

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Gratiot School

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 1615 Hampton Avenue

N/A	not for publication
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City or town St. Louis, [Independent City]

N/A	vicinity
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State Missouri Code MO County St. Louis City Code 510 Zip code 63139

3. State/Federal Agency Certification

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

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Toni M. Prawl 02/24/16
Signature of certifying official/Title Toni M. Prawl, Ph.D. SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

Signature of the Keeper Date of Action

Gratiot School
Name of Property

St. Louis (Independent City) MO
County and State

5. Classification

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

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

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

<input type="checkbox"/>	Private
<input checked="" type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
1	0	sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/school

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/eclectic

Materials
(Enter categories from instructions.)

foundation: Limestone
walls: Brick
roof: Asphalt
other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Gratiot School
Name of Property

St. Louis (Independent City) MO
County and State

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 old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

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

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 # _____
- recorded by Historic American Landscape Survey # _____

Historic Resources Survey Number (if assigned): _____

Areas of Significance

ARCHITECTURE

Period of Significance

1882, 1899, 1919

Significant Dates

1882, 1899, 1919

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kirchner, Henry William

Ittner, William B.

Milligan, Rockwell

Gratiot School
Name of Property

St. Louis (Independent City) MO
County and State

10. Geographical Data

Acreeage of Property Less than one acre.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 38.622961 -90.288772 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Andrew B. Weil

organization Landmarks Association of St. Louis date 11/2/15

street & number 911 Washington Avenue telephone 314-421-6474

city or town Saint Louis state MO zip code 63101

e-mail aweil@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

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

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

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

Gratiot School
Name of Property

St. Louis (Independent City) MO
County and State

Photographs

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

Photo Log:

Name of Property: Gratiot School

City or Vicinity: St. Louis

County: Independent City State: Missouri

Photographer: Andrew B. Weil

Date
Photographed: 10/12/15

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

1 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, Facing West at East (Primary) Elevation

2 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, Central Block Facing West at East (Primary) Elevation

3 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, Facing Southwest at North Elevation

4 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, Central Block Facing East at West Elevation

5 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, North Wing Facing East at West Elevation

Gratiot School

Name of Property

St. Louis (Independent City) MO

County and State

6 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, South Wing Facing East at West Elevation

7 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Exterior, South Wing Facing North at South Elevation

8 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Classroom, South Wing Looking South.

9 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Millwork on Door Surround of Central Block, Facing Southwest

10 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Built-In Cabinetry of South Wing, Facing West

11 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Built-In Cabinetry of South Wing, Facing West

12 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Built-In Cabinetry of Central Block, Facing Southeast

13 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Classroom with Doorway of Central Block, Facing East

Gratiot School

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St. Louis (Independent City) MO

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14 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Glazed Brick Wainscoting of South Wing, Facing North

15 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Temporary Partition of South Wing, Facing East

16 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior, First Floor Detail of Ornamental Capital of South Wing, Facing North

17 of 17: 1615 Hampton Ave, St. Louis, MO
Andrew Weil, photographer, October 2015
Digital Files with Landmarks Assoc.
911 Washington Ave., St. Louis, MO 63101
Interior Hallway, First Floor of Central Block Facing South

Figure Log:

Figure 1: Location of Clayton/Tamm Neighborhood

Figure 2: Gratiot School Vicinity, 1875.

Figure 3: Gratiot School, 1615 Hampton Ave, St. Louis, MO History Museum Archives. C.1882. Historic Image
Exterior, Central Block Facing West at East (Primary) Elevation

Figure 4: Frank P. Blair School. 2707 Rauschenbach Avenue, St. Louis, MO. 1988.

Figure 5: Gratiot School, 1615 Hampton Avenue c. 1935.

Figure 6: First Floor Plan with Photo Locations

National Register of Historic Places
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Gratiot School
Name of Property St. Louis (Independent City), MO
County and State N/A
Name of multiple listing (if applicable)

Summary

Gratiot School is located at 1615 Hampton Avenue in the independent city of St. Louis, Missouri. The building was originally constructed as a rural schoolhouse in a recently annexed area at the fringe of St. Louis City in 1882. One of only two surviving schools and one of only three surviving buildings in St. Louis designed by Henry William (H. W.) Kirchner, the building is both a rare example of the city's early school designs as well as a rare surviving work of a master architect. While the building was expanded in 1899 and 1919 with matching north and south wings, Kirchner's original building was designed to accommodate additions. Adhering to early school board design requirements that anticipated the need for the expansion of small rural schools as surrounding neighborhoods developed, Gratiot School in its current form, embodies the culmination of what proved to be prescient policy on behalf of the St. Louis Public Schools (SLPS) during a period of rapid growth. The vast majority of surviving SLPS buildings were designed by world renowned architect William B. Ittner and his successor Rockwell Milligan, who worked exclusively for the school district during the booming decades at the turn of the 20th century. While most of Ittner and Milligan's designs were for large new schools to serve urban neighborhoods, Gratiot is different because it evolved with its surrounding neighborhood, growing as intended by the SLPS Board as the surrounding land urbanized.

Setting

The school is situated in the 24th Ward in the Clayton/Tamm Neighborhood (figure 1) in the west, central portion of the City. The surrounding area to the north and west of the building is primarily residential neighborhoods dating to the early part of the 20th century. To the east and south of the building the land is mostly used for light industrial purposes. Geographically, the school is situated on the bluff line of the River des Peres drainage which slopes down gradually from north to south across the site. Hampton Avenue, a major north-south artery that replaced Billon Avenue (which the school originally fronted), runs parallel to the eastern property line of the school. Manchester Avenue, a major east-west artery dating to at least the early decades of the 19th century, runs parallel to the south property line of the school. West Billon Avenue runs parallel to the west property line. Lloyd Avenue runs parallel to the north property line. The school property is surrounded by a non-historic chain link fence. The school is surrounded by playground space covered with asphalt. As the playground area is intact and it is considered a contributing site. The school yard slopes down to sidewalks on the east and south sides of the yard and is paved with limestone slabs that are not original to the school, but may date to some minor improvements that were carried out by the Works Progress Administration.

East (Primary) Elevation

The east elevation is eleven bays wide (photo 1). The two-story building has red brick masonry bearing walls laid in common bond resting on a raised, split-faced random ashlar limestone basement. The center section of the building is the original 1882 schoolhouse designed by H. William Kirchner (photos 2 and figure 3). It is seven bays wide and has a smooth faced limestone sill course on both the first and second floors that forms the sills of the window bays. All window bays have segmental arches. The original building has three distinct wall planes that step back from east to west.

The central projecting section is three bays wide. At the raised basement level there are two rectangular window openings that have been partially bricked in. Both openings contain non-original

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Gratiot School
Name of Property St. Louis (Independent City), MO
County and State N/A
Name of multiple listing (if applicable)

single fixed lights. The first floor of the central section has three bays containing nine-over-nine, double hung sash windows which are not original, but may be historic. The second floor also has three bays containing the original custom double hung windows with multiple lights arranged in a geometric pattern (compare photo 2 and figure 3). Also present on the Blair School (H. W. Kirchner's only other surviving school building), these windows appear to be a hallmark of the architects SLPS design work (figure 4). The window arches on the first and second floor are connected by a string course of alternately recessed soldier bricks. Centered at the roofline is a false dormer with a terra cotta pediment. The dormer contains a blind window bay in which is set a limestone panel upon which the word "Gratiot" appears in relief. There is a simple corbelled cornice and historic copper flashing, guttering downspouts and ornate scuppers are intact. The roof is flat with pyramidal sides. The sloped sections are covered with gray asphalt shingles. The pitch of the roof was somewhat reduced from its original appearance in 1899 by William Ittner. At that time as well, the original cupola (which contained a school bell, figure 3) was also removed.

On either side of the central section of the original building the wall plane steps back to the west (photos 1 and 2). This first recessed wall plane contains a single window bay on the first floor and a single window bay on the second floor. All window bays have segmental arches and sills formed by a smooth faced limestone sill course. The window bays on the second floor are both bricked in. The window bays on the first floor contain non-original (possibly historic), nine-over-nine, double-hung sash windows. The windows are made of wood. The raised basement level contains two entryways in flat, soldier-arched bays. The entries contain historic wooden six panel doors. There is a corbelled brick cornice and historic copper guttering at the roofline.

The wall plane of the central section steps back once more to the west (photos 1 and 2). Each side of this second recessed section also contains a single bay on the first and second floors. The first floor bays of this section were originally the doors to the original school, but both were modified to their current form by William Ittner in 1899. The first floor bay on the northern section of the central block still contains an entry, (farthest right bay in photo 2), but the bay has been reduced in size and converted from a segmental arch to a jack arched opening containing a transom with four lights and a pair of steel security doors. On the second floor there is a segmental arched window opening with a sill formed by a sill course of smooth faced limestone. The window is a nine-over-nine, double hung sash that is not original, but may be historic. The first floor bay on the southern section of the central block (farthest left bay in photo 2) contains a jack arched window opening with a nine-over-nine, double-hung sash window that once again is not original, but may be historic. The second floor contains a segmental arched window opening with a sill formed by a sill course of smooth faced limestone. The window is a nine-over-nine, double hung sash that is not original, but may be historic. The roofline of both the north and south sections of the central block continue the aforementioned corbelled cornice and historic copper guttering and flashing.

The north and south wings of the east elevation are identical in form although they were constructed at two different times (photo 1). Both wings were probably designed in concept by William B. Ittner c. 1899 although the plans for the southern addition bear Rockwell Milligan's name. The northern wing was constructed in 1899 under Ittner's direction. The southern wing was constructed in 1919 under the

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Gratiot School
Name of Property St. Louis (Independent City), MO
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Name of multiple listing (if applicable)

direction of Ittner's successor Rockwell Milligan. Both red brick wings have a flat roof with a shaped parapet and are resting on raised basements constructed of split-faced limestone laid in a random ashlar pattern. The wings are two bays wide. Each has two rectangular window openings at the level of the raised basement. Both wings have a pair of jack arched window bays with limestone lug sills on the first and second floor. Both wings have a simple shaped parapet with terra cotta coping. With the exception of the basement windows, which contain non-original sash, the window bays on the north wing have all been blinded with brick masonry. In the south wing, the window bays in the raised basement and on the first floor have historic six-over-six, double hung sash. The window bays on the second floor of the south wing have been blinded with brick masonry.

The south wing is differentiated from the north wing by a simple terra cotta detail of a torch executed in relief on a rectangular vertical panel that is centered on the parapet wall. Both wings have an elliptical motif executed in terra cotta centered at the top of the shaped parapet.

North Elevation

The north elevation (photo 3) is ten bays wide, two stories high, and constructed of the same red brick and ashlar limestone as the rest of the building. All window bays are paired and have flat, rowlock arches and smooth faced limestone lug sills. All windows appear to be historic, six-over-six, double-hung wooden sash. There are ten rectangular window bays at the level of the raised basement. Each basement window contains a historic one-by-one awning (or possibly fixed) sash. There is a simple shaped parapet with smooth faced limestone coping.

West Elevation

The central block of the west elevation is formed by the original schoolhouse (photo 4). It is six bays wide. It is constructed of the same red brick and ashlar limestone as the rest of the building. All window bays have segmental arches and smooth faced limestone lug sills. There is simple brick corbelling at the cornice level and historic copper guttering, flashing, drainpipe and ornamental scuppers are intact. There are five bricked in rectangular window bays at the raised basement level; all have flat arches and limestone lug sills.

At the southern end of the raised basement level there is a small rectangular room that projects from the wall plane. This room has limestone walls and a flat roof and rises no higher on the building's raised foundation. It contains a single bricked in square window bay. The purpose of this structure is unclear, but it may have been built to enclose a basement entryway or coal delivery chute.

The central block of the west elevation steps back once to the east (photos 5 and 6). On both the north and south sides of the central block, the recessed portion projects northward and southward respectively and contains a single window bay on the first and second floor. These bays on the second floor have segmental arches and limestone lug sills and contain historic nine-over-nine, double hung sash. These bays on the first floor have been modified to have a flat arch though both still have what appear to be historic, nine-over-nine, double-hung wooden sash. First floor entries in both the north and south sections have been enclosed with non-historic projecting frame housing and non-historic security doors.

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Gratiot School
Name of Property St. Louis (Independent City), MO
County and State N/A
Name of multiple listing (if applicable)

The north and south facing elevations of the western portion of the central block each contain three window bays on the first floor, three window bays on the second floor and two window bays at the raised basement level. First floor window bays all have segmental arches and limestone lug sills; most contain historic nine-over-nine, double-hung wooden sash.

The north and south wings of the west elevation (photos 5 and 6 respectively) connect to the original building via these recessed sections. The wall planes of the wings are flush with the wall planes of the original building. The wall planes abut each other rather than having been "toothed" together. The original building and the historic additions can be differentiated by the vertical butt joint running the height of the building and by a slight difference in the color and texture of their respective bricks.

The north wing of the west elevation is two bays wide (photo 5). On both the first and second floors there are two window bays with flat, rowlock arches and smooth faced limestone lug stills. All bays contain historic, six-over-six, double hung sash. There are two rectangular window bays at the raised basement level each containing a one-by-one hopper (or possibly fixed) sash. There is a simple shaped parapet with smooth faced limestone coping.

The south wing of the west elevation (photo 6) is two bays wide. On both the first and second floors there are two window bays with flat, rowlock arches and smooth faced limestone lug stills. The second story window bays have been bricked in. The first floor window bays contain historic, six-over-six, double-hung sash. There are two rectangular window bays at the raised basement level each containing a historic six-over-six, double-hung sash. There is a simple shaped parapet with smooth faced limestone coping. Centered on the parapet is a limestone panel on which a torch has been carved in relief.

South Elevation

The south elevation (photo 7) was designed with more extensive fenestration than the north elevation in an effort to capture natural light and radiant energy. The slope of the grade on which the school sits also descends from north to south resulting in a higher raised basement level on this elevation. There are four window bays at the raised basement, first floor and second floor levels respectively. At either end of the elevation is a large rectangular bay with a flat soldier course arch and a continuous limestone lug sill. These bays contain a ribbon of five windows, but the configuration of lights and mullions are different on each of the three levels. Between these large bays is a smaller pair of window bays with flat arches and limestone lug sills.

The raised basement has a ribbon of five, six-over-six, double-hung sash windows in the large bays at either end of the elevation, and two, six-over-six, double hung sash windows centered between them. These windows appear to be historic.

The first floor has what was once a ribbon of five compound windows in the large bays at either end of the elevation and what appear to have been two, two-part casement windows (each of which was eight-by-eight lights) centered between them. The bays are intact, as are the mullions in the larger bays although the lights have largely been removed or blinded by what appear to be metal panels. The

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Gratiot School
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mullions indicate that the windows were once tripartite and probably consisted of a transom over an operative double hung sash. What remains today are blinded transoms, a two-over-two light central section (that appears to be fixed) and a blinded lower sash. Both central bays are blind although one has a central mullion suggesting the former presence of the aforementioned two-part casement window.

The third floor has a ribbon of six-over-nine, double hung sash windows in the large bays at either end of the elevation. The two central bays each contain a different window system. The easternmost of the two central bays contains a pair of eight-light casement windows that are likely original. The westernmost of the two central bays contains a six-over-six, double-hung sash that is likely not original. There is a simple shaped parapet with smooth faced limestone coping and a limestone detail of a torch executed in relief on a rectangular panel that is centered on the parapet wall.

Interior

The interior of the building is remarkably intact with original granitoid and hardwood flooring intact throughout (photos 8 and 17). Classrooms, hallways, offices and restrooms retain their original configurations as well as original millwork surrounding doors and windows (photo 9 and figure 6). In some cases this millwork can be quite ornate, as can original built-in cabinetry, shelving and blackboard surrounds (photos 9-12). Built-in cabinetry and other historic woodwork are common throughout the classrooms as are historic paneled doors with transoms and coat closets with special ventilated doors (photo 13). In the newest (south) wing original amber and green glazed brick wainscoting is intact (photo 14). In a few cases, thin, non-original partition walls have been erected, but they are intentionally impermanent and do little more than symbolically subdivide space (photo 15). In some areas, elaborate capitols (photo 16) support structural elements and original ceiling heights remain intact throughout as the school never had a drop ceiling installed.

Integrity

While William Ittner reduced the pitch of the pyramidal roofline of the building's central block during his 1899 modifications, the school still possesses integrity of location, design, materials, feeling, association and craftsmanship. Its setting is also relatively intact although the construction of the Hampton Avenue Viaduct along its west side in the mid 20th century has somewhat altered its context. Gratiot School is a rare surviving example of a SLPS rural schoolhouse designed by master architect H.W. Kirchner. Designed to be expanded in anticipation of future population growth, Gratiot's evolution through the addition of flanking wings by master architect William Ittner (and possibly well-known architect Rockwell Milligan) embodies the manner in which the SLPS anticipated the physical growth of rural schools to account for the urbanization of the city. The floor plan and design intent of the original building are intact as is the final form created by the historic additions. Original and historic finishes including flooring, trim, windows, doors, and built-in cabinetry are intact throughout.

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Gratiot School
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Introduction

Gratiot School, located at 1615 Hampton Avenue, St. Louis City, Missouri, was constructed in 1882 to replace the older Cheltenham School, which was originally located approximately ¼ mile to the northwest on what is today the 1300 block of Graham Street.¹ Gratiot School is eligible for listing in the National Register of Historic Places under **Criterion C** for **ARCHITECTURE**. The building is locally significant because it is a rare example of early school house design in St. Louis and illustrates the manner in which the St. Louis Public School Board constructed small, but easily expandable schools in areas of the city that were still developing and poised for growth. These smaller schools that were constructed in rural contexts were usually replaced, or in some cases completely absorbed into larger buildings as surrounding neighborhoods matured and population grew. As such, the early schools that predate the building boom of architect William Ittner's tenure with the St. Louis Public Schools in the 1890s and 1910s that remain with their original designs essentially intact are rare survivals. The school, constructed in 1882, has additional significance because it is one of only two surviving schools (out of sixty that once existed) designed by master architect H. William Kirchner. While the school was expanded with wings designed by Ittner and possibly Rockwell Milligan (in 1899 and 1919), Kirchner's original school house forms the central block of the building and his design still defines the character of the composition. Not only is Gratiot a rare example of Kirchner's school designs, extensive biographical research conducted for this nomination indicates that it is a rare example of his work in general. Having designed prominent buildings in St. Louis, Columbia, Missouri; Denver; and around New Mexico individually and as the senior partner in the firm Kirchner & Kirchner, only four of his works (including Gratiot) are known to survive nationally.

Elaboration

Gratiot School is named for Charles Gratiot, the owner of the original land grant that encompassed the present school location. Born in Switzerland to parents of French extraction, Gratiot served in the early years of the American Revolution and came to St. Louis in 1780.² Through his marriage to Victoria Chouteau, he secured a bond to St. Louis' founding family whose influence in the politics and economy of the town cannot be overstated. It is therefore not surprising that Gratiot's 1785 petition for a large tract of land outside the town limits was granted and later confirmed by both the Spanish and American authorities.³ Gratiot's grant, known as the "Gratiot League Square" in the archaic syntax of the time, encompassed an area three miles by three miles in size (otherwise known as a "square league"). The modern boundaries of the grant as defined by historian Bob Corbett based on translations of the original land grant documents from Spanish by McCune Gill (Vol. 1, 268-270) are:
North line—approximately the center line of Forest Park on an east-west axis
South Line—Pernod Avenue
East Line—Kingshighway Boulevard
West Line—McCausland Avenue⁴

¹ Julius Pitzman, *Pitzman's New Atlas of the City and County of St. Louis, Missouri*. (Philadelphia, PA.: A.B. Holcombe & Co., 1878), np.

² McCune Gill, *The St. Louis Story, Library of American Lives*. (St. Louis: Historical Record Publishers, 1952), p.266.

³ *Ibid.*, 268

⁴ Bob Corbett, *The Gratiot League Square. Dogtown*—(Webster University, n.d. Web. 06 Nov). 2015), <http://faculty.webster.edu/corbette/dogtown/history/gratiot.html>

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Another early landowner in the area was William Sublette who envisioned a spa retreat centered around the springs of sulphur-laden water that surfaced on the wooded hillsides along the River des Peres. The river, long ago contained by engineers for flood control purposes, once flowed through the valley to the south of the present school where today industrial activities and railroad tracks define the landscape. As early as the 1830s, Sublette constructed a home and guest cottages on his property in the vicinity of his springs. Around 1850, the resort was leased to William Wible, who renamed it “Cheltenham” after the famous spa by that name in Gloucestershire, England.⁵ While the spa was only operated under the name Cheltenham briefly, the name became permanently associated with the area.

Cheltenham remained largely rural in character well into the latter third of the 19th century, although the arrival of the Pacific Rail Road (later the MO Pacific) in 1852 and the discovery nearby of commodities such as coal and high grade clays suitable for a wide range of brick and terra cotta products spurred industrial development (and the end of the spa). The arrival of the rail road initiated the first significant round of land subdivision in the area and greatly facilitated the establishment of industry. In 1853, subdivisions known as “Cheltenham” and “Cheltenham Place” were created further associating the vicinity with the name (though significant settlement remained decades away), and by 1855 two brick factories had opened.⁶

The 1875 Pictorial St. Louis map provides a glimpse into the appearance of the area less than a decade before Gratiot School was built and at the time when the City was poised to annex the land (figure 2). The map shows the school site as a vacant tract. Diagonally across Manchester Road and the Pacific Rail Road tracks to the southeast from the future school site was the Cheltenham railway station. Across Billon Avenue to the east, which today is the ramp leading from the Hampton viaduct to Manchester Avenue (the present school still faces this alignment) at a location which today is probably under the Hampton viaduct, were the Gittens and Cheltenham hotels. To the southeast and southwest of the school site, spread out along the valley, could already be found the presence of major industrial operations including Cheltenham Fire Brick, St. Louis Smelting and Refining, Laclede Fire Brick, Pacific Fire Clay, and Mitchells Fire Brick. With industry expanding rapidly in the area, the residential population was primed for growth although residences remained few and far between. There was however a rural school in operation as the map notes the presence of a two-room building to the northwest of the present school site identified simply as “District School Number 3 (figure 2).”⁷

The inclusion of the Cheltenham area within the limits of St. Louis City in 1876 meant that as the population grew, the resources of the St. Louis Public School System would be made available and, when necessary, this small rural school would be replaced with one designed according to standardized district specifications by a professional architect.

⁵ Gary Ross Mormino, Immigrants on the Hill; Italian Americans in St. Louis, 1882-1982. (Columbia, MO: University of Missouri Press. 2002), p. 22.

⁶ Norbury Wayman, History St. Louis neighborhoods, Oakland. (St. Louis, MO: St. Louis Community Development Agency, 1978), np.

⁷ Richard J. Compton and Camille N. Dry, Pictorial St. Louis, the Great Metropolis of the Mississippi Valley. (St. Louis: Compton & Company, 1876), plate 97.

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Founded in the 1830s, the SLPS system grew rapidly throughout the mid 19th century, though its most dramatic expansion occurred as the century began to draw to a close. The 1870s were a particularly challenging decade as the School Board had to contend with mass immigration to the city and the effects of a large expansion of the geographical city limits. Between 1870 and 1879, the student population of the district doubled and the year ended with 104 school houses (either purpose built, or rooms leased for the purpose) with a capacity of 47,270 seats.⁸ Since 1870 (the earliest records that survive) the SLPS had contracted with four different architects who each essentially remained on retainer for consecutive terms of between two and three years although they were allowed to take on work from outside clients. The year 1879 marked the third year of architect Thomas J. Furlong's association with the schools and in 1880, twenty seven year old H. W. Kirchner took over.⁹ Among the pressing tasks for Kirchner to accomplish were a series of expansions of existing schools and the construction of new schools in areas of the city that had been annexed four years earlier. The mandate to draw up plans for Gratiot, which was originally intended to be called Cheltenham, stemmed from the latter.

In the Report of the Board of Public Schools for the period 1880-1881, President Frederick Newton Judson addressed the need for schools in areas such as Cheltenham, writing: "[T]he city has a widely-extended area, some portions thinly settled, and school facilities of rural or suburban character are required in a large section." He continued by noting that a site for a new school had recently been purchased.¹⁰ Bids for work on the new school at Cheltenham, which would be renamed Gratiot just prior to opening, were let on March 10, 1882.¹¹

Early School Design

Designed by Kirchner, the building adhered to the school board's requirement for an easily expanded, standardized floor plan. Faced with a situation in which schools were becoming overcrowded within a very few years of their construction, President Judson wrote that he was "in favor of erecting our school buildings so that additions can be made to them from time to time, as occasion might require."¹² Buildings were to have four rooms per floor connected by a central hall and would ideally be three stories tall although presumably due to low population density, a two story plan was approved for Gratiot.¹³ The school also complied with an earlier design mandate that called for separate interior stairways for boys and girls leading to separate playgrounds (figure 6). This segregation of the sexes had been implemented years earlier, apparently because the Board had learned that it reduced the need for corporal punishment.¹⁴ A historic image of Gratiot taken shortly after it was completed illustrates the

⁸ St. Louis Board of Public Schools, Report of the Board of Public Schools, 1878-79. (St. Louis, MO.: np., 1879), p.29.

⁹ Sharon Dolan, Historical Listing of SLPS Architects/Building Commissioners. St. Louis Public Schools Records Center/Archives. ND, NP.

¹⁰ St. Louis Board of Public Schools, Report of the Board of Public Schools, 1880-81. (St. Louis, MO.: np., 1881), p.20-21.

¹¹ "About Town," St. Louis Post Dispatch, 10 March 1882.

¹² Report of the Board of Public Schools, 1881: 22

¹³ Report of the Board of Public Schools, 1879: 259-260

¹⁴ Carolyn Hewes Toft, "Education and Design: The St. Louis Public School Buildings." Landmarks Letter, March/April 1987, p.2.

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two original entries, which were converted into window bays when the subsequent additions were built. It also shows the fence that divided the school yard into girls and boys play grounds (figure 3). The playgrounds were situated on the south, west, and north sides of the school. Detached privies were located on the east side of the property, although they were filled and replaced with more modern indoor facilities by William Ittner during his 1899 renovation and expansion.¹⁵

Kirchner designed a handsome school house with a raised limestone basement, red brick walls, unusual windows with lights of various sizes arranged in a geometric pattern, and a façade that stepped back twice before arriving at a pair of stair halls with recessed entries on both the north and south ends of the building. The cornice line was ornamented with brick corbelling and the façade featured sill courses of smooth faced limestone and variably recessed brick. Centered at the roofline were a terra cotta pediment and a terra cotta sign reading “Gratiot”; the false pyramidal roof itself was capped with a cupola that supported both a school bell and weather vane (plans show these were removed by Ittner in 1899). The aforementioned historic image (figure 3) shows a large agricultural field to the west of the building as well as a handful of frame farmhouses and the modest spire of St. James the Greater Catholic Church in the distance. At the time, the school would have been one of the largest and most formal institutional buildings in the Cheltenham area and provided a clear indication that the small settlement was now part of the City of St. Louis.

While St. Louis has a wealth of beautiful school buildings, mostly designed by the world-renowned architect William B. Ittner, who served as the architect for the SLPS between 1897 and 1914, very few buildings that predate his tenure survive. The oldest of the “pre-Ittner” school houses is the original Lyon School, which dates to 1868 and is a contributing component of the National Historic Landmark campus of the Anheuser-Busch Brewery (NR and NHL 11/13/66). To date, the architect of this building remains unknown. The only other SLPS buildings that are older than Gratiot are three designed by architect Frederick Raeder: Des Peres School (NR 9/2/82, 1873), Carondelet School (NR 3/21/07, 1871), Irving School (a contributing resource in the Hyde Park Certified Local Historic District, 1871) and the Adams School which was presumably designed by Edmund Jungensfeld or Thomas Furlong in 1878. H.W. Kirchner’s other extant school, Blair, was also constructed in 1882, the same year as Gratiot (figure 4).

The surviving early school houses in St. Louis are two or three stories in height. They are universally constructed of local red brick and originally had four rooms per floor connected by a central hall. While the buildings are essentially rectangular in plan, their primary façades frequently have a projecting central section that either contains a door or, like Gratiot, is flanked by doors. The central section usually has a pediment and dentil cornice. As historian Ni Ni Harris notes, the early schools, or “school houses” as they were known were utilitarian, but they were also dignified and intended to be monuments to learning.¹⁶

Henry William Kirchner was born in Baltimore, Maryland in 1853 and came to St. Louis as a boy. He studied architecture in the office of George Ingram Barnett before entering practice on his own c. 1877. Kirchner served as architect for the St. Louis Public Schools (SLPS) for two, non-consecutive terms from

¹⁵ Gratiot School blueprints, on file SLPS Facilities Office.

¹⁶ Ni Ni Harris, “Rare School Houses.” *Carondelet Historical Society Newsletter*, Summer, 2014, p.1.

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1880 until 1883 and again from 1885 until 1889.¹⁷ Unlike in later years when this was a full time position, as it was under William Ittner, Kirchner was free to accept outside work. The same year he designed Gratiot (1882), the prominent building he designed for the St. Louis Cotton Exchange was completed (demolished 1940). In 1885, also while working for the SLPS, he designed major additions to Academic Hall at the University of Missouri, Columbia, which would tragically burn just seven years later. In 1884, Kirchner was one of the six organizers of the St. Louis Chapter of the American Institute of Architects (AIA) and served as its first secretary.¹⁸ In 1889, Kirchner began a partnership with his brother A.H. Kirchner. Known as Kirchner & Kirchner, the firm was the recipient of many prominent commissions, primarily for commercial buildings in St. Louis and in western cities such as Denver, Las Vegas and Santa Fe. In St. Louis, their only known surviving commercial building is the Balmer & Weber Music House (NR, 8/31/00). In Denver, Kirchner & Kirchner designed the Colorado Mining Stock Exchange Building.¹⁹ Regarded by some as Denver's finest Richardsonian Romanesque building, the stock exchange was torn down in 1967.²⁰ The firm also designed courthouses for Santa Fe and Mora, New Mexico (demolished), as well as an insane asylum (demolished) and City Hall (extant) in Las Vegas, New Mexico.²¹

While Kirchner has been credited with designing sixty schools in St. Louis during his career, it appears that with just one exception they have all been demolished or so thoroughly incorporated into later expanded school designs as to no longer be recognizable as distinct buildings or associated with him today.²² Aside from Gratiot, the former Blair School at 2707 Rauschenbach Avenue is the only remaining example of an H.W Kirchner school (figure 4).²³ In contrast with Gratiot, which was originally constructed in a rapidly industrializing, but still largely rural area, Blair School was built in a prominent neighborhood adjacent to St. Louis Place Park. The higher population density and a much more urban context in the vicinity of Blair dictated a substantially larger building. The central block of Blair reflects Kirchner's interpretation of SLPS instructions that called for "twelve room buildings, three stories in height, having four rooms to the floor, and each one placed in a corner so as to get light from four large windows."²⁴ This basic plan was intended to be easily expanded through the use of flanking wings, features that were eventually added to both Blair and Gratiot as the student population grew.

Despite the presence of flanking wings on Gratiot, the form, scale, and design of Kirchner's original school still remains the focus of the composition. The school is interesting because, while it was expanded, it wasn't expanded so drastically as to completely alter its character as happened with many

¹⁷ Ibid.

¹⁸ Carolyn Hewes Toft, Esley Hamilton, Mary Henderson Gass, *The Way We Came: A Century of the AIA in St. Louis*. (St. Louis, MO.: The Patrice Press, 1991), p. 10.

¹⁹ Stevens, Walter Barlow, *St. Louis, the Fourth City, 1764-1909*. (St. Louis, MO.: S.J. Clarke & Co., 1911) Vol. 3, p. 966.

²⁰ Francis J. Pierson, *Getting to Know Denver, Five Fabulous Walking Tours*. (Denver, CO.: Charlotte Square Press. 2006), p. 73.

²¹ Stevens, 1911: 966; Otero, Miguel Antonio, *Report of the Governor of New Mexico to the Secretary of Interior, 1887-1898*. (Washington, DC.; U.S. Government Printing Office, 1898) , p. 28; *Las Vegas City Hall, 626 Sixth Street, Las Vegas, San Miguel County, NM*. *The Library of Congress*. Historic American Buildings Survey, n.d. Web 06 Nov. 2015. <http://www.loc.gov/item/nm0122/>

²² Carolyn Hewes Toft, Esley Hamilton, Mary Henderson Gass, 1991; 9.

²³ Ibid.

²⁴ Board of Public Schools 1879: 259-260.

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other schools. It is interesting to note that Ittner actually submitted two options for expanding Gratiot in 1899. The one that was accepted and implemented in two building episodes (1899 and 1919) involved the addition of wings that matched the original building in scale, materials, and the use of modest ornamentation. In contrast, his alternate proposal would have completely subsumed the original school by essentially constructing a larger building around the existing building.

A good example of an early rural school that was utterly absorbed by an Ittner expansion in the late 1890s can be found in Arlington at 1617 Burd Avenue on the city's north side (NR 4/16/08). Originally constructed by architect Thomas Furlong in 1880 as a four room, two story building much like Gratiot, the original school is no longer visible at all and it is only thanks to detailed historical research that we have any knowledge of the building's evolution. The fact that Gratiot never underwent such a drastic enlargement is probably due to the fact that the population grew so rapidly in the surrounding area in the early 20th century that the SLPS opted to construct entirely new schools to accommodate the student population rather than completely reorganize the existing facility. In 1917, Rockwell Milligan designed Dewey Elementary School at 6747 Clayton Road (eight tenths of a mile northwest of Gratiot) and in 1919 he designed Roe Elementary School at 1921 Prather Avenue (eight tenths of a mile west). That same year, Gratiot's south wing was added, but never again was the school building significantly changed although WPA workers were responsible for school yard improvements. These included the concrete retaining walls and probably the limestone slab paving on the sloped ground that surrounds the east and south portions of the school yard (visible in photos 1 and 7).²⁵ There is some question about the WPA attribution for the latter as they are not present in a 1930's era photograph (figure 5).

Gratiot operated as an elementary school until 1976. According to the longtime archivist of the SLPS, Sharon Dolan, it operated from 1976 until 1993 as an alternate high school for pregnant high school students before being used as the SLPS archives and student record center until 2010.²⁶

Conclusion

Gratiot School is eligible for listing in the National Register of Historic Places under **Criterion C** for **ARCHITECTURE**. The period of significance is defined by the three major building episodes that took place in 1882, 1899 and 1919 respectively. The playground space surrounding the school is considered a contributing site. The building is locally significant because it is a rare example of early school house design in St. Louis and illustrates the manner in which the St. Louis Public School Board constructed small, but easily expandable schools in areas of the city that were still developing and poised for growth. These smaller schools that were constructed in rural contexts were usually replaced, or in some cases completely absorbed into larger buildings as surrounding neighborhoods matured and population grew. As such, early schools such as Gratiot that predate the building boom of William Ittner's tenure in the 1890s and 1910s that remain with their original designs essentially intact and visible are rare survivals. The school has additional significance because it is one of only two surviving schools (out of sixty that once existed) designed by master architect H. William Kirchner. The school possesses integrity of design, materials, location, and craftsmanship.

²⁵ Gratiot School Blueprints, on file SLPS Facilities Office

²⁶ Interview with former SLPS archivist Sharon Dolan, St. Louis, Missouri, September 2015.

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Name of Property St. Louis (Independent City), MO
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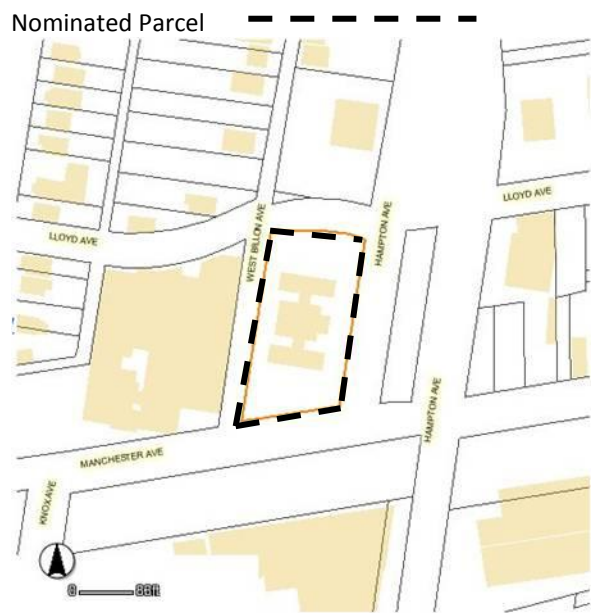
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Verbal Boundary Description: The boundary of the nominated resource is defined by the City of St. Louis as 260 FT 6/14 IN by 157 FT 2 ¼ IN/ 151 FT 7 7/8 IN A. Kuhn's Subdivision Lot 3 Bounded S. Smiley in City Block 4364S. The address of this parcel is 1615 S. Hampton Avenue, St. Louis (Independent City) Missouri, 63139.

Boundary Justification:

The boundary of the nominated resource is its property line, which represents the remaining portion of the land purchased by the St. Louis Public School System (SLPS) for the purpose of erecting Gratiot School that is still associated with the school building and owned by the SLPS.



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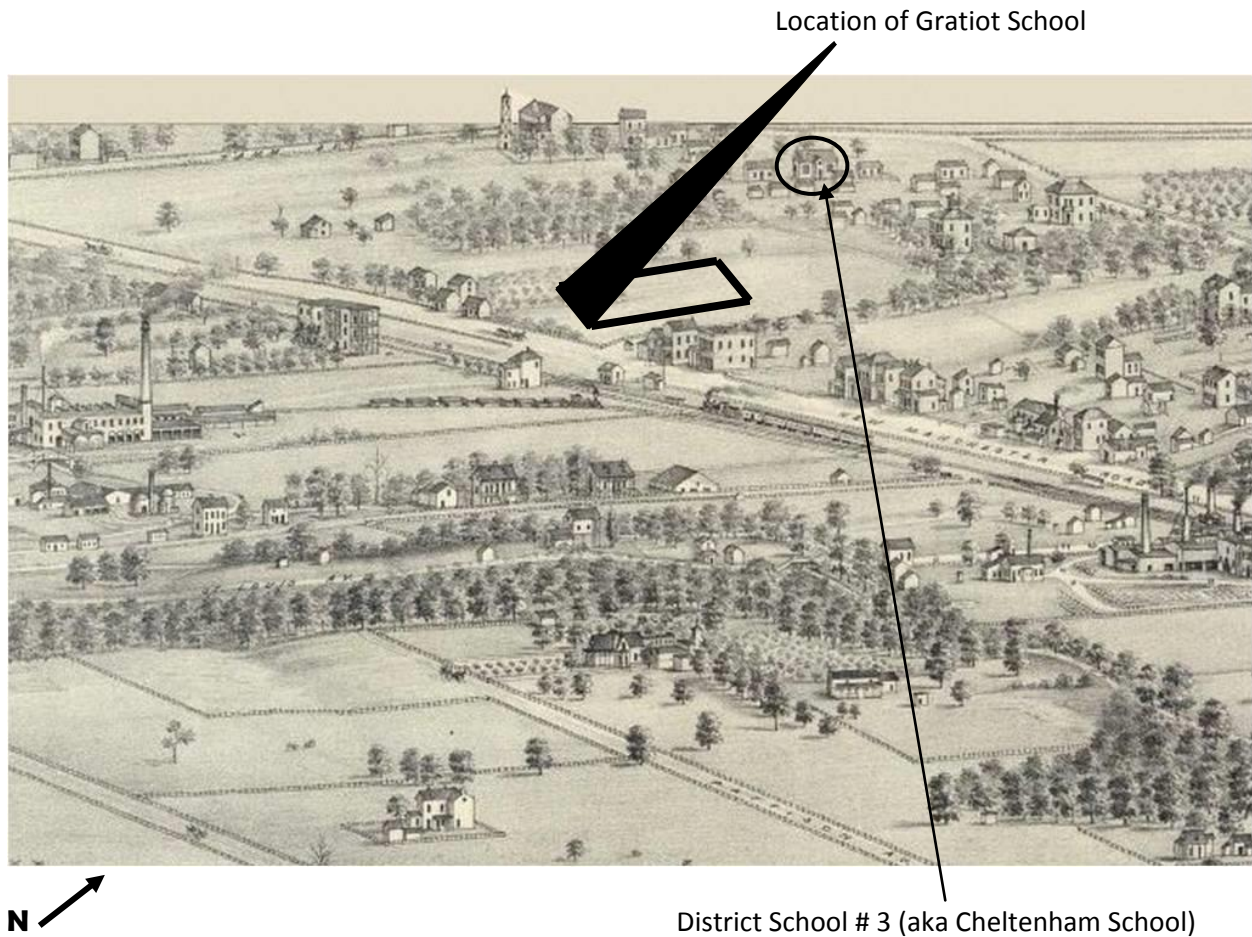
Gratiot School

Name of Property
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County and State
N/A

Name of multiple listing (if applicable)

Figure 2: Gratiot School Vicinity, 1875
Richard J. Compton and Camille N. Dry, Pictorial St. Louis (St. Louis, MO.: Compton & Co. 1875), Plate 97.



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Figure 3:
1615 Hampton Ave, St. Louis, MO
MO History Museum Archives. C.1882
Digital Files with MO History Museum Archives
225 S. Skinker, St. Louis, MO 63105
Historic Image Exterior, Central Block Facing West at East (Primary) Elevation



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Figure 4: Frank P. Blair School. 2707 Rauschenbach Avenue, St. Louis, MO. Landmarks Association Photo, 1988.



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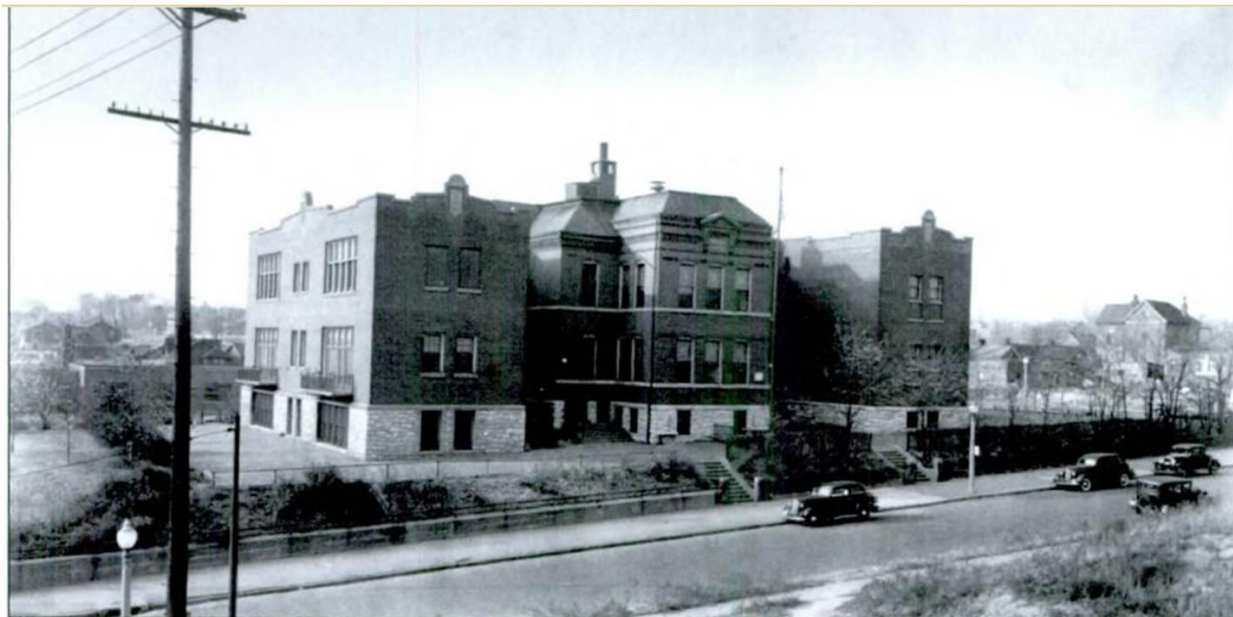
Gratiot School

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N/A

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Figure 5: Gratiot School c. 1935
SLPS Records Center Photo



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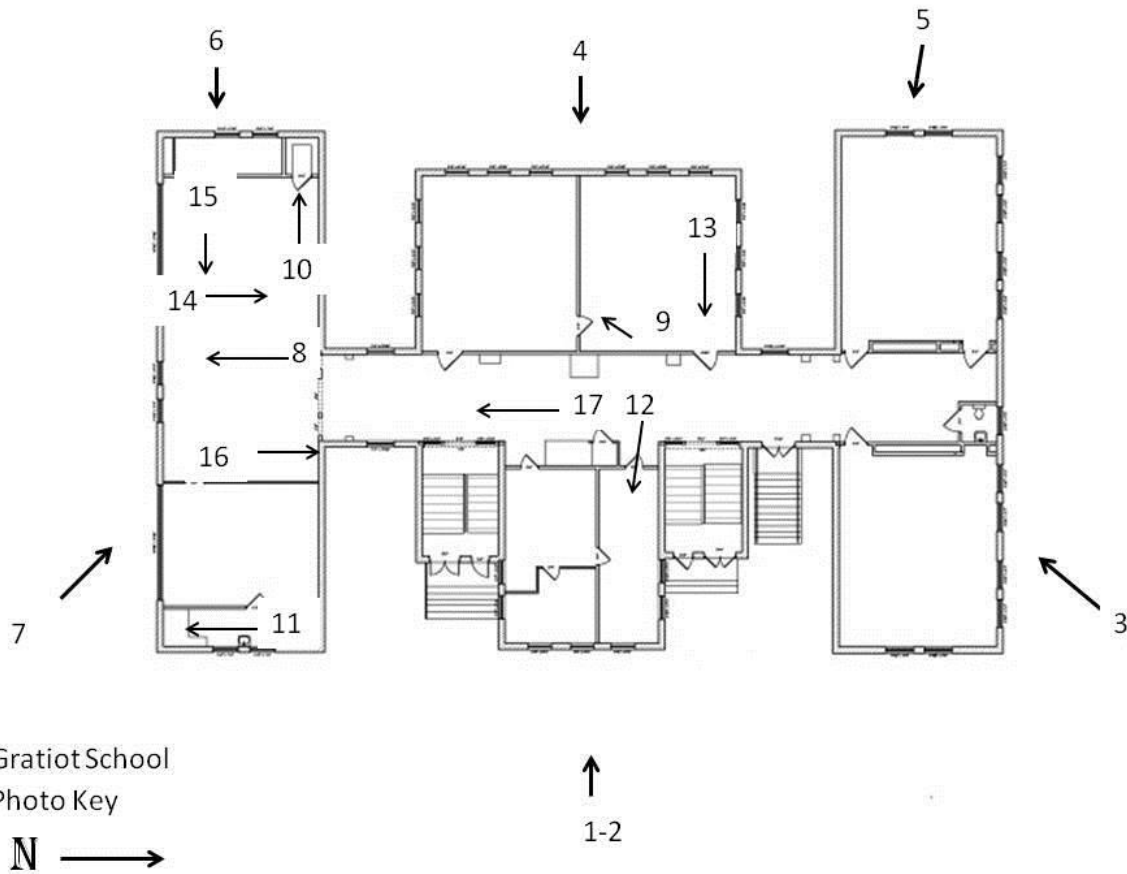
Gratiot School

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County and State
N/A

Name of multiple listing (if applicable)

Figure 6: First Floor Plan and Photo Key. "As built" drawing, property of building owner."



Gratiot School
Photo Key
N →

↑
1-2



GRATIOT

1615 International Education Consortium

NO LOITERING
IN THIS
SCHOOL YARD

NO
PARKING
ON CURB



GRATIOT

RECORDS CENTER ARCHIVES

1615

International Education Consortium

NO LOITERING IN SCHOOL YARD

NO TRESPASSING

NO LOITERING IN SCHOOL YARD

4





JAY NO
LOITERING
IN
SCHOOL YARD
ORDINANCE #61415





1884

1884

1884

1884

1884



1911


BIKE LANE





















EXIT