

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pendennis Club Apartment Building

other name/site number King Apartments; Tabb Apartments; St. John Neumann House

2. Location

street & town 3737 Washington Avenue n/a not for publication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

MAY 30, 2008  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pendennis Club Apartment Building  
Name of Property

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

**5. Classification**

**Ownership of Property**

(check as many boxes as apply)

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

**Category of Property**

(check only one box)

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

**Number of Resources within Property**

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

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

**Name of related multiple property listing**

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

n/a

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

DOMESTIC/ multiple dwelling

**Current Function**

(Enter categories from instructions)

VACANT/ not in use

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

**Materials**

(Enter categories from instructions)

foundation limestone

walls brick

terra cotta

roof asphalt

other

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Pendennis Apartment Club Building  
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 of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

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

### 9. Major Bibliographical References

#### Bibliography

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

#### Previous documentation on file (NPS):

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

#### Areas of Significance

(enter categories from instructions)

SOCIAL HISTORY

#### Period of Significance

1902-1937

#### Significant Dates

n/a

#### Significant Persons

(Complete if Criterion B is marked above)

n/a

#### Cultural Affiliation

n/a

#### Architect/Builder

Manny, Edmund Arthur, architect

See continuation sheet(s) for Section No. 8

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Landmarks Association of St. Louis, Inc.

See continuation sheet(s) for Section No. 9

Pendennis Apartment Club Building  
Name of Property

St. Louis [Independent City], MO  
County and State

## 10. Geographical Data

**Acreeage of Property** less than one acre

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

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

2 / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Lindsey Derrington  
organization Landmarks Association of St. Louis, Inc. date January 25, 2008  
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

name/title Redemptorist Fathers  
street & number PO Box 300399 telephone \_\_\_\_\_  
city or town Denver state CO zip code 80203

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

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### Summary

The Pendennis Club Apartment Building stands at 3737 Washington Avenue in the Midtown neighborhood of Saint Louis, Missouri (see photograph 1). Architect E. A. Manny designed the three-story, twelve-room structure for the Pendennis Apartment Company in 1901 and it was completed in 1902 with three apartments and one common room on each floor. The flat-roofed building is three bays wide and eight bays deep with a raised basement. It is an early example of an apartment house in an area dominated by large single family homes at the time of its construction (though most of these have been replaced by vast surface parking lots). The narrow structure measures approximately 30 by 65 feet and it stands on a lot measuring 42 by 150 feet. Simple terra cotta ornamentation incorporates elements of the Classical Revival style with subtle brick detailing. The Pendennis Club Apartment Building retains integrity of location, design, materials, workmanship, feeling, and association.

### Exterior

The rectangular, flat-roofed building is three bays wide and eight bays deep. Its walls are of red brick ornamented with grey terra cotta and limestone. Red terra cotta coping lines the roof line on the building's south (main) elevation as well as the parapet walls that step downward towards the north (rear) elevation. The foundation is of rough cut limestone. The building stands above the street line on a raised lot with a raised basement. Its setback from Washington Avenue is about thirty feet and at its rear is a courtyard of about the same depth. All of the building's windows save those on its south (main) elevation have limestone sills and segmental arched window heads made of two rows of brick headers.

The south (main) elevation faces Washington Avenue and is the most elaborate. Slightly depressed one and one-half brick sections in the stretcher bond frame either side of a central ornamented portion from the foundation to the roofline. This central portion is distinguished by unusual brickwork in a modified version of the monk bond, with rows of alternating stretchers and headers between three rows of stretchers. The headers are glazed dark brown and are aligned over the mortar joint of the headers below.

The elevation is broken into three parts that correspond with its floors. The first floor stands out from the wall plane slightly farther than the rest. The building's main entrance, its primary Classical Revival feature, comprises the western bay (see photograph 2). Because of the building's raised basement, the entrance is accessed by a flight of five steps. An open, square porch with decorative wrought-iron grills at either side leads to what originally was an open foyer. Molded terra cotta panels surround the entryway. The entablature resting above this consists of an elaborate terra cotta frieze with flowering vines framing a central wreath separated from a shaped cornice by a terra cotta course in the egg and dart pattern. The foyer's floor is limestone and its walls retain their original wood paneling and thick crown molding. Sidelights flank the wooden front door with its studded bronze doorknob and patterned molding surrounding a central glass panel (see photograph 3).

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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

Two window openings comprise the central and eastern bays of the first floor. Five bands of terra cotta, spaced six bricks apart, run across this portion of the elevation. The top-most and bottom-most bands form the windows' sills and heads while vertical bands form the rest of their borders. A thick double course of terra cotta runs six bricks above the top-most band and even with the entrance cornice to visually separate the first story of the elevation from the second. Two small, rectangular windows just above the foundation look into the basement.

The second story is much simpler. Its three windows are surrounded by molded terra cotta panels. The entablatures above each have flat friezes and molded cornices. A thin band of terra cotta stretches across the whole of the elevation to form each window's sill.

The windows on the third and upper-most part of the elevation are surrounded by molded terra cotta panels as well. Five bricks above each window is a rectangular terra cotta panel with a draping bough design (see photograph 4). String courses of headers surround each one. Five bricks above the panels is a four-layer row of brick corbels which once underpinned a large terra cotta cornice. Above this, the wall plane extends upwards ten or so bricks to the roofline.

The brickwork of the east elevation is in the stretcher bond (see photograph 1). Its central portion is depressed the width of one bay, forming a shallow "u" shape with two wings. The inner (north and south-facing) sides of these wings have single windows on each floor. The northernmost wing has one east-facing window per floor as well. The central portion of the elevation has six windows per floor, four large and two small. Six small windows near the foundation shed light on the basement.

The west elevation (see photograph 5) is also in the stretcher bond. Its only features are an elevated wood and glass side-door and two windows, one on the second floor and one on the third, which shed light into the building's long hallways. The door and windows are aligned one on top of the other at the center of the elevation. The foundation is exposed about seven feet since the neighboring property is at a much lower grade.

The building's north (rear) elevation reflects its interior layout. Each floor has four windows. The eastern side of the building has two windows placed close together that are of equal height. One is significantly narrower than the other. The two windows on the western side are spaced farther apart and are of equal size, both wider and taller than the two on the east. A small window shedding light on the basement, as well as a sunken basement door, are set into the raised foundation and lead to the building's rear courtyard. A brick wall with a rough cut limestone base and smooth limestone cap runs along the width of the building's lot at the alley line. A narrow gate provides access from the yard to the alley.

### **Interior**

The building retains its original floor plan throughout (see Figure 1). Each floor has three apartments, each with its own closet and bathroom. One apartment comprises the front of the building while the other two are aligned along its east elevation. The fourth room at the north (rear) end of each floor also has its own bathroom and closet but was originally intended as a

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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

common room.<sup>1</sup> These common rooms were the only ones featuring fireplaces. The fireplace on the first floor has been removed, while the one on the second floor retains its original mantle, hearth and surround. The common room on the third floor retains its original hearth and surround but not its mantle. All of these rooms are accessed by long hallways that run almost the entire length of the building along the west elevation. On the first floor, the two exterior doors open onto this hallway. The side door directly faces the building's main staircase which gives access to the hallways on the upper floors. Four square, fluted columns, two attached and two detached, enclose the base of the staircase and maintain the first-story hallway's wall line. This staircase of carved wood, the interior's most striking feature, is rectangular in plan and wraps around an open central shaft (see photograph 6). The door leading to the basement is set into the staircase's paneled base. The walls of the basement staircase are paneled as well. The basement is partitioned into various sections by exposed brick walls with arched doorways.

### Integrity

The Pendennis Club Apartment Building has withstood only minor, reversible alterations. Those made circa 1985 include the installation of a glass and metal door which encloses the open foyer, the concrete coating of the building's limestone front porch, front steps and walkway with a thin aggregate, and the construction of stepped brick retaining walls topped by a wrought-iron fence which enclose the sloping front yard. A staircase that likely stretched from the side door on the west elevation back to the rear courtyard has been removed as well. Inside, thin carpeting covers the floors throughout each level and all but the exterior doors have been replaced with flat hollow ones of wood. Alterations with dates less easy to pinpoint are the removal of a large, Classical Revival terra cotta cornice on the main elevation (last seen in a photograph dating from 1928, see Figure 2) and the filling in of the easternmost window on the third story of the north (rear) elevation. Arched, plaster segmentations in the long hallways on each floor have also been added and likely cover attached fluted wooden columns matching those on the first floor at the base of the main staircase.

The integrity of the building's immediate setting remains intact though Midtown has changed quite drastically. To the west of the Pendennis Club Apartment Building is the Zebediah F. and Mary H. Wetzell House (National Register pending), a Second Empire style residence dating from 1880. To the east is the Frederick Newton Judson House (NR 4/30/08), a French Renaissance Revival style home completed in 1892. The only other early structures that remain on the block are a one-story, circa 1920 commercial building and the 1912 Sheldon Memorial (NR 7/7/78). Two late twentieth-century buildings stand across the street, one of which is Tadao Ando's Pulitzer Foundation for the Arts, while the majority of the block is comprised of surface parking lots.

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<sup>1</sup> The common rooms were later converted into apartments during the 1910s.

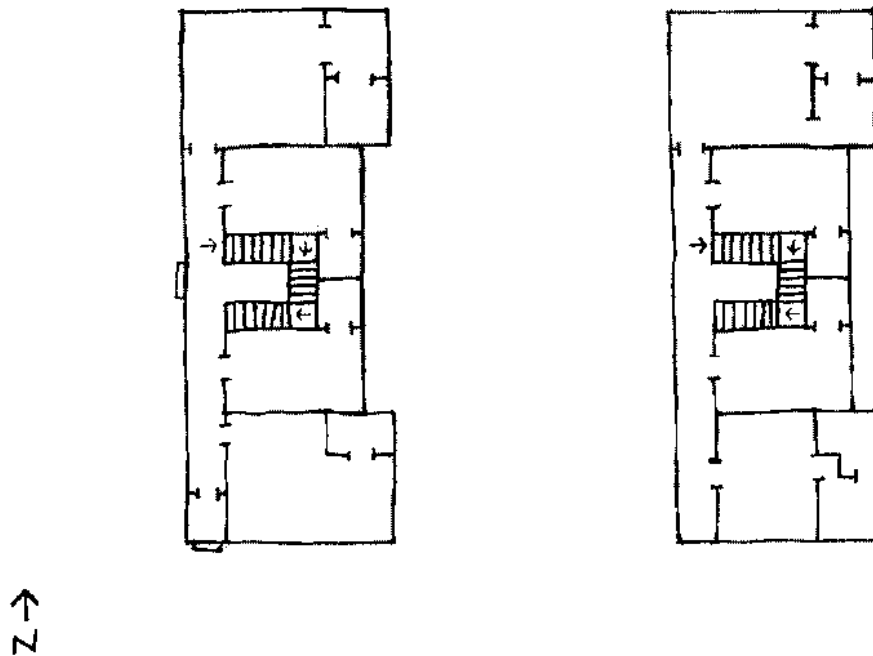
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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

Figure 1: First and second story floor plans of the Pendennis Club Apartment Building. The third story plan is nearly identical to that of the second.



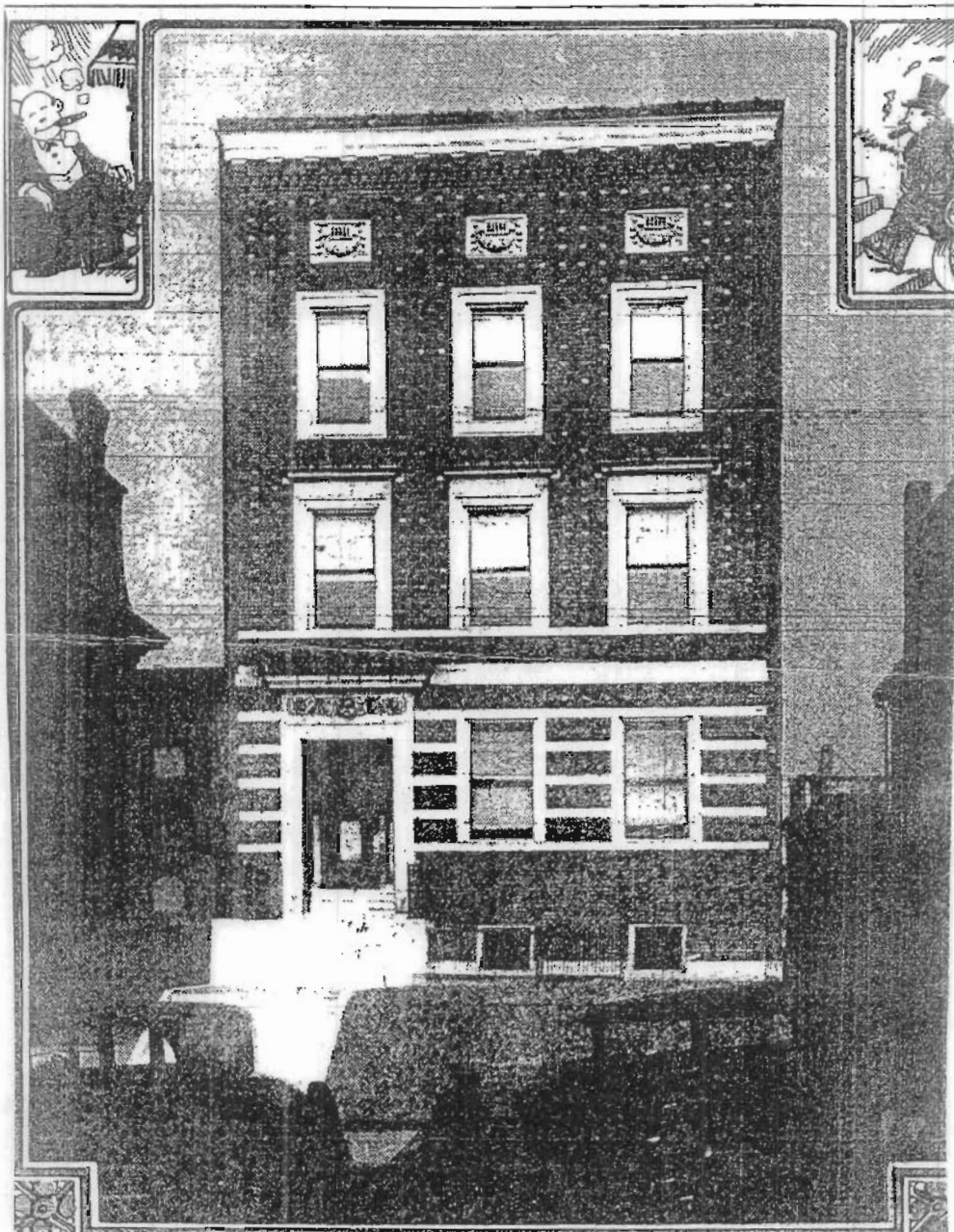
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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

Figure 2: Pendennis Club Apartment Building in 1928 (La Cosse, Louis, "Exclusively the Home of Bachelors for 27 Years," *St. Louis Globe-Democrat*. 30 December 1928.)



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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

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### Summary

The Pendennis Club Apartment Building at 3737 Washington Avenue in the Midtown neighborhood of Saint Louis, Missouri is locally significant under Criterion A for Social History. Commissioned by the Pendennis Apartment Company in 1901 and completed in 1902, the building served as an exclusive home for wealthy, professional bachelors. The club's inception and history closely followed the course of the bachelor subculture of which it was born, mirroring national trends that saw the rise and fall of a distinct social movement of single males between 1890 and 1930. Taking its name from a Thackeray novel, the Pendennis was unique in Saint Louis, a blend of the apartment building and club building which allowed men to conduct their single lives unfettered by mainstream society. The city's somewhat hostile response to its novelty illuminates the complex nature of the bachelor as a cultural phenomenon. It remains the most tangible evidence of early 20<sup>th</sup> century bachelor subculture in Saint Louis. The period of significance for the Pendennis Club Apartment Building begins with its opening in 1902 and ends with the club's dissolution in 1937.

### Context: Bachelor Subculture

Historian Howard P. Chudacoff identifies the formation of a bachelor subculture in the United States from 1890 to 1930. The 1890 census saw the highest numbers of unmarried men thus far in the nation's history as intense urbanization offered new freedom from traditional social norms.<sup>1</sup> During the Victorian Age when manhood was, in part, defined by one's familial responsibilities, and at a time when Progressives were seeking to "domesticize" the American male by increasing his presence in family life and merging the divergent social spheres of men and women, hundreds of thousands of men were choosing to reject family life like never before.<sup>2</sup> During this period bachelorhood became more than just life in the absence of marriage, and more a separate way of life characterized by alternative social and institutional hallmarks.<sup>3</sup> These men saw themselves as a distinct social group and were viewed by mainstream society as such.

Men at different levels of the socio-economic scale developed differing behaviors and associations according to their means. While boarding houses and saloons characterized the life of working class bachelors, life for the wealthy was quite different. Men tended to live with their families or, beginning in New York in the 1870s, in "bachelor flats." These apartments offered comfortable living space combined with cleaning services and restaurants to substitute those duties usually provided by wives.<sup>4</sup> Elite clubs served as alternate social spheres which allowed single men to form bonds in a strictly male setting, substituting such bonds for more traditional

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<sup>1</sup> Howard P. Chudacoff, *The Age of the Bachelor: Creating an American Subculture*, Princeton: Princeton University Press, 1999, p.15, 48.

<sup>2</sup> *Ibid.*, p.17, 104.

<sup>3</sup> *Ibid.*, p.15.

<sup>4</sup> *Ibid.*, p.85-86, 94.

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family ties.<sup>5</sup> In carving out these divergent avenues of bachelor life and successfully defying tenets of mainstream society, single males, even those with wealth, became a “feared, subcultural group.”<sup>6</sup> All-male lodgings were seen as spiritually draining and socially isolating, and clubs were seen as sinful places that discouraged men from marriage.<sup>7</sup> The bachelor’s challenge to traditional ideals of manhood underlay the general wariness of those who refused to conform. If leading a family, much like leading a business, was the mark of the ultimate Victorian male, how did these single men who more fully embraced that other major ideal, independence, fit into the quest to achieve ultimate masculinity? Viewed alternately with envy for their independence and distrust for their defiance, bachelors’ refusal to marry set them apart as a unique, and quite visible, social phenomenon.

Bachelor subculture flourished in Saint Louis along the same lines as in other major American cities. By 1900 the city was the fourth largest in the nation with a population of over 575,000, providing no shortage of the kinds of amusements and cultural institutions which both fostered and reinforced large numbers of men who preferred, at least for a time, to remain single. At the national peak of the numbers of bachelors in 1890, 86.6% of men in Saint Louis between twenty and twenty-four remained single, as did 52.6% of those between twenty-five and twenty-nine, 31.8% of those between thirty and thirty-four, and 18.8% of those between thirty-five and forty-four.<sup>8</sup> Though familiar, the bachelor as a distinct cultural figure occupied an ambiguous, and not always positive, place in society. On the one hand, it was thought that one could not possibly achieve a fulfilling life as a bachelor, as indicated by promotional literature distributed throughout the region by the Verona Matrimonial Bureau:

Dear reader, whether you do business with us or not, accept our advice and marry. You do not know what it is to live alone uncared for, unknown, when old age overtakes you. Solitude fills one with horrible agony. Solitude at home by the fireside at night! It is so profound, so sad. The silence of the room in which one dwells alone, it is not alone silence of the body, but silence of the soul, with neither father nor mother, sister nor brother, wife nor children- nothing but a wasted past to look back upon, nothing but a lonely, painful deathbed, an unwept and unhonored grave in the future. When one is old it is well to have a loving companion and children.<sup>9</sup>

Another common perception, as portrayed in one article from 1902, considered bachelorhood a youthful whim. Members of the Bachelor Club, a group of young men out of suburban Saint Louis, were dismayed to find that their president had secretly married. Upon hearing the news they “determined to be revenged upon their recreant executive,” setting off fireworks when he

<sup>5</sup> Ibid., p.150

<sup>6</sup> Ibid., p.103.

<sup>7</sup> Ibid., p.95, 150.; These concerns were particularly unfounded as the majority of men belonging to elite clubs were married. Membership was the ultimate status symbol for wealthy men, and clubs served as important networking centers as well as social ones at the turn of the century.

<sup>8</sup> Ibid., p.285.

<sup>9</sup> “Cupid’s Broker Hears Sentence,” *St. Louis Post-Dispatch*, 14 November 1902.; “Horrors of Bachelorhood as Depicted by Head of Matrimonial Bureau Raided Yesterday,” *St. Louis Post-Dispatch*, 30 October 1902.; Luckily the United States District Court saw through the bureau’s scheme to make a profit from preying on such fears, and in 1902 the bureau’s head was sentenced to eighteen months in prison.

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**Pendennis Club Apartment Building  
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and his wife reached their home and physically pinning him down that he might answer for his actions. The president allegedly did nothing more than advise his followers to marry as well. Enlightened as to their folly, they quickly agreed.<sup>10</sup> The story seemed to validate the notion that bachelors could easily be brought to reason, that they could be shaken out of their boyish reluctance to mature if only shown the way. These fears and views were typical responses as society struggled to come to grips with bachelors' willingness to live against the grain.

Yet moneyed bachelors in Saint Louis were afforded the same social and residential opportunities as those in other urban centers. Wealthy, unmarried men either lived with their families or in upscale hotels or, if possible, in one of the city's elite clubs. The Noonday, Columbian, St. Louis, and University Clubs were among the most prominent at the turn of the century, and the latter two had established themselves near the intersection of Grand Avenue and Olive Street in the city's fashionable Midtown neighborhood. But while the St. Louis Club had completed a large, luxurious clubhouse with living quarters at 3663 Lindell Boulevard 1899 (NR 7/7/78), the University Club still occupied the smaller George W. Allen mansion on the northwest corner of Washington and Grand Avenues. The mansion, built in 1886, was one of the most lavish of its time yet was too small to satisfy the residential demands of its members.<sup>11</sup> Its inadequacy in this respect provided the impetus for its members to seek a different, and altogether new, alternative.

### The Pendennis Club

The Pendennis Club emerged and provided an innovative alternative to traditional club living. Spearheaded in 1901 by thirty-six-year-old lawyer Stanley Stoner, it was not a "club" in the true sense but a haven for wealthy professionals dissatisfied with the living arrangements open to them as single men. At the time Stoner, a University Club member, was renting rooms nearby in the all-male Colonial Hotel at the intersection of Grand and Morgan (now Delmar) Avenues.<sup>12</sup> He gathered fellow club members and generated the idea of incorporating a company to construct a medium-sized apartment building exclusively for bachelors. Each resident would hold stock in the company and each would adhere to the "tacit, if not openly expressed understanding that all members were to remain bachelors for a few years at least."<sup>13</sup> The men titled their venture the Pendennis Club after Major Pendennis, a character from William Makepeace Thackeray's 1850 novel *Pendennis* who embodied the ideals of the confirmed bachelor.<sup>14</sup> What they sought to create was something unique in Saint Louis, a blend

<sup>10</sup> "Advised Bachelors to Wed," *St. Louis Post-Dispatch*, 25 October 1902.

<sup>11</sup> Oscar Whitelaw Rexford, *The History of the University Club of St. Louis, 1872-1978*, St. Louis: University Club of St. Louis, 1979, p.46.

<sup>12</sup> City directory.; United States Census, 1900.; University Club of St. Louis Roster of Members, 1905.

<sup>13</sup> La Cosse, Louis, "Exclusively the Home of Bachelors for 27 Years," *St. Louis Globe-Democrat*. 30 December 1928.; *Sprague Scrapbook*, Vol. I. p.31.

<sup>14</sup> La Cosse, Louis, "Exclusively the Home of Bachelors for 27 Years," *St. Louis Globe-Democrat*. 30 December 1928.; Another Pendennis Club exists in Louisville, Kentucky (NR 4/12/2003). Founded in 1881, this club was also named for the Thackeray character though it was an elite club in the strict sense and, apart from its name, seems to

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**Pendennis Club Apartment Building  
St. Louis [Independent City], MO**

of the apartment building and club house which would allow them to conduct their single lives unfettered by mainstream society.

The bachelors enlisted prominent architect E. A. Manny to design their new home.<sup>15</sup> The “first class” structure would have nine apartments in three stories, each with its own bathroom and electricity. Members would take breakfast together each morning and common rooms on each floor would allow for socializing if they so chose. Otherwise the men would dine at the University Club or elsewhere. For though the Pendennis Club offered bachelors opportunities to forge an identity as a group, it was also intended to give them greater privacy. Members seeking to leave pledged to notify others of their decision and prospective members were subject to approval.<sup>16</sup> Women, apart from servants, were to be banned from the premises save for the occasional dinner party.<sup>17</sup> The scheme specifically addressed the desires of bachelors “not satisfied with the accommodations that they [could] get in hotels or boarding houses, and who [longed] for the comforts of a home, even though they may not desire a wife and family.”<sup>18</sup> Moreover, the Pendennis Club gave its members total control over their surroundings since they were not beholden to any landlord or manager but themselves.

Stoner, along with nine other University Club members, incorporated the Pendennis Apartment Company with \$8,000 in capital stock in late October, 1901. Eight of these were bachelors ranging from age twenty-four to fifty-four. Each had five shares of common stock, while prominent lawyers Frederick Newton Judson and Isaac T. Lionberger each held fifteen shares of preferred stock.<sup>19</sup> As these latter two were married it is likely that their roles were simply to aid their less established associates in their venture while making a profit. Judson’s involvement was particularly important as he sold the company the valuable sliver of land upon which to build the club itself.

Judson, who lived just west of the University Club at 3733 Washington Avenue (Frederick Newton Judson House, National Register nomination pending), had purchased the land at auction earlier that May. The 42 by 150 foot lot was part of a larger parcel which until recently had belonged to Judson’s neighbor at 3741 Washington. The thin strip of land nestled between the two homes was open save for a two-story stable facing the alley at its northern end, and its location within a block of the University Club suited the Pendennis Club perfectly.<sup>20</sup>

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bear no resemblance in organization or purpose to the Pendennis Club in Saint Louis. Any connection between the two has yet to be found.

<sup>15</sup> St. Louis Daily Record, 11 November 1901.; Edmund Arthur Manny was born into a wealthy family in Saint Louis in 1863. He attended the Massachusetts Institute of Technology and studied architecture in Europe before establishing his practice in Saint Louis in 1892. He generally worked for elite patrons designing, among others, two homes in prominent Kingsbury Place (NR 6/12/07).

<sup>16</sup> “Pendennis Apartments,” *St. Louis Globe-Democrat*, 1 November 1901.; “Pendennis Club Building Sold,” *St. Louis Globe-Democrat*, 9 May 1937.

<sup>17</sup> La Cosse, Louis, “Exclusively the Home of Bachelors for 27 Years,” *St. Louis Globe-Democrat*, 30 December 1928.

<sup>18</sup> “Pendennis Apartments,” *St. Louis Globe-Democrat*, 1 November 1901.

<sup>19</sup> *St. Louis Post-Dispatch*, 3 November 1901.

<sup>20</sup> St. Louis Probate Court, record of Mary H. Wetzell.

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Moreover, Midtown was quickly transitioning from a wealthy residential district to a bustling commercial one. Streetcar lines connected the centrally-located neighborhood to the rest of the city, and an increasing number of institutions, including Masonic halls, churches, and schools, were building there. For a group of men looking to enjoy life outside of the family, Midtown was ideal. The company purchased the land from Judson on October 31<sup>st</sup> and met at the University Club to name its president, vice president and secretary-treasurer that evening.<sup>21</sup> Contractors wrecked the stable on November 6<sup>th</sup> and began work on the \$15,000 apartment house on November 8<sup>th</sup>.<sup>22</sup>

The Pendennis Club Apartment Building was ready for occupancy the following year, yet minus one key member. Ironically, Stanley Stoner, the man who had conceived of the club as the ideal retreat for committed bachelors (and who had convinced five of his fellow residents at the Colonial Hotel to buy into it), became engaged before the building was even complete.<sup>23</sup> His engagement, noted as the "first defection from the ranks," set the trend for several of the club's early members.<sup>24</sup> An amused Saint Louis press looked on as these bachelors fell by the wayside and married within a few years of the club's opening. In 1905 alone young architect Ernest Klipstein (later of the major firm of Klipstein & Rathmann), grocer Carl Schlapp, and veteran soldier Colonel Louis W. Crampton sent gossips fluttering by announcing their engagements within the same two weeks.<sup>25</sup> Yet another member, world renowned nose and throat specialist Dr. Greenfield Sluder, forfeited his bachelorhood just two months later.<sup>26</sup>

Despite these losses the Pendennis Club remained popular. Though younger members tended to stay only a few years before marrying, older residents such as lawyers Henry T. Kent and Henry W. Allen remained single and resided there till their deaths.<sup>27</sup> Upon these deaths and marriages the club continued to attract such wealthy professionals as chemists, managers, and doctors to take their place. These men were usually the sons of native born parents and always white. Pendennis Club members continued to be associated with the University Club and were often characterized as regular figures in various other clubs around the city.<sup>28</sup>

The club continued as the only one of its kind in Saint Louis, and as such continued to attract attention. Yet as time passed it became clear that many members were indeed confirmed bachelors with no intention of marrying. Attitudes toward the Pendennis Club began to shift as society grappled with how to fit bachelors into the established social order. In the club's early years gossip columnists relished in reporting the marriages of converted bachelors in the same

<sup>21</sup> St. Louis City Assessors Office.; "Pendennis Apartments," *St. Louis Globe-Democrat*, 1 November 1901.

<sup>22</sup> Building permits.

<sup>23</sup> *Sprague Scrapbook*, Vol. I. p.31.; City directory.; *Gould's Blue Book of the City of St. Louis*.

<sup>24</sup> *Sprague Scrapbook*, Vol. I. p.31.

<sup>25</sup> "Matrimony Rapidly Depletes Aristocratic Pendennis Club." Source unknown. 7 October 1905.

<sup>26</sup> "Dr. Greenfield Sluder," *Bulletin*, p.206-207.; United States Census 1910.

<sup>27</sup> "Lawyer Henry T. Kent Dies Suddenly of Rheumatism," source unknown, 9 July 1910.; "H. W. Allen, Lawyer and Clubman, Dies from Pneumonia," source unknown, 4 February 1924.

<sup>28</sup> *Ibid.*; "Mansfield Miltenberger Succumbs to Apoplexy," source unknown, 3 August 1910.; University Club of St. Louis Roster of Members, 1905, 1909, 1918, 1921, 1925.; *Gould's Blue Book of the City of St. Louis.*; *Gould's St. Louis Red-Blue Book*.

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manner as they told the story of the Bachelor Club; such marriages seemed to prove that established conventions were inherently "right." Older bachelors defied this expectation, causing the press to address them in a less than flattering manner as if to punish them for their actions.

The press chose to do this by undermining the bachelors' masculinity, as indicated by the coverage of a minor scandal in the *St. Louis Post Dispatch*. A small fire had broken out in the building's attic in the dead of night in December 1911 and, luckily, woke residents on the third floor. Reporters were delighted to find the bachelors racing about in their pajamas in an attempt to put the fire out; the unfortunate bachelors were not so delighted to find coverage of this "impromptu and strictly 'stag' pajama party" on the cover of the morning paper. Bearing the title "Bachelors Parade in Pajamas at Apartment Blaze ... RAINBOW IS OUTFDONE, Baby Blue, Mauve, Lavender and Stripes in Robe de Nuit Color Scheme," the article described a scene wherein club members wearing flamboyant nightclothes ineffectively tried to quell the flames. Chemist and engineer William M. Chauvenet, son of one of the founders of the Naval Academy at Annapolis, was reported as wearing "a charming creation of baby blue," Washington University mathematics professor George O. James "a conservative, but abbreviated lavender toilet" and corporate salesman Cary D. Terrell a "diaphanous two-piece suit."<sup>29</sup> In so freely lampooning some of the most respected men in Saint Louis the article made inroads towards undermining the bachelors' reputations; portraying the men as effeminate would disprove the notion that bachelors had succeeded in achieving the ultimate state of manhood.

Though the damage to the building was quickly repaired, the damage to the Pendennis Club's collective psyche suffered a longer lasting blow. After the pajama debacle members refused to talk to or be photographed by the press.<sup>30</sup> The club became even more withdrawn when the University Club erected a thirteen story clubhouse and office tower in 1918 (NR 7/7/78). The new building offered multiple dining facilities and led the bachelors to close their kitchen and discontinue their shared breakfasts. Consequently, this spelled the end of those in-house parties which outsiders, and particularly women, had been permitted to attend.<sup>31</sup> Though membership ran high through 1925, it changed in character after 1919.<sup>32</sup> Nationwide the proportions of single men were still comparatively high but were on the decline as more men started marrying young.<sup>33</sup> Conditions in Saint Louis were no different, and during the 1920s the Pendennis Club became dominated by older men who viewed bachelorhood as a permanent,

<sup>29</sup> "Bachelors Parade in Pajamas at Apartment Blaze," *St. Louis Post-Dispatch*, 15 December 1911.; "W. M. Chauvenet, Son of One of Annapolis' Founders, Dies at 71," *St. Louis Globe-Democrat*, 11 December 1926.; *The Book of St. Louisans: A Biographical Dictionary of Leading Living Men of the City of St. Louis*, John W. Leonard, ed., St. Louis: St. Louis Republic, 1912.; City directory.

<sup>30</sup> La Cosse, Louis, "Exclusively the Home of Bachelors for 27 Years," *St. Louis Globe-Democrat*, 30 December 1928.

<sup>31</sup> Ibid.; Oscar Whitelaw Rexford, *The History of the University Club of St. Louis, 1872-1978*, St. Louis: University Club of St. Louis, 1979, p.66, 72.

<sup>32</sup> Oscar Whitelaw Rexford, *The History of the University Club of St. Louis, 1872-1978*, St. Louis: University Club of St. Louis, 1979, p.72.; *Gould's St. Louis Red-Blue Book*.

<sup>33</sup> Howard P. Chudacoff, *The Age of the Bachelor: Creating an American Subculture*, Princeton: Princeton University Press, 1999, p.249-250.

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rather than fashionable or temporary, state.<sup>34</sup> Their existence continued to irk Saint Louis society. Though by this time the idea of the young, carefree bachelor of the Roaring Twenties had gained a good deal of acceptance, there was still the expectation that eventually these men would settle down after sowing their youthful seeds.<sup>35</sup> Members of the Pendennis Club ranged from ages forty-eight to sixty-two. They were hardly the young playboys whose singleness was palatable to society as a whole as their persistent state of bachelorhood defied societal expectations.

A rather tongue-in-check feature article in the *St. Louis Globe-Democrat* from December 1928 chided these older bachelors for their ways, calling the Pendennis Club Apartment Building a “no-woman’s land, where feminine intrusion is scowled upon” which “[moved] along in such serenity as may come only from the absence of the so-called gentler sex;” an “exclusive retreat where they were free to pursue their lives without hindrance or suggestion from women;” a place to “cast anchor, secure against feminine invasions.” It even hinted at something amiss in their supposedly “secretive” ways:

The present members of the club are extremely modest. Perhaps it is not modesty after all, but a shyness of publicity. Bachelors are like that. Or maybe it is a seventh sense that warns them that the use of their names publicly in connection with a story about the doings of bachelors would subject them to the very intrusion that first prompted them to organize the club.<sup>36</sup>

As the end of the age of the bachelor drew near, Pendennis Club members continued to arouse suspicion.

### **The Decline of the Pendennis Club and of Bachelor Culture as a Whole**

By 1930 the Pendennis Club counted only five members, all of whom remained bachelors to the very end.<sup>37</sup> George Oscar James, by this time a university dean, died at the club in 1931.<sup>38</sup> Two years later longtime resident Dr. William Murray Roberson died as well. The club acquired one more member, but the death of its vice president, nationally renowned bankruptcy lawyer and Missouri Supreme Court Judge Walter D. Coles, left the membership at three. This last loss seems to have been the breaking point, and the Pendennis Apartment Company sold the building on March 28, 1937. The new owner operated it from then on as the Kings Apartments and opened it to both men and women.<sup>39</sup> The Pendennis Club disbanded at this time, though two of

<sup>34</sup> Either obituaries, death records, or United States Census records were attainable for nearly all Pendennis Club members from 1919 to 1936; these combined with *Red-Blue Book* listings made it possible to determine which residents married and which remained single.

<sup>35</sup> Howard P. Chudacoff, *The Age of the Bachelor: Creating an American Subculture*, Princeton: Princeton University Press, 1999, p.249-250.

<sup>36</sup> La Cosse, Louis, “Exclusively the Home of Bachelors for 27 Years.” *St. Louis Globe-Democrat*, 30 December 1928.

<sup>37</sup> United States Census, 1930.

<sup>38</sup> Death certificate, George Oscar James.

<sup>39</sup> St. Louis City Assessors Office.; City directory.; “Pendennis Club Building Sold.” *St. Louis Globe-Democrat*, 9 May 1937

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its former members remained in the building until their deaths in 1942 and 1946.<sup>40</sup>

The Pendennis Club's demise was a reflection of national trends much in the same way as its foundation. The distinct character of bachelor life that had developed over the preceding forty years was no longer relevant just as the appeal of the Pendennis Club's mission had become obsolete. The average marriage age for men had dropped almost two years since 1890, and though the Great Depression kept numbers of bachelors at 1920s levels, for many the decision not to marry was one more of necessity than choice. World War II further ensured the end of the era, and after the war men's average age of marriage dropped to an all-time low of 22.5. It steadily hovered there for the next thirty-five years as postwar society actively promoted the family and discouraged, more emphatically than ever, bachelorhood as something negative, unhealthy, and unnatural. By 1960 only 23.2% of all males remained single, nearly half the number of those in 1890 and more than ten percent less than those in 1920.<sup>41</sup> The average age of marriage for men would not reach its 1890 level until the 1980s.<sup>42</sup>

### Conclusion

The Pendennis Club Apartment Building remains the most tangible evidence of this early 20<sup>th</sup> century bachelor subculture in Saint Louis. Nothing else so directly addressed the needs and concerns of single men who sought to live their lives outside of the traditional family, and no other institution or association so fully embodied the bachelor era. The Pendennis Club allowed its members total autonomy to control their comings and goings, to choose where and when to eat and socialize, and to dictate who would and who would not be allowed in their building. These freedoms were quite rare in a society so centered on the family and on kinship responsibilities, and in one where members were expected to live according to a carefully guarded social code. That the Pendennis Club so openly marked out its culturally defiant position made it a barometer for how Americans nationwide viewed bachelor subculture. The attention it attracted reveals how completely the club's history reflects that of the era as a whole, and how its singular presence in Saint Louis played a role in the shifting cultural perceptions of manhood, the family, and the newfound independence of urban life.

<sup>40</sup> Death certificate, Henry A. Carlton.; Death certificate, Norville W. Sharpe.

<sup>41</sup> *Ibid.*, p.254-255.

<sup>42</sup> *Ibid.*, p. 268

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11 December 1926.

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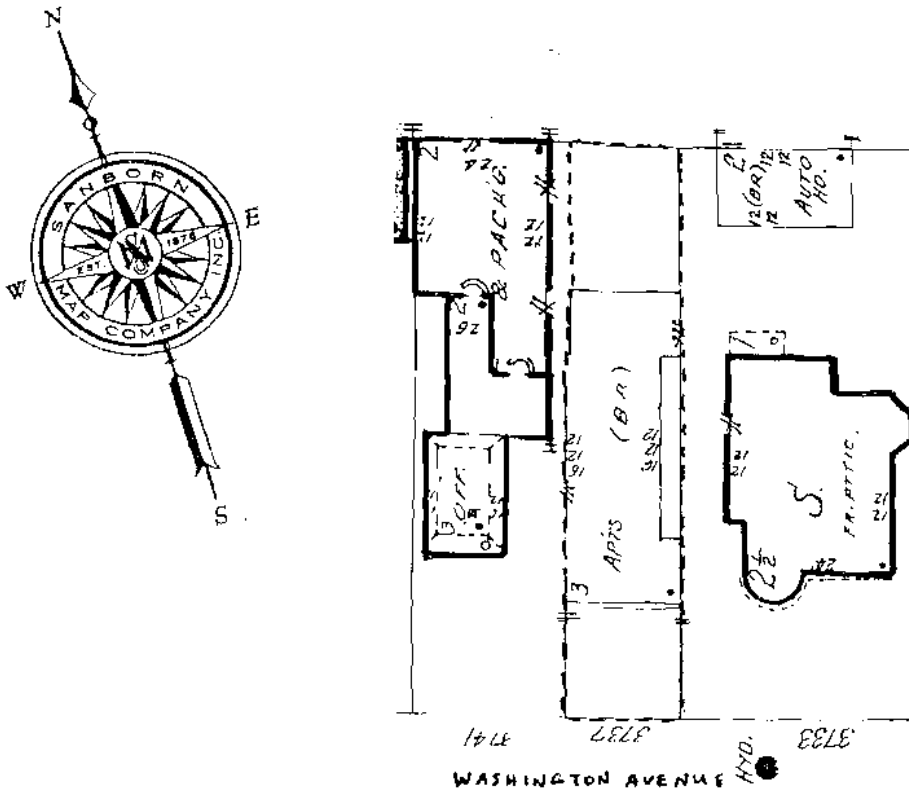
## Boundary Description

The Pendennis Club Apartment Building is located at 3737 Washington Avenue in the Midtown neighborhood of Saint Louis, Missouri. The building stands on City Block 2288S and is part of Lot 6 of the Vasquez Arpent Addition. Its grounds measure 150 feet and 3 inches by 42 feet and 1 inch. It is legally identified by the Assessor's Office as part of parcel 22880603250 in which it is joined with the properties at 3741 and 3743 Washington Avenue. The nominated parcel is indicated by a dashed line on the accompanying map entitled "Pendennis Club Apartment Building Boundary Map."

## Boundary Justification

The nominated parcel includes all of the property historically associated with the Pendennis Club Apartment Building.

Pendennis Club Apartment Building Boundary Map (Sanborn Map, updated 1968)



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Unless otherwise indicated, the following is true for all photographs submitted with this nomination:

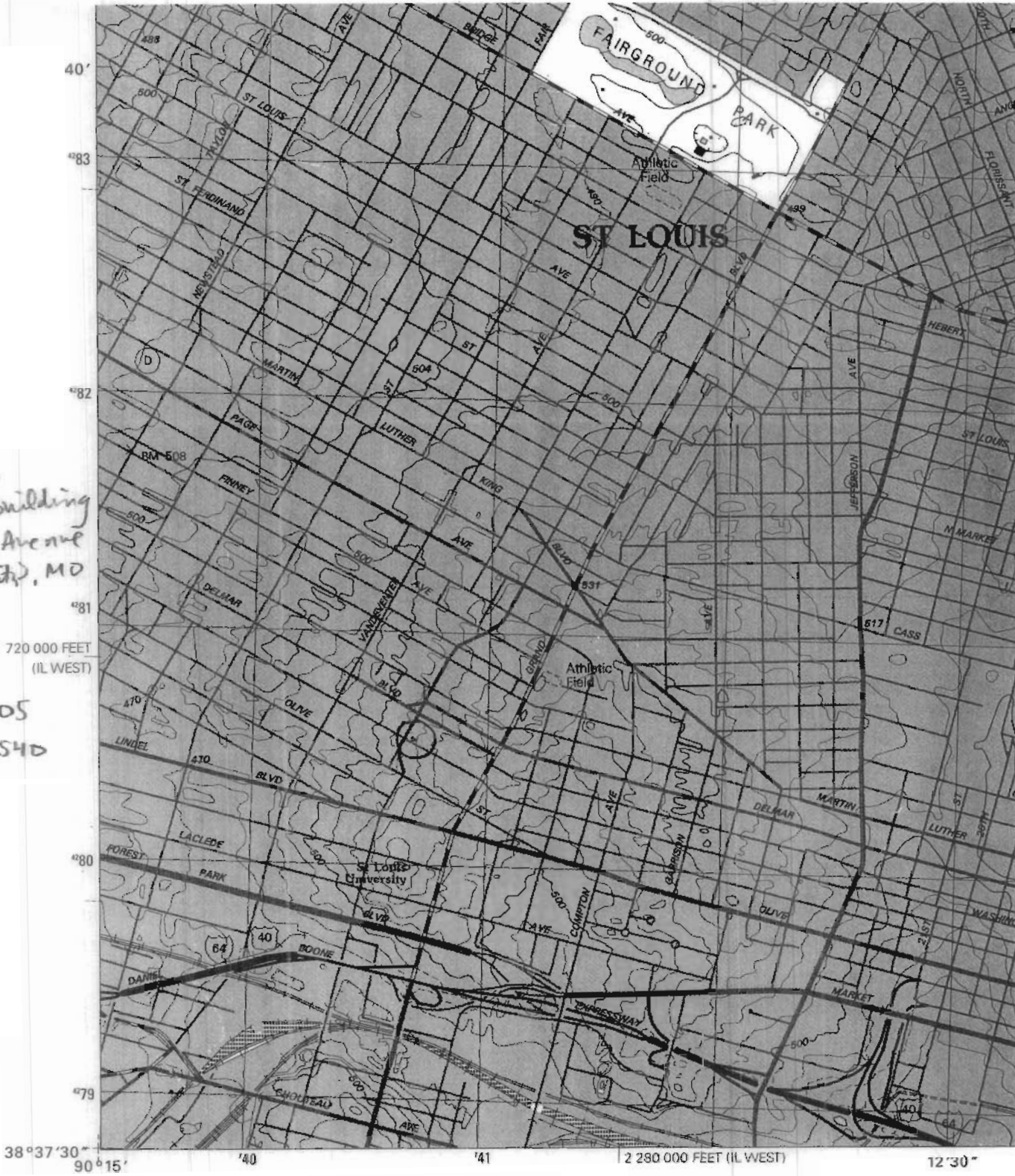
Pendennis Club Apartment Building  
3737 Washington Boulevard  
St. Louis [Independent City], Missouri  
Photographer: Lindsey Derrington  
January 2008

Negatives on file at: Landmarks Association of St. Louis

The descriptions of each photograph number are:

1. Looking northwest at main elevation from Washington Avenue.
2. Looking north at detail of main entrance.
3. Looking north at open foyer and door.
4. Looking northwest at detail of main elevation.
5. Looking northeast at main and west elevations from Washington Avenue.
6. Interior view of central staircase.

Pendennis Club  
 Apartment Building  
 3137 Washington Avenue  
 Saint Louis (Jr. City), MO  
 Zone 15  
 Easting 740 705  
 Northing 4280 540



**Produced by the United States Geological Survey**  
 Topography compiled 1952. Planimetry derived from imagery taken 1993 and other sources. Photoinspected using imagery dated 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1954. Boundaries, other than corporate, verified 1999  
 North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15  
 10 000-foot ticks: Illinois (west zone) and Missouri (east zone) Coordinate Systems of 1983  
 North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software  
 Contours that conflict with revised planimetry are dashed  
 There may be private inholdings within the boundaries of the National or State reservations shown on this map

