

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

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

1. Name

historic 2327-31 and 2333-35 Rutger Street

and/or common

2. Location

street & number 2327-31 and 2333-35 Rutger Street not for publication

city, town St. Louis vicinity of

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

3. Classification

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

4. Owner of Property

name Tim Delahanty, Delahanty Construction Company

street & number 1128 South 18th Street

city, town St. Louis vicinity of state Missouri 63104

5. Location of Legal Description

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

street & number Market Street at Tucker Boulevard

city, town St. Louis state Missouri 63103

6. Representation in Existing Surveys

Architectural Survey of Lafayette  
title Square and Environs

has this property been determined eligible?  yes  no

date December 1982 federal state county  local

depository for survey records Landmarks Association of St. Louis, Inc.  
721 Olive Street

city, town St. Louis state Missouri 63101

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The two adjacent two-story apartment buildings at 2327-31 and 2333-35 Rutger Street have six-bay fronts built primarily of yellow brick laid in stretcher bond. The six entrances of the east building, paired in alternating bays, are sheltered with their adjacent windows by shed roofs held by turned wooden brackets. The center bays break forward and are distinguished by a pedimented parapet with a fan-shaped decoration of radiating brick and small corner turrelles. The two center windows are round-headed and have radiating voussoirs under a continuous molding. The outer bays had bay windows under dentiled cornices (the right-hand one is missing) and flanked by blank panels formed of a brick molding in the egg-and-dart pattern. Both buildings have ashlar water tables; in the west building this serves as a continuous sill on the first floor and is matched by a continuous sill below the second-floor windows. The three sections of the east building are differentiated as they move to the rear of the lot and in fact were separately owned for a time. The east and middle sections are separated by a T-shaped light well. The middle and west sections are joined by a party wall, while the west wall of the west section jogs around another light space.

The west building has paired round-headed windows in the center bays of the second floor and carries the same pattern across all six bays of the first floor. Here the paired doorways are set back within shared entrance openings. The outer bays of the upper floor have paired rectangular windows set in wide brick moldings. A frieze above them has two courses of angled bricks, square rosette panels, and an egg-and-dart molding topped by a metal cornice (the left part of which has disappeared). Above that is a parapet with raised corners. The center bays are set out a few inches from the rest of the wall on a decorated corbel table and have a slightly higher parapet. The basement front of the west building is of an unusual pink brick in alternating smooth and rusticated courses, and with radiating stretchers in the same alternating pattern above the basement windows.

The side and rear walls of both buildings are red brick in common bond, with squared rubble basements. The east wall of the east building has been partly rebuilt. Side windows are segmental-arched with two courses of headers above. The nine-bay rear elevation of the west building has two-over-two windows, square-headed but set in segmental arches, and the doors have similar transoms. Frame balconies and staircase landings have disappeared.

The two buildings stand on the north side of the street, a half block east of Jefferson Avenue and just west of an alley. Adjacent demolition has left them considerably removed from other structures. This area, the northwest corner of the Lafayette Square neighborhood, is included in the city-designated historic district but is a half block outside the boundary of the National Register historic district shown on the accompanying map. A considerable quantity of new "infill" construction is currently under construction or planned for this area, and this property is crucial to the historical continuity of the district.

## 8. Significance

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

Specific dates 1895, 1897

Builder/Architect Edward C. Pipe, J. T. Donovan

### Statement of Significance (in one paragraph)

The apartments at 2327-31 and 2333-35 Rutger Street are eligible for the National Register of Historic Places under Criterion C, in that they are representative of the transitional period of their neighborhood, Lafayette Square, from an upper-class area of single-family residences to a less prestigious area of unpretentious multi-family housing. More broadly, the buildings also represent the transition between the row house and the apartment.<sup>1</sup>

Lafayette Park, set aside in 1836 as the city's first park, became in the 1850's and after the Civil War the focus for some of the finest houses in the city.<sup>2</sup> On May 27, 1896, a tornado extensively damaged the park and the surrounding neighborhood, and local historians have pointed to this event as a turning point in the history of the area.<sup>3</sup> The date of the earlier of the two buildings in this nomination is, however, evidence that the exclusivity of Lafayette Square was being breached even before the tornado, as newly opening neighborhoods to the west drew upper-class potential residents away.

The builders of 2327-31 and 2333-35 Rutger achieved a compromise between the fashionable character of Lafayette Square and the more exploitive types of rental housing more typical elsewhere. Even though each building has six units, three to a floor, the elevations to a considerable extent project the appearance of three two-story row houses. And although these row houses are modestly scaled, with frontages of about 18 feet, their designs draw on very stylish sources. We do not know the identities of the architects of these buildings, but they composed remarkably similar designs, employing the same materials and the same identifying feature, the pair of round arches with radiating voussoirs. Construction of these openings was a feat of bricklaying, because unlike wedge-shaped stones, the rectangular bricks could be made to follow a curve only by carefully adjusting the mortar between them. The use of yellow brick in association with these kinds of Renaissance-derived moldings had been popularized in the previous decade by Stanford White of the New York firm of McKim, Mead and White. His houses for John Andrew (Boston, 1884), J. Hampton Robb (New York, 1889-91), and John F. Goucher (Baltimore, 1890-92), all still standing, were among his better-known works in the style, and the latter two also emphasize round-headed windows.<sup>4</sup> This type of housing falls into a space somewhere among the categories of row house, tenement and apartment, into which the history of American housing has been compartmentalized, but it is distinct and worthy of study in its own right.<sup>5</sup>

Mary Ellen Pipe, the widow of John Pipe, bought lots 17 and 18 of Block 3 of William Humphrey's Subdivision in September of 1895, paying \$2,000. The next month she borrowed \$6500 against the property, and in November she took out a building permit.<sup>6</sup> The Pipe family lived for the most part on Slattery in the near north side, but William C. Pipe, listed in city directories as an "inspector," lived here. His brother George W. Pipe (1858-1924) was the supervising architect of the Police Department, and he is likely to have provided the designs. Another brother, Edward C. Pipe (1859-1915) may have been the contractor.<sup>7</sup>

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Heritage Conservation and Recreation Service

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Continuation sheet 2327-31 and 2333-35 Rutger St, item number 8

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Lots 15 and 16 had been the property of Joseph T. Donovan, owner of Fidelity Real Estate, since the 1880's, but in December of 1897, when he arranged to build on them, he briefly transferred title (until the next March)<sup>8</sup> to Thomas C. Higgins, and he had Caesar J. Christophel take out the building permit. Christophel (born 1865) was a long-time employee of John Baumann, first for the Baumann Cycle Co., and later for Baumann Safe and Hardware Co., manufacturers of trunk hardware.<sup>9</sup>

Mrs. Pipe sold her property in 1897 and Donovan his in 1900. Thereafter each property went through more than a score of changes in ownership but were never held by the same owner until assembled by the Land Reutilization Authority in 1980.

Notes

1. How to Apply the National Register Criteria for Evaluation (Washington, D. C.: National Park Service, June 1, 1982), p. 22.
2. The history of Lafayette Square has been recounted by John Albury Bryan, Lafayette Square (St. Louis: author, 1962); Stephen J. Raiche, "Lafayette Square: A Bit of Old St. Louis," Missouri Historical Society Bulletin, Vol. XXIX, No. 2 (January 1973), pp. 88-95; and Timothy G. Conley, Lafayette Square: An Urban Renaissance (St. Louis: Lafayette Square Press, 1974). Part of Lafayette Square is listed in the National Register.
3. Judith Ciampoli, "The St. Louis Tornado of 1896; Mad Pranks of the Storm King," Gateway Heritage, Vol. 2, No. 4 (Spring 1982), pp. 24-31.
4. Leland Roth, "The Urban Architecture of McKim, Mead and White" (New Haven, Conn.: Yale University PhD dissertation, 1973).
5. The row house has been studied by Charles Lockwood, Brick and Brownstone: the New York Row House 1783-1929 (New York, McGraw Hill, 1972). Tenements and apartments have been treated by, among others, Lewis Mumford, The City in History (London: Secker & Warburg, 1961), chapters 14 and 15; Norbert Schoenauer, 6000 Years of Housing, Vol. 3: The Occidental Urban House (New York: Garland, 1981); Gwendolyn Wright, Building the Dream, A Social History of Housing in America (New York: Pantheon, 1981), chapters 7 and 8; H. W. Frohne, "The Apartment House," Architectural Record, Vol. 27 (March 1910), pp. 207-213; Christopher Tunnard and Henry Hope Reed, American Skyline (Boston: Houghton Mifflin, 1953).
6. City of St. Louis Tax Assessor's records; Recorder of Deeds, Books 1299, page 97 and 1391, page 313; Building Permit 25360.
7. City directories; Bellefontaine Cemetery lot 1431, block 73-165; Missouri Historical Society necrology scrapbook XII, p. 102.
8. City of St. Louis Tax Assessor's records; Building Permit 27501.
9. The Book of St. Louisans (St. Louis: The St. Louis Republic, 1912); city directories.

## 9. Major Bibliographical References

1. The Book of St. Louisans. St. Louis: The St. Louis Republic, 1912.
2. Bryan, John Albury. Lafayette Square. St. Louis: author, 1962.

## 10. Geographical Data

Acreeage of nominated property .28 acres

Quadrangle name "Cahokia, Ill.-Mo."

Quadrangle scale 1:24,000

UTM References

A 

1	5	7	4	2	1	5	0	4	2	7	8	0	0	0
Zone	Easting					Northing								

B 

Zone	Easting					Northing								

C 

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D 

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H 

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Verbal boundary description and justification Lots 15, 16, 17 & 18 of City Block 2264 (William Humphrey's Addition), fronting 102 feet 7½ inches on Rutger St.

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

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

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title Esley Hamilton

organization \_\_\_\_\_

date September 1983

street & number 1169 Ursula Avenue

telephone (314) 727-0428

city or town University City

state Missouri 63130

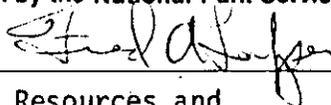
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature



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

date 12/12/83

For NPS use only

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

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet 2327-31 and 2333-35 Rutger St. Item number 9

Page 1

3. Ciampoli, Judith, "The St. Louis Tornado of 1896; Mad Pranks of the Storm King," Gateway Heritage, Vol. 2, No. 4 (Spring 1982), pp. 24-31.
4. Frohne, H. W., "The Apartment House," Architectural Record, Vol. 27 (March 1910), pp. 207-213.
5. Lockwood, Charles. Bricks and Brownstone; The New York Row House 1783-1929. New York: McGraw Hill, 1972.
6. Mumford, Lewis. The City in History. London: Secker & Warburg, 1961.
7. Raiche, Stephen J., "Lafayette Square; A Bit of Old St. Louis," Missouri Historical Society Bulletin, Vol. XXIX, No. 2 (January 1973), pp. 88-95.
8. Roth, Leland. "The Urban Architecture of McKim, Mead and White." New Haven, Conn.: Yale University PhD dissertation, 1973.
9. Schoenauer, Norbert. 6000 Years of Housing, Vol. 3; The Occidental Urban House. New York: Garland, 1981.
10. Tunnard, Christopher, and Reed, Henry Hope. American Skyline. Boston: Houghton Mifflin, 1953.
11. Wright, Gwendolyn. Building the Dream, A Social History of Housing in America. New York: Pantheon, 1981.

Item number 11

Page 1

2. James M. Denny, Section Chief  
Survey and Registration  
Department of Natural Resources  
Historic Preservation Program  
P.O. Box 176  
Jefferson City

December 5, 1983  
314/751-4096

Missouri 65102

LEGEND

 NATIONAL SIGNIFICANCE

 STATE SIGNIFICANCE

 }  
 } CITY SIGNIFICANCE  
 }

 LITTLE OR NO ARCHITECTURAL MERIT -  
DEMOLITION WOULD BE INCONSEQUENTIAL  
OR ADVANTAGEOUS

 LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

 LOCAL HISTORIC DISTRICT

 LOCAL LANDMARK

\* BUILT SINCE 1941

 DEMOLISHED SINCE MARCH 1978

RATINGS REFLECT CURRENT ARCHITECTURAL, NOT  
HISTORICAL OR ASSOCIATIVE, SIGNIFICANCE.  
ALTHOUGH BUILDING CONDITIONS PER SE ARE NOT  
EVALUATED, INSENSITIVE ALTERATIONS AND/OR THE  
LOSS OF ARCHITECTURAL ELEMENTS MAY LOWER  
RATINGS. THIS SURVEY IS REVISED PERIODICALLY  
TO NOTE DEMOLITIONS AND ASSESS RENOVATION

SURVEY:

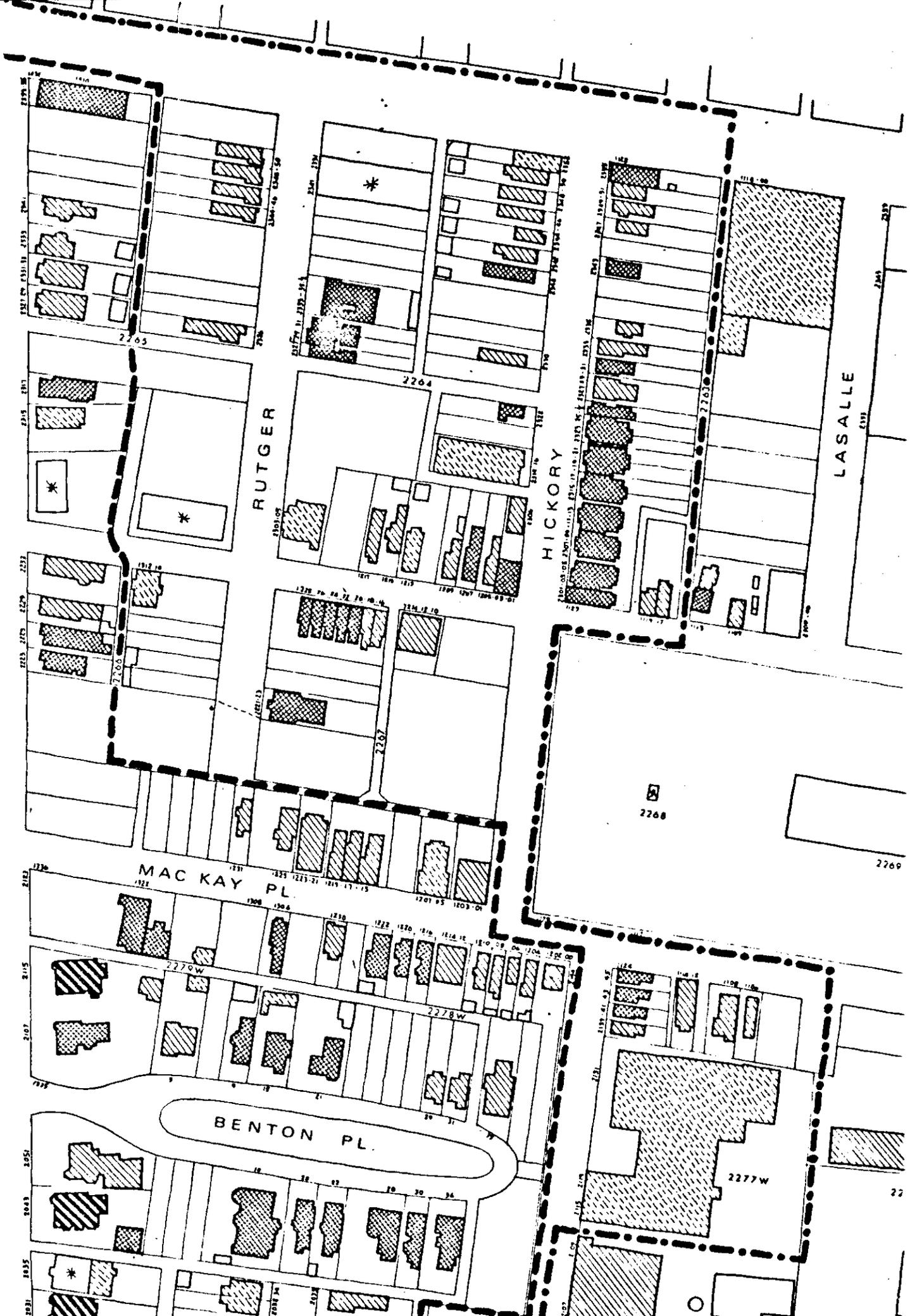
CAROLYN HEWES TOFT  
MARY MARGARET STIRITZ  
JANE MOLLOY PORTER

REVIEW:

WILLIAM P. WISCHMEYER  
PAUL TESSIER

MAP:

PAT HAYS BAER



RUTGER

HICKORY

LASALLE

MAC KAY PL

BENTON PL

2265

2264

2267

2268

2269

2270W

2278W

2277W

22



2327-31 and 2333-35 RUTGER ST. 1 of 2  
St. Louis, Missouri

photog.: Esley Hamilton, Dec. 1982  
Neg. Loc.: 1169 Ursula Avenue  
University City, MO 63130

View from southeast



2327-31 and 2333-35 RUTGER ST. 2 of 2  
St. Louis, Missouri

Photog.: Esley Hamilton, Dec. 1982  
Neg. Loc.: 1169 Ursula Avenue  
University City, MO 63130

view from southwest

