



LANDMARKS
ASSOCIATION of SAINT LOUIS

Can you guess which
St. Louis building this
architectural detail
is from? Test your
knowledge with
our column,
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LandmarksLetter

Lewis Place >>



Arched entrance to Lewis Place on North Taylor

Unique among St. Louis' private places for its diversity of housing forms, Lewis Place is primarily known for the role its residents played in the Civil Rights Movement. Stretching from Taylor to Walton Avenue along Lewis Place in the north side area traditionally known as Grand Prairie, the private street was laid out in 1890 by the Julius Pitzman Company. The monumental gate at the eastern end of the neighborhood, designed by

Barnett, Haynes & Barnett and completed in 1895, rivals those found on other private places throughout the Central West End. Competing visions among its landowners/developers in the early 20th century resulted in the mix of large and small homes that define the neighborhood today. While this mix of homes may have been unique among the city's private places, the fact that the first residents of Lewis Place created a housing covenant that excluded African Americans was not.

While covenants restricting who could live where were effectively enforced in the 19th and early 20th centuries, the growth of the African American population of St. Louis in the 1930s and 1940s and the need for housing it created began to erode this system. Slowly, areas that had once been off-limits to African American families were opened and by 1944, Lewis Place and nearby Fountain Park (Aubert Place) were the only neighborhoods in Grand Prairie that were still "legally" segregated. Convinced that the housing covenants excluding black residents were unconstitutional, a group of St. Louisans led by attorney Robert Witherspoon, (husband of social activist Dr. Fredda Witherspoon), developed a plan to overcome the covenant on Lewis Place.

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911 Washington Ave., Ste. 170
St. Louis, MO 63101

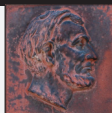
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AAA Building >>

Over the past year, the AAA Building at 3917 Lindell Boulevard in the 18th Ward has been the subject of an intense preservation battle. The building was constructed in 1976 and designed by W.A. Sarmiento, former chief designer of the Bank Building and Equipment Company. Earlier this year the elliptical building received a zoning variance from the St. Louis Planning Commission that gave the green light for demolition for a new CVS chain drug store.

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This glazed terra cotta relief adorning 2910-12 Pennsylvania Avenue (in the pending Tower Grove East historic district being prepared by Landmarks Association) depicts the 16th President of the United States, Abraham Lincoln. Popular between the late 19th century and the mid 20th century, hollow cast-ceramic blocks such as this offered a modular, varied and relatively inexpensive alternative to stone. A significant architectural idiom of the Beaux Art and Chicago School movements, glazed terra cotta became one of the most prevalent masonry materials used in the urban environment before its use fell into disfavor due to changing attitudes toward building materials and ornament in the 20th century.

Lincoln's profile flanks the north side of the entrance to these four-family flats. His perpetual gaze faces south, staring

into the eyes of another presidential icon, George Washington. The terra cotta relief of the Father of our Country is mortared into the exterior wall opposite the entrance from Lincoln. It is unknown why these two icons of American history embellish the façade, however, the history of the building's original owner and builder may offer a clue.

The buildings were constructed in 1896 for dairyman Valentine Schindler. An immigrant from Germany, Schindler left his homeland after the failed March Revolution of 1848. At the outbreak of the Civil War, President Lincoln called on the states to raise a force of 75,000 men for three months to put down the insurrection. German Americans volunteered in droves. By the end of the war, Missouri supplied the second largest number of native born Germans to the Union Army with roughly 30,000 troops. Early recruiting efforts in St. Louis were conducted by General Nathaniel Lyon who mustered into service five regiments, known as the "Reserve Corps." One of the first volunteers was Valentine Schindler who enlisted in Company F of the 1st Regiment of the U.S. Reserve Corp, Missouri Infantry.

The first action undertaken by Schindler's company was the seizure of Camp Jackson. Situated in the vicinity of the present Saint Louis University campus, Camp Jackson was the mustering ground of the secessionist Missouri Volunteer Militia. Fearing an attack on the St. Louis Arsenal, General Lyon marched to Camp Jackson with approximately 6,000 troops including Schindler. After militia members refused to take an oath of allegiance to the United States, Lyon arrested them en-masse and marched them back to the Arsenal. Viewed as public humiliation to the Missouri militia, angry St. Louis citizens gathered to watch the march. Civilians began hurling paving stones at the heavily German American troops. A bystander shot and killed a Federal officer. In reaction, the troops fired into the assembled crowd killing 28 civilians. The incident sparked several days of riots in the city. The riots were quelled only after martial law was established.

Schindler's service ended after just three months. He returned to civilian life and engaged in the dairy business and real estate. Over thirty years after the Civil War concluded, perhaps Schindler incorporated Lincoln and Washington into these four family flats on Pennsylvania out of respect for the nation for which he fought. ●

Lewis Place Continued...



The activists persuaded fair-skinned blacks who could pass as white to function as "straw parties" who would buy homes and then transfer them to other African American owners. After a number of homes were acquired in this manner, the new African American residents were able to invalidate the restrictive covenant that had been created to exclude them from Lewis Place.

These efforts in many ways precipitated the 1948 case of Shelly V. Kraemer, which resulted in the Supreme Court striking down race-based housing covenants in St. Louis and nationwide. Because of the manner in which Lewis Place was proactively integrated, the neighborhood became emblematic of changes being brought about in the city by African American residents asserting their civil rights.

On New Year's Eve, 2010, several tornadoes swept across portions of south St. Louis County as well as north St. Louis City. Considerable damage occurred on Lewis Place and the surrounding

neighborhoods with 65 homes damaged and 15 destroyed. While many homes have been repaired, many others in the area remain severely damaged and vacant. A representative example of this damage can be found at 4541 and 4543 Lewis Place. According to neighbors, no plans exist to repair or re-occupy these buildings and they continue to deteriorate. The loss of these homes would damage an otherwise intact row of occupied bungalows and further erode the building stock of this important historic neighborhood. Landmarks Association was recently contacted by neighborhood residents who are interested in exploring strategies to save these homes and other storm-damaged properties that remain in the area. ●

Nominations >>

Steak n' Shake

The National Register nomination of Route 66 Steak n' Shake in Springfield, Missouri (1158 E. St. Louis Street) was recently passed by the Missouri Advisory Council on Historic Preservation (May 2012). The nomination is currently pending federal approval for listing to the National Register of Historic Places. Landmarks prepared the nomination utilizing the Multiple Property Documentation Form for Route 66 in Missouri prepared by Ruth Keenoy. The roadside diner/drive-in was constructed in 1962 and operated by Herb Leonard, who moved his family from Peoria, Illinois to expand Gus Belt's franchise restaurant business established in the 1930s. Leonard was a "company man" who began working for Gus and Edna Belt in 1939, shortly after the couple's first restaurant opened in Normal, Illinois. Few franchises were ever allowed under the Belts' ownership. Leonard was one of few trusted to perpetuate the Belts' high standards of service and quality. The Route 66 Steak n' Shake was constructed at the busy intersection of E. St. Louis Street (Route 66) and National Avenue to attract motorists traveling through downtown Springfield. The restaurant was modeled on the prototype in Danville, Illinois, which opened in 1949. The plan is also identical to the Steak n' Shake at 1300 Lemay Ferry Road in St. Louis, which opened in 1957. The standard plan, concrete building with black-and-white classic interior promoted Belt's motto: "In Sight it Must be Right." Diners could easily see their meals prepared in a sparkling clean kitchen; and milkshake mixers were displayed in windows so motorists would "see them whirring and yield to the urge to stop and get a shake." Herb Leonard's first restaurant in Springfield was so successful that he soon opened a second – both remain in operation today (owned and managed by Herb's son, Gary). Springfield's Route 66 Steak n' Shake demonstrates the success of the restaurant chain, as well as its significant relationship to Route 66, the nation's most iconic highway. ●

LandmarksLetter



Greer Avenue in Lindell Park

Lindell Park

Preservation Specialist Ruth Keenoy is finishing up a National Register nomination for the Lindell Park Historic District. The neighborhood is located near Fairgrounds Park and is bounded by Natural Bridge Road (north), Glasgow Avenue (east), St. Louis Avenue (south) and North Grand Boulevard (west). The district holds 337 buildings, most of which are residential; however it also retains such architectural gems such as Ittner's Central High School (1902) and an Egyptian Revival style Masonic Lodge (1913).

Platted by Julius Pitzman in 1893, the neighborhood was part of a large tract obtained by Jesse G. Lindell during the early 1800s. Much has been written about the Lindells (Peter and Jesse, in particular) but Mrs. Lindell also played an important role in shaping the physical character of north St. Louis. When Mrs. Lindell died at age 93 in February 1896, she was one of the city's oldest residents and one of its "largest owners of real estate."

Jemima Lindell (nee Lee) was born in Kentucky c. 1803. The Lee Family moved to St. Louis in 1808 and Jemima's father, a land speculator, quickly came to own much of the city's early business and manufacturing districts. In 1825 Jemima married Jesse G. Lindell, the youngest of four brothers (siblings Peter, John and Robert) who moved to St. Louis from Maryland during the 1810s. The Lindells became one of the city's wealthiest families, building a "splendid fortune on strong common sense, integrity, industry, energy, and temperate business habits." Having had no children during the couple's 33 years of marriage, Jesse left his fortune to Jemima upon his death in 1858.

Jemima Lindell was a quiet woman, described as five-feet, six inches in height with a "dark complexion, black eyes and hair, a straight nose, high forehead, medium mouth and a small chin." Her manner was "gentle" and she avoided "rather than sought conspicuous mention." Jemima's reserved nature kept her out of the media spotlight though she is mentioned many times in a famous Missouri Supreme Court case, *Chew v. Keller* (1890). The suit was filed by relatives of her husband who sought to regain a lost inheritance.

Lindell Park was almost fully developed by 1920 and with the exception of the portion along Grand Boulevard has changed little. The neighborhood supports a mixture of single- and multi-family residences that reflect Classical Revival and Craftsman influences. A large portion of the development was directed by the Lindell Real Estate Company. The firm worked almost exclusively with architect Ernst Preisler, who designed most of the properties in the northern half of the district. Also present are buildings by Charles F. May, Otto Boehmer, William Wedemeyer, William McMahon, Gerhard Becker and Edward Nolte; both Boehmer and Wedemeyer lived in Lindell Park. Boehmer designed his own dwelling on Palm Place, and Wedemeyer may have designed the two-family flat where he resided on Greer Avenue. Also of note is that Wedemeyer designed Lindell Park's YMCA Building at 3100 N. Grand (1919). ●

TOURS >>

The Convent of the Sisters of St. Joseph of Carondelet 6400 Minnesota Avenue

Saturday, October 20, 3:00-4:30 pm



Reservations required, cost is \$15 for members, \$20 for non-members. A portion of the proceeds will be donated to the convent. RSVP by emailing stschetter@landmarks-stl.org or calling (314) 421-6474.

The first Sisters of St. Joseph came to America from Lyons, France in 1836 in response from a request from Bishop Rosati for assistance with opening a school for the deaf in the diocese. Two convents were established; one in Cahokia (which closed in 1855), and one in Carondelet where the order's motherhouse still thrives today. In 1837, the sisters began teaching deaf children in a log cabin on the present site of the convent, a school that would eventually grow into the Chesterfield-based St. Joseph Institute for the Deaf.

The Convent School for Girls, later named St. Joseph Academy was founded at the site in 1840 where it remained before moving to Frontenac in 1955. Fontbonne College, now Fontbonne University also originated at the Carondelet motherhouse in 1923.

Situated on a high bluff on land set aside for the Church by Carondelet's French founder, Clement Delor, existing buildings of the present facility have been in active service for 173 years with construction dates ranging from 1840 to 1911. Listed in the National Register of Historic Places in 1980, the craftsmanship on display in the buildings is exceptional with ornate inlaid wood floors of maple and black walnut, stained glass windows, graceful staircases and ecclesiastical artwork.

Come explore this City Landmark and learn about the Sisters of St. Joseph, an order that has had a major impact on the landscape of religious and educational life in St. Louis. ●

The former St. Louis State Hospital, (Missouri Division of Mental Health) 5400 Arsenal

Friday, September 28, 3:00-4:30 pm



Reservations required, cost is \$25 for members, \$30 for non-members. RSVP by emailing stschetter@landmarks-stl.org or calling (314) 421-6474.

Plans for the construction of this grand building were originally commissioned in 1863 by the justices of the St. Louis County Court (equivalent to the County Council today). In the years predating the split between the City and County, the Court handled a variety of municipal responsibilities such as the survey of public lands and the management of all eleemosynary institutions such as public hospitals. The decision to build a hospital in the St. Louis area for the mentally ill was triggered in 1861 when Confederate guerillas sacked the state mental hospital

at Fulton. Among the patients turned loose to fend for themselves were approximately 80 people who had been transferred to the hospital a few years earlier from the St. Louis County Poor House. Dr. William Taussig, former Mayor of Carondelet and Judge of the County Court, was dispatched along with Constable Bartholomew Guion to travel to Fulton and return to St. Louis with as many patients as could be found.

After a heroic journey through the war-zone of central Missouri, Taussig and Guion miraculously managed to locate 200 patients and return with them via wagons and trains to St. Louis. At the next meeting of the County Court, a resolution for the purchase of land for a St. Louis County Asylum was passed and County Architect William Rumbold (designer of the dome of the Old Courthouse, and the city's first high school) was assigned the task of drawing up plans for the facility. Construction began in 1864 and was completed in 1869. Taussig was present at the laying of the cornerstone and many of the patients he had rescued from Fulton during the Civil War were the first people to be housed and treated at the hospital. Come take advantage of this rare opportunity to tour this iconic building. ●

Most Endangered >>

St. Louis Palladium, 3618 Enright



Widespread rumors assume that this building may be targeted for demolition as a component of a planned expansion of the St. Louis VA Hospital although Landmarks Association knows of no actual plans to do so. Constructed between 1913 and 1914 by the Palladium Amusement Company the building was first used as a roller skating rink and ballroom. In 1940 the Palladium was bought by the Plantation Club, which had first opened on Vandeventer Avenue in 1931. The Plantation Club was the first whites-only nightclub in St. Louis to feature African-American performers. Advertised as the largest club of its kind in St. Louis, the venue featured a chorus line and three floor shows each night featuring African-American jazz musicians and orchestras. Over the years many well-known national artists performed at the Plantation including Eddie Johnson's Crackerjacks, the Billy Eckstine Orchestra, the Mills Brothers, the Ink Spots, the Deep River Boys, the Noble Sissle Orchestra, and the Jeter-Pillars Orchestra. The club closed in 1947 and the building has been used for a variety of purposes ever since. ●

Crunden-Martin Manufacturing, 757 S. 2nd Street



A major portion of the former Crunden-Martin Manufacturing complex caught fire in December of 2011. The fire began on the upper floors and impacted the heavy timber framing and roof. The five alarm blaze was fought by hundreds of fire-fighters and was not contained until the next day. As one would expect, high-pressure hoses and historic masonry are not a good combination and the building suffered extensive damage from both the fire and the effort to put it out. The six-story warehouse building was constructed in 1912 and designed by Mauran, Russell & Crowell. Originally a woodenware manufacturer, by the turn of the century Crunden-Martin had become a diverse manufacturer and jobber of products ranging from toys to refrigerators. The building that burned (#5) was just one of an intact complex occupying an entire city block between Cedar and Lombard Street, 1st and 2nd Streets on the riverfront south of the Arch. This area, adjacent to St. Mary of Victories Church and close to the area being branded as "Chouteau's Landing" and Busch Stadium has great potential for redevelopment. Due to the rare density Crunden Martin provides in an area that has largely been cleared, this industrial complex is a critical reminder of St. Louis' industrial riverfront and would be well-suited to office or loft use. ●

1711 Locust



This building was constructed in 1903 as a power substation for the St. Louis Transit Company, one of the major operators of the city's streetcar system. The architect is unknown, but Martin Arhelger was the contractor. The building was recognized as endangered in 2010 due to partial failure of its roof. Ironically, this was the same year that Landmarks sounded the alarm about the roof at Cupples 7. In the intervening years, Cupples deteriorated to the point where its owners consider it unstable and the City has blocked off Spruce Street to protect the public. The same process of water infiltration continues to erode 1711 Locust and unless something is done (even a tarp job would help), another case of demolition-by-neglect may appear on the horizon in coming years. Containing a single soaring story, this building possesses an immense and dramatic interior space which could be suitable for many different uses. Both Cannon Design and Paradowski Creative in recent years have adapted similar powerhouses downtown into stunning office spaces. Will the obvious potential of this building be realized, or will apathy and a hole in the roof seal its fate? ●

Most Endangered Continued...

Carr School, 1421 Carr



Designed by famed school architect William B. Ittner, Carr was completed in 1908 and closed in 1983. The L-shaped grade school is remarkable for its unique tile murals executed by Henry Chapman Mercer, as well as its projecting kindergarten bay. After the school's closure, the Carr Square Tenants' Association acquired the building in the hope that it could be converted to a community center. Those plans stalled and no others have proven feasible, though it had been hoped that the school might be among the rehabilitation projects of Paul McKee's "Northside" development. First appearing on the Most Endangered List in its inaugural year (1992!) this unique and beautiful school is a testament to the skill of William Ittner and the progressive public school system of turn-of-the-century St. Louis. Today, it is a disgrace. Twenty years on the Most Endangered List have seen what were once seedlings sprouting from the masonry mature into full-grown trees, and much of the roof on the east side of the building has collapsed. Time is very short indeed for this stunning building. Of course, we have been saying this for 20 years. ●

Cupples #7, 1014-1030 Spruce



This building appeared on Landmarks' Most Endangered List back in 2010 when a growing hole in its roof illustrated its neglected state. Designed in 1907 this seven-story brick warehouse was listed in the National Register as a component of the Cupples Station Warehouse District by Landmarks Association in 1984. Cupples Station was conceived in the early 1880s by Robert Brookings, Partner and Vice President of the Samuel Cupples Woodenware Company. Brookings envisioned an orderly collection of freight warehouses and distribution services adjacent to the Mill Creek rail lines as an efficient alternative to the choked and confusing freight-yards of the St. Louis riverfront. By the turn of the century, Cupples Station was being lauded by the Engineering News, the Brick Builder, the Architectural Record, and Scientific American as a paragon of efficiency and engineering.

While all other extant buildings in the complex have been rehabilitated, number 7 has been deteriorating for decades. In November of 2011, the building was deemed unstable and the owners unsuccessfully applied for a demolition permit. The matter eventually found its way to the St. Louis Circuit Court, which upheld the denial of demolition. Landmarks Association is currently crafting a proposal that frames Cupples Station and Spruce Street as the natural focus for the long-awaited and steadily attenuating Ball Park Village plan. Cupples 7 will play an important role in this proposal, if it does not fall to an emergency demolition order first. ●

Bethlehem Lutheran Church, 2153 Salisbury



Bethlehem Evangelical Lutheran Church is located in the Hyde Park Historic District and suffers extreme disrepair due to lack of funds for maintenance. Many of the building's stained glass windows are missing, and copper flashing and gutters have been stolen allowing water to infiltrate its brick walls. Ivy has taken root at its base and is beginning to climb its towers and erode its mortar. Originally completed in 1893, the church was designed by Louis Wessbecher. The building burned shortly afterward, but was reconstructed in 1895 using Wessbecher's original plan. The property remains under the ownership of the Lutheran Church though services for the congregation are held in the adjacent school building. While other properties affiliated with the Missouri Synod such as Concordia Seminary and Trinity Lutheran in Soulard are healthy (Trinity received a Most Enhanced Award from Landmarks in 2001) Bethlehem, a City Landmark and a critical part of the Hyde Park Historic District, is on the way to ruin. Unfortunately, the church is representative of a larger national pattern. Across the country, once-centralized populations of congregants have spread out into a diffuse network of suburban churches leaving the costs of maintaining the soaring cathedrals built by their ancestors to the diminished populations (and resources) that remain. ●

Most Endangered Continued...

St. Mary's Infirmary, 1528 Papin

"The condition of St. Mary's Infirmary is frightening – anyone who has seen the side facing Chouteau Avenue lately has seen the ongoing collapse of the rear wall." So read the hospital's description in the Most Endangered List of 2009. Four years later, vandalism and neglect continue to take their toll. When the building was purchased for conversion to condominiums in 2005, the old hospital's future looked bright. One of the few multi-story buildings to remain on the Mill Creek bluff line along Chouteau, St. Mary's has unparalleled views of downtown to the north and the soaring spires of Soulard to the south. The main building, constructed in 1887-1896 (designed by Aloysius Gillick) would indeed be well-suited to residential reuse, although the fact that it is virtually surrounded by surface parking lots and grassy strips speaks to the extent to which poor land-use decisions impact more than the specifically affected lots. St. Mary's is a victim of the economy, a victim of vandals, a victim of neglect, and a victim of its surroundings, but the fully-leased City Hospital nearby (Georgian Condominiums) project is ample proof that a hospital-to-residential conversion can work in St. Louis. ●



Thematic Listing, Flounder Houses

The Flounder form was once ubiquitous across St. Louis and other river towns along the Mississippi, Ohio and Potomac Rivers and the Chesapeake Bay, though currently their origins as a form are unknown. Spread throughout St. Louis, the Flounder was typically constructed in newly platted subdivisions as the city grew. Overwhelmingly constructed by German immigrants in St. Louis, the Flounder was easy to construct due to the availability of brick and the simple joinery of a single sloping roof. However, as towns developed, the working-class Flounders were razed for new construction and today the housing type is a rarity. The cities of St. Louis and New Orleans have the highest concentration of surviving Flounders. Over the past five years, Historic Preservationists Ryan Reed and Susan Sheppard have surveyed roughly 80 Flounders of various shapes, sizes and materials in the city of St. Louis. Handfuls of Flounders exist in Alexandria, Virginia; Baltimore, Maryland; Pittsburgh and Philadelphia, Pennsylvania; Wheeling, West Virginia and Cincinnati, Ohio. This extremely-rare and poorly-understood vernacular building type continues to disappear from St. Louis and other cities. Fortunately, architectural historians in St. Louis at least have recognized the form as unique and work hard to protect them from casual demolition. ●



James Clemens Jr. House, 1849 Cass Avenue

Constructed in 1858 from plans by Patrick Walsh with an adjoining chapel from 1896 designed by Aloysius Gillick, this home is a perennial presence on the Most Endangered List. A unique antebellum mansion that until recently was graced with a magnificent cast-iron portico, the building is an irreplaceable piece of St. Louis' architectural heritage. While the building's owner, Paul McKee's Northside Regeneration, used brownfield tax-credits to finance some temporary shoring and boarding of the building, deterioration remains severe. Indeed the chapel has been without a roof for years. The cast-iron portico has been removed and is currently in storage, but no plan for conservation or re-installation has been published. In addition, the south wall of the dormitory addition is collapsing into the house and both buildings have been scavenged and vandalized. In November of 2009, Mayor Slay and Paul McKee held a ceremonial signing of two Aldermanic bills supporting the developer's north side redevelopment plan in the front yard of the home. The Clemens House was chosen as a backdrop because McKee had earlier announced a 13 million dollar plan to renovate it into senior apartments and public-use space. Regarded as a gesture of goodwill, this commitment was used to demonstrate that the larger north side project would be sensitive to the history of the area and include rehabilitation of historic buildings. Today, the home looks worse than it ever has and all work at the site has ceased. ●



Most Endangered Continued...



Photo courtesy of Toby Weiss
www.beltstl.com

Lewis and Clark Library, 9909 Lewis and Clark, St. Louis Co.

Completed in 1963 and designed by noted modernist architect Frederick Dunn (FAIA) the library is slated for demolition pending the passage of this fall's county bond issue. The building is eligible for listing in the National Register of Historic Places for its significant design, and also reflects a hopeful period of post-war growth in north St. Louis County. Architecture aside, the use of public funds for demolition seems profligate considering that according to the advocacy group Modern StL, in the last 12 years the building has received a new roof, carpeting, HVAC system, parking lot, signage, furniture, and reference area. All of this, and perhaps even the Emil Frei stained-glass windows, would be squandered by demolition for a replacement library that contains only an additional 4,000 square feet of space. In excellent condition and possessing a flexible open floor plan, it seems that an unobtrusive, or carefully designed complimentary addition would be a cheaper and more sensitive path forward. ●

Missouri Belting Company, 1021 South Grand



Constructed in 1911 for the Missouri Belting Company, a manufacturer of heavy-duty belts for industrial drive-shafts, this two-story factory was designed by noted architect Otto Wilhelmi. The stately façade facing South Grand features pilasters capped with limestone capitals, brick corbelling at the cornice level, and an engaged limestone portico entry. Currently for sale, this building is adjacent to the pile of rubble and twisted rebar that was once the Pevely Dairy. While not yet owned by Saint Louis University, the site plan for the doctor's building proposed for the Pevely location (presented at past meetings of the St. Louis City Preservation Board) showed no trace of this substantial building. We must assume this omission was intentional. The loss of the Missouri Belting Company will eliminate the last building representing the former industrial and commercial presence on this stretch of South Grand. Additionally, it will destroy the last vestige of a formerly urban streetscape that once possessed human-scaled buildings with doors that, gasp, opened onto the sidewalk. ●

AAA Building Continued...

For several months little news emerged on the status of the AAA Building and the proposed demolition. Last summer Mayor Slay voiced his opposition stating, "the loss of any distinctive element of the City's built environment must be balanced against a gain at least as significant." Alderman of the 18th Ward, Terry Kennedy, stated in the St. Louis Post-Dispatch last winter that he was neither willing to support nor sponsor legislation for the demolition of AAA. Amid these opinions from our elected officials, nothing had been reported on the actual project plan. Last March Landmarks Association contacted a representative of AAA to inquire about the status of the building. The representative replied that due to a non-disclosure agreement certain elements could not be discussed. However, within the same breath he frankly stated that the building would be demolished.

This summer, AAA set their plans into motion. The company applied for a demolition permit for the office and the adjoining garage, which was reviewed by the Cultural Resources Office (CRO). This procedural review almost didn't happen. Only one month before, Mayor Slay had signed legislation sponsored by Alderman Kennedy creating a Preservation Review District which included the site of the AAA Building. Without this new layer of protection, the building would have been destroyed. Because of Preservation Review, the CRO was given the opportunity to

recommend the denial of the demolition permit for the AAA Building though it approved razing the garage.

On Monday, June 25, the Preservation Board met at their new headquarters in the former Federal Building at 1520 Market Street. Once Betsy Bradley, the Director of the CRO completed her recommendation against demolition, counsel for CVS and AAA, approached the podium. Fredericks referred to the building as a "cookie cutter" design that was "cute and whimsical" but completely lacking in architectural merit. He continued to attempt to undermine the significance of the building by unapologetically and inexplicably citing Wikipedia.

After statements were made by CRO, CVS and AAA, the floor was opened to public testimony. Six people rose to speak in opposition to the demolition. This testimony was reinforced with letters of opposition from Terry Kennedy, the St. Louis Chapter of AIA, Landmarks Association, Architectural Historian Kirk Huffaker and over 50 emails sent to the CRO. After a brief rebuttal and discussion, a motion was made and seconded for the denial of the preliminary approval of demolition for the AAA Building and the garage.

This is a temporary victory for preservationists, but the decision can be appealed. Landmarks will continue to follow this story. ●

March 12, 2012 – July 20, 2012

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Ron Lammert/Historical
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Magic Chef Event >>

On June 7, Landmarks' former Executive Director Carolyn Toft was honored with the H. Meade Summer's, Jr. Award for her lifetime of achievement in the field of historic preservation. The event was attended by more than 120 people and took place at the magnificent Magic Chef Mansion (aka, The Charles Stockstrom House, [designed by Ernst Janssen and completed in 1908]). The award is named for H. Meade Summer's, Jr., a former Chair of the Missouri Advisory Council on Historic Preservation, and a former President of the Board of Landmarks Association. Mr. Summers' Foundation has been a great supporter of both Landmarks Association and historic preservation in St. Louis for many decades and his great generosity enables us to recognize the important work that people like Carolyn have done to preserve, enhance, and promote St. Louis' magnificent historic architecture. Additional sponsors that helped make the event possible included Stella Artois, Urban Chestnut Brewing Co., the Missouri Athletic Club, Trivers Associates Architects, Stl-Style. com, and Pearl Vodka. Special thanks are also in order to Aaron



Teitelbaum, Co-Owner and Chef at Herbies Vintage 72, Brad Beracha, owner of Miso Lounge and Araka Restaurant, Otis and Erlene Walker, Owners, Chefs and Pitmasters at Smoki O's BBQ, and Shelley Donaho, board member of Landmarks Association and owner of the Magic Chef Mansion. ●

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