

23-25 East 12th Street

The circa 1900 building at 23 - 25 East 12th street had retail space on the ground floor with dwelling spaces upstairs. This site was documented in some detail as it retained a high degree of integrity and had architecturally interesting domestic spaces. The building first appears on the 1909 Sanborn insurance map labeled "S" as a store, just north of a small "Moving Pictures" theater (Figure 4). Based upon the map evidence, it was constructed before 1909 and after the date of the earlier Sanborn map, 1894. At that time, the address was 41 East 12th Street. The building occupied the southwest corner at the intersection of 12th and Scott Street. At the time of the documentation, the first floor store was Brown's House of Liquors and upstairs apartments were unoccupied. This utilitarian but attractive brick building combined Neoclassical/Colonial Revival style with quoins at the corners. The pyramidal roof with large gabled dormers gave the building something of the appearance of a foursquare house. The west wall had a parapet roof and little fenestration, suggesting it may once have been an alley wall facing a building next door, but the Sanborn maps show no evidence of a building standing on the site next door, which most recently served as a parking lot (Figure 11).

The first floor (Figure 3, left) was divided into two spaces, the front store area (Figure 12 and Figure 13), and a back storage area (Figure 15). The back storage area was partially an addition (visible in Figure 2 and Figure 10), which cuts into the northwest corner of the building on the Scott Street façade, suggesting that there might have been a second store front or entry way in that area at one time. The addition does not appear on the 1909 Sanborn, but is in place by the time of 1949 maps (Figure 5). The 1940 Map also shows that the building had a porch or perhaps a loading dock at the back of the southwest corner. This was later removed and the wall rebuilt: the scars were plainly visible on the west façade (Figure 11).

The storefront retained early, if not original ironwork paired with later brick tile & glass elements (Figure 6), although the interior had been extensively remodeled (Figure 16). Inside Brown's House of Liquors the space reflected 1960s and later renovations, including a long counter, imitation wood paneling, shelving, a suspended tile ceiling with fluorescent fixtures, and industrial tile flooring (Figure 3, Figure 12, Figure 14, Figure 13, and Figure 15).

The building had a full cellar accessed by stair from the ground floor interior and also by a bulkhead entry on the Scott Street side, just behind the store front (visible in Figure 10). The upstairs floors were accessed by a single door opening to the stairs from the 12th Street façade (Figure 7). The stair led to the second floor landing, from which another stair led to the loft. The second floor (Figure 3, right) had three large rooms, each heated by fireplaces, a small chamber or large closet with a window at the front, and a bathroom at the back. The spaces here were moderately well finished (Figure 17, Figure 19, Figure 20, Figure 22, Figure 18, and Figure 21) with neoclassical door and window moldings (Figure 20) and stock mantles (Figure 19).

The third floor loft apartment was perhaps the most interesting space due to the odd angles of the ceiling created by the roof and dormers (Figure 23, Figure 24, Figure 25, and Figure 26). While it had a very cramped kitchen shoehorned into the hallway (Figure 26), the main living spaces were surprisingly spacious and filled with light from the four dormers facing north, east and south.



Figure 1: 23-25 East 12th Street from northeast.



Figure 2: 23-25 East 12th Street from southeast. 19 East 12th (KECL -) is visible to the left.

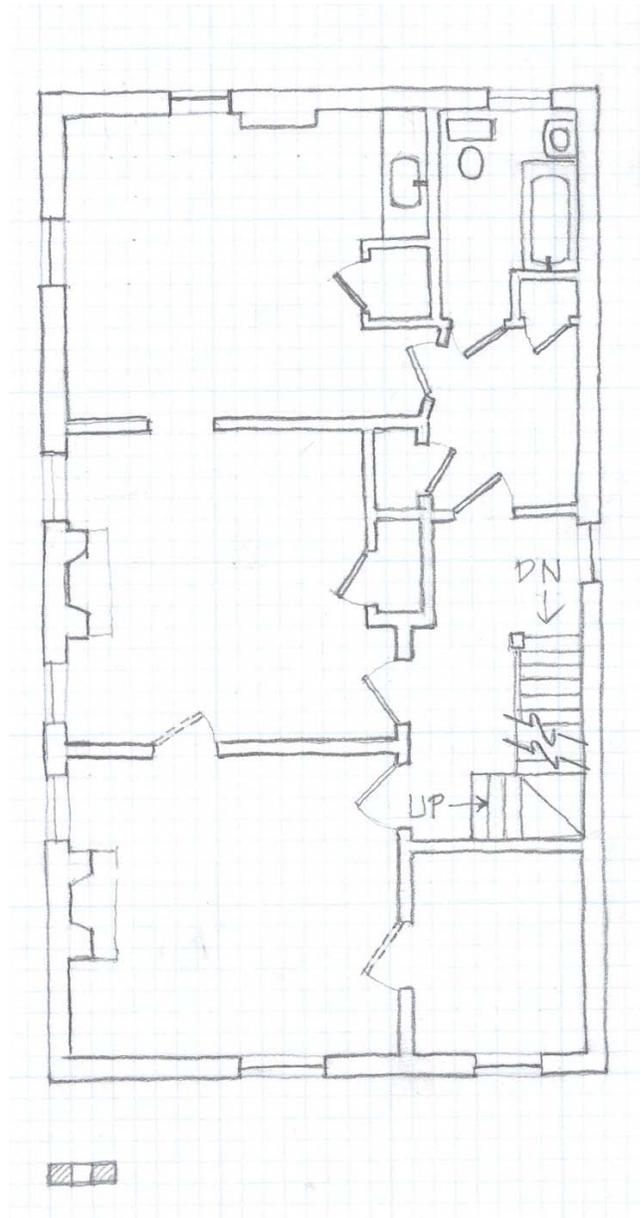
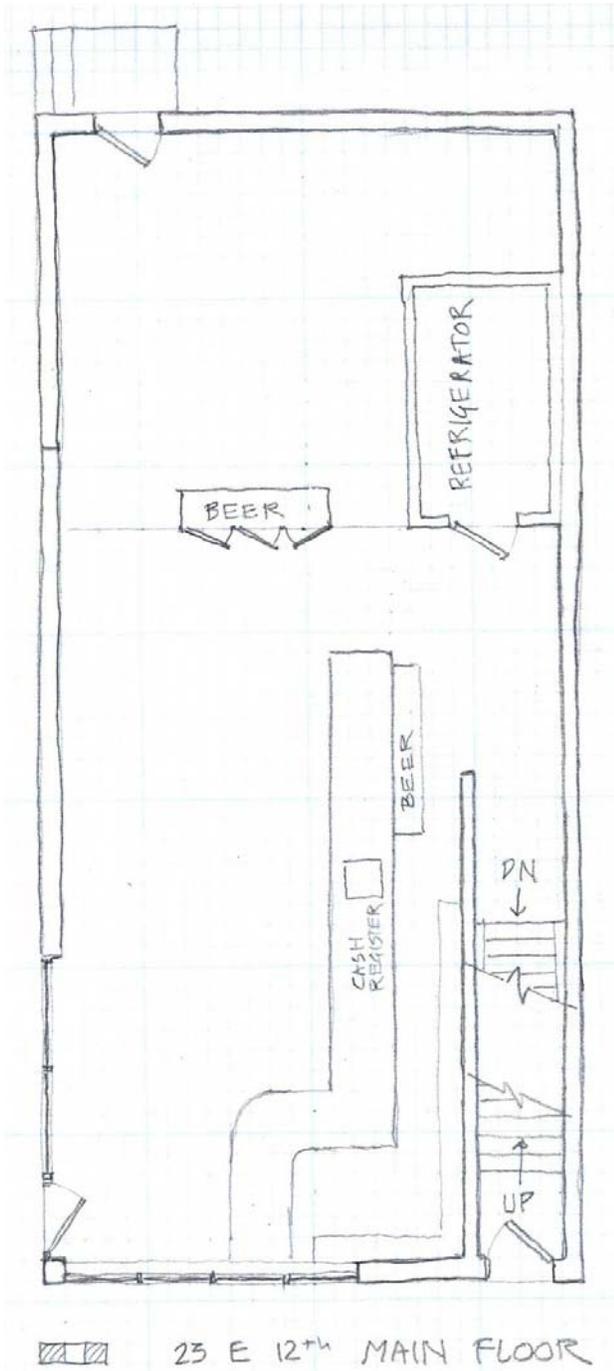


Figure 3: First and Second Floor plans of 23-25 East 12th Street. Scale approximate in feet. Measured by Bill Macintire & Sarah Briland, drawn by Bill Macintire.

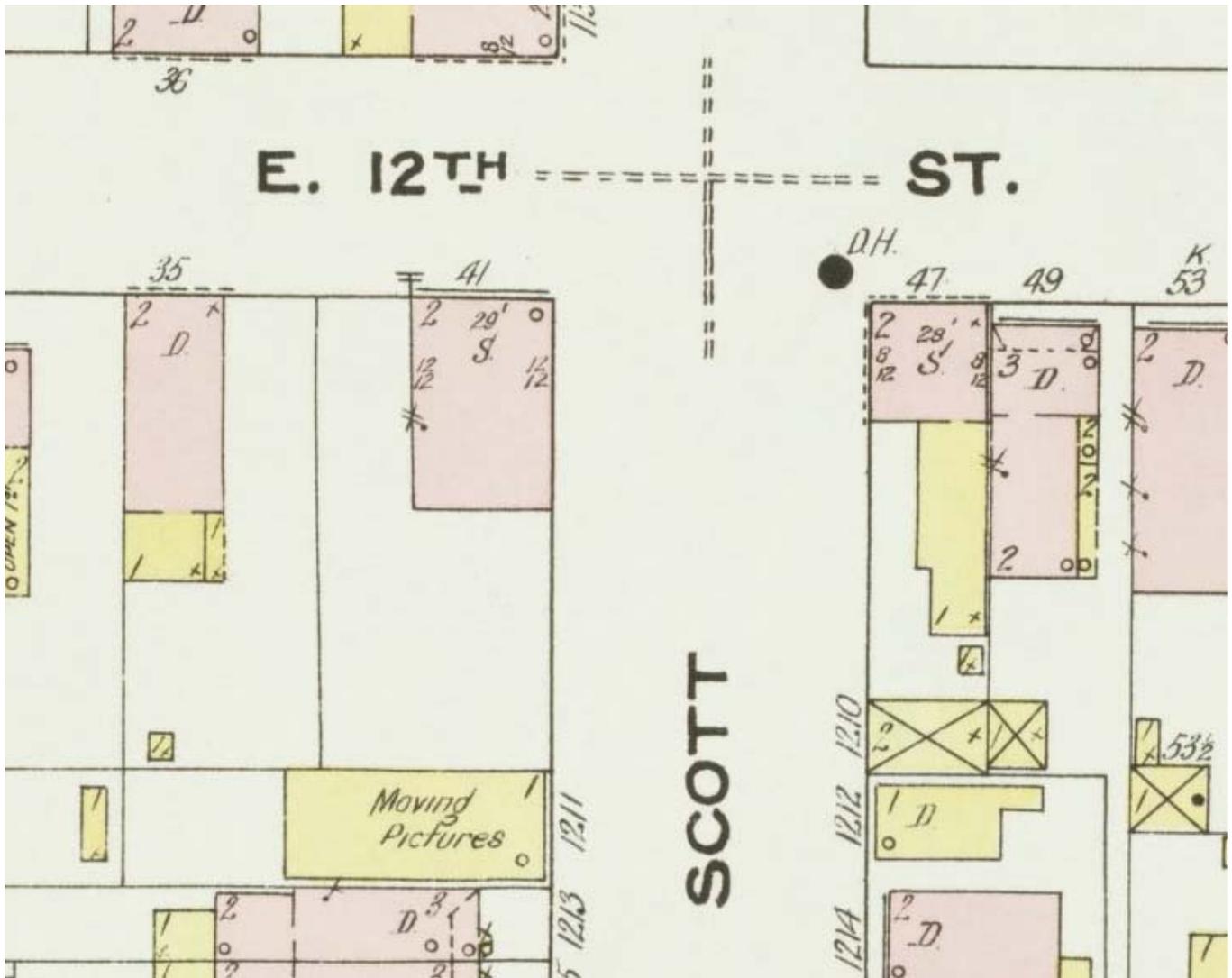


Figure 4: Detail of 1909 Sanborn Insurance Map – the property’s address was 41 East 12th at that time, north of the “Moving Pictures” business at 1211 Scott.

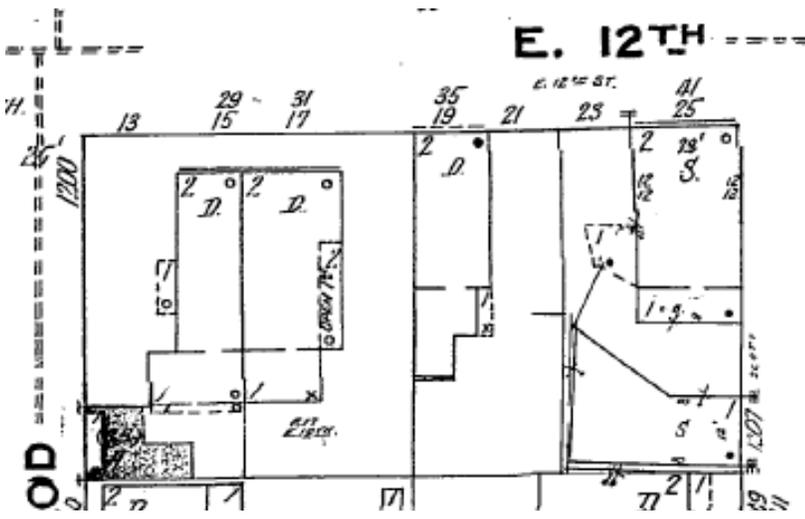


Figure 5: 1949 Sanborn Insurance Map. The property is now at #25, and the shed addition has appeared.



Figure 6: Detail of Ironwork Store Front, 25 East 12th Street.



Figure 7: 23-25 East 12th Street, from north.



Figure 8: 23-25 East 12th Street, from northwest.



Figure 9: 23-25 East 12th street, from southwest.



Figure 10: 23-25 East 12th Street from east.



Figure 11: 23-25 East 12th street, from east.



Figure 12: Interior of Liquor Store at 23-25 East 12th Street, looking southwest from just inside front door.



Figure 13: Interior of 23-25 East 12th Street Liquor Store from southeast corner.



Figure 14: *Behind the Counter at Brown's House of Liquors, 25 East 12th Street.*



Figure 15: 25 East 12th Street, ground floor, back room.



Figure 16: 25 East 12th Street, ground floor, detail of tile wall & front door.



Figure 17: 23 East 12th Street, second floor, front room looking north.



Figure 18: 23 East 12th Street, second floor, middle room, looking west.



Figure 19: 23-25 East 12th Street, Mantle in second floor front room.



Figure 20: 23-25 East 12th Street, Second floor, looking north from the front room through the doorways to the back room

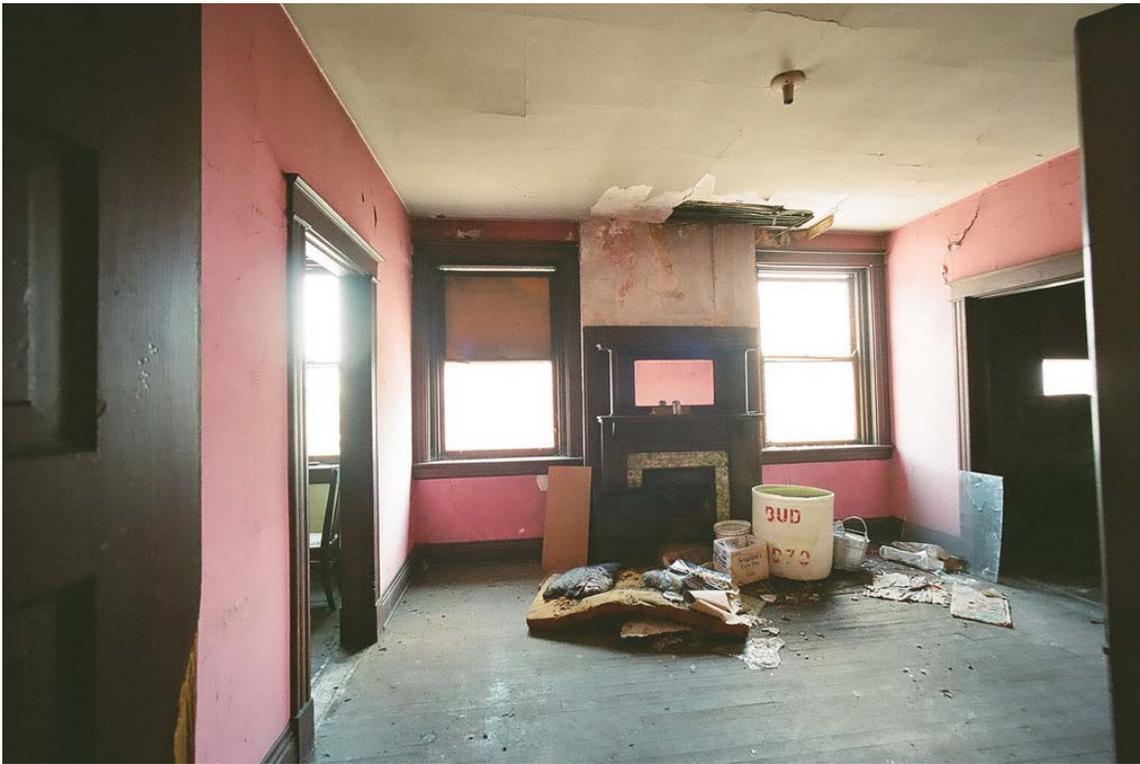


Figure 21: 23 East 12th Street, second floor, middle room looking east.



Figure 22: 23 East 12th Street, back room, looking southwest.



Figure 23: 23 East 12th Street, third floor, front room looking west.



Figure 24: 23 East 12th Street, front room, looking south.



Figure 25: 25 East 12th street, third floor, back room looking north.



Figure 26: 23 East 12th Street, third floor, hallway kitchen.