

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Colchester Apartments  
other names/site number ABC Condominium

2. Location

street & number 4-10-14-20 N. Kingshighway Boulevard [ n/a ] not for publication  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 63108

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 Signature of certifying official/Title Mark A. Miles / Deputy SHPO Date 05/18/06

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

State or Federal agency and bureau

4. National Park Service Certification

	Signature of the Keeper	Date of Action
I hereby certify that the property is:		
<input type="checkbox"/> entered in the National Register See continuation sheet [ ].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [ ].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain see continuation sheet [ ].	_____	_____

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0 building
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-state	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		1	0 total

Name of related multiple property listing.  
 N/A

Number of contributing resources previously listed in the National Register. 0

**6. Function or Use**

**Historic Function**  
DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**  
DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
CLASSICAL REVIVAL

**Materials**  
 foundation Limestone  
 \_\_\_\_\_  
 walls Limestone  
brick  
 \_\_\_\_\_  
 roof asphalt  
 other \_\_\_\_\_

see continuation sheet [ ]

see continuation sheet [ ]

**NARRATIVE DESCRIPTION**  
 See continuation sheet [x]

**8. Statement of Significance**

**Applicable National Register Criteria**

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**

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.

**Areas of Significance**

ARCHITECTURE

**Periods of Significance**

1906

**Significant Dates**

N/A

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Andrews, W.H. / architect

**Narrative Statement of Significance**

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

**9. Major Bibliographic 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 Record

# \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: Landmarks Assoc. of St. Louis

**10. Geographical Data**

Acreege of Property 0.65 acres

**UTM References**

A. Zone 15	Easting 738080	Northing 4280280	B. Zone	Easting	Northing
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**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 Michael Allen/Researcher with Lisa Selligman and Susan Barley

organization Landmarks Association of St. Louis date January 25, 2006

street & number 917 Locust Street, 7th floor telephone 314-421-6474

city or town St. Louis state MO zip code 63101

**Additional Documentation**

Submit the following items with the completed 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 Various (see attached list)

street & number 4-10-14-20 N. Kingshighway Telephone \_\_\_\_\_

city or town St. Louis state MO zip code 63108

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

Colchester Apartments  
St. Louis [Independent City], Missouri

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### **Summary**

The Colchester Apartments, now known as the ABC Condominium Building, at the northeast corner of Laclede Avenue and Kingshighway Boulevard in St. Louis, Missouri, is a six-story buff brick building on a one-story limestone base. Classical Revival in style, the building's ornamented front elevation consists of sixteen bays with end and alternating pairs of middle bays forming rounded projections. The nine-bay side elevations are less embellished, and the rear elevation is executed in plain brick. The building is divided into four sections, separated by fire walls, that have their own distinct named entrances. The primary elevations present a clear articulation of base, middle and top reminiscent of precedents in Renaissance Italian palazzo, and provide its distinguishing characteristics. Exterior alterations have been few: owners replaced the original cornice in 1959 after it sustained tornado damage; glass block windows have been installed at the basement level; and some upper-level window sashes have been replaced by condominium owners. The luxurious interior spaces retain many of their original fine details. The building easily retains integrity of location, design, setting, materials, workmanship, feeling and association.

### **Setting**

The building's setting has changed somewhat since 1906, although mostly through construction of multi-family apartment buildings on vacant land and the fulfillment of the city government's plans for Kingshighway. Kingshighway has become the bustling crosstown road envisioned by its builders, while the immediate area is rather densely filled with apartment buildings. To the west, Forest Park still remains as a visual edge to this part of the Central West End neighborhood. Immediately east of the building is an underground parking structure for the building, and east of that on Laclede Avenue are apartment buildings built in the decade after the Colchester opened. To the immediate north of the building stands a 1950s-era 17-story apartment building in a Modern Movement style; to the south, the site of an old apartment building is now a parking lot.

### **Exterior**

The Kingshighway (west) elevation is the defining face of the structure. It is divided into four sections, each centered around a limestone entryway defined by fluted columns supporting an architrave inscribed with the name of each building—Aberdeen, Bellevue,

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Colchester, Devonshire—on fleur-de-lis capitals (see photograph 3). A simplified cornice sits atop this band, terminating immediately below the row of dentils under the second floor windows.

The visible “base” of the building is a limestone section extending from the ground to the second floor windowsills, and is divided into two distinct sections by a large limestone roll molding. At the lowest level of the building, large pieces of smooth faced limestone frame one-over-one double-hung basement windows. Resting on the window heads, the half-round roll molding is topped with a band of flat limestone below a cyma reversa band at the first floor windowsill. Above this band, the smooth limestone face of the wall is articulated into distinct bands by raised strips of stone extending across the elevation. These terminate directly into the windows with no defined framing band. One stone course above each window, an implied pediment, consisting of a dentil band and a cyma reversa cornice, further defines lines of the windows. Three stone courses above the window heads, a heavy limestone band consisting of a dentil band and a three-part rectangular cornice terminates the base level of the structure.

At the top of the limestone cornice, the major wall material changes to buff-colored brick, with limestone continuing as the dominant trim. The focus at this level is on the windows directly above the entryway to each structure, effectively defining a piano nobile. Two pairs of one-over-one double-hung windows, framed by metal fluted columns with composite Ionic capitals and with a carved limestone panel (featuring a torch), support a heavily ornamented triangular pediment. Dentil bands underneath and within the pediment define it. An anthemion rests on the apex of the pediment, with partial versions resting at the lower corners (see photograph 3). Limestone bands, similar to those in the section below, run between the second floor windows, bringing emphasis to the horizontal at the second floor of the building. At the curved bays, fluted metal columns with composite Ionic capitals at each window carry a simplified pediment consisting of a flat limestone panel above the window topped with a cyma recta band over the window.

At the third floor, the rectangular windows above the entry doors are topped by individual arch-top pediments, defining them as separate elements. The fourth floor windows repeat this motif substituting a triangular pediment; at the fifth floor, the

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implied pediment from the second floor—a dentil band supporting a cornice—returns. The curved bay windows repeat the pattern set at the second floor level.

A continuous half-round stone sill at the sixth floor windows defines the bottom edge of the “top” of the building. Windows follow patterns established in the lower areas of the structure; with a continuous flat band of stone transitioning from the top of the windows into the stone crown design by Raymond Maritz in 1959 to replace the original iron balustrade destroyed in a tornado.

On the north and south elevations, the continuous banding wraps to continue the articulation of base, middle and top similar to the front elevation. One-over-one double-hung windows are accented by limestone French arches with an emphasized keystone. Projecting trapezoidal bay windows provide vertical rhythm along the elevations. On the north elevation, the one projecting bay is the third bay from the west; on the south elevation, the two projecting bays are the third bay from the west and the easternmost bay.

**Interior**

The building is divided into 48 apartments, with each section's floors divided in half laterally. Entrance is through a lobby on each section's floors near the front elevation. The lobbies retain original tile floors and marble wainscoting, in addition to built-in marble benches on each side of doorway (see photograph 5), except in the Bellevue entrance where there was one bench and the now-removed building manager's desk. The floor plan of each apartment places a spacious living room at the west end of each unit, with other rooms located along a single-loaded hall running to the rear enclosed porch (see figure 2). The building's original elevators are still in use with brass grilles and doors. The units are mostly intact, retaining the original fluted millwork, wooden doors with ornamental hardware, elaborate wooden mantels and carved wooden columns in large doorways between the living and dining rooms of each unit (see photograph 6). Most apartments have two bedrooms and two bathrooms, while those on the north and south ends of the building are larger. Some owners have connected pairs of units, and additional doorways exist where those connections have been made. Some original window sashes have been replaced with newer wooden sashes, but the window profiles

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have been maintained. A few units have dropped ceilings in drywall or tile; the original pocket doors in each apartment are mostly gone.

The basement, now storage lockers, housed rooms for servants, but the rooms built on that level were not part of the original plans.

The four lobbies have been substantially altered but retain at least some of their historic appearance. The original main lobby and manager's desk was on the first floor of the Bellevue; little of the original features remain. Extant marble walls in each of the lobbies are original.

**Integrity**

The only major alteration to the Colchester has been the replacement of the destroyed balustrade with the limestone crown. A city ordinance passed after the 1959 tornado forbade the rebuilding of "nonfunctional" ornament, so the building owners could not restore it. While the building lost some ornamental flourish, it retained its historic character due to the sensitivity of Maritz's design. At various times between 1977 and 1998, the entrances to the four sections were updated with enclosed stoops, awnings, new steps and new post lamps on the steps. These changes have not always been sensitive to the architecture of the building. Other alterations include the replacement of many basement windows with glass block windows, the addition of a basement door on the Laclede Avenue elevation and the replacement of some of the upper-floor windows by individual condominium owners. None of these changes has threatened the integrity of the building, which retains integrity of location, design, setting, materials, workmanship, feeling and association.

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Colchester Apartments  
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**Summary**

The Colchester Apartments, located at 4-20 N. Kingshighway in St. Louis, Missouri is eligible for listing on the National Register of Historic Places under Criterion C for ARCHITECTURE. The building is of local significance as both a definitive example of the apartment building and a good example of the Classical Revival style in St. Louis. Built in 1906 from plans by Boston architect William H. Andrews, the Colchester was one of the first modern apartment buildings in the city in the Classical Revival style. Prior to the early 20<sup>th</sup> century, multifamily buildings in St. Louis were conventional tenements with separate entrances for each unit. In the years following the turn of the century, the city's wealth and status grew and more luxurious forms of housing were developed. One of the last innovations of this time was the luxury apartment building featuring multiple units with a single, enclosed entrance. This style of building was becoming popular in East Coast cities like Boston and New York. The developer of the Colchester, Jesse Dwight Dana, president of Revere Realty Company, in fact was an East Coast native who lived in Boston before settling in St. Louis. Dana commissioned Andrews, a distant relative, to design for St. Louis' fashionable Central West End a building like those he had designed in some of Boston's wealthiest suburbs. The resulting Colchester Apartments became one of the definitive apartment buildings in the city, solidifying the popularity of the form, applying the Classical Revival style to multifamily housing and leading to the apartment building's widespread use in housing for St. Louisans of all incomes. Since the significance is in the area of Architecture only, the period of significance is simply the year of the building's construction.

**Background**

When the Colchester Apartments opened in 1907, no comparable buildings had been built in St. Louis, even within the rapidly developing Central West End. Prior to the construction of buildings like the Colchester, the apartment building was virtually nonexistent in the city. Multi-family housing abounded in the forms of the common two, three or four story tenement, where each unit had a separate doorway off an exterior staircase. This was certainly not luxury housing, as the wealthy held the single-family mansion as their ideal. Rooming (or "family") hotels existed in the central city, although their residents were mostly working-class bachelors. Some use of the word "apartments" in St. Louis appears in advertising dating as far back as 1885, but none of the buildings

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advertised as apartments even remotely resembles the Colchester Apartments and its contemporaries.<sup>1</sup> Most of the so-called apartment buildings built in the years around the turn of the century were hotels or buildings like The Maryland (1897) at Euclid and Maryland in the Central West End, which featured adjoined flats over a row of storefronts. None of these buildings was in the Classical Revival style, which largely was reserved for banks, office buildings and other places of business whose owners wanted to convey the stability connoted by the style's ties to ancient Roman and Greek architecture.

In 1902, the Washington Hotel, designed by the prominent St. Louis firm of Eames & Young, opened at the northeast corner of Kingshighway and Washington in an area where large mansions were also being built. It signaled a growing interest in multi-family housing among the city's middle and upper middle classes. While the rooms were full-service and did not feature their own kitchens, they were close to what would become known as apartments. Still, the 1905 city directory lists no proper "apartment" buildings, simply a few "hotel and apartment" buildings, many concentrated in the growing Central West End. The luxury apartment building would emerge soon, though, and the Colchester Apartments would be one of the first local examples.

The developer who built the Colchester Apartments was Jesse Dwight Dana (1877-1921), president of Revere Realty Company. Dana was a relative newcomer to the city, having arrived in St. Louis only one year earlier. Dana was born in Maine and educated at Yale and Harvard before establishing a law practice in Boston in 1900. In 1902, he married Clara Robb Brown in Jacksonville, Illinois. Apparently young Dana had more ambitious plans, because in 1903 he uprooted his household to small Sligo, Missouri to become secretary of the Sligo Furnace Company, which maintained large furnaces that extracted iron from the earth. Once in Missouri, Dana's entrepreneurship grew and he was soon involved in St. Louis real estate investment. By 1905, he resided at 4416 Lindell Boulevard in St. Louis' Central West End and had opened an office at 509 Olive Street. He acted fast to develop his real estate fortune, forming his own Revere Real Estate Company.

The Revere Real Estate Company acquired the large parcel at the northeast corner of Laclede and King's Highway (now Kingshighway) on May 6, 1906. The undeveloped

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<sup>1</sup> An advertisement in the 1885 city directory promotes an "apartment" building at Grand and Olive with a rendering showing what seems to be a conventional rooming (or "family") hotel.

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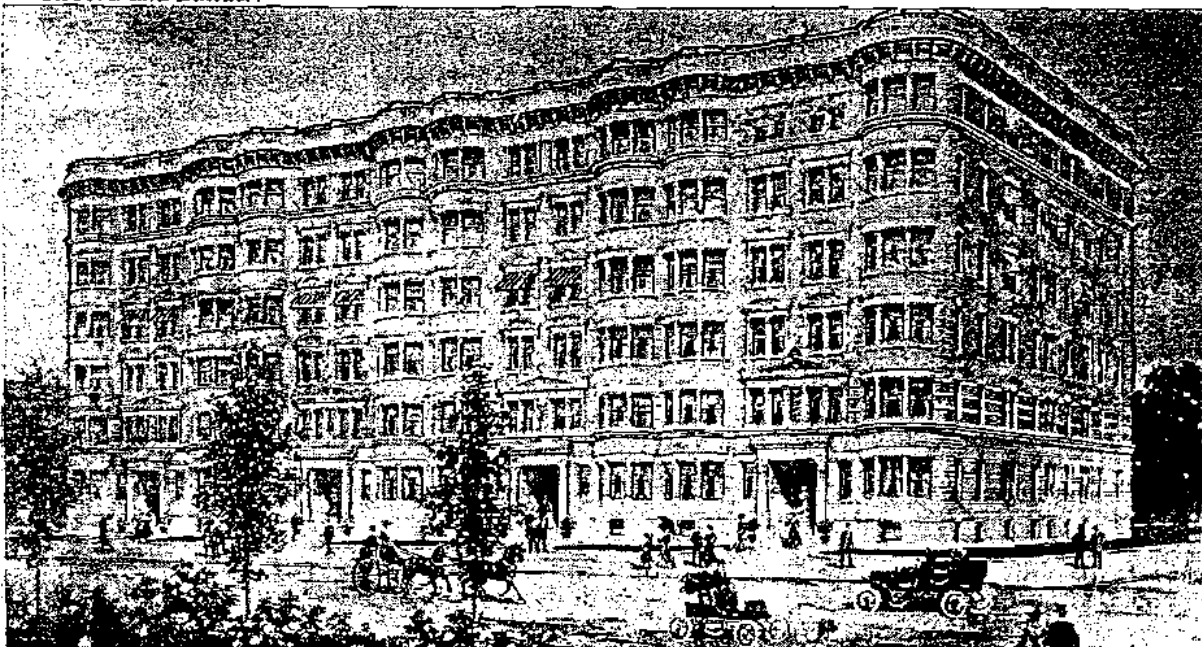
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Colchester Apartments  
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parcel, fronting what would become one of the city's most important thoroughfares<sup>2</sup>, was part of a larger parcel owned by Edward C. Dameron, who had owned the undeveloped land since 1885. The lot at the corner of Laclede and Kingshighway was in the middle of the Central West End, which was experiencing rapid growth as the city's middle and upper classes moved westward away from the inner city. The rural past of the area was not very distant; an 1899 city plat map shows the corner as consisting of an open field and a two story brick home, constructed in 1806 for the Thomas Price family.<sup>3</sup> Yet the creation and annexation of Forest Park, located across the new King's Highway, in 1876 directed attention to the area. Before and after the 1904 World's Fair in Forest Park, development of private streets and subdivisions around the park occurred with great speed. The city created a King's Highway Commission in 1903 to create a plan for converting the muddy road into a beautiful parkway connecting the city's major parks.<sup>4</sup>

Figure 1: The rendering of the Colchester Apartments that appeared in August 1906 issue of *The Realty Record and Builder*.



<sup>2</sup> Kingshighway had been planned as a monumental parkway stretching on a curving north-south path through the city. As built, it is mostly a four- to six-lane wide boulevard on which are located numerous businesses, hospitals, apartment buildings and factories.

<sup>3</sup> Charles Procasky, *A Short History of the ABC's*. 1986. p.1.

<sup>4</sup> "A Brief History of the ABCs." *ABC Condominiums Owners' Handbook*, 1998. p. 1.

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The parcel at Kingshighway and Laclede was a prominent location in a booming and important part of the city. The city's wealthy class apparently trusted the eastern transplant, because the loans for purchase of the parcel and construction of the new building came from the city's well-established Mississippi Valley Trust Company (NR 05/25/2001). On June 7, 1906, the Revere Realty Company received a building permit for a six-story brick apartment building with the construction cost reported at \$310,000.

To design the spacious new apartment building, Dana chose William H. Andrews, a Boston architect whose career remains as obscure today as it was then. Boston city directories list Andrews in private practice in 1893, 1903-4, 1915 and 1926, while another directory lists his practice for all years between 1906 and 1917.<sup>5</sup> He maintained an office at 101 Tremont Street and a home in the upper-class Aberdeen neighborhood in suburban Brighton.<sup>6</sup> Prior to designing the Colchester Apartments, Andrews had designed several Revival-style office buildings and homes in the fashionable Boston suburb of Brookline. Most important, he had designed a few buildings in Brookline that are definitely single-entry apartment buildings in the Classical Revival style, including the 1903 Windsor, a contributing resource to the Brookline Historic District (NR 10/17/1985). While practicing law, Dana lived in Boston and likely would have spent time in the wealthy areas where Andrews was building. Given the relative newness of the apartment building as an architectural form even in Boston, the work of Andrews would have had some local reputation. Perhaps Andrews and Dana were socially tied, or even related; Dana's aunt married a man named Andrews, but no further link exists.<sup>7</sup> Three facts combined to keep Andrews an unheralded figure despite the obvious quality of his work: he was never a member of the American Institute of Architects (no record of application exists); less than 15 of his designs have been identified by historians; and the Colchester is his only known design outside of the Boston area. After the Colchester, Andrews went on to design several houses in Brookline and an apartment building in the

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<sup>5</sup> *Directory of Boston Architects: 1846-1970* (Boston: Massachusetts Committee for the Preservation of Architectural Records, 1985).

<sup>6</sup> <http://www.bahistory.org/HistoryAberdeenBill.html> (January 3, 2006). *Brighton's Unique Aberdeen Neighborhood*.

<sup>7</sup> <http://freepages.genealogy.rootsweb.com/~arlene/Blackwood/d0/i0003947.htm> (January 9, 2005). *Descendants of James/John Blackwood, Fifth Generation: Jesse Dwight Dana*.

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city of Boston, all in popular Georgian, Renaissance or Classical Revival styles. The last of these known works was built in 1913.<sup>8</sup>

One thing is clear about Andrews: He had experience in designing luxury apartment buildings that St. Louis architects at the time lacked, even if they were used to designing for suburban locations. Andrews had worked in a market where the luxury apartment building had moved past its initial stage to gain widespread acceptance, and he was familiar with the stylistic and formal expectations of wealthy apartment-seekers. Still, the Colchester gave him a chance to advance his range: the building Dana wanted was larger than anything Andrews had designed and its location was dramatically urban. Andrews' design demonstrated a masterful, if somewhat conservative, handling of his client's demands. The Colchester design called for a long six story building in a traditional Classical Revival style that was divided into four single-entry sections, each bearing its own name. The building employed a limestone base, ornament and cornice with a buff brick body. Andrews employed the classical base-shaft-top formula, emphasizing the building's height, as well as horizontal courses to emphasize the continuity of its long front elevation. Projecting rounded bays on the front elevations and trapezoidal bays on the side elevations further articulated the building. In proportion, style and material, the design met the demands of Dana's wealthy prospective tenants. The scale of the building was larger than many of the city's Classical Revival bank buildings, and Andrews' handling of shape and proportion extended the style to a large building without overwhelming its location. In fact, the Colchester's articulation is almost gentle, with its curved bays undercutting the stark geometry of the building's structure and the profiles of the ornamental elements. The composition was truly original in a city that had seen few relatively "true" apartment buildings rise and even fewer of this scale and size, and had rarely seen the Classical Revival style employed for a domestic building.

The *Realty Record and Builder* announced the new building in its August 1906 issue. Accompanying the announcement was a sketch by Andrews that was slightly different than the building as built: the bay windows and entrance on the south elevation were not shown (figure 1). Although the building itself was named the Colchester Apartments, the four entrances each bore a name on the pediments above their doors: Aberdeen, likely chosen by Andrews after his own neighborhood; Bellevue; Colchester, which marked the

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<sup>8</sup> Search for buildings designed by William H. Andrews on the *Massachusetts Cultural Resource Information System*. <http://mhc-macris.net/> (January 9, 2005).

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main lobby where the manager's office was located; and Dorchester. These names invoked a Bostonian pedigree suggestive of both classical tradition—Boston borrowed these names from England, after all—and the American free market, where men of enterprise could make their fortunes. They gave each section of the building a distinguishing mark that made the large building seem less imposing. Named entrances subsequently become a trend in St. Louis apartment design, continuing into the 1930s.

The first rents at the Colchester were expensive, at \$1,000 to \$1,800 per year. Apartments could be furnished at the tenant's request. Occupancy of the Colchester began in late 1907, and it was completely filled by year's end. The names and occupations of the first tenants listed in the 1908 *Gould's Blue Book* are testament to the foresight of Jesse Dana; his apartment building had succeeded in attracting the ranks of the self-made and entrepreneurial upper-middle-class to which he belonged. Nineteen of the head of households are listed in the bellwether *The Book of Notable St. Louisans* (1906) and eleven are mentioned in *St. Louis, History of the Fourth City, 1763-1909, Volume II. The Book of Notable St. Louisans* states that "this volume records, modestly and without adulation, the life histories of those who have led in its progressive efforts and now control and direct its important activities..."<sup>9</sup> Thus, the Colchester residents were not the traditional gentry of the city, whose members tended to inhabit the mansions that dominated the Central West End's landscape. Instead, the Colchester attracted younger residents who were involved in the industries forging new directions for the twentieth century, including finance, railroads, steel and real estate. Many of them were officers of prominent corporations; 13 were corporate presidents or vice-presidents.<sup>10</sup>

Some of the most notable names listed include Frank Nicholas Johnson, president of Scullin-Gallagher Iron & Steel; Arthur Wilson Lambert, treasurer of the Lambert Pharmaceutical Company; Alfred James Davidson, president of St. Louis and San Francisco Railroad Company; Lorenzo Anderson, vice president of the Mercantile Trust Company; US Congressman and attorney Charles Frederick Joy; Richard McCulloch, assistant general manager of the United Railways Company; Lewis Bates Tebbetts, head of L.B. Tebbetts & Sons Carriage Company and vice-president of the Commonwealth Trust Company. Dana and his wife also took an apartment at 4 N. Kingshighway. Three new residents were widows of businessmen.

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<sup>9</sup> John W. Leonard (editor), *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis* (St. Louis: The St. Louis Republic, 1906), p. 12.

<sup>10</sup> "A Brief History of the ABCs." p. 2.

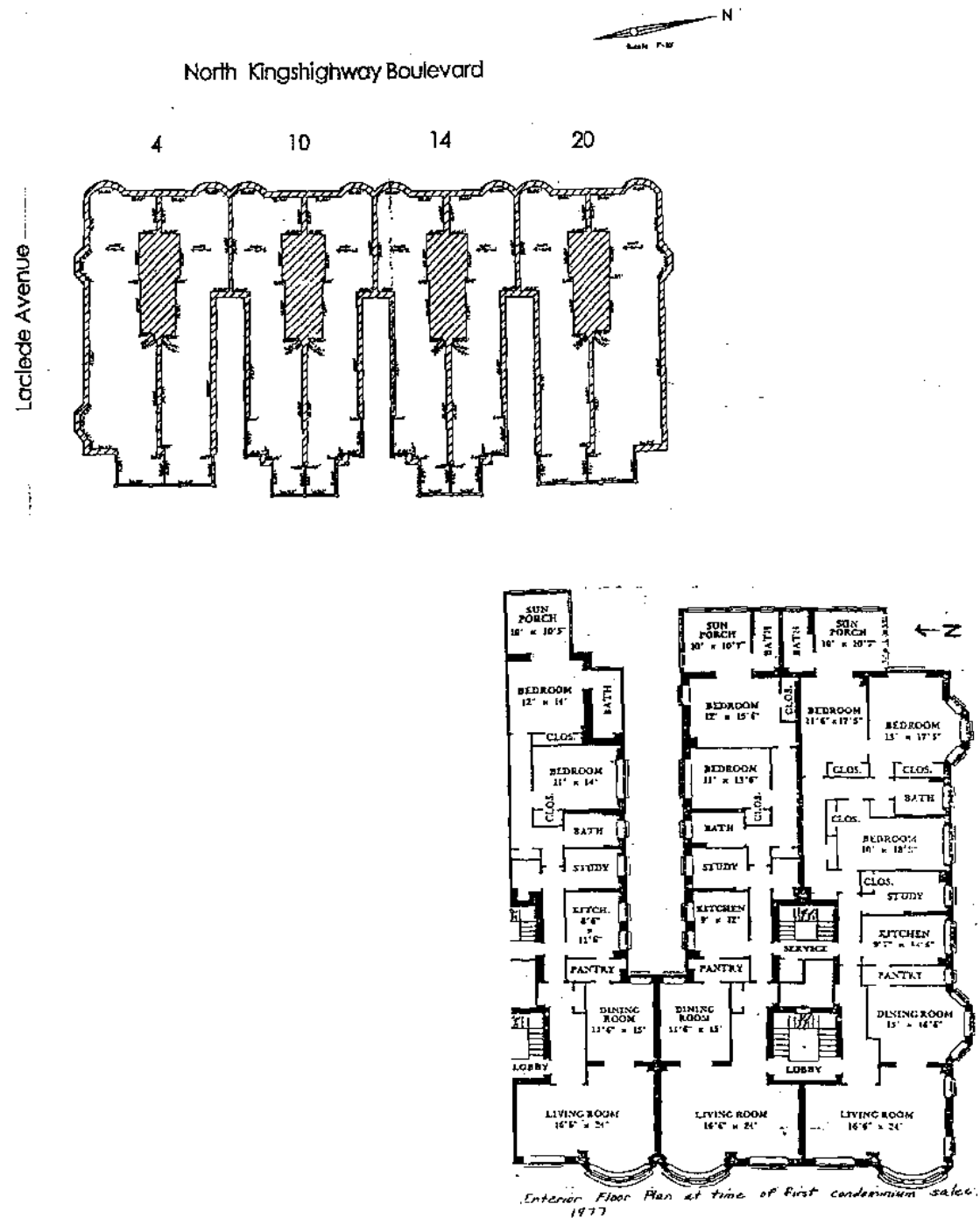
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Figure 2: General layout of the building and sample floor plans, from the files of the ABC Condominium Building.



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In 1908, Revere Realty Company sold the building to King's Highway Apartment Company, a new company headed by Dana, for \$500,000. The building continued to attract prominent residents of the city, including members of the Bakewell family, whose name is prominent in local real estate to this day. The 1910 Census shows that the heads of households in the Colchester were of ages ranging from 21 to 60 and that most households had servants. Many of the original tenants still resided at the Colchester in 1910. The Colchester Apartments had become a fashionable place to live for the city's nouveau riche, and remained so even as other apartment buildings began rising. A 1909 article in the *St. Louis Republic* noted that "[t]he Colchester apartments at Kingshighway facing Forest Park, are high class in every particular."<sup>11</sup>

Figure 3: Historic photograph of Colchester Apartments, c. 1910. Collection of the Fine Arts Department, St. Louis Public Library.



<sup>11</sup> "St. Louis apartment buildings models for eastern builders" (*St. Louis Republic*, September 19, 1909), p. 13.

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By 1907, 39 apartment buildings were listed in the city directory. Nearly all of them were located in the Central West End on streets like Olive, Lindell, and Washington. The 1909 city directory lists 83 apartment buildings, and the 1910 city directory lists 135 apartment buildings in the city. In the years after the Colchester opened, apartment living had not only become a respectable and trendy way of life for wealth St. Louisans, but its popularity quickly gained ground among the city's growing middle class. The city was becoming wealthier and more densely populated, making the apartment the preferred form of housing for many city dwellers.

In its September 19, 1909 edition, the *St. Louis Republic* ran an article noting that St. Louis was becoming renowned for its fine apartment buildings. According to the article, the St. Louis apartment building was becoming nationally known: "Already apartment-house buildings in this city have reached such a high state of perfection that prospective builders from other cities are coming here on tours of inspection."<sup>12</sup> This was exciting news given how recently the building form had appeared in the city:

Apartment houses were practically unknown in this city up to a few years ago. Only ten years ago there were some so-called apartment houses, but in reality they were only joined flats. There were some advantageous features in the structures which caused them to become popular, and they readily found tenants. But the real popularity of apartments did not reach this city until a very few years ago.<sup>13</sup>

According to the article, among the reasons that people were seeking apartments are the "servant problem"—that is, a wife's finding and keeping good help as well as having to do work oneself between servants—and "many little accommodations" that apartments provide with monthly rent payments that would be additional costs for those leasing or buying houses.<sup>14</sup> The article goes on to list several prominent apartment buildings, including the Colchester, and mentions that the apartment building is drawing St. Louisans away from the traditional "family hotel" and even from the conventional house. Apartments would grow in popularity in the city and reach a frantic boom in the years between the World Wars. The Colchester continued to keep up with apartment design trends; in 1915, large porches and additional baths were added to the rear elevation at the

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<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

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cost of \$20,000. The population of the apartments was stable; the 1920 census shows residents of similar occupations as the 1910 census.

Dana's reputation and wealth grew steadily after the Colchester apartments opened. In 1907, he became treasurer of the Missouri Iron Company. In 1910, he was appointed Treasurer of the Commonwealth Trust Company, a well-known real estate syndicate headed by Lawrence B. Pierce. After being accepted into the older company, he closed his own Revere Realty Company. He eventually headed the Commonwealth Trust Company to control several major downtown office buildings, including the Rialto, Pierce and Boatman's Bank buildings. Later, he became president of a utility company, the West End Power and Light Company. Not surprisingly, Dana also was accepted for membership into the elite Noonday, City and Racquet clubs. His successful career in his adopted city was cut short when he suddenly died of apoplexy in 1921 in his apartment at the Colchester.<sup>15</sup> His widow Clara and sons would live in the building for many years afterwards.

In 1936, the ownership passed out of the hands of Dana's family to the ABC Apartments Company. The Colchester, which had been given the nickname "ABC apartments," went through numerous ownership changes throughout the 1940s. A tornado swept through St. Louis in February 1959, damaging many buildings and toppling broadcast towers in the western part of St. Louis city. The cornice of the Colchester Apartments was badly mangled, but the building avoided other damage. In the wake of the tornado, the Board of Alderman took advantage of the disaster to promote what some members viewed as progressive urban design: a hastily passed ordinance forbade the construction or replacement of "unnecessary" building ornament. The Colchester owners could not rebuild the cornice to original appearance under the law, and thus had to settle on a simplified version instead.<sup>16</sup> The plain limestone cornice designed by architect Raymond Maritz is faithful to the building's proportions even if a departure from the ornamental richness of the original cornice.

In 1977, the owners of the Colchester, Aberdeen Associates, converted the building from rental apartments into condominiums. The building gained its current name, the ABC Condominium Building, in 1979. Subsequently, the building and units have changed

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<sup>15</sup> John W. Leonard (editor), *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis* (St. Louis: The St. Louis Republic, 1912), p. 146.

<sup>16</sup> "A Brief History of the ABCs." p. 2.

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hands over the years but few major changes have been wrought to the building itself. Many of the early apartment buildings in St. Louis have been severely altered or demolished. Of the 39 buildings listed in 1907, only 13 remain standing. The former Colchester Apartments and the Central West End, however, remain desirable places to live.

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Colchester Apartments  
St. Louis [Independent City], Missouri

**Boundary Description**

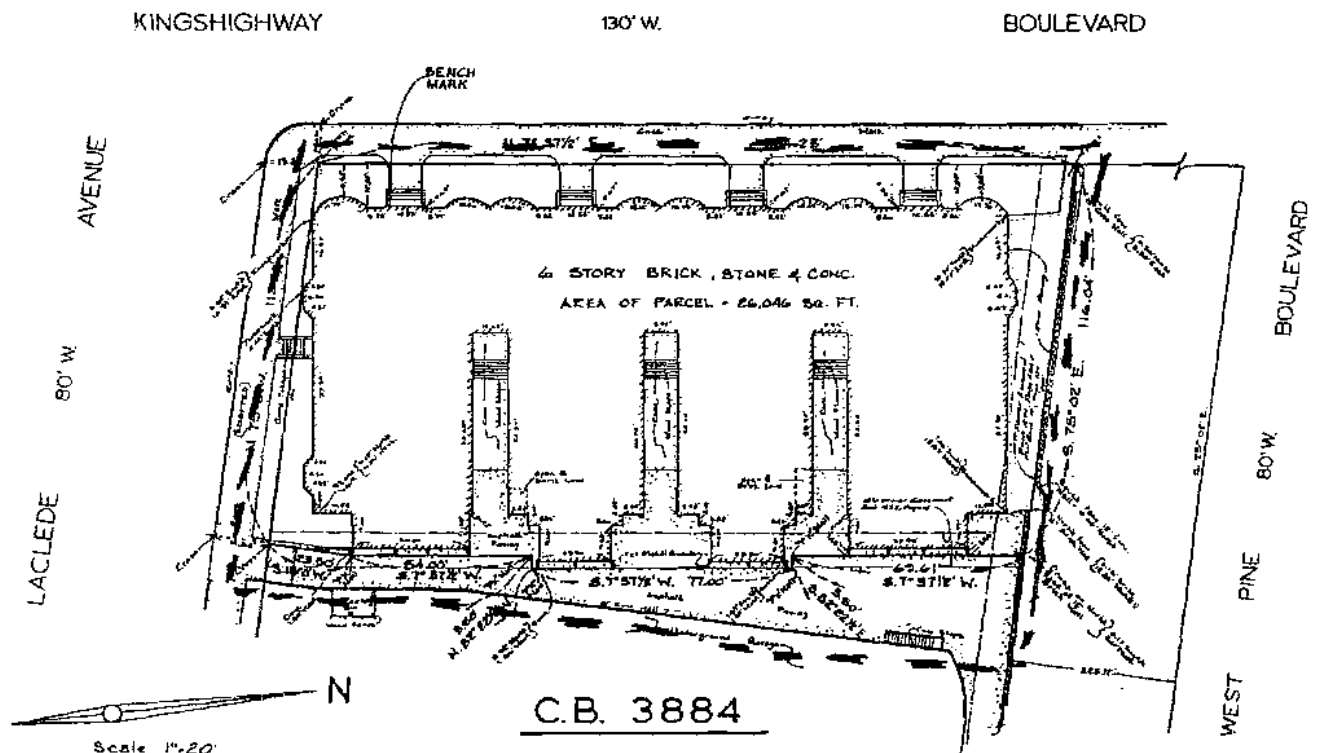
The nominated parcel is located at 4-10-14-20 North Kingshighway Boulevard on City Block 3884 in St. Louis, Missouri. The site is legally known by the assessor's office as parcel number 38842302410. The property is part of the Lindell Addition to the city. The nominated property is indicated by a dashed line on the accompanying map entitled "Colchester Apartments Boundary Map."

**Boundary Justification**

The nominated parcel includes the property historically associated with the Colchester Apartments located at the southwest corner of city block 3884.

Colchester Apartments Boundary Map

Source: Survey by Pitzman's Company of Surveyors and Engineers, 1977.



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Section owners Page 19

Colchester Apartments  
St. Louis [Independent City], Missouri

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Owners of record in City of St. Louis  
Property Assessor's Database:

Paul & Debra Salvadurai  
4 N. Kingshighway #1S  
St. Louis, MO 63108

Catherine & Leo Fitzmaurice  
4 N. Kingshighway #1N  
St. Louis, MO 63108

William S. & Mary Park Coxé  
4 N. Kingshighway #2N  
St. Louis, MO 63108

Susan M. Langhorst  
4 N. Kingshighway #2N  
St. Louis, MO 63108

Susan B. Barley  
4 N. Kingshighway #3S  
St. Louis, MO 63108

Robert M. Cargile  
4 N. Kingshighway #3N  
St. Louis, MO 63108

Benjamin A. Lipman  
4 N. Kingshighway #4S  
St. Louis, MO 63108

Anita T. Lippman  
4 N. Kingshighway #4N  
St. Louis, MO 63108

Edward W. Grace Jr. TRS  
4 N. Kingshighway #5S  
St. Louis, MO 63108

Slayden Hunt Harris  
4 N. Kingshighway #5N  
St. Louis, MO 63108

Marsha B. Shepley  
4 N. Kingshighway #6S  
St. Louis, MO 63108

John H. Goffstein & Ina L. Sachar  
4 N. Kingshighway #6N  
St. Louis, MO 63108

Karla M. Bagsby  
10 N. Kingshighway #1S  
St. Louis, MO 63108

Monika K. Keszei  
10 N. Kingshighway #1N  
St. Louis, MO 63108

Artie & Armetta G. Whitmore  
10 N. Kingshighway #2S  
St. Louis, MO 63108

Suzanne L. Sicher  
10 N. Kingshighway #2N  
St. Louis, MO 63108

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Colchester Apartments  
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Edward J. & Kathleen Goodman  
10 N. Kingshighway #3S  
St. Louis, MO 63108

Timothy F. Harris  
14 N. Kingshighway #1N  
St. Louis, MO 63108

Samuel Bromley Clark Trust  
10 N. Kingshighway #3N  
St. Louis, MO 63108

Aaron B. & Ann M. Greenspan  
14 N. Kingshighway #2S  
St. Louis, MO 63108

Teresa R. Sedlacek  
10 N. Kingshighway #4S  
St. Louis, MO 63108

Joseph H. & Eleanor P. Kuebel  
14 N. Kingshighway #2N  
St. Louis, MO 63108

John T. & Abigail B. Willie  
10 N. Kingshighway #4N  
St. Louis, MO 63108

Mary R. Ottoson  
14 N. Kingshighway #3S  
St. Louis, MO 63108

Luis & Mirelle Azevedo  
10 N. Kingshighway #5S  
St. Louis, MO 63108

Noel M. & Rita L. Moss  
14 N. Kingshighway #3N  
St. Louis, MO 63108

Melanie & Marvin K. Kaiser  
10 N. Kingshighway #5N  
St. Louis, MO 63108

Kenneth J. & Alicia L. Biehl  
14 N. Kingshighway #4S  
St. Louis, MO 63108

Bruce C. & Elizabeth M. Maize  
10 N. Kingshighway #6S  
St. Louis, MO 63108

Glen A. & Lisa A. Selligman  
14 N. Kingshighway #4N  
St. Louis, MO 63108

Scott L. Bernstein  
10 N. Kingshighway #6N  
St. Louis, MO 63108

Gwen G. Nolen  
14 N. Kingshighway #5S  
St. Louis, MO 63108

Patricia Kyle Dennis  
14 N. Kingshighway #1S  
St. Louis, MO 63108

Virginia Snipes  
14 N. Kingshighway #5N  
St. Louis, MO 63108

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Colchester Apartments  
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Michael A. Kupinski  
14 N. Kingshighway #6S  
St. Louis, MO 63108

Isolde & Ruediger Thalmann  
20 N. Kingshighway #4N  
St. Louis, Missouri 63108

Marvin Lee & Harriet S. Shourd  
14 N. Kingshighway #6N  
St. Louis, MO 63108

Catherine M. Hibler  
20 N. Kingshighway #5S  
St. Louis, Missouri 63108

Magdy & Laila & Michael Bottros  
20 N. Kingshighway #1S  
St. Louis, Missouri 63108

Mary Jo Bang  
20 N. Kingshighway #5N  
St. Louis, Missouri 63108

Vernon & Mary T. Meyer  
20 N. Kingshighway #1N  
St. Louis, Missouri 63108

Steven M. Woolf  
20 N. Kingshighway #6S  
St. Louis, Missouri 63108

Steven Hause & Kathryn Walterscheid  
20 N. Kingshighway #2S  
St. Louis, Missouri 63108

Sandra S. & Merle Kling  
20 N. Kingshighway #6N  
St. Louis, Missouri 63108

Thomas V. & Carol P. Cradock  
20 N. Kingshighway #2N  
St. Louis, Missouri 63108

Judith E. Maune  
20 N. Kingshighway #3S  
St. Louis, Missouri 63108

Tegner M. Stokes  
20 N. Kingshighway #3N  
St. Louis, Missouri 63108

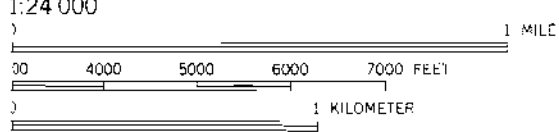
Ruediger & Isolde Thalmann  
20 N. Kingshighway #4S  
St. Louis, Missouri 63108



Colchester  
Apartments  
4-10-14-20 N.  
Kingshighway  
St. Louis [Ind.  
City], MO

Zone 15  
Easting;  
738 080  
Northing;  
4280 280

1735 1730" 1736 1737 MANCHESTER 1/4 MI. INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1983 739000m.E 90°15' 4279000m.N 38°37'30"



ROAD CLASSIFICATION

Primary highway, hard surface.....	Light-duty road, hard or improved surface.....
Secondary highway, hard surface.....	Unimproved road.....
○ Interstate Route	○ U. S. Route
	○ State Route

VERTICAL DATUM OF 1929



STANDARDS FOR SPATIAL ACCURACY - CLASS 2  
RESTON, COLORADO 80225, OR RESTON, VIRGINIA 22092  
GEOLOGICAL SURVEY  
RESOURCES, ROLLA, MISSOURI 65401  
SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1988-90 and other sources. This information not field checked. Map edited 1993  
Information shown in purple may not meet USGS content

CLAYTON, MO.  
38090-F3-TF-024  
1954  
REVISED 1993













