo #14 710-712 N. 20th Street
Façade
Facing east
- Photo #15 1901 Washington Street
East elevation
Facing west
- Photo #16 1901 Washington Street & Lucas Street
Rear elevation
Facing west
- Photo #17 1900 & 1906 Delmar Street
Façade
Facing south
- Photo #18 N. 19th Street
Facing south
- Photo #19 1818-1831 Washington
South elevation
Facing northeast
- Photo #20 710-712 N. 20th Street
North elevation
Facing southeast
- Photo #21 1906 Delmar
West elevation
Facing southeast
- Photo #22 1900-4 Delmar
Rear and east elevations
Facing northwest

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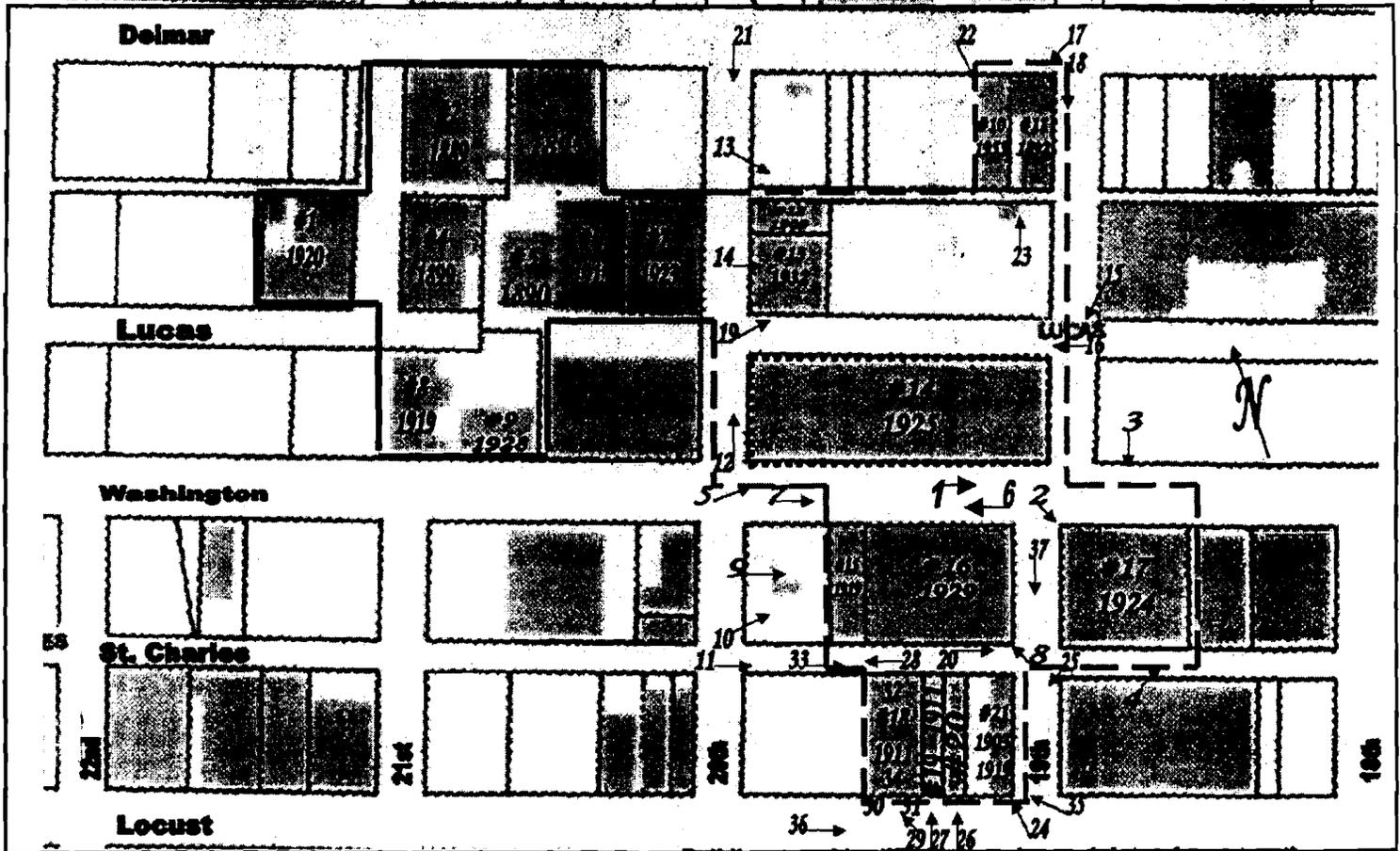
Section number 10 Page 18 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City), MO

- Photo 23 – 1901 Locust
view facing north
- Photo 24 – 1901 Locust
view facing southwest
- Photo 25 – 1907 Locust
view facing north
- Photo 26 - 1909 Locust
view facing north
- Photo 27- alley view
view facing west
- Photo 28- 1911-1913 Locust
view facing northwest
- Photo 29- 1911-1913 Locust
roof detail, view facing north
- Photo 30- 1911-1913 Locust
brick detail
- Photo 31- 1911-1913 Locust
window detail
- Photo 32- alley view
view facing east
- Photo 33- 1911-1913 interior
- Photo 34- Street view
view facing northwest
- Photo 35- Locust street
view facing east
- Photo 36- N. 19th Street
view facing south

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Section number Photo Map Page 19 Lucas Avenue Industrial Historic District (Boundary Increase)
St. Louis (Independent City) County, MO



Lucas Avenue Industrial Historic District (Boundary Increase) Buildings are identified by number and date of construction.
Photo numbers are labeled with directional arrows.

Property Name & Address:	
1. Shoes-Emerson Electric	10. 1906 Delmar
2. A Gast-Litho Gross Chandeliers	11. 1900-1904 Delmar- Corset Factory
3. Majestic Stove	12. 710-712 N. 20 th . Transfer & Storage
4. Shoes	13. 700-708 N 20 th . Gutman Trucking
5. St. Louis Woolen Mills	14. 1901-1937 Washington- Wrought Iron Range Company
6. Majestic Stove	15. 1918-1929 Washington- Auto Fuel
7. Automotive	16. 1900-1916 Washington- Rice-O'Neil Shos Company
8. Shoes- Printing	17. 1818-1832 Washington- Printing
9. Restaurant	18. 1911-1913 Locust- Smith Davis Manufacturing
	19. 1909 Locust- Ault & Wilburn Printing
	20. 1907 Locust- Imperial Oil Company- Noncontributing
	21. 1901 Locust- Clark-Sprague Printing

Previous Boundary —————
Boundary Increase - - - - -
Individually Listed
Created by Julie Woodruffe-2/1/07

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National Register of Historic Places
Registration Form

Lucas Avenue Industrial Historic District (Boundary Increase)
Name of Property

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

1) CITY BLOCK – 2001.11 –

1818 Washington Street –
1818 Washington LLC
PO BOX 5005
Cahokia, IL 62206

2) CITY BLOCK- 2004.00-

1900-1916 Washington Street
Gordon Buell Building Partnership
1018 Park Estates Place
Ellisville, MO 63021

1918 Washington Street
Riverside Development LLC
3201 Fairview La
St. Louis, MO 63129

3) CITY BLOCK- 2003.0-

1901 Washington Avenue
Rothschild Development LTD
4746 McPherson Ave.
St. Louis, MO 63108

4) CITY BLOCK-939.0-

701 N. 20th Street
General Hydraulics Inc
701 N. 20th Street
St. Louis, MO 63103

5) CITY BLOCK-942.0-

700 N. 20th Street
General Hydraulics Inc.
701 N. 20th Street
St. Louis, MO 63103

710 N. 20th Street
Joan M. Hall
710 N. 20th St.
St. Louis, MO 63103

1900 Delmar Blvd.
Flagship Enterprises LLC
1900 Delmar Blvd.
St. Louis, MO 63103

1910 Delmar Blvd.
C/O Ida Pomerantz
1 New Balls Pl. #536
St. Louis, MO 63146

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National Register of Historic Places
Registration Form

Lucas Avenue Industrial Historic District (Boundary Increase)
Name of Property

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

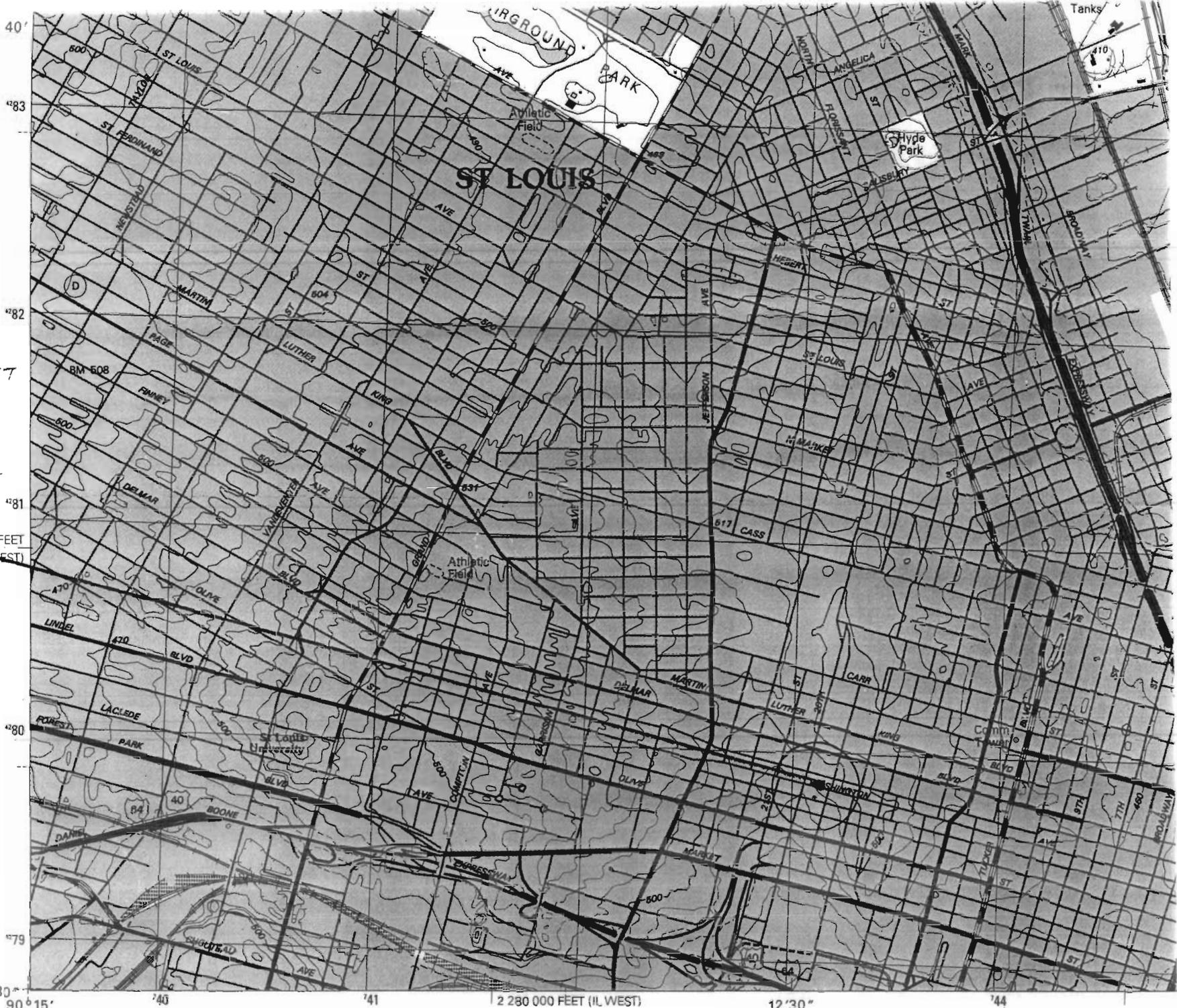
6) CITY BLOCK – 899.00

1901 Locust
REALCO Services
8000 Bonhomme Ste.221
St. Louis, MO 63105

1907 Locust
American Postal Workers Union
1717 S. Broadway #rear
St. Louis, MO 63104

1909 Locust
David Bruno, Sr.
7235 Balson
St. Louis, MO 63130

1911-13 Locust
John B. Gasperi Tool Co. Inc.
1911-13 Locust St.
St. Louis, MO 63103



LUCAS AVENUE
INDUSTRIAL
HISTORIC DISTRICT
(BOUNDARY
INCREASE)
ST. LOUIS
(INDEPENDENT
CITY), MO

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18 8'05



18 8'05

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American Postal Workers Union, AFL-CIO

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3017 PARK AVE.
St. Louis, MO.

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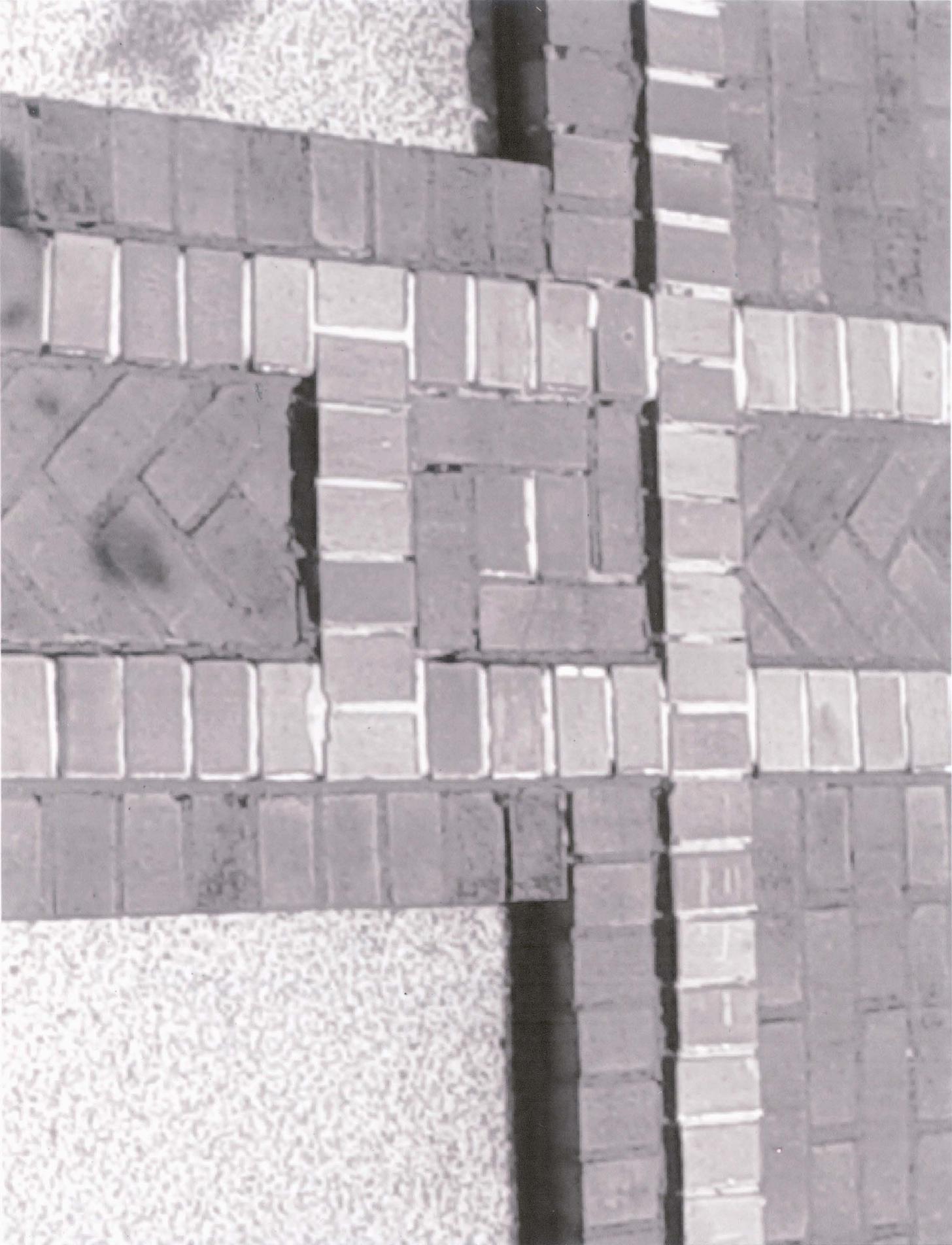
M.G.
Tool Warehouse
900-900 East Street

PANAMA RED'S CAFE and
ON-TAP



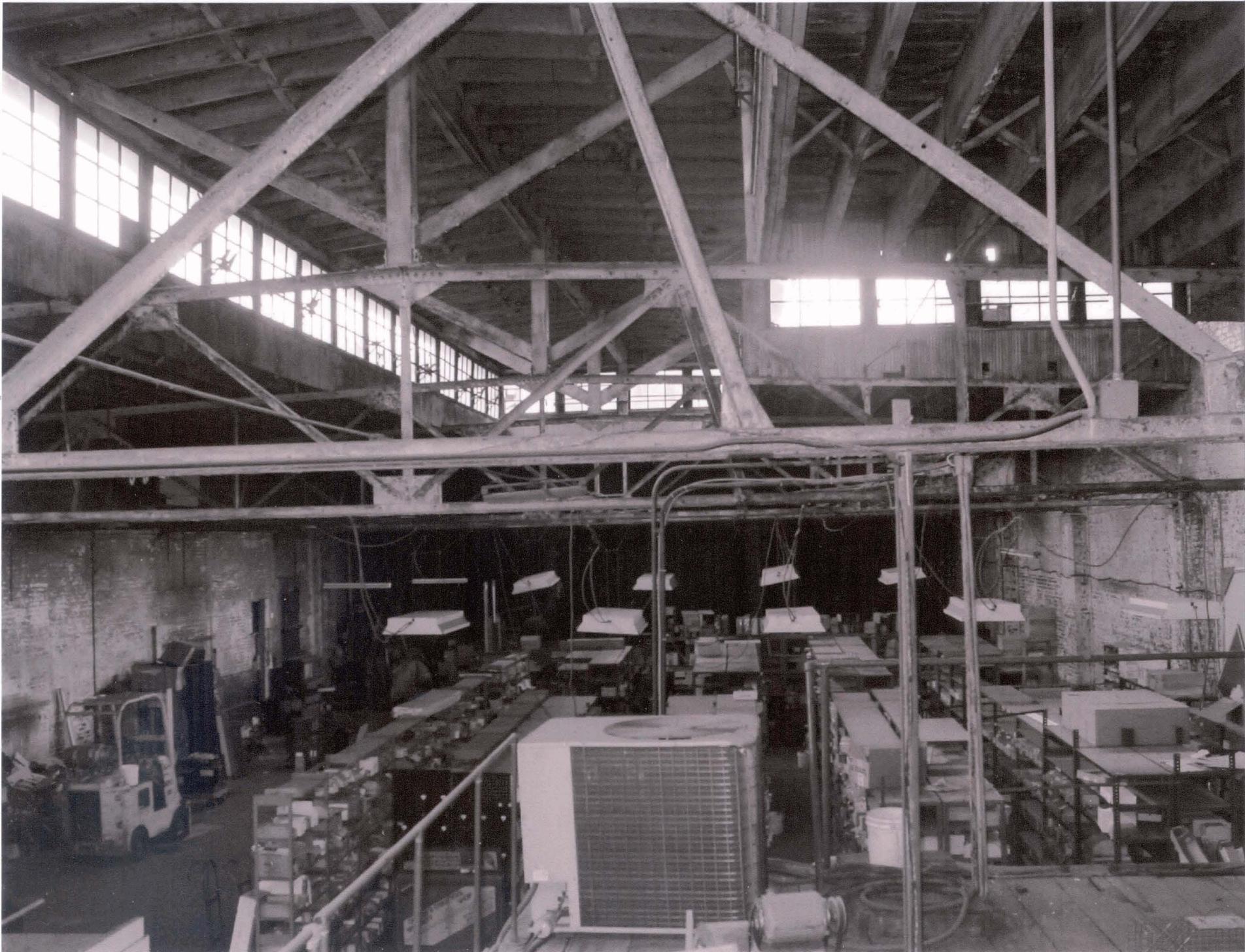


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CHEVROLET

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CIGARETTES
CIGARS

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"Virginia L. Lupton"
and Associates

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14 7'05



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TOBACCO
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EVEREST CAFE
Vegetarian Lunch

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