



# LANDMARKS LETTER

## Death Knells and Wedding Bells at a Palace on Portland Place

By Julius K. Hunter with John C. Guenther, FAIA, LEED AP



23 Portland Place, Eames & Young, 1892, for William Henry Thornburgh and Florence Plimpton  
Photo by John C. Guenther, FAIA, LEED AP

AS YOU APPROACH THE STately MANSION AT NUMBER 23 PORTLAND PLACE on Saturday evening, September 23rd for the Landmark Associations fall event, you are about to step into a fantasy world where historical grandeur reigns! You'll want to wear comfortable shoes that evening because you're in for what may well turn out to be a once in a lifetime opportunity to leisurely stroll through 14,595 square feet of elegance on three floors in a totally warm and welcoming residential space.

Number 23 Portland Place began on the drawing board of two of the most dashing, prolific and distinguished architects in Victorian St. Louis. William Sylvester Eames and Thomas Crane Young had first met as students at Washington University, both graduating in 1878. They each went their separate ways, touring, sketching and studying some of Europe's most awesome classical architecture. After gaining various professional experiences and collaborating on the offices for Dr. James Green in St. Louis, they decided to form a company in 1885 to design and build imposing houses for wealthy St. Louisans, along with a wide range of impressive architectural projects.

Undeveloped wilderness properties near the then brand-new Forest Park, artistic license and the fattest of client bank accounts were striking to out-of-town and local architectural firms. Eames & Young quickly took their places among the top choices for the upper crust in flight seeking residential refuge from noise, grime, crime, disease and a rapidly expanding city with businesses and industries moving westward. The rich flocked together in quiet, verdant oases and then circled their chauffeur-driven wagons and horseless carriages for what they deemed survival of the richest.

*continued on pg. 4 >*



Can you guess the St. Louis location of this photo? See *Elements* on page 17.

## IN THIS ISSUE...

- 1, 4-6 **Death Knells and Wedding Bells at a Palace on Portland Place**
- 2 **Letter from the Director**
- 3 **Benefit for Landmarks Association**
- 7 **La Triviata: Eames & Young**
- 8-13 **Landmarks Most Enhanced Awards 2023**
- 14 **Former Uhrig/Excelsior Brewery**
- 15 **Welcome Our New Office Administrator**
- 15 **Annual Landmarks Membership Meeting**
- 16 **Eastman Photographs**
- 17 **Elements**
- 18-20 **Landmarks Membership**

## Volume 54 Issue 1 Fall 2023

3115 S. Grand Blvd. Suite 700  
St. Louis, MO 63118  
Ph: 314-421-6474  
[www.landmarks-stl.org](http://www.landmarks-stl.org)

©2023 Landmarks Association

## LANDMARKS Board of Directors

MATT GHIO  
President

DAVID LOTT  
Vice-President

JEAN LARSON WEBB  
Vice-President

SHELLEY DONAHO  
Secretary

KEVIN KELLEHER  
Treasurer

ROBERT BRUCE, MD

DAVID CHARLES

G. JOHN CHEN

KATE DOUGLAS

BOBBY DUFFY

SARAH DUFFY

JANICE EDWARDS

ROBERT EPPERSON

KAREN GOERING

JULIUS K. HUNTER

CHERYL JONES

LEE KLING

DOROTHY MARTIN

SALLY PINCKARD

BILL SEIBERT

ANN STANLEY

MICHAEL P. STEPHENS

JEFF VINES

ANDREW WANKO

MADISON HRDLICKA WELGE

## Staff

ANDREW B. WEIL  
Executive Director

KATIE GRAEBE  
Preservation Specialist

SUSAN TSCHETTER  
Office Manager

ZACHARY SCHULTZ  
Operation Manager

## LANDMARKSLETTER

*is the official publication of Landmarks Association of St. Louis, Inc. for its members and friends. Opinions expressed in articles are those of the Editor and contributors and do not necessarily represent the opinion of the Board or membership of Landmarks Association. Please address all correspondence, comments and inquiries to the Editor.*

©2023 Landmarks Association



## Letter from the Director

Dear friends,

I look forward to seeing you all the 2023 Annual meeting, which will be held on October 22 in the carriage house at the Magic Chef Mansion (3400 Russell Blvd, 63104) from 2:00 until 4:00. We will update you all with ongoing activities of the organization and introduce you to a number of new board members and our new staff member Zeck Schultz. Zeck will be taking over administrative duties from Susan Tschetter who has been with us for decades and will be retiring this fall.

Staff has finally moved into the Soulard building after an arduous rehabilitation/reconstruction effort that spanned several years. We still have a lot of boxes to unpack, but we are now working from the building and it's wonderful. The natural light is very welcome and it's great to be in a historic property that we can proudly claim to have saved from almost certain destruction. The last piece of the puzzle is finishing the courtyard, which we hope to complete this fall using salvaged historic street paver brick.

We have enjoyed an amazing outpouring of financial support from board members, foundations, and other member donors that have literally made the project viable. I can say that despite the price tag of the rehabilitation, Landmarks Association is in better financial shape right now than ever before. Thanks to everyone that has donated (and everyone who might be considering a donation!). One of the most important reasons for our current financial health is planned estate giving from long-time members, so if you are considering financial planning at the moment, please don't hesitate to reach out. Our staff and board are standing by to discuss how you can help to ensure that St. Louis retains a dedicated voice for historic preservation for many decades and centuries to come.

I would like to give credit to our board members who have devoted untold hours to planning and managing the construction process. While moving takes a lot of staff (and board) time, of course we continue to pursue the organization's mission. For example, we are currently working on a collaborative effort to create a new National Register of Historic Places district in the heart of the Ville Neighborhood, which will facilitate multiple planned redevelopment projects and add an additional layer of protection against arbitrary demolition. We have secured another year of funding from the St. Louis Regional Arts Commission to support upcoming lectures and educational programs for local school groups and are looking forward to working with the Gene Slay Boys and Girls club in Soulard to reach new "after school" students in our neighborhood.

I would also like to recognize our dedicated volunteers who make the Downtown Walking Tour program possible. The program has enjoyed another successful season (it runs annually from April through October [www.landmarkstours-stl.org]) and is a great way to learn more about the architecture and history of the central business district. We will be working to expand this program with a Soulard neighborhood tour focused on vernacular architecture in coming seasons.

In closing, thank you to all of the people who keep Landmarks Association running. We truly are a family of people who share a love for historic architecture and who collectively devote enormous amounts of time, energy, and finances to ensure that future generations will enjoy a prosperous St. Louis Region that values and capitalizes on its rich heritage.

Best wishes,

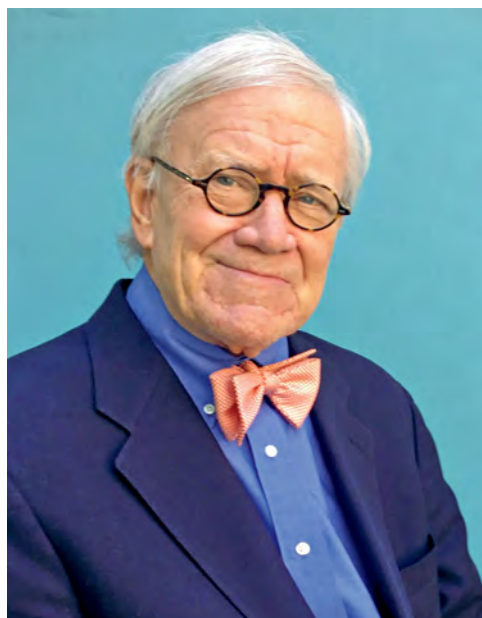
Andrew Weil  
Executive Director



# Benefit for Landmarks Association



## Saturday, September 23, 2023 Central West End ~ 23 Portland Place



JOIN LANDMARKS ASSOCIATION IN CELEBRATING Robert William Duffy's remarkable contributions to the St. Louis community. This year we are honoring him with our H. Meade Summers Jr. Award which recognizes lifetime contributions to the cause of historic preservation in the St. Louis Region. Guests will enjoy an evening of celebration in the Central West End in a stately home listed in the Portland & Westmoreland Places Historic District.

For over 60 years, Landmarks Association has argued that the architectural heritage of St. Louis is an irreplaceable cultural and economic asset. We are grateful for our supporters and members who help us achieve our mission.

Enjoy the celebration with delicious food, drinks, desserts, a silent auction, and live music by Sarah Jane and The Blue Notes.

**Time:** 6:00 – 9:00 pm

**Award:** 7:00 PM

**Where:** 23 Portland Place, St Louis, MO 63108

**Parking:** Street parking (Enter via Lake Ave  
from Lindell Blvd)

**Cost:** \$125



Tickets can be purchased online by scanning the QR code, over the phone at 314-421-6474, or via check to Landmarks Association.

All proceeds further Landmarks Association of St. Louis' mission of preserving, enhancing, and promoting St. Louis' architectural heritage.

### 2023 Sponsors

Dowd Bennett LLP  
Bellefontaine Cemetery & Arboretum  
Sarah Duffy & Ed Smith  
Karen & Lawrence Goering  
R. G. Ross Construction Co., Inc.  
Dorothy Martin  
Magic Chef Mansion LLC  
Jean & Doug Webb  
Sally Pinckard & Michael Roach  
Mary Strauss

**Benefit sponsorship opportunities are available** – please consider investing in our event and our mission. View the sponsorship opportunities under the event heading on our website <https://www.landmarks-stl.org/> or email questions to Katie Graebe at [kgraebe@landmarks-stl.org](mailto:kgraebe@landmarks-stl.org).



*South façade, Number 23 Portland Place  
Photo by John C. Guenther, FAIA, LEED AP*



*Distinctive terracotta garlands are placed between the third-floor windows.  
Photo by John C. Guenther, FAIA, LEED AP*

*"Death Knells and Wedding Bells at a Palace on Portland Place" continued from page 1*

Paint and windows magnate William Henry Thornburgh and his wife, Florence Plimpton Thornburgh, had a general idea of what they wanted in a new home for them and their two young children. They had purchased a vacant lot in the burgeoning enclave that would be called "Westmoreland and Portland Places." After checking out a number of houses in the City's silk-stocking encampments, the Thornburghs knew they wanted Eames & Young for design. My colleague, architectural historian John Guenther, has a good idea of what the preliminary drawing board sketches might have offered the new clients. John . . .

The Thornburghs could see that Eames & Young were well versed in a wide range of architectural styles which reflected other clients' aspirations, as evidenced by their designs in Westmoreland Place – Numbers 5 (1891), 6 (1890), 9 (1890) and 22 (1891). The partners could certainly draw upon their travels and studies of European architecture as they designed their clients' residences in St. Louis.

For the Thornburgh residence at 23 Portland Place, Eames & Young proposed an Italian Renaissance style and motifs. Their Palazzo style design referenced the palazzi (palaces) built by wealthy families of the Italian Renaissance – most appropriate for their new client.

The south façade fronting Portland Place is a beautifully composed, tripartite composition, with a base, middle and top. The base is composed of rusticated bands of Carthage marble and tan Roman brick, with a band of decorative carved stone garlands of festoons of flowers and wreaths above the windows and entrance. The middle is composed of the second-floor windows with their stone surrounds, round pediments, and a horizontal stone sill uniting the windows. The top features a strongly projecting cornice protecting the third-floor windows, reduced in height, and horizontally proportioned, with stone frames. They reduce the scale of the overall composition, while successfully masking the true interior volume of the third-floor ballroom. Distinctive terracotta garlands are placed between the third-floor windows. These decorative motifs reference those found at the Library of San Marco in Venice and the Palazzo Branconio dell' Aquila in Rome.

The low slope hip roof and horizontal expression of the residence and carriage house anticipate characteristics of the Prairie School.

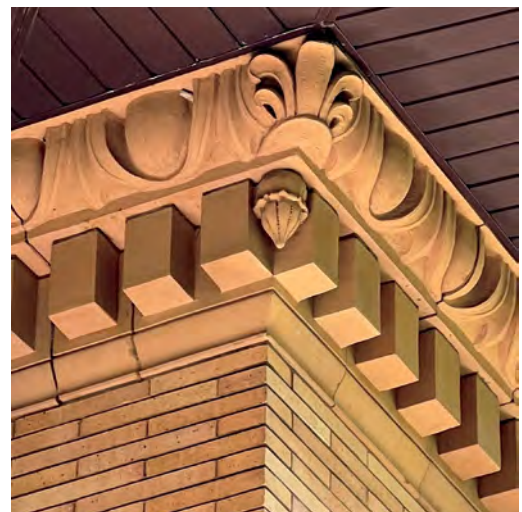
Of note, a beautiful, two-story bow window emerges from the south facing façade to the right of the main entrance. The bow window grows from the internal planning of the residence, and gave the Thornburghs a second focal point and alcove in their living room, while bringing in abundant natural light from the south and allowing them a

view of the glorious linear landscaped park of their Portland Place community.

One can also appreciate the environmental planning and details of Eames & Young for the south facing rooms and windows, with built in wood louvers and roller shades, as well as the bow window's curving windows – frames and glass – for the window manufacturer, William Henry Thornburgh.

Equally important, the composition of the Thornburgh residence shows the mastery of its architects – Eames & Young. The design of the beautifully proportioned south façade is one of restraint and refinement, with classical motifs and yet modern in its simplification and horizontality, and inventive with its bow window as a vertical counterpoint to the horizontal composition.

Take note of the terracotta fleur-de-lis ornament at the upper corners of the façade, in line with the egg-and-dart cornice and dentils detail. It tells us that, while the design inspiration may come from the Italian Renaissance Revival Palazzi, this residence and its owners are in and of Saint Louis! There is attention to detail everywhere one may look, with the composition and details rewarding the patient observer.



*Terracotta fleur-de-lis ornament at the upper corners of the façade, in line with the egg-and-dart cornice and dentils  
Photo by John C. Guenther, FAIA, LEED AP*





Entry Hall and Grand Stair  
Photo by John C. Guenther, FAIA, LEED AP

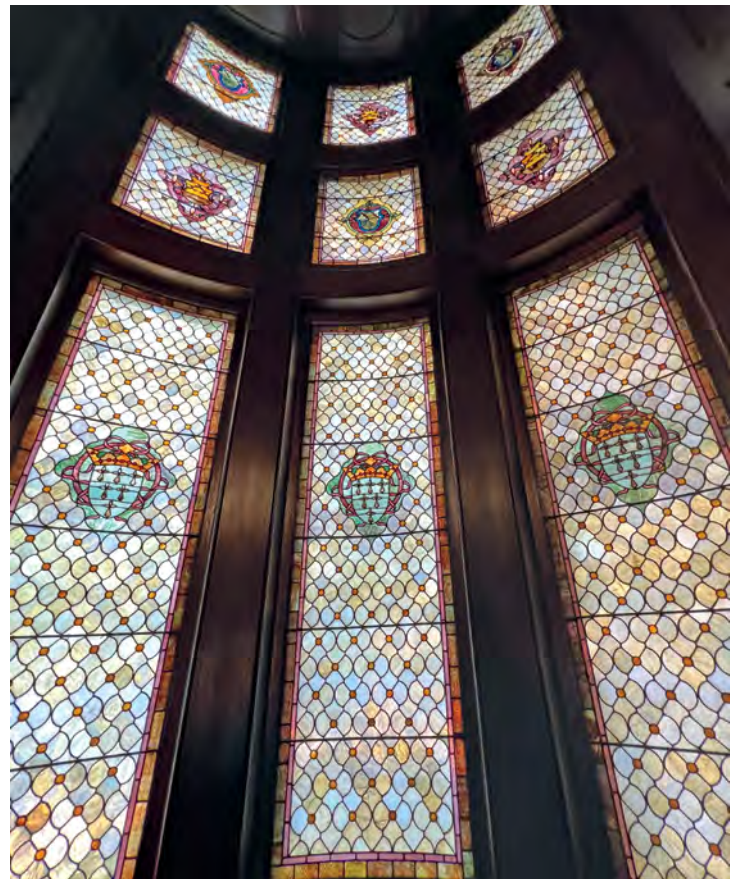
Upon entering this magnificent residence, a gracious, welcoming entry hall receives guests. Straight ahead, a grand stair cascades from the second floor, turning to greet the visitor. Atop the landing is another two-story bow window, with dramatic stained glass incorporating various iconographic patterns, all illuminated with soft north light. One can see crowns and crucifixes, perhaps another reference to the city's namesake – King Louis IX – and the location of this beautiful home.

The internal planning of the Thornburgh home is based upon axial relationships. Just as the grand staircase and bow window of stained glass align with the entrance hall, arriving by carriage under the porte-cochere, the visitor finds a great hall leading to the east and the various living spaces – an inglenook with fireplace to the north to warm the traveler, and a study (in line with the inglenook), living room, and music room – all oriented to the warm southern sunlight.

One will find a grand dining room at the end of the great hall. All of these spaces feature beautiful, rich and warm wood work and paneling, with articulated columns and beams above.

The interiors flow together beautifully and seamlessly, united by the grand stair which leads to the second floor. One can imagine the festive social gatherings within the Thornburgh home, with the assembled guests listening to the occasional words of welcome given from the landing of the grand stair.

And then there is the grand finale – the third-floor ballroom. This grand room is 68 feet long, occupying the entire footprint of the south block of the L-shape plan. The ceiling features wood beams and is partially vaulted under the shallow hip roof, yielding a beautifully proportioned room. The low, rectangular windows of the top floor are set within taller, recessed arched openings within the thickened walls, each with a window seat, on three of the four sides of the room. Eames & Young again are masters of creating beautifully proportioned space through manipulating the scale of the various elements. The original chimney, projecting through this space, is now surrounded by a uniquely designed and beautifully crafted wood bar, to serve the guests assembled.



Bow Window Stained Glass in Grand Stair  
Photo by John C. Guenther, FAIA, LEED AP

Renovation and design modifications in the support spaces of the L-shape residence were deftly and successfully undertaken by Thomas Wall, Architect, of Mitchell Wall, Architecture and Design, in 2017. Julius . . .

If the walls of Number 23 Portland Place could only talk... here are just a few of the whisperings your ears might pick up when you attend the fabulously festive Landmarks Association event on the evening of September 23rd.

Number 23's first owner, William Henry Thornburgh, was just 57-years-old when he died of heart disease at the family's summer retreat near Kennebunkport, Maine just seven years after the family moved into Portland Place. Widow Florence remarried and lived in the mansion for another 17 years.



William Henry Thornburgh  
1843-1900

In May, 1913 . . . death knells turned to wedding bells at Number 23 when the 23-year-old Thornburgh daughter, Edwine, married 29-year-old British Baron Wilfred Peek. One newspaper headline blared: "LOCAL GIRL MARRIES TITLE." The big nuptial ceremony was held with all available pomp and circumstance at nearby First Presbyterian Church.

Local newspapers unanimously trumpeted the event as the "Wedding of the Century." The parlor you'll enter at the festive Landmark's event on September 23 held wedding gifts valued at more than \$3 million in today's money. Two armed security officers stood on 24-hour vigil for a full week keeping watch over the large larder of largesse. The newlyweds honey-mooned at Hot Springs for two weeks before sailing the ocean blue to the Baron's ancestral estate in England.

*continued on pg. 6 >*





Edwina Thornburgh and British Baron Wilfred Peek  
Images from the "St. Louis Star" newspaper, May 7, 1913

Just as featured in "Downton Abbey", the Peek's baronial estate in Devonshire was conscripted and converted during WWI into a hospital for wounded British officers. Lady Edwina presided over the confiscation of the estate with grace and firm directions. The young baron, after rising to the rank of Major in military battle in "Mesopotamia," (present-day Iraq) became a war casualty, dying at the American Hospital in Paris from combat injuries just 14 years after the grand and glorious wedding festivities at Number 23 Portland Place.

Lady Edwina's and Sir Wilfred's only child, Sir Francis Henry Grenville Peek, was born three years after the wedding and lived till age 80 in 1996 in France.



Entry Hall and Grand Stair  
Photo by John C. Guenther, FAIA, LEED AP

Second owners of Number 23 were Neill and Mattie Caruth McMillan. They lived there for only three years, but I'm sure the walls are still whispering about the fact that Mrs. McMillan was from a wealthy Texas family that at one time owned all the land that is now the city of Dallas.

Next to own our featured mansion were Warren and Estella Brown McElroy. Warren became a shooin to run Hamilton-Brown Shoe Company after marrying Estella, the boss' daughter. The company became the biggest manufacturer of footwear in the world. The indomitable Estella lived to be a remarkable 103 years old.... outliving her husband by 33 years!! Full of energy, Mrs. McElroy ordered a stem-to-stern remodeling of Number 23 just four decades after it was built. On February 28 of 1938, the lady of the house was handed the combined contractors' and interior decorator's tabs totaling \$64,787. The heiress simply pinched from the cookie jar the equivalent of \$1,397,409 in today's dough.

One of the most frightening episodes in the colorful history of Number 23 occurred on January 30, 1953. That's when a devastating fire of undetermined cause roared through the mansion causing major destruction. In fact, an insurance adjustor put the damage at \$107,000 in today's dollars.

The owner at the time of the blaze was Harry J. Tuthill, an internationally known and respected editorial cartoonist. His sketches were syndicated in more than 150 newspapers worldwide. He had owned Number 23 since 1941 following the heartbreaking death of his young wife from childbirth complications. The baby survived.

Friends and family had noted that Tuthill had been ripped apart by that death. Then came the news he received from two somber Marine officers ringing the doorbell at Number 23 in 1945. Tuthill's son, Marine Corp Infantry-man, George Henry Tuthill, had been killed in a fierce machine gun battle on Iwo Jima. The posthumous Silver Star for combat bravery was little consolation.

Whenever I think of the sad stories from Number 23... I just reflect on that regal, fairytale 1913 wedding... and then I smile when I think of Estella McElroy gleefully supervising that massive million-dollar mansion makeover.

To cap off your delightful visit to Number 23 Portland Place on Saturday evening, September 23rd, get ready for the biggest treat and surprise of the evening. Wait till you make it up to the Third Floor



Ballroom  
Photo by John C. Guenther, FAIA, LEED AP

Ballroom!! Surprise! I have never seen captivating theme decor like this before!!!! Chances are... you haven't either!!! Be sure to purchase your tickets now! Visit <https://2023Landmarksbenefit.eventbrite.com> or learn more on page 3.

Julius K. Hunter, Broadcast journalist, author, historian, genealogist, columnist, musician, educator, raconteur, Landmarks Board member.

John C. Guenther, FAIA, LEED AP, is an architect, historian, author and Fellow of the American Institute of Architects for notable contributions to the advancement of the profession of architecture in design. John serves as President of the Society of Architectural Historians – St. Louis Chapter. His book – *The Gateway Arch: An Illustrated Timeline* – has recently been published by Reedy Press.

# La Triviata: Eames & Young

By Julius K. Hunter

SO YOU THINK YOU KNOW EAMES & YOUNG?  
HERE'S A BIT OF TRIVIA TO TEST YOUR FAMILIARITY:



William Sylvester Eames, FAIA (1857-1915)  
Photograph by J.C. Strauss, 1903  
Courtesy of Missouri Historical Society



Thomas Crane Young, FAIA (1858-1934)  
Photograph by Strauss, 1897  
Courtesy of Missouri Historical Society

## Questions

1. Which of the two, Eames or Young, was President of the American Institute of Architects?
  2. Which was born in Sheboygan, Wisconsin, of all places?
  3. Which of the two gentlemen served as Deputy Commissioner of Public Buildings for the City before the partnership was formed?
  4. On the advice of a trusted friend and colleague, at which point did the team begin to eschew: "the stone front, zinc cornice, iron column, pseudo classic, cheap and nasty style" then popular in the design of local buildings? That friend, William Hodges, suggested that the Eames & Young team pay more attention to the variegated beauty of St. Louis' very own natural BRICK!! Which massive local project design proved that Eames & Young took Hodges' advice to heart?
  5. Which of the two architects left Washington University after two years to study his craft in France and Germany?
  6. Which two infamous Federal Penitentiaries did the Eames & Young team design?
  7. Which of the two architects was Mayor of Webster Groves (1901-1903)?
  8. How many years after Eames & Young hung out their shingle did construction work begin on Number 23 Portland Place?
  9. Which of the two architects was the frequent target of snarky barbs by St. Louis Mirror gossip columnist William Reedy? One swipe noted that "\_\_\_\_\_ never married and was extremely close to his mother and five sisters."
  10. After the death of one partner in 1915, which of the partners soldiered on and designed the colossal (some believe "monstrous") Masonic Temple on Lindell (1926)?
- Bonus question: William Sylvester Eames was uncle to which groundbreaking "mid-century modern" architect/designer?

## Answers

1. William Sylvester Eames, 1890, 1901, 1907, President, St. Louis Chapter of the American Institute of Architects
  2. Thomas Crane Young, 1885
  3. William Sylvester Eames, until 1885
  4. Cupples Warehouse complex for Brookings (18 buildings) (1894-1917)
  5. Thomas Crane Young, 1880, 1888, Washington University
  6. United States Federal Prison, Leavenworth, Kansas, 1895-1897
  7. Thomas Crane Young
  8. 7 years before Number 23 Portland Place (1892)
  9. William Sylvester Eames
  10. Thomas Crane Young
- BONUS: Charles Eames



# Landmarks Most Enhanced Awards 2023

By Katie Graebe

LANDMARKS ASSOCIATION'S MOST ENHANCED AWARDS was held on Wednesday, June 14th, at the stunning 9th Street Abbey. Prior to the ceremony, our new Soulard offices were open for viewing. This year's award went to 12 projects that earned recognition as "outstanding examples of restoration, rehabilitation, and adaptive reuse of our architectural heritage." Winners are selected based on the difficulty of the project, the historical or architectural significance of the building, diversity of building type and development entity, the capacity of the project to have a transformational effect on its surrounding area, and the project's power to inspire. The award-winning buildings demonstrate the amazing culture of rehabilitation that thrives in our region and are a testament to the skills and vision of the local development community. The 2023 winners represent a residential building and an array of institutional and commercial projects.



## 1. 4021 IOWA AVE., ST. LOUIS, MO 63118 — FORMER ST. THOMAS OF AQUINAS SCHOOL

Owner: 4021 Iowa LLC (Subsidiary of Blackline Design + Construction)

Architect(s): Blackline Design + Construction / Contractor: Blackline Design + Construction



The former St. Thomas of Aquinas School, located in Dutchtown overlooking Laclede Park, served as the grade school for the St. Thomas of Aquinas Catholic Parish. The church is situated at 3949 Iowa Ave (Established: 1882; closed in 2005). The two-story brick school building differs from the church, displaying more of an Italian Renaissance Revival influence. It was constructed in 1932 under the architect Henry P. Hoss.

After sitting vacant for approximately 20 years, Blackline acquired this property and embarked on an exterior restoration and interior adaptive reuse of the building, transforming it into 24 market-rate apartments. State and Federal tax credits were utilized for this project, amounting to a \$4.75 million redevelopment completed in 2022. Nearly all original elements were retained, with each classroom being converted into a residential unit. Historic flooring, casework, chalkboards, doors, interior glazing, trim, ceiling medallions, and even light fixtures were all restored and incorporated into the new design.

## 2. 4308 MANCHESTER AVE. — THE DOGWOOD IN THE GROVE

Owner: Kelly and Sean Spencer (The Dogwood STL) (The Social Affair, LLC)

Architect(s): Trivers and Associates / Contractor: Paramount Construction / Kyle Miller



Constructed in 1941 by owners Charles Grady and August Kucharski, 4308 Manchester Ave. originally operated as a Kroger Grocery until 1962. Afterward, it was occupied by Tom O'Malley from O'Malley Metal Polishing Company for over 20 years. Despite the storefront appearing

vacant with boarded-up windows, Tom O'Malley was renowned as one of the finest metal polishers and among the last remaining in St. Louis. When he decided to retire, Kelly Spencer, owner of The Social Affair, purchased the property on June 15, 2017, without a concrete plan.

Recognizing the need for a venue that encompassed the missing elements in the market, Kelly embarked on designing her own event space. This included an in-house commercial kitchen, indoor and outdoor areas, and two separate floors for ceremonies and celebrations.

With the assistance of Trivers Architects and Paramount Construction, the \$2+ million project transformed the building into an exceptional venue. The grand entrance features 1890s doors sourced from New Orleans, while the stylish interiors showcase a 15-foot marble top custom bar and a striking 35-foot grand staircase leading to the new second floor and terrace. The property also boasts a commercial kitchen, ADA accessibility, and additional outdoor spaces. An additional \$100k was invested in the adjacent garden/green space, and a trellis is currently being added to the terrace. Adjacent buildings were renovated to accommodate a wedding lounge and suite.



### 3. 3318 & 3333 WASHINGTON AVENUE, ST. LOUIS, MO 63103

Owner: Kranzberg Arts Foundation

Architect(s): Chandler Ahrens / Open Source Architecture

Contractor: Lockwood Construction & Development / Accepting the Award: Chris Hansen (Kranzberg Arts Foundation)

#### PROJECT DESCRIPTION

The Kranzberg Arts Foundation recently renovated 3318 and 3333 Washington Ave. The organization plays a vital role in fostering a thriving arts community in the St. Louis region by providing essential infrastructure, including artistic venues, studios, workspaces, and both short and long-term residencies. With a focus on community-based programming, the Foundation ensures that its investments align with the broader community's needs and vision. With a commitment to diversity, equity, and inclusivity, the Foundation not only promotes economic development and cultural sustainability but also positions St. Louis as a premier destination for arts and entertainment.



Recently, Forbes recognized the Grand Center Arts District in St. Louis as the most exciting emerging arts district in America, with a particular emphasis on the work of the Kranzberg Arts Foundation in creating a vibrant neighborhood.

The Kranzberg Arts Foundation operates several venues, including The Big Top at 3401 Washington Blvd., The Grandel + The Dark Room at 3610 GRANDEL SQ., High Low at 3301 WASHINGTON BLVD., The Kranzberg at 501 N GRAND BLVD., The Marcelle at 3310 SAMUEL SHEPARD DR., Zack at 3224 LOCUST ST., Central Stage at 3524 Washington Ave, and the newly added Sophies Artist Lounge at 3333 WASHINGTON AVE.

#### 3318 WASHINGTON

The former warehouse located at 3318 Washington Avenue was originally constructed in the early 1920s. This single-story building spans 6,050 square feet and features concrete floors and steel roof beams. Throughout its history, it primarily served automotive purposes, initially housing the Kellerman Motor Car Co. (1923), followed by The Brodhead Company, which showcased its collection of high-quality used cars including Cardinals and Lincolns (1928). It later became the headquarters for The Automotive Equipment and Supply Company before they moved in 1938. By the 1950s, it transitioned into a tire warehouse and specialized in re-capped tires. After the recent rehab, the building now serves as the home for Artist Chabi Bayoc and Mid Coast Media.



#### 3333 WASHINGTON

Constructed in the early 1920s, 3333 Washington Avenue also initially served the automotive sales and service industry. This two-story building spans 36,000 square feet and features concrete and tile floors, steel roof beams, concrete and steel columns, as well as rod and wood trusses. In 1924, it was home to the Owen Baskett Motor Co., later transitioning to the W. H. Owen Co., a service station dealership specializing in Firestone tires. By 1935, it became the Milstrand Motor Co., a Dodge and Plymouth dealership, and in 1940, it housed Downtown Pontiac. In September 1950, it was transformed into an athletic equipment warehouse as part of Rawlings Manufacturing Company's extensive program expansion. Rawlings leased 3333 Washington as a shipping warehouse.

Following an extensive renovation that included some hiccups, like the collapse of the north wall, the building now offers a mix of commercial and creative-use spaces. It opened to the public in the fall of 2021 and is home to various entities, including Sophie's Artist Lounge, KAF Resident Organizations such as the Saint Louis Fashion Fund and St. Louis Shakespeare Festival's offices, as well as commercial tenants like Elasticity, Scene Event Space, Mark Buckheit Frame Shop, Open Studios, Mike Martin Media, and Page Avenue Photography. Additionally, it houses The Walls Off Washington, an ongoing Mural Walk showcasing over 20 murals created by local, national, and international artists. These murals extend around the district and various KAF buildings, creating an artistic and vibrant atmosphere.

*continued on pg. 10 >*

#### 4. 7135 CANTERBURY AVE. — WILKINSON LOFTS

Owner: 7212 Arsenal, LLC (Brian Minges, Advantes Group subsidiary)

Architect(s): Jeff Hyatt, Trio Creative, LLC / Contractor: Advantes Construction, LLC



The abandoned Wilkinson School building in Ellendale underwent a remarkable transformation by Advantes Group. Designed by architect Rockwell Milligan, this Jacobethan revival-style elementary school was closed in 2008 but Advantes Group purchased it in 2018 and restored it by 2020-2022. The renovation project successfully preserved original features, including the slate roof, front entry doors, wood windows, and marble tile flooring. The building now houses 34 market-rate apartments, 2,484 sq. ft. of commercial spaces, and amenities such as a fitness center and 39,524 sq. ft. of permanent green space through an easement with MSD's Green Infrastructure Grant Program.

Despite facing challenges related to timing, rising construction costs, and the COVID-19 pandemic, the renovation of Wilkinson School was completed in October 2022. The project brought new life to the neighborhood, which had seen minimal development in recent years. The transformed building stands as a significant investment and a revitalized landmark, showcasing the successful preservation and adaptive reuse of a historic structure.

#### 5. 4923 DAGGETT — THE MARKETPLACE ON THE HILL

Owner: Mark Erker (Little Trammer LLC) (Catering St Louis Events)

Architect(s): Space Architecture / Contractor: Maplewood Contractors



The Marketplace on the Hill is part of a larger complex developed by Mark Erker and Carleen Kramer, who purchased the building in 2019. Sandwiched between the Kingshighway overpass and I-44,

the Marketplace is set back from Daggett Ave within the historic Hill neighborhood. This antique market and event space occupies a historic building that was originally the home to Mancha Storage Battery Locomotive, which manufactured small narrow gauge electric locomotives for the mining industry.

The Marketplace on the Hill contains The Hill Antique Market and La Verona event space, in addition to their existing building, which houses Oliva Café and Oliva Lofts. After years of creating welcoming event spaces as owners of Catering St. Louis Events and having knowledge of scouting antique wares, Mark and Carleen opened the Marketplace in 2019 and have been expanding it through 2022. As of 2022, The Hill Antique Market now boasts 16,000 square feet of aisles and cases and hosts over 75 vendors with high-quality vintage wares. Since creatively repurposing this part of St. Louis' industrial history, The Hill Antique Market has expanded several times, with plans for further growth. In Mark's words, "We appreciate the opportunity to preserve the neighborhood while also providing people with an exciting place to visit."

#### 6. 725 KINGSLAND AVE. — LEWIS COLLABORATIVE

Owner: Lewis Center ML, LLC

Architect(s): Lawrence Group (Greg Trost) / Contractor: HBD Construction, Inc. (now Russell)



Constructed between 1909 and 1926 and designed by the renowned firm of Eames and Young with additions by William Ittner, this building originally served as the Academy of Fine Arts for the St. Louis Women's League, which was an outgrowth of the endeavors of Edward Gardner Lewis. Lewis was the founder of University City as well as the "Women's Magazine" whose headquarters are now the University City City Hall. The current project converted the building into 93 unique multi-family market-rate apartments and 16,000 square feet of office space. The project did a wonderful job preserving the original exterior including complete masonry restoration and new replica wooden windows. Inside, the high ceilings, clerestories, and skylights (originally designed to light educational spaces) provided opportunities to create unique contemporary living and workspaces. The Lewis Collaborative is an outstanding example of how old spaces that are intrinsic to a community's identity can be made new and repurposed for future generations.



## 7. 16 S. ILLINOIS ST. — LOFTS ON THE SQUARE

Owner: MH Belleville Associates LP

Architect(s): WJW Architects, Mike Jerabek / Contractor: Holland Construction



Located just across the river, the Hotel Belleville was constructed in 1930 by the architecture firm Manske & Bartling and contractors Bauer Bros. Const. for the Belleville Hotel Co. The six-story building features

expressive art-deco geometric brickwork, terra cotta, and stone details, with a spacious lobby that rises to a mezzanine housing a central skylit atrium. Facing the county courthouse, the hotel opened its doors in 1931 and quickly became a premier lodging location, particularly for trade meetings and conventions. However, as downtown customers dwindled due to deindustrialization and suburbanization, the hotel's popularity declined. It was later converted into senior housing by the Belleville Archdiocese before eventually becoming vacant in 2009.

The building faced the imminent threat of demolition, but thanks to a lengthy community campaign and a partnership between the Southwestern Illinois Development Agency and Bywater Development, it was saved. Through innovative funding strategies, including the utilization of historic tax credits, the project successfully transformed the hotel into affordable senior apartments. This not only preserved the last remaining pre-World War II building anchoring Belleville's central fountain square and the intersection of Main and Illinois avenues but also became one of the first projects to receive an allocation from Illinois' expanded statewide historic rehabilitation tax credit. The rehabilitation project provided much-needed inclusive housing, while also highlighting the power of local advocacy and the significance of historic preservation in downtown redevelopment.

## 8. 4751 MORGAN FORD RD. — LITTLE BEVO

Owner: Jumpstart Properties, LLC (Nicholas Freund)

Architect(s): J.P. Melton Design / Contractor:

Historic Preservation Consultant: Maureen McMillan, Preservation Consultant

Accepting the Award: Nick Freund



Constructed in 1924 for restaurateur C. Henry Dietz, who was arguably St. Louis' first "Celebrity Chef," Dietz had previously worked for Tony Faust downtown and through the Busch/Faust family connection was recruited to run the Bevo Mill when it first opened. Little Bevo was designed to complement the design of the main Mill building situated across the street. It's a testament to the Busch's respect for Dietz (whose family lived in the mill tower) that they allowed him to construct and operate a competing restaurant next door while still running operations at the Mill.

The building operated as a restaurant and, reputedly as a speakeasy during Prohibition, until being vacated in the late 1980's. Decades of vacancy and neglect compounded by material and labor shortages during covid compounded the challenges of rehabilitation. Most of the floor and roof joists had to be replaced in addition to all systems. Great efforts were made to preserve the original terrazzo and encaustic tile flooring as well as textured plaster walls. After many years, laudable efforts, the lights are back on in Little Bevo; a curious and unique part of St. Louis' culinary and architectural history. The Lodge, Game Room and Bar area are a sought-after event venue and the commercial kitchen in the rear has been converted to an air bnb space.

*continued on pg. 12 >*

## 9. 4701 NORTHWEST DR. — WEST GATEHOUSE

Owner: Tower Grove Park

Architect(s): SmithGroup – Jim Sheperd, AIA, LEED / Contractor: Vanstar Construction – Nick Hugeback

Accepting the Award: Bill Reininger & William Rein (Tower Grove Park)



The West Gatehouse at Tower Grove Park, built in 1870 and enlarged in 1880, has undergone a comprehensive rehabilitation project. Designed in the Gothic Revival style by Francis Tunica, the building originally served as a gatekeeper's home, and then was rented to staff or private tenants over the years. The rehabilitation project included a comprehensive restoration of the exterior masonry including both the limestone walls and the slate roof. Based on historic photos and material analysis, the original "TGP" initials that had faded and been covered with mold/moss over the years were restored with Vermont Green and Purple Slate. Flashing, gutters, downspouts, chimney caps were replaced with heavy gauge copper and original windows were replicated. All internal systems were replaced, and the building was sensitively modified to meet ADA compliance. It now serves as the offices of Tower Grove Park's Volunteer and Education Coordinator, along with a team of Naturalists from the Missouri Department of Conservation. This project exemplifies Tower Grove Park's ongoing and painstaking efforts to protect the heritage of its landscape and architecture for future generations.

## 10. 4175 SHAW BLVD. — BAILEYS' RANGE ON SHAW

Owner: David & Kara Bailey (Baileys' Restaurants)

Architect(s): Kyle Nottmeier / Contractor: Spiegelglass

Accepting the Award: Kara & David Bailey



Constructed in 1924, this neighborhood service station is emblematic of the first wave of buildings that were erected as automobiles became accessible to the middle class during the roaring 20s. The site originally housed the outhouses for the Mulanphy School and later became a filling station built by the Vogt Family, who resided across the street. It operated as a Gulf Oil Station until the mid-1980s. After being vacant for approximately 12 years, the building's interior had completely collapsed. Furthermore, due to its previous use, there was a significant need for environmental remediation. Through a complete historic rehabilitation of the existing structure, along with the addition of a rear extension and a spacious patio, the restaurant now comfortably accommodates 200 guests. After years of planning and hard work, the building has once again become a valuable asset to the neighborhood.

## 11. 2127 N 11TH ST. — WEBSTER SCHOOL SENIOR APARTMENTS

Owner: Lewis McKinney (Webster School Senior Apartments LP)

Architect(s): Melissa Cox - Ebersoldt + Associates Architecture / Contractor: Double Diamond Construction

Accepting the Award: Sabrina Canada & Paul Hohmann (Ebersoldt + Associates Architecture)



Constructed in 1906 and designed by renowned SLPS architect William B. Ittner, Webster School was built to replace an older school building in the same location on one of three circular plazas. These plazas were designated for public use in 1818 back when the neighborhood was a community unto itself, prior to annexation by St. Louis City. The school is considered one of the earliest extant examples of Ittner's open plan layout, which maximized natural light in the classroom.

The school sat vacant for 13 years. This project demonstrates how St. Louis' progressive school architecture, which focused on natural light, air flow, and circulation of the population, is incredibly adaptable for housing. The project created 45 affordable Senior apartments and included restoration of historic interior features such as wood flooring, doors and trim, built-in cabinets, marble base molding, glazed block walls, leaded glass windows, corridor lighting, and the exterior masonry.

As the student population of St. Louis City Public Schools continues to decline, it is truly wonderful to see groups take creative approaches to redevelopment of these unique and highly significant buildings.



## 12. 5266 MAPLE AVE.

Owner: 5266 Maple LLC (Erica Henderson and Guy Slay)

Architect(s): Jeff McGee, St. Louis Design Alliance / Contractor: Mangrove LLC

Historic Preservation Consultant: Karen Bode Baxter, Preservation Specialist

Accepting the Award: Erica Henderson



This historic single-family home, designed by A. A. Fischer in 1901, had been vacant since a devastating fire in 2005, until 2019 when Erica Henderson and Guy Slay took on the challenge. The renovation plans and historic tax credit application were delayed, coinciding with the challenges posed by the COVID-19 shutdown, delaying work and completion until 2022. Despite extensive structural damage, water infiltration, and the need for meticulous repairs, the Mangrove team successfully restored the house, preserving its original floor plan and incorporating new wiring, plumbing, and HVAC equipment. The project, costing approximately \$450,000, has not only saved the building but also served as an inspiration for further revitalization and preservation efforts in the Mount Cabanne/Raymond Place neighborhood.

## THANK YOU TO OUR SPONSORS



Commerce Bank

Mittelstadt Realty

STL Style

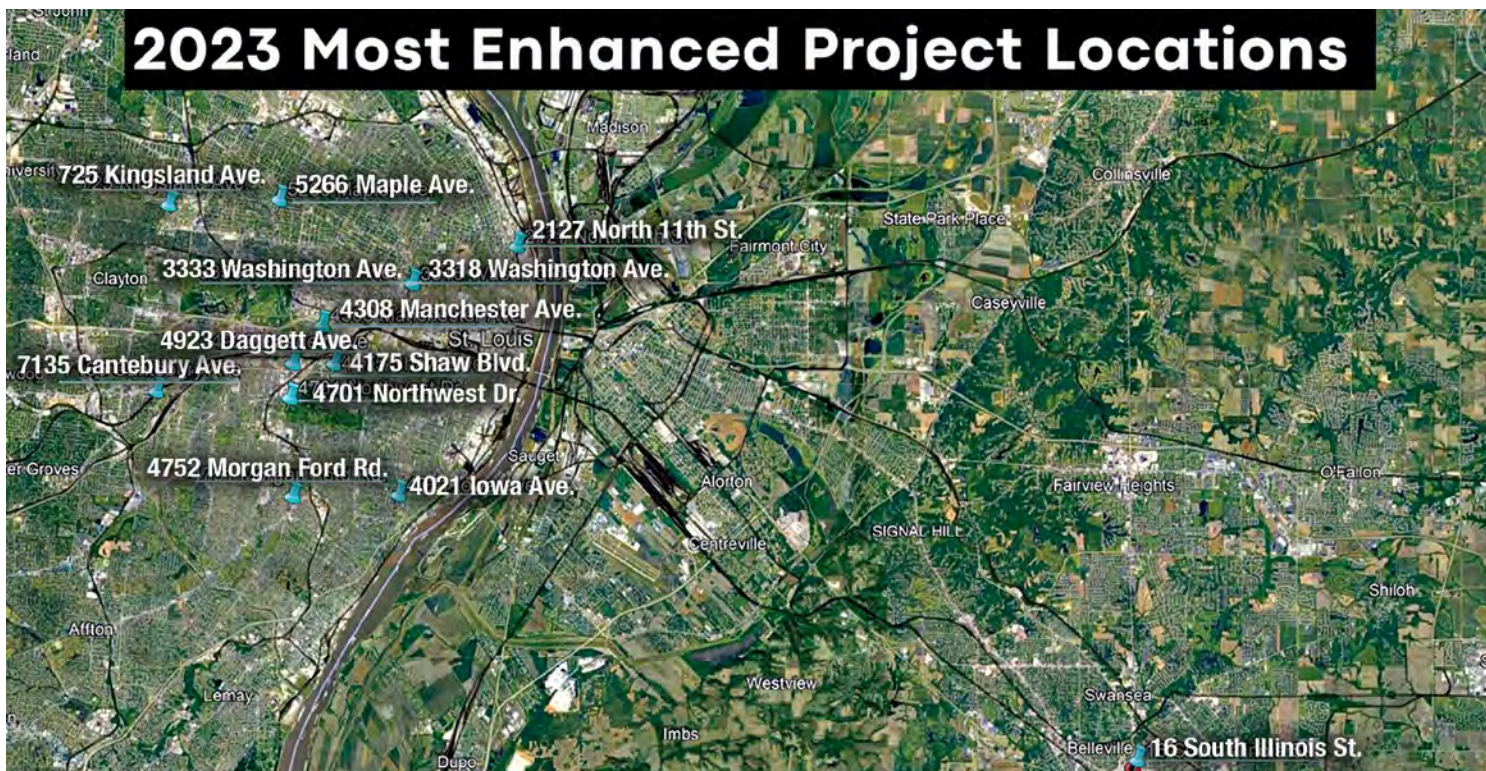
The Dogwood in the Grove

Tower Grove Neighborhood Community Development Corp.

And our venue and catering: 9th Street Abbey and Urban Eats



## 2023 Most Enhanced Project Locations





# Former Uhrig/Excelsior Brewery

The following photographs were taken by Landmarks’ staff during the renovation of Union Station by Lodging Hospitality and Management (LHM) in 2015 (a renovation for which LHM received a Most Enhanced Award). During the transformative rehabilitation, we were able to gain access to the remnants of the lagering cellars of the former Uhrig/Excelsior brewery that occupied the site from the mid 19th century until the construction of Union Station leveled the remaining buildings in 1892. These cellars were built into a natural cave system that was associated with “Camp Spring” that once flowed into Mill Creek to the

south. The spring provided clean water for the brewery and the caves provided a reliably cool environment for the storage of beer.

In addition to the cellars, buried below the northeast corner of the Station at 18th and Market are the remnants of ad hoc World War II Era restrooms that accommodated the thousands of troops that passed through the Station on a daily basis in the 1940s. Interestingly, prior to the installation of refrigerant-based air conditioning, Union Station developed what today we would call a “geothermal” cooling system that vented cold air from the cellars and caves into its enclosed public spaces.



Abandoned WWII restrooms



Buffalo Forge Co. Heating & Ventilating Engineers



Need captions for top left and above photos.





## Welcome Our New Office Administrator

"HI THERE, I'M ZACK SCHULTZ, and I'm absolutely thrilled to join the team as the new Operations Manager at Landmarks. I'm excited to help support the company's social media presence, office management, and other administrative duties, all in support of our wonderful cause.

St. Louis has been my home for the past ten years, and I've become deeply connected to the community during this time. My previous work history has exposed me to diverse experiences – including various roles in education at Washington University in St. Louis, shift supervisor work in one of the fastest-paced Starbucks locations in the county, and banking fraud-related customer service investigation for Cash App – which have equipped me with the skills to contribute meaningfully to Landmarks' mission.

Beyond my professional endeavors, I'm actively engaged with the St. Louis community through my love for music and theater. Over the years, I've been fortunate to be a part of various music groups (including Brainwaves, Sorry Scout, and The Legendary Tiger Rider) as well as theatrical performances (most recently with Slightly Askew Theatre Ensemble's production of *Brontë Sister House Party*), which have only strengthened my love for this city's vibrant cultural scene!

I'm truly looking forward to making a positive impact as the Operations Manager at Landmarks Association of St. Louis, and I can't wait to collaborate with the community in learning about, preserving, and appreciating our city's beautiful architecture. Thank you for this incredible opportunity, and I'm excited to embark on this journey with everyone involved!" with everyone involved!"



ANNUAL LANDMARKS MEMBERSHIP MEETING  
Sunday, October 22nd, 2 - 4 PM

## Annual Landmarks Membership Meeting

Join Landmarks for the 2023 annual membership meeting! Enjoy a reception with light snacks and drinks and updates on organizational activities from the Landmarks' board and staff.

**WHEN:** Sunday, October 22, 2:00-4:00 PM

**WHERE:** 3400 Russell Blvd., St. Louis, MO 63104 (Carriage House\*)

**FREE STREET PARKING**

This Event is **FREE** and open to **ALL** Landmarks members and prospective members, but **PLEASE RSVP** at <https://AnnualMembershipMeeting.eventbrite.com>

\*The house is not open for tours during this time. The annual meeting will take place in the carriage house.

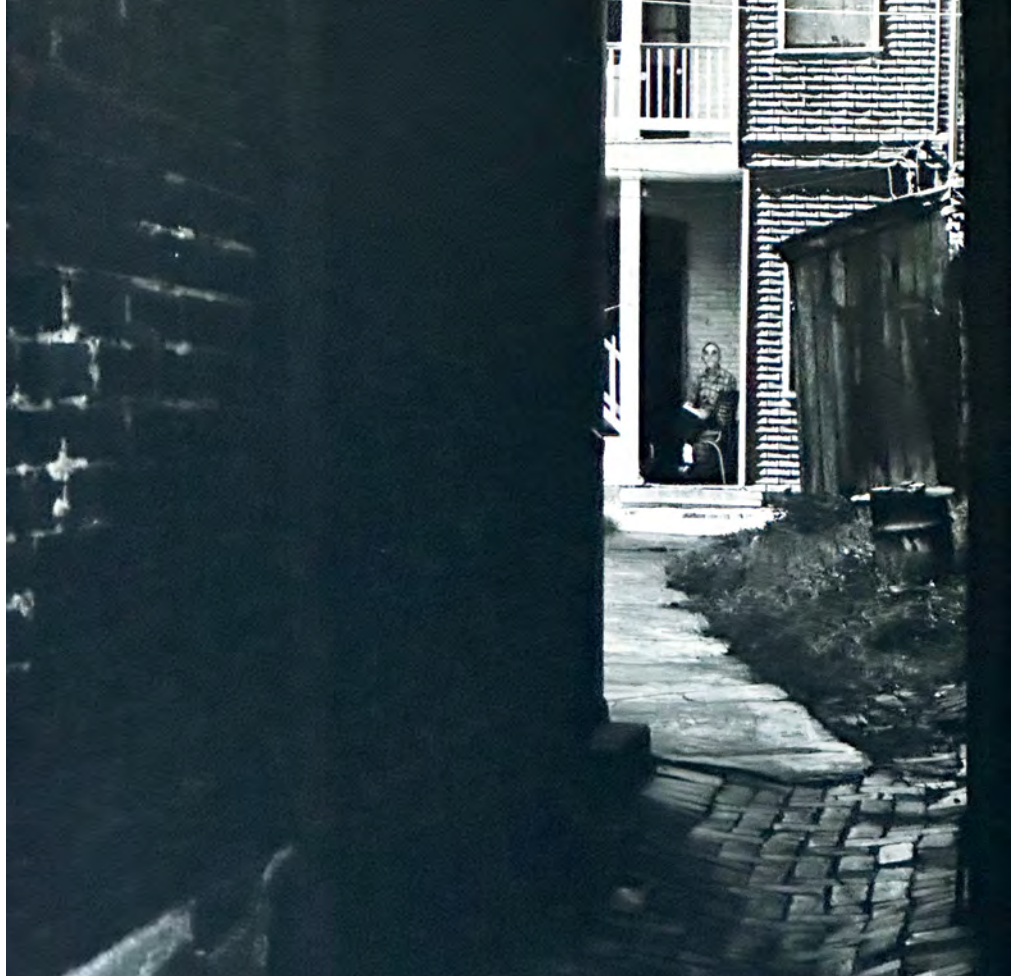
# Eastman Photographs

MICHAEL EASTMAN OF MICHAEL EASTMAN PHOTOGRAPHY recently came by our office to share two photographs that he took of a man named Gregor Krekorvatz sitting on the porch of the alley house at our new office space. The photos are fascinating because they reveal new details about the historical configuration of the alley house, with an exterior stairway (long gone) as well as the appearance of the courtyard in bygone days.

Because of Sanborn Fire Insurance maps, we knew that a privy and cistern existed in the northwest corner of the courtyard historically, but had no idea that they persisted into the 1970s. The privy (outdoor toilet) is the vertical board structure at the right of the photo. In front of it (much lower) is likely the cover for the cistern/well, which is also depicted on the maps in the 19th and early 20th century. While it's unclear if the two units are still in use at the time of the photo, it's still interesting to see them. The proximity of the porous brick and plaster lined facilities, which is frighteningly common in 19th century urban environments, sheds some obvious insight into the prevalence of waterborn diseases at the time.

The 1947/48 Civic League Plan (authored by Harland Bartholomew and Associates) has a fascinating map that depicts percentage of housing units still served by outdoor toilets. At that time, Souldard was among the highest in the city weighing in at 80%.

According to Robert Brandhorst, a community activist and former Landmarks Board member, his friend Mr. Krekorvatz was originally from Ukraine and fought on the "White" (anti Communist) side during the Russian Civil War (1917-1923). Bob remembers Gregor living in the alley house and making bone soup on a regular basis from discarded waste from kitchens and Souldard Market. Back in the 1970s, many Souldard residents still retained strong ancestral ties to Central and Eastern Europe, ties that have largely faded today. We are grateful to Robert Eastman for the images and to Bob Brandhorst for the memories.





# Elements

By Andrew Weil

RECENTLY, A LONG TIME MEMBER of Landmarks (Mr. Robert Nussbaumer) sent a photograph to our office to see if we could identify the location. Detective work by Preservation Specialist Katie Graebe began by researching the business names that are visible in the store windows. Using city directories, Katie was able to identify the location of the photo as 1428-1430 South Broadway. The photo is facing east on South Broadway just south of its intersection with Park Avenue (very close to our new office in Soulard).

Unfortunately these stately buildings fell victim to the almost wholesale demolition of the portion of the neighborhood east of 7th in the mid 20th century for light industrial redevelopment.

This section of the neighborhood appears to have been dominated by Hungarian immigrants as evidenced by the names of the various shops. Visible are the Pazman Watchmaker and Jeweler, Edward Nussbaumer's Notions and Postcard Shop, and the *Amerika Magyar Nepszava*, which was a Hungarian Language newspaper.

The man in the wheelbarrow is apparently headed off to the Panama-Pacific Exposition in San Francisco, which opened in 1915. Given the mode of transport, I wonder if he made it?

There are so, so many wonderful photos of old St. Louis hidden in family collections. Please feel free to share them and we will be happy to work with you to figure out locations and history!



# Landmarks Association Membership

AUGUST 1, 2022 – JULY 31, 2023

## Dear friends,

As you know, Landmarks Association relies heavily on the support of our membership to meet our humble financial needs. We would like to thank you for your continuing support, and encourage you to pass this newsletter along to a friend with an invitation to join! Becoming a member is easy. Simply call the office at **314-421-6474** or visit [landmarks-stl.org](http://landmarks-stl.org) and click on the "join" tab.

Thanks!

## LIFE MEMBERS

Julia A. Begley  
Mr. & Mrs. Stephen F. Brauer  
Joe Edwards  
Dr. & Mrs. Anthony Fathman  
Mrs. Joseph F. Gleason  
Barbara Grace  
Nancy M. Hamilton  
Mr. & Mrs. E. C. Lindburg  
Andrew S. Love, Jr./Love Family  
Charitable Trust  
Robert L. Nussbaumer  
William R. Piper  
Mr. & Mrs. Peter A. Puleo  
John Saunders  
Dr. & Mrs. Richard Shaw  
Rex Sinquefeld  
Mr. and Mrs. R. Philip Stupp, Jr.  
Carolyn H. Toft  
Sarah H. Trulaske  
Mr. & Mrs. William P. Wischmeyer

## NEW MEMBERS

### PATRON

Lisa Mandel

### BENEFACTOR

Sarah Schlichtholz

### SUSTAINING

Jill Aboussie  
Troy Guzman

### CONTRIBUTING

John G. Hayes  
William LaBonte  
Dan Limmer  
Mark Stroker

### FRIEND

Lisa Anderson  
Kael Anderson  
Stephen Begany  
Mamie & Jordan Branham  
David Chunn  
Cammie Lewis Holiday  
Scott McIntosh  
Sean Thomas

### SENIOR

Leisa Collins  
Thomas Fastl

Paul Ohlendorf & Charlotte Balettie  
Joan Shaffer  
Connie L. Weber  
Emily J. Wilson

### JUNIOR

Alex Powell

### STUDENT

Dan Wang

## RENEWING MEMBERS

### LEADERSHIP

Robert Epperson & Jennifer Kingston  
Nancy & Kenneth S. Kranzberg  
RISE Community Development,  
Terrell Carter, Exec. Director

### HERITAGE

Philip D. Estep & Mary Carpenter, Historic Equity, Inc.  
Karen & Lawrence Goering  
Lynne Johnson  
Laura Justiss  
Lee Kling  
Janet L. Miller  
Pete & Donna Rothschild  
Mary Strauss  
Sherry J. Tyree  
Bob & Cynthia Wilhelm

### PATRON

Jeff Brambila  
Joseph Buckel  
Shelley D. Donaho  
William Forsyth  
P. Wayne & Jane B. Goode Foundation  
Robert & Karen Graebe  
Virginia Heagney & James P. Tobin  
Steve & Nancy Kidwell  
Kevin King  
Ann Lucas  
Mackey Mitchell Architects  
Constance McPheeters & Family  
William Nickrent  
Norwood Hills Country Club  
Russ & Adrienne Patton  
Bill & Lyle Seddon  
W. G. Seibert  
Paul J. Shaughnessy,  
BSI Constructors, Inc.  
Mary M. Stiritz  
Mr. & Mrs. R. Philip Stupp, Jr.  
Claire Vogt  
Douglas & Jean Webb

### BENEFACTOR

Robert & Susan Bircher Allen  
Michael Bauer  
Ted & Robbie Beaty  
James S. Billingham  
Bill Dolan & Suzanne Bromschwig  
William Brush  
Sarah & Thomas Cohn  
John & Phyllis Evans  
Keith & Ann Fischer  
Jerry Garrett  
Gregory C. Gettle  
Esley Hamilton  
Imran Hanafi  
Adele Heagney & Mike Woolard  
Philip Heagney & Barbara Prosser  
HOK, Inc.  
Doug Houser & Arlene Boyer-Houser  
Curt Ittner  
Pauline Keinath  
Anne Leners & Dan Cook/  
P & F Properties  
Christopher Shearman

Dorothy Martin  
John E. Martin  
Dan & Jill McGuire  
Sterling S. Miller  
Paul & Amy Mittelstadt  
John & Linda O'Hara  
Matt Pantaleoni  
William Powderly & Betsy Keath  
Neil & Veronica Putz  
David Richardson  
James B. Schmitz  
Mr. & Mrs. William C. Schoenhard  
Matt Schumacher  
Sandra H. Stemmler  
Mike & Ann Stephens  
Stupp Bros. Bridge & Iron Co.  
Betty & Jack Swanson  
Mr. & Mrs. Lloyd Taaffe  
Gloria Wagstaff  
Thomas Wyman & Susan Fitzpatrick

### SUSTAINING

Dianna Adorjan  
Michael Allen  
Dr. & Mrs. David H. Alpers  
Todd Antoine  
Susan Barley  
Christy Beckmann & Jim Vykopal  
Douglas & Nancy Besemer  
Mr. & Mrs. David Boll  
Lonny Boring  
Joe Brinkmann  
Bob & Kim Brown  
Robert M. Bruce  
E. Wardwell Buckner  
Michael Burns  
Anne Carman  
Dorothy Carpenter  
Dennis Cope  
Shari L. Coplen  
Mrs. Thomas A. Dooley  
Steve Duffe & Marion Smith  
Robert Duffy & Martin Kaplan  
Anthony Duncan Architect/  
AD:ARCH  
Steven Eiser  
Garcia Properties  
Francisco J. Garriga  
Louis S. Gerteis & Jan Parker  
Katherine Goins  
Mitchell Goist  
Jason Hall & Justin Kern  
Michael & Jeanne Hevesy  
Dorothy Hitt  
Mike & Julie Holley  
Michael & Linda Honigfort  
Buzz & Sandy Hopkins  
George Michael Hulsey  
Julius Hunter  
David H. Hutchinson  
Rich and Jean Iezzi  
Susan Jansen  
Emily Troxell Jaycox  
Jeanne T. Keirle  
Kevin & Beverly Kelleher  
Robert & Marcia Kern  
Richard & Stephany Knip  
Dr. Stuart Kornfeld  
Warren & Susan Lammert  
Travis Laws, WIN  
Christopher Lore  
David & Mandy Lott  
Christy Love  
Michael Lowenstein  
Eleanor Mandel  
Barbara Martin  
Marsha Mathews  
Mary Hendron McIntyre  
Kent & Jane McNeil  
Debbie Monterrey Millett  
Missouri Historical Society  
Charlotte Moro  
Richard E. Mueller

George & Sally Nikolajevich  
David Nissen  
J. E. Novack Construction Co.  
Dan O'Connor  
David T. Orthwein  
Ottolino Winters Huebner, Inc.  
Shashi Palamand  
Mary Ann & Keith Pelot  
Tracy & James Perotti  
R. G. Ross Construction Company, Inc.  
Gwen Rogers  
Carl Safe-Design Consultants  
Richard & Claudia Seifert  
Kathy Shaffstall  
Anita Siegmund  
Colleen Signorelli  
Ray M. Simon  
Ann Stanley  
Mark Sundlov  
Matt Villa  
Leonard & Deborah Vines  
STL-Style  
Ralph & Debby Wafer  
Rob Wagstaff  
Andrew Wanko & Christa Iezzi  
Barbara & David Ware  
James & Carol Wellman  
Kathleen Wood  
Phyllis Young  
Alexander Young

### CONTRIBUTING

Aftton Historical Society  
Susan Appel  
Ron & Ann Auer  
Patrick Barlow  
Joseph V. Bauer  
Dorothy L. Baumann  
Jim & Annie Blum  
Richard Bose  
Bob & Linda Brandewiede  
Robert Brandhorst  
Tom & Gloria Bratkowski  
Joan Briccetti  
David Brown  
Mary Reid Brunstrom  
Carondelet Historical Society  
Joe Clarkson Carpenter  
Joe Catanzaro  
Nancy K. Clark  
Pamela Coffin  
David & Jean Cowell  
Tom & Merry Dahms  
Ryan B. Day  
DeSales Community Housing Corp.  
Dave & Deb Eisenbraun  
Fendler & Associates, Inc.  
Martha Fenger  
Gerry Fisher  
Kevin Flynn  
Mr. & Mrs. Joseph G. Frechette  
Bruce Freimuth & Kina Shapleigh  
Allisa Gallagher  
Matt Ghio  
Marianne & Peter Gleich  
Jean E. Meeh Gosebrink  
Carol Grove  
Andrew Hahn  
Mr. & Mrs. William G. Hemple  
Sharon & Warren Hoffmann  
Jeffrey L. Huntington  
Gregory J. Hutchings  
Michael Jennings  
Karen & Harold Karabell  
Ed Killius  
Erik & Linda Kocher  
Carol Kohnen  
Kenneth P. Konchel  
Katherine Kornfeld  
Eric Kusnierkiewicz  
Meg Lousteau  
Mr. & Mrs. Charles A. Lowenhaupt

Brigid & Matthew McCauley  
Thomas & Barbara Moran  
Kate Hilliker Murashige & Chris Zones  
James R. Myers  
Gary and Pam Neal/Al's Restaurant  
Mary Gayle Nevinger  
Mary Ann Nielsen  
David Novak  
Francis & Margaret Oates  
Mark E. Osborn  
Nancy Peters  
Sally Pinckard  
Tom & Suzanne Rhodenbaugh  
Mike Rieger  
Richard & Jean Robertson  
Don Roe  
Deann & Michael Rubin  
Norah J. Ryan  
Brian Sabin  
Robert Sager  
Christian & Rene Saller  
Charles & Elizabeth Schasteen  
Mr. & Mrs. Bruce W. Schermen  
John Schmelzer  
Paul & Suzanne Schoomer  
June Shaw  
Sean & Kelly Spencer  
Don & Janet Stanford  
Linda L. Stark  
Martha Stegmaier  
Richard & Eunsil Stevenson  
Michael A. Thomas  
John F. Toney  
Susanne Valdez  
Bonnie W. Wade  
Patrick Weber  
Jennifer Wilkins  
Carolyn & Jim Willmore  
Jeff Winzerling  
Peter Wollenberg

### FRIEND

Emily Andrews & Ryan Weis  
Randel & Pat Baehr  
Ron Barry  
Cheryl Bauer Bartnett  
Karen Bode Baxter  
Bryant & Nadine Biere  
Laura Bissonnette  
Randy Blomquist  
Claralyn Bollinger  
Sharon Bolte  
Wesley & Carol Boshart  
Michael Boyd  
Inge Bertherton  
Robert J. Byrne  
Judy Cullinane  
John E. Curby, Jr.  
Laura Derrington  
Martha Desloge  
Fred & Sharon Domke  
Francis X. Duda  
David J. Eschmann  
Eric Friedman  
Garcia Properties  
Elizabeth Gerard  
Mary Audrey Giovanni  
Lori Goodman  
Tom Grady  
Lucas Graham  
Karen & Jim Halla  
Bill & Lucy Hannegan  
Paula Hanssen  
Joan B. Harrison  
Amy Henke  
Milton Hieken  
Paul Hohmann  
Linda Holdinghaus  
Emily Hood  
Dea Hoover/Discover St. Louis  
Madison Hrdlicka  
Jane R. Hutchinson



Layne & Robin Ibel  
 Betsy Kellerman  
 Roger Kirkbride  
 Chris & Kathy Kresser  
 Ralph Kuhlman  
 Stephanie Lake  
 Philip Lamczyk  
 Phoebe Love  
 Phillip D. Martin  
 John G. McDonald, Jr.  
 Nancy McGee  
 Ed & Ginny McGue  
 Laura & John Meyer  
 Andrew & Denise Meyerkord  
 Suzanne Moak  
 Jeff & Julie Mudd  
 Judith Nesbit  
 Julie Nicolai  
 Cynthia Nowlan  
 Carrie Paul  
 Charles & Barbara Pellegrini  
 Brooke Petryka  
 Mr. & Mrs. John P. Pirozzi  
 Roger Plackemeier  
 The Pranschke Family  
 Bill Reininger  
 Libby Reuter  
 Sharon Roberts  
 Michael Russo  
 Lecil S. Saller  
 Charles C. Savage  
 Mr. & Mrs. William Schwacker  
 Mr. & Mrs. Daniel F. Schlafly, Jr.  
 Tim Schoemehl  
 Vince & Lois Schoemehl  
 Sherry Seckler  
 Allison Smith  
 Jeff & Kris Smith  
 Ilissa Staadecker & Don Kummer  
 Sylvia A. Steiner  
 Elizabeth Streett  
 David Streubel  
 Lulu Sun  
 Patti Teper  
 Andrew Theising  
 David S. Walentik  
 Laura Wanko  
 David Whiteman  
 Timmie Wiant  
 Angela Wildermuth  
 James & Barbara Willock  
 Gary & Traude Wilson  
 John J. Wuest

## SENIOR

Kay C. Albert  
 Gerald Alexander  
 Richard G. Allen  
 Barbara K. Anderson  
 Susan Ankenbrand  
 Pat Baer  
 Kathy Barkey  
 Enid Barnes  
 Robert S. Barringer  
 Ann Bergman  
 Mark & Marie Bergmann  
 Ruth Bohan  
 Mark & Suzanne Bolten  
 David & Marla Bouchein  
 Marilynne Bradley  
 Peggy Brinker  
 Bert Brod  
 Mary Louise Brown & Elbert Williams  
 Cicardi Bruce  
 Patricia Brush  
 Mr. & Mrs. Kevin Buckley  
 Howard Burkemper  
 Ronald Charles  
 Judy Claes  
 James & Connie Clay  
 Susan Constance  
 Tim Corcoran  
 John & Jane Cross  
 Paul & Martha Cross  
 Carol Davis-McDonald  
 Dr. & Mrs. Jonathan Dehner  
 Mr. & Mrs. Douglas L. Dick  
 Steven C. Diesing  
 Nicholas Diffenbaugh  
 Tim & Connie Dunkle

J. Thomas Dunn  
 Cindy Easterling & Bob Peat  
 Pat & Glenn Eckert  
 Susie Eckhart  
 Mark Eisenberg  
 Ed Finkelstein  
 Dr. & Mrs. William M. Fogarty, Jr.  
 Eileen M. Franke  
 Dr. & Mrs. Charles F. Garvin  
 Mary Gass  
 Skip Gatermann  
 John Gibson  
 Mrs. John R. Green, II  
 Rita M. Green  
 Allen & Mary Greenwalt  
 Robert Hamilton, Jr.  
 Ruth A. Hardin  
 Mr. & Mrs. Daniel Hazelton  
 Annette Heller  
 Nancy Herndon  
 James & Mari Heslop  
 John Heslop  
 Benjamin & June Hilliker  
 Ann & James Holton  
 Nancy M. Hoppe  
 Patrick & Mary Hughes  
 Carol Iglauer  
 Dr. & Mrs. Arnie Jacobson  
 Jen & Gary Jensen  
 Harold Kalde  
 Mary Margaret Kleba  
 Rev. Gerald Kleba  
 Kevin Kloster  
 Janet Kneller  
 Thomas Kniest  
 Bill Kranz  
 Dennis E. Krost  
 Thomas C. Kuehling  
 Venita Lake  
 Debra & Allen Larson  
 Barbara Larson  
 Sharon Laux  
 David Lazarus  
 J. E. Leonard  
 Jeralyn P. Lewitz  
 Mary Susan Luepker  
 Marlene Marcella  
 Jane Martin  
 Kay Martin  
 John H. M. McCarthy  
 Lynn McGoogan  
 Marilyn H. Merritt  
 Marlowe J. Meyers  
 Mrs. Dorothy Meyerson  
 Constantine E. Michaelides  
 Paul Midden  
 Howard E. Miller  
 Rosie Miller  
 Elaine Miller  
 Sam Mitchell  
 Robert Moegle  
 Charles E. Moore  
 Scott L. Moore  
 Stephanie Oakes  
 Donald D. Occhi  
 Candace O'Connor  
 Kenneth Ortmann  
 Terrence J. & Sheila M. O'Toole  
 Joel Picus  
 Marshall Poger  
 S. Jerome Pratter  
 Lou & Wilma Prifti  
 Bob Radel  
 Gary A. Ratkin  
 Jay Reiter  
 Paul Richter  
 Jo Ann Rickelmann  
 Michael Right  
 Barbara L. Riley  
 Sallee Robinson  
 Rick Rosen  
 Rosemary Rosenthal  
 Mary D. Ross  
 Ed & Linda Ruesing  
 Peter & Ann Ruger  
 Laura Rutherford  
 Dale E. Ruthsatz  
 Daniel Schesch  
 Jerome J. Schlichter  
 Frank H. Schwaiger

Rudy Schwarz  
 Keith Shahan  
 Margaret Siegel  
 Steven D. Siegerist  
 Mrs. M. B. Smith  
 Rolla A. Smith  
 Harley & Veronica Smith  
 Glenn & Patricia Sprich  
 Bonnie Stepenoff  
 Mr. & Mrs. John E. Straw  
 Ken Streett  
 Nancy Suelflow  
 Mary Jeanne Suppiger  
 Jacob Surratt  
 Nan Sweet  
 John H. K. Sweet & John Forti  
 Peggy Symes  
 Mary Tabacchi  
 Elizabeth J. Threlkeld  
 Mary Ann Tipton  
 Jo Ann Traina  
 Patricia Treacy  
 Terry Madison Turner  
 Joan Weeks & John Curtis  
 Robert Weible  
 William S. Wichman  
 Kathleen Williams  
 David C. Wilmot  
 John & Sylvia Wright  
 Jim & Lois Wyman  
 Esther Yaeger  
 Jeanne Zarucchi  
 Richard P. Zerega  
 Warren Rosenblum & Nicole Blumner  
 Judith Ugalde

## STUDENT

Elek Borrelli  
 Debra Eilering

## ADDITIONAL CONTRIBUTIONS

Delores J. Blehm Rev. Trust  
 Donald & Ruth Malvern Foundation  
 Lyda Krewson  
 Shelley D. Donaho  
 Mary Jeanne Suppiger  
 William Forsyth  
 Ralph & Debby Wafer  
 Bryan Kirchoff  
 Jerry Garrett  
 Dorothy L. Baumann  
 John E. Curby, Jr.  
 Philip Heagney & Barbara Prosser  
 David T. Orthwein  
 Steven D. Siegerist  
 Joan Weeks & John Curtis  
 Timmie Wiant  
 Russ & Adrienne Patton  
 Cameron Young  
 Mr. & Mrs. Bruce W. Schermen  
 Mr. & Mrs. Douglas L. Dick  
 Katherine Goins  
 Donald D. Occhi  
 Todd Antoine  
 Bob & Linda Brandewiede  
 Shari L. Copen  
 David & Jean Cowell  
 Tom & Merry Dahms  
 Ryan B. Day  
 Martha Fenger  
 Mr. & Mrs. Joseph G. Frechette  
 Carol Kohnen  
 Katherine Kornfeld  
 Richard & Jean Robertson  
 Christian & Rene Saller  
 Paul & Suzanne Schoomer  
 Richard & Claudia Seifert  
 Sean & Kelly Spencer  
 Don & Janet Stanford  
 Linda L. Stark  
 Richard & Eunsil Stevenson  
 Judy Claes  
 Pat & Glenn Eckert  
 Dr. & Mrs. William M. Fogarty, Jr.  
 Benjamin Gravel, Jr.  
 Debra & Allen Larson  
 Terrence J. & Sheila M. O'Toole  
 Cindy Easterling & Bob Peat

Lou & Wilma Prifti  
 Robert S. Barringer  
 Mark Eisenberg  
 Jennifer Hannigan  
 Milton Hieken  
 Jim Lutz  
 Sharon Bolte  
 Bill & Lucy Hannegan  
 Linda Holdinghaus  
 Ralph Kuhlman  
 Judith Nesbit  
 Robert Sager  
 David Streubel  
 Bonnie W. Wade

## ANNUAL APPEAL 2022

Janet Knight  
 Estate of Arthur M. Branch  
 Marsha Mathews  
 Mr. & Mrs. Stephen F. Brauer  
 Mr. & Mrs. William P. Wischmeyer  
 Mr. & Mrs. Robert O. Little  
 William & Katy Bubelis  
 Janice & Gary Weil  
 Jeff Brambila  
 Dorothy Martin  
 Bob Radel  
 Bill & Lyle Seddon  
 Susan Stangler  
 Douglas & Jean Webb  
 David & Kerri Dwers  
 John & Phyllis Evans  
 Kevin & Beverly Kelleher  
 John E. Martin  
 Keith & Ann Fischer  
 Thomas & Suzanne Hough  
 Dan & Jill McGuire  
 Sterling S. Miller  
 Donald H. Streett  
 Matt Ghio & Laurie Swartz  
 James S. Billingham  
 Robert & Marcia Kern  
 George & Sally Nikolajevich  
 E. Wardwell Buckner  
 Gregory C. Gettle  
 Dan O'Connor  
 Susan Jansen  
 Colleen Signorelli  
 Jeff Winzerling  
 Robert Brandhorst  
 Joseph Buckel  
 Shelley D. Donaho  
 Joe Edwards  
 Stephen M. Emer  
 Dr. & Mrs. Anthony Fathman  
 Carol Grove  
 Doug & Arlene Houser  
 Victoria Kiehl  
 Gary & Karen Kreie  
 Barbara Martin  
 Anne McDonnell  
 Kent & Jane McNeil  
 Janet L. Miller  
 Lawrence Minth  
 Randall Moskop  
 Michael Murphy  
 William R. Piper  
 R. G. Ross Construction Company, Inc.  
 Richard & Jean Robertson  
 Pete & Donna Rothschild  
 Charles C. Savage  
 Sean & Kelly Spencer  
 Michael A. Thomas  
 Tom & Karen Villa  
 Claire Vogt/Millennium Restoration  
 & Development  
 Dora & John Gianoulakis  
 Francis & Margaret Oates  
 David Adams  
 Michael Allen  
 Michael Bauer  
 Robert J. Byrne  
 Louis & Lyna Colombo  
 Tim Corcoran  
 John & Jane Cross  
 Donell Gaertner  
 Loura M. Gilbert  
 Sharon & Warren Hoffmann

*continued on pg. 20 >*



3115 S. Grand Blvd. Suite 700  
St. Louis, MO 63118

PRESORTED  
Non-Profit Org.  
U.S. POSTAGE  
**PAID**  
St. Louis, MO  
Permit 495



[www.landmarks-stl.org](http://www.landmarks-stl.org)



## Landmarks Association Membership

*Continued from page 19*

Thomas Kniest  
Venita Lake  
Jeralyn P. Lewitz  
Robert L. Nussbaumer  
Shashi Palamand  
Charles & Barbara Pellegrini  
Sally Pinckard  
Mr. & Mrs. Daniel F. Schlafly, Jr.  
Judith Schmitt  
Thomas Sehr & Margaret A. Wayne  
Anita Siegmund  
Sylvia A. Steiner  
Mary Tabacchi  
Patricia Treacy  
Gloria Wagstaff  
Ronald & Paula Meyer  
David A. Chassin  
Skip Gatermann  
Marianne & Peter Gleich  
Gregory J. Hutchings  
Kay Martin  
Rosemary Rosenthal  
Paul & Suzanne Schoomer  
Angela Wildermuth  
Margaret Galindo  
George Michael Hulsey  
Jeff & Julie Mudd

### FALL GALA 2022 SPONSORS & DONATIONS

Robert & Suzanne Bruce, Homeowners  
Dowd Bennett LLP  
Mangrove Redevelopment  
Anonymous

Robert Epperson & Jennifer Kingston  
Karen & Lawrence Goering  
Bellefontaine Cemetery & Arboretum  
GST Properties  
U.S. Bancorp Community Development Corp.  
Lee Kling  
Doug & Jean Webb  
New + Found  
EY/Ernst & Young  
Magic Chef Mansion  
STL Style  
Kirk's Traveling Kitchen  
The Vino Gallery  
Urban Chestnut

### CAPITAL CAMPAIGN 1805-07 S. 9TH STREET

Anonymous  
Gertrude & William A. Bernoudy Foundation  
Kling Family Foundation  
William Seibert

### SHUTTER DONATIONS 1805-07 S. 9TH STREET

Soulard Restoration Group

### TRIVIA 2023 SPONSORS

Mangrove Redevelopment  
Ebersoldt + Associates Architecture  
Doug & Jean Webb  
Dorothy Martin  
Lee Kling

IBEW Local 1  
STL Style

### MOST ENHANCED 2023 SPONSORS

Mangrove Redevelopment  
Commerce Bank  
Paul & Amy Mittelstadt Realty  
STL Style  
The Dogwood in the Grove  
Tower Grove Neighborhood Community Development Corp.  
Urban Eats  
9th Street Abbey

### GIFT MEMBERSHIPS

Adam Kepka (for Mamie & Jordan Branham)  
Karen & Jim Halla (for Elek borrelli)

### MATCHING & OTHER GIFT PROGRAMS

Amazon Smile Foundation  
Bank of America Match  
Bayer Matching Gift Program  
Boeing Gift Matching Program  
CyberGrants (CAF America)  
Facebook/Meta

### IN MEMORY OF KRIS ZAPALAC

McClatchey Foundation/  
John Saunders, Pres.

### IN MEMORY OF LESLIE PROUD

Susan Ankenbrand  
Warren & Sharon Hoffmann

### IN HONOR OF ELEK BORRELLI

Wayne & Joan Finger

### IN HONOR OF PHOEBE LOVE

Paul Lehmann

### IN HONOR OF CASSIE ZEHENNY

Matthew Lima