

# LANDMARKS LETTER

VOLUME 44, NUMBER 1

A Special Edition Focusing on the Future of Area Public Schools

JANUARY 2009

## St. Louis Public Schools Facilities Management Plan: A Red Flag for Preservation?

At its meeting on January 29, 2009, the Special Administrative Board (SAB) of the St. Louis Public Schools (SLPS) will review a draft Facilities Management Plan for the district's inventory of buildings. Prepared by consultants MGT of America, Inc., the plan will be the blueprint for school consolidation, maintenance, renovation and closure for the near future. All parties expect the plan to make specific recommendations for another wave of school closures. The District forecasts shrinking enrollment and a need to reduce the number of active buildings.

Since any plan for closure or maintenance for this District will involve historic buildings, Landmarks Association has been monitoring the facilities



Left, the 1908 Carr School, designed by William B. Ittner. Abandoned and deteriorated, this school still retains many decorative elements, including colorful tiles and intricate mosaics.

management plan from the start. The announcement of the planning process was a red flag to local preservationists. Our staff and board members have attended public meetings and lobbied district officials to advocate for placing a strong preservation component in the plan. Hopefully, in months ahead we will be working

cooperatively with the SAB to forge a facilities plan that all can support.

On page 3 of this issue of the *Landmarks Letter*, readers will find a position statement on the facilities management plan recently adopted by our board.

**Michael R. Allen,**  
Assistant Director

## DEMOLITIONS & CLOSINGS SWEEP U. CITY SCHOOLS

The school buildings of the University City School District (UCSD) are close cousins of those of the St. Louis Public Schools. Built from the 1910s to the 1950s, all but three were designed by either William B. Ittner or his successor firm. They span a wide range of styles from Tudor, Georgian, and Italian Renaissance Revivals to Art Deco and mid-century modern, making them one of the most unique collections of schools in the metropolitan area. Unfortunately, like those of the SLPS, they are currently the subject of a major facilities' overhaul



Pershing Elementary, 6751 Bartmer Avenue, is slated for demolition and replacement. WWI General John J. Pershing himself was present at the laying of its cornerstone in December 1919.

which threatens the existence of some, and the architectural integrity of others.

In an attempt to counter declining enrollment and a number of other woes, last summer the UCSD kicked off its Destina-

tion U. City Schools program to address matters of student achievement, facilities, family/community involvement, and finances. From July to November the district held a series of

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### LANDMARKS ASSOCIATION

OF SAINT LOUIS, INC.

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Landmarks Letter 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.



## A Failure of Policy: the Abandonment of Arlington School

*The story of William Ittner's Arlington School begins with turmoil in the St. Louis public school system at the turn of the 20<sup>th</sup> century; unfortunately, it may end in the midst of a similar situation at the turn of the 21<sup>st</sup>. This is a cautionary tale that illustrates the sad fate that may await many school buildings if they are closed with no provisions for preservation or redevelopment.*

In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the St. Louis public school system enjoyed national and even international prominence. Initially recognized for the pioneering teaching philosophies of William Torrey Harris and Susan Blow, it later came to be known for the exceptional, state-of-the-art facilities designed by architect William B. Ittner. Things weren't always perfect however. On March 23, 1897, the Missouri State Legislature took steps to solve problems of political infighting and inefficiency that had plagued the St. Louis Public School Board for years, disbanding the problematic Board and calling for the election of a replacement. On June 22, the new Board chose architect William B. Ittner, FAIA, as Commissioner of School Buildings. Desiring swift action to fix the problems the board had left to fester, Ittner was handed a list of projects in need of immediate attention. Arranged in order of urgency, the list called for the construction of twelve new schools and additions. Ittner's first task was an expansion of Arlington School at 1617 Bard Avenue.

Ittner designed Arlington around an earlier eight-room school in the winter of 1898, just months after his appointment. Though Arlington contains an earlier building constructed in stages by architects Thomas Furlong, Charles Ramsey, and August Kirchner, Ittner's 1898 reconstruction and expansion absorbed the building's earlier form entirely. Ittner altered the appearance and organization of the school from a typical square, two-story block (a form dictated by long-standing Board policy), to a forward-thinking design that would prove to be the first step on his path to national prominence. Through his re-invention of Arlington, Ittner gave voice to his early ideas regarding the specialized form and function of school design.

Though Monroe, Elliot, Jackson and Sherman Schools are often cited as Ittner's first major works in St. Louis, it appears that Arlington actually belongs at the top of the list. All five schools are H-plan buildings that Ittner began constructing in 1898. Arlington's building permit was issued in March of 1898, predating the other schools. Ittner's design for Arlington was a clear and substantial step toward a classic H-plan building and it can be regarded as the experiment that created and tested a functional H-plan prototype. This unique plan gained rapid recognition in architectural circles and three years later was featured in Edmund Wheelwright's seminal 1901 work *School Architecture*.

Shamefully, Arlington School has been vacant since it closed in 1993; the SLPS waited a full decade after closure to put the building on the market. While Arlington was initially boarded up, it was not adequately monitored or maintained. The building was quickly accessed by vandals and vagrants. Interior finishes were smashed, nearly all of the terra cotta lion heads which once graced the cornice were chiseled off by thieves, windows were broken, and some of the flashing, pipes, and wiring were stolen. What had once been a thriving neighborhood school and an important work by a world renowned architect is now a shadow of its former self.

Following a decade of vandalism and neglect, the SLPS decided to offer the damaged (aka "mothballed") building at the bargain price of \$100,000; a year later it sold to a Chicago-based holding company



*Top, A 1930 view of Arlington School, ca. 1898, William B. Ittner's first project as Commissioner of School buildings. Bottom, a recent view of the vacant and heavily vandalized school building.*

for just a quarter of that price. Unfortunately, this absentee owner has treated the building with the same indifference. No regard has been given to securing the building and no thought given to the impact that its vacant and accessible presence has on the surrounding neighborhood. It continues to serve as a haven for vandals and is a perennial "problem property" with the Citizen's Service Bureau. Reports against it range from "unsecured vacant building," to "apprehension of stray animals."

Arlington's future brightened briefly in 2007 when Alderman Jeffrey Boyd asked Landmarks Association to prepare a National Register nomination of the property. Boyd hoped that the availability of rehabilitation tax credits would spur re-development after some interest in acquisition of the building was shown by a neighboring church. To date, the owners of the property have opted not to sell and Arlington remains vacant and deteriorating. When I photographed the school during the nomination process in late 2007, an elderly woman who lived across the street in a home with an immaculately kept garden came out to speak with me. Her property stood out in hopeful contrast with the many decaying buildings on the surrounding blocks. She waved to me and eagerly asked if something was finally going to happen with the school. All I could say was "I don't know, but I sincerely hope so."

*Andrew Weil, Research Associate*



## Statement on the St. Louis Public Schools Facilities Management Plan

*Adopted by the Board of Directors of Landmarks Association of St. Louis, Inc, January 15, 2009.*

Landmarks Association of St. Louis strongly urges the Special Administrative Board and the St. Louis Public Schools to include sensible provisions for historic preservation in the Facilities Management Plan that it will adopt early this year. The majority of schools in the St. Louis Public Schools' inventory are historic buildings that are among the finest in the country, and they deserve our careful stewardship. We acknowledge that closures are necessary in order to responsibly advance the mission of the school district. However, this does not necessarily mandate a sacrifice of these fine buildings to neglect, demolition or inappropriate alterations.

The historic schools of the district represent a nationally recognized contribution to the design of academic facilities. Buildings designed by district architects August Kirchner, William B. Ittner and Rockwell Milligan resolved age-old problems of light, ventilation, circulation and space in educational architecture. These schools are pleasant, humane environments suitable to the purpose of public education. One of the most remarkable features of the schools is that they are as suitable for contemporary needs as they were for past ones.



*Built in 1895 according to designs of Kirchner and Ittner, the "mothballed" Harrison School at 4163 Green Lea Place.*

Schools also provide neighborhoods with irreplaceable institutional and architectural anchors. The buildings are sources of student and neighborhood pride, demonstrate the important role of education in our communities, and serve as cornerstones for neighborhood renewal. Furthermore, the district's continued use of these buildings has conserved the energy resources that would have gone into demolition and new construction. The district's historic schools truly are gifts from our ancestors that we cannot afford to squander.

### Recent Background

In 1988, Landmarks Association surveyed the entire inventory of district schools built before 1938. Landmarks identified 110 district buildings with architectural significance, of which at least seven have since been demolished and many more have been sold. Subsequently, Landmarks developed and listed the *St. Louis Public Schools of William B. Ittner Multiple Property Documentation Form* to streamline listing these important schools on the National Register of Historic Places. Under that document or individually, 25 historic schools built by the district are now listed in the National Register of Historic Places. Most of the designations have gone to decommissioned schools that have been adapted to new uses, however.

In 1989, Landmarks Association and the St. Louis chapter of the American Institute of Architects forged a unique partnership with the St. Louis Public Schools during its \$200 million Capital Improvement Program. Working with the district and its architects, Landmarks' staff and board members and architects from the AIA chapter advised the district on maintenance and replacement of windows, renovation work and new additions to historic schools. The results of this collaboration ensured that needs of the district were met while the integrity of the schools was maintained. Much of the historic rehabilitation work, especially decisions to save or replicate wooden windows, actually led to cost reductions. Most of the district's current historic schools have had massive investment and total lead abatement within the last 25 years due to the Capital Improvement Program, a fact that must be remembered today.

Rounds of school closings that occurred in 1993, 1996, 2003 and 2007 have left mixed results. Some schools closed in prior rounds remain vacant, and some have experienced heavy deterioration and vandalism. Many that are now rehabilitated, like Franklin School and Grant School, were abandoned for nearly a decade before developers purchased them. In 2003, the district nearly sold the historic Theresa School to a developer who planned to demolish it. Landmarks Association worked with members of the Board of Education to reverse that decision and find a new buyer that has rehabilitated the school into housing. Because of this incident, the Board adopted a policy preventing sale of closed schools to any party that would demolish them.

Unfortunately, the five schools closed in 2007 remain vacant. While developers have found creative uses for closed schools, the district has not always been prompt in selling closed schools and large waves of closures can overwhelm the market demand for reuse projects. Currently, the district needs to reduce the number of schools while upgrading technology and improving educational results. None of the district's needs preclude continued use of historic schools. In fact, maintenance of historic schools already in use offers the district the chance to reduce capital expenditures on buildings and instead invest funds in technology, supplies and personnel.

### Recommendations

Landmarks Association recommends that the SAB include the following principles in the final facilities management plan:

#### *Historic Preservation*

1. That the District not demolish any school identified as historically or architecturally significant in Landmarks' 1988 schools survey;
2. That the District place all eligible schools in the National Register of Historic Places to recognize their significance and to ensure demolition review under municipal ordinance;

*(Continued on page 4)*



*SPLS Management Plan (Continued from page 3)*

3. That the District make all changes or additions to buildings (especially those included in the 1988 schools survey) respectful of defining architectural features and landscaped settings;
4. That the District obtain detailed bids from qualified contractors and architects with historic renovation work experience when evaluating the cost of retaining existing buildings, to avoid the assumption that renovating historic schools necessarily costs more than building new schools;
5. That the District consult with design professionals experienced in historic renovation work when making plans to renovate any existing schools included in the 1988 survey;
6. That the District develop, in concert with preservation consultants, a realistic maintenance plan for all the historic school buildings and incorporate them into a capital funding plan with rigorous follow through;

#### *School Closures*

1. That the District consider leasing schools to public or private entities as an alternative to sale;
2. That the District include in all sales contracts a clause forbidding demolition of schools included in the 1988 survey;
3. That the District reverse its policy of forbidding sales to charter schools or other educational entities, since such sale is preferable to abandonment or demolition;
4. That the District make every attempt to sell or lease buildings and avoid mothballing buildings, for the sake of neighborhood stabilization;
5. That the District properly secure and monitor any historic school closed but retained for future use.



*Historic Adams Elementary school closed in the 1993 round of closures. In 1999, after extensive rehabilitation and construction of a major addition, the school re-opened as a combined elementary school and community center for the Forest Park Southeast neighborhood. The elected School Board is advocating just this type of combined use and creative solutions for SLPS buildings.*

## SUGARLOAF MOUND UPDATE

Work continues on the acquisition and preservation of Sugarloaf Mound. In late December, Landmarks Research Associate Andrew Weil met with a broad coalition of interested parties including Congressman Russ Carnahan, Jim Gray (Principal Chief of the Osage Nation), Osage Elder/scholar Charles Red Corn, the Great Rivers Greenway District as well as representatives of state and local governments to discuss the future of the mound.

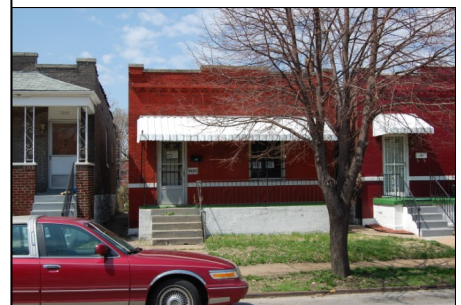
The coalition is exploring several viable options and hopes to arrive at a solution in a matter of weeks. It should be noted that Landmarks is currently holding a generous gift of \$5,000 that was donated toward the acquisition of the mound by the Ar-



*Touring the mound on Dec. 29 (from left), Alderman Craig Schmid, Congressman Russ Carnahan, Osage Chief Jim Gray, Osage Historic Preservation Officer Dr. Andrea Hunter. (Photo courtesy Congressman Carnahan's office)*

**archaeological Research Center of St. Louis.** As work progresses toward finalizing a plan for Sugarloaf, Weil is working with the St. Louis Cultural Resources Office to draft an ordinance declaring Sugarloaf Mound a City Landmark.

## Chuck Berry House Listed in Register



On December 12, 2008, the Chuck Berry House was formally listed in the National Register of Historic Places. Compiled by Landmarks staff member Lindsey Derrington, the nomination initially met with resistance from the National Park service because Berry was still performing. Fortunately, Federal reviewers ultimately recognized Berry's significant contributions to and impact on the course of popular music around the world.



*U City School Closures (Continued from page 1)*

public meetings, largely attended by UCSD parents. The architectural firm Bond Wolfe of Clayton led the two meetings concerned with developing a plan for the system's school buildings. While at the height of student enrollment the district ran ten elementary schools, two middle schools, and a single high school, today it consists of six elementary schools, a single middle school, and the high school. The architects offered seven hypothetical plans for whittling down this number even further, citing building conditions, site layout and property size, interior layout, and state standards as criteria for evaluation (Bond Wolfe specifically stated that educational success was not a factor).

Four of the schools in question were designed by Ittner himself. Delmar-Harvard Elementary consists of two joined buildings constructed in 1913 and 1920, the former of which was the first built by the newly-founded district. Completed in 1920, Pershing Elementary was named for the recently victorious General John J. Pershing, head of the American Expeditionary Force in World War I, who presided at the laying of its cornerstone. Nathaniel Hawthorne Elementary was completed in 1931, and Jackson Park Elementary opened the following year. William B. Ittner Inc. is responsible for the 1951 design for Barbara C. Jordan (originally Daniel Boone) Elementary and the 1955 design for Brittany Woods Middle. Flynn Park Elementary was designed by Ferrand & Fitch, the firm of then-head of Washington University's School of Architecture, and built in two phases in 1924 and 1926. University City High, the district's crown jewel, was designed by Trueblood & Graf in 1930 with Ferrand & Fitch returning as associated architects. (Today Delmar-Harvard is part of a local historic district, while Jackson Park and University City High are part of the University City Education National Historic District).

Each of Bond Wolfe's plans entailed closing at least two elementary schools, and all but one involved the demolition and replacement of at least two more. The option which suggested closing two elementary schools and renovating the remaining four was not included in the three proposals recommended by the architects as best for the district. Of these, the plan which the UCSD school board unanimously approved on December 16<sup>th</sup> calls for the closing of Nathaniel Hawthorne and Delmar-Harvard, the demolition and replacement of Pershing and Barbara C. Jordan, and extensive renovations and additions to Flynn Park, Jackson Park, Brittany Woods, and University City High.

The architects' two least expensive options were the plan adopted by the UCSD board (\$56.9 million), and the preservation-oriented one which called for the retention and rehabilitation of four schools (\$57 million). Compared to alternative plans which ranged in price up to \$71 million, the cost difference is negligible. So why the need for demolition?



*Barbara C. Jordan Elementary School at 1500 N. 82nd Blvd. is also slated for demolition. Its patterned brickwork and subtle mid-century influences make it an integral part of the surrounding post-war neighborhood.*

*Nathaniel Hawthorne Elementary at 1351 N. Hanley Road will likely be closed. The UCSD cited the building's size, the need for tuck pointing, and the necessity for additions as some reasons for doing so.*



Bond Wolfe relied heavily on what they termed "state standards" to make the case for the additions and Pershing and Barbara C. Jordan's obsolescence. The firm cited DESE (Department of Elementary and Secondary Education) and MSIP (Missouri School Improvement Plan) requirements as major deterrents to preservation. Yet DESE offers general recommendations, not mandatory standards, dealing with square footages (for cafeterias, libraries, etc). MSIP only requires that "facilities are healthful, adequate in size, clean, well-maintained, and appropriate to house the educational programs of the district," and that the numbers of students in a given class range from 20 to 25. Class sizes in each of the district's schools already fall within this range and will remain so even after new ones are built and old ones added-upon. None of the schools have been found to pose threats to students' health.

Indeed, the chosen plan is predicated on misleading information and guided more towards vamping up the ancillary facilities of the district's schools than remedying buildings which actively inhibit students' abilities to learn. New cafeterias, gymnasiums, and media centers appear to be the focus - for example, Bond Wolfe's presentation features images of flashy libraries which look something like the children's area in Borders bookstores. These upgrades seem rather cosmetic in the grand scheme of improving student performance yet their impact upon the UCSD's building stock will be immeasurable. Major alterations could severely degrade the architectural integrity of those schools which will remain. Pershing and Barbara C. Jordan are slated for demolition primarily because of their purported inability to accommodate the new construction.

The implementation of the Destiny U. City Schools plan is contingent upon the passage of a \$53 million bond issue this April. Though declining enrollment and financial difficulties understandably lead to school closings, hopefully the UCSD will ensure that Delmar-Harvard and Nathaniel Hawthorne go to responsible buyers. As for those schools scheduled to receive major additions, it is of the utmost importance that new construction is sensitive in scale and materials to their historic designs (which will likely require firm community input: recent plans for additions to the Maplewood-Richmond Heights High School involved removing major sections of the 1929 Ittner design and site plan, and were only deflected through the dedicated work of local advocates such as Doug Houser). As for Pershing and Barbara C. Jordan, their architecture closely mirrors that of their surrounding neighborhoods in a manner their replacements could never hope to achieve.

The methods and motivations behind this rather destructive, though well-meaning, plan may be harbingers of things to come for the St. Louis Public Schools as they seek to restructure in the coming year. The Special Administrative Board's Richard Gaines has stated that the district's plan may include demolitions; we need to look to the example set in University City to anticipate what arguments may be used against preservation, and to what end.

**Lindsey Derrington, Researcher**



### **Rep. Russ Carnahan to Co-Chair Historic Preservation Caucus**

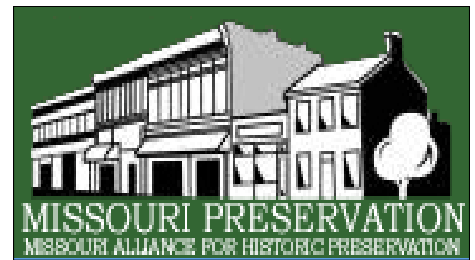
Rep. Russ Carnahan (D/MO-3) has succeeded Brad Miller (D/NC-13) as the Co-chair of the Historic Preservation Caucus in the House of Representatives. Carnahan, who represents the City of St. Louis, is a long-time leader in the use of federal and State historic preservation tax credits. Elected to Congress in 2004, he has been a strong advocate for historic preservation as a Caucus member, a supporter of increased funding for the State Historic Preservation Offices (SHPOs), and sponsor of the Rehabilitation Enhancement Act, a series of improvements to the federal credit, introduced in 2004 and 2006. A long-time friend and supporter of Landmarks, Carnahan is working with us in our efforts to save Sugarloaf Mound. He is working on a rehab tax credit improvement bill for introduction in the 111th Congress. Congratulations Congressman!

## **Toft To Receive State Preservation Honor**

Carolyn Hewes Toft, former director of Landmarks Association, has been chosen to receive the Rozier Award from Missouri Preservation, the statewide alliance for Historic Preservation. Given annually, the Rozier award is presented to an individual who has made significant contributions in the field of historic preservation. Named after Elizabeth Rozier and her late husband, George, it is Missouri Preservation's most prestigious award. Michael Allen, Landmark Association's Assistant Director, nominated Toft for the award, citing her 32 years of service to the organization and her role in securing Missouri's historic tax credit legislation. Toft will be presented with the award at a ceremony at the Missouri State Capitol on Thursday, March 5.

Founded in 1976 as the Missouri Heritage Trust, Missouri Preservation has evolved into a widely respected grass-

roots network of individuals and preservation commissions throughout Missouri. The organization is united in their efforts to preserve the rich and diverse cultural and historic resources of the "Show Me" State and is committed to protecting the irreplaceable and making historic preservation a cornerstone of Missouri's public policy and planning agenda for the 21st century. Landmarks Board Member Jeff Brambila recently completed his term as president of Missouri Preservation. The Board of Directors and the Staff of Landmarks Association congratulate Carolyn on receiving this well-deserved honor.



## **4056 WASHINGTON LOSS DUE TO LACK OF SAFEGUARDS**

Landmarks received several phone calls about the demolition in December of the mansion at 4056 Washington Boulevard in Midtown. St. Louis University purchased the house out of foreclosure in October; the prior owner had completed some rehabilitation work. The university decided to demolish the house for eventual expansion of the adjacent Manresa Center. Built in 1891, the architecturally eclectic house was one of a handful of houses on a block once lined with 19th century homes. Three houses on that block were razed in 2007.

Many callers wondered why the house fell without a hearing by the city's Preservation Board. There is a simple and unfortunate reason: the house was outside of the jurisdiction of the city's preservation review ordinance. In order for the Cultural Resources Of-

fice or the Preservation Board to review a demolition permit, a house must have one of the following statuses: City Landmark designation, National Register of Historic Places listing, contributing resource status in a city or national historic district or inclusion in a ward that has preservation review. Since 1999, ward-wide preservation review status is voluntary at the discretion of city aldermen. Previously, review was citywide. The house at 4056 Washington had no protection, since it enjoys no official landmark or district status and falls in a ward (the 18th) whose alderman declines to participate in preservation review. The demolition permit went straight to the Building Division, where it was approved without any consideration for the historic or architectural sig-



nificance of the house. This lack of comprehensive city preservation review leads to many senseless losses every year.

**Michael Allen, Asst. Director**



## *Honoring Carolyn Hewes Toft and Celebrating the Opening of Architecture St. Louis*



Landmarks Association President Bill Wischmeyer began the evening's festivities by welcoming the crowd and reading a moving tribute to CHT from Jamie Cannon, a friend, colleague and former president of the board.



CHT with Congressman Russ Carnahan



Charles Savage, John Bratkowski, Osmund Overby and Sterling Miller with CHT.



Those enjoying "Carolyn Hewes Toft In Print," an exhibit specially crafted for the night included Kevin Kellerher, John Bratkowski, Esley Hamilton, Dorothy Martin, Melanie Fathman, and lots of others.



Dan McGuire with Phil Estep and Dorothy Carpenter



Bob Duffy delighting the crowd with his "Awards".



Jerry Schlichter salutes the work of CHT.



Matt and Laurie Ghio



Kevin Flynn and Kiku Obata with Joe Edwards



Tony Fathman and Greg Hoeltzel. Thanks to the Band!



Tom Villa reads a proclamation from Missouri House of Representatives.



Paul and Susan Sauer

Event photographs provided by Monica McFee.



Cocktail tables with specially designed luminaries by Gary Tetley grace the lobby of the Lammert Building.



CHT with Landmarks Director Jefferson Mansell

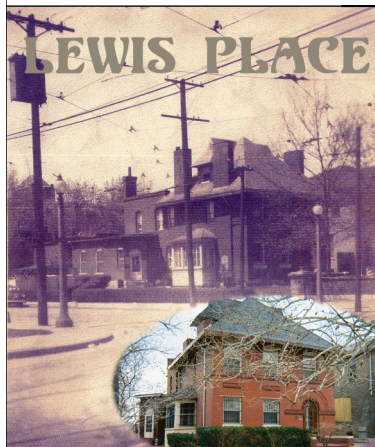


The lobby of the Lammert Building begins to fill as the crowd arrives. Over 300 people came to pay tribute to Carolyn and wish her well.



# ARCHITECTURE ST. LOUIS

## UPCOMING EXHIBITS



PPRC Gallery's Photography and Point-of-View exhibitions are made possible by the National Endowment for the Arts, The Whitaker Foundation, the Missouri Arts Council (a state agency), the Regional Arts Commission, the Arts and Education Council of Greater St. Louis and the Public Policy Research Center.



### *Point-of-View:*

#### **Lewis Place Historic Preservation, Inc.**

A PPRC Photography Project *Point-of-View* Exhibition

**February 1 - March 1, 2009**

#### **The Carolyn Hewes Toft Gallery**

at Architecture St. Louis

911 Washington Avenue, Suite 170

Gallery open from 9:00 a.m. to 5 p.m., Monday thru Friday

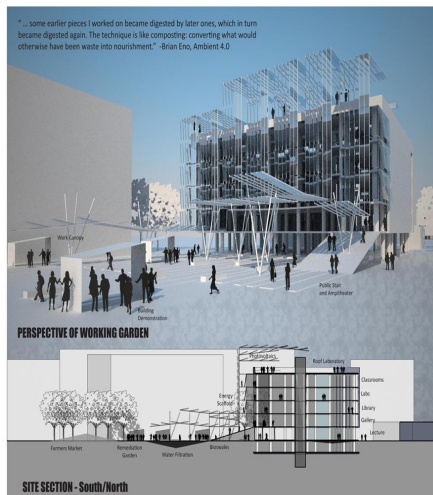
### **Reception**

**6:00 to 8:00 p.m. Thursday, February 12, 2009**

7:00 p.m. Remarks by Pamela Tally,

President, Lewis Place Historic Preservation, Inc.

Sponsored by the Public Policy Research Center at the University of Missouri-St. Louis, this project was modeled after the pioneering community programs of the internationally recognized photographer, Wendy Ewald. Each year, PPRC's Photography Project teaches volunteer community groups how to photograph the work they do to improved the quality of life in St. Louis. Through these partnerships, the Photography Project strives to highlight the undertakings of local organizations working towards the greater good and to inspire people to take a closer look at and get involved with their communities. Listed in the National Register, Lewis Place is significant because of its unique homes and for its role in the reversal of restrictive real estate covenants in St. Louis and across the nation.



### **URBAN ENERGY FARM**

Can our waste streams be composted into productive urban agents?  
Can our detritus be digested and transformed into valuable commodities?  
Can the machinery of waste management double as a creative building engine?  
Can architecture make palpable the processes of production, consumption, waste and recycling that might define an optimistic future for St. Louis, the Mississippi River, and beyond?



### **The 2008 Steedman Fellowship Competition**

#### ***Adaptive Reuse Along the Mississippi Riverfront***

**March 2 - April 30, 2009**

#### **The Carolyn Hewes Toft Gallery**

at Architecture St. Louis

911 Washington Avenue, Suite 170

Gallery open from 9:00 a.m. to 5 p.m., Monday thru Friday

### **Reception**

**6:00 to 8:00 p.m. Thursday, March 19, 2009**

6:30 p.m. Remarks by William Wischmeyer,

President, Landmarks Association of St. Louis &

Member of the Steedman Foundation

Supported by an endowment given to the Washington University College School of Architecture, the Steedman Fellowship is awarded biannually on the basis of an international Design Competition. Granted since 1925, the fellowship honors James Harrison Steedman, who received a degree in mechanical engineering from Washington University in 1889. The 2008 competition called for candidates to develop concepts for the adaptive reuse of an abandoned industrial building (the St. Louis Cold Storage Warehouse), just north of downtown. Entries included a proposal for programming pointedly specific to the present moment and immediate future, while addressing the eventual re-use of the building. A comprehensible sustainable approach to the design was required. *Pictured left, the entry by Jason Johnson.*



# LANDMARKS ASSOCIATION OF ST. LOUIS

## LECTURES, TOURS, SPECIAL EVENTS

Reservations for events: [stschett@stlouis.missouri.org](mailto:stschett@stlouis.missouri.org) or 314.421.6474

### Restoration Progress at Fairfax 2:00 p.m., Saturday, March 7 Manchester and McNight Roads

Join us as Donia Hunter, president of Fairfax Restoration, delivers a presentation on recent restoration work at Fairfax, followed by a tour of the 19th century house. The James Collier Marshall Home, known as Fairfax, occupies one corner at the intersection of Manchester and McNight Roads, the main intersection in the St. Louis County city of Rock Hill. Fairfax is one of the oldest and most significant braced-frame buildings in the Saint Louis area. The house has faced several threats, resulting in two moves to save it from demolition. Inclusion on Missouri Preservation's 2008 Most Endangered Properties list sparked a renewed restoration effort. By the end of the year, much of the necessary exterior work was complete -- but much work remains to be done.



**Free, but reservations are requested**

### Archaeological Investigations at New Philadelphia, A Multi-Racial Agricultural Community in West Central Illinois By Terrance J. Martin, Curator of Anthropology, Illinois State Museum 7:00 p.m., Thursday, March 12, Architecture St. Louis, 911 Washington Avenue, #170

New Philadelphia was founded by former slave Frank McWorter in 1836 and is the earliest town known to be platted and registered by an African American in the United States. Located on a tract of land in west central Illinois, New Philadelphia was envisioned to be an economic hub for an agrarian community. Lots were purchased by both European Americans and African Americans, and the town became home to craftsmen, farmers, and laborers until the late 1800s. Funded by grants from the National Science Foundation, the 2008 field season marked the fourth year of archaeological research directed at obtaining information on the community. Excavations have discovered architectural remains and thousands of artifacts and biological remains. Archaeology and historical documents are revealing details about lifeways and consumer behavior in this integrated community.



**Lecture free and open to the public, reservations not required**

### Architecture Weekends

Thanks to generous funding from the Whitaker Foundation, Landmarks Association is offering a series of monthly tours called "Architecture Weekends." These programs include both an on-site tour and a presentation related to the tour. Throughout the year, Architecture Weekends will be your gateway to new and familiar sites across the region. All programs are free and open to the public. More information is available on our website.

#### The Future of Cleveland High School

**1:30 p.m., Saturday, February 21  
Cleveland High School, 4352 Louisiana Avenue**

When the St. Louis Public Schools moved the Junior ROTC program from Cleveland High School in 2006, Dutchtown residents

organized the Alliance to Save Cleveland High School. The alliance has forged a relationship with the school district to use the historic high school for community programs. However, the ultimate goal is reopening the school, built in 1915 and designed by William B. Ittner. Alliance co-founder and Landmarks Board member John Chen will discuss the status of the Alliance's efforts and lead a tour inside the beautiful, massive landmark.

#### Industry on the North Riverfront

### The Industrial Architecture of the St. Louis Cold Storage Warehouse

**12:00 Noon, Friday, March 20**

**Architecture St. Louis, 911 Washington Avenue #170**

A lunch time talk by Michael R. Allen will cover the history and architecture of the St. Louis Cold Storage warehouse, subject of the Steedman exhibit at Architecture St. Louis. The talk will include information about the development of cold storage warehouses in St. Louis and nationwide as well as an overview of redevelopment efforts on the north riverfront.

### Walking Tour of the North Riverfront Industrial District Saturday, March 28 at 1:30 PM

**North Riverfront Trail Parking Lot, Lewis at Biddle Streets**

Lynn Josse, author of the National Register of Historic Places nomination for the district, and Michael R. Allen will lead a guided tour of the industrial world of the north riverfront. See the St. Louis Cold Storage warehouse, the still-operating Ashley Street Power House, a charming former bath house renovated using green technology, the birthplace of graniteware and other sites. **Tour approx. 90 minutes, reservations requested.**

#### The City Beautiful: Park Space

### "Making Parks in the Central City: The History of the Gateway Mall"

**7:00 p.m., Thursday, April 23, Architecture St. Louis, 911 Washington Avenue #170**

Michael R. Allen will give a provocative illustrated lecture on the evolution of the Gateway Mall, the never-finished downtown park mall. Starting in the early 20th century with the local City Beautiful movement and the idea of creating parks in the crowded central city, the mall project moved through various plans, revisions and missed opportunities. The city's 2007 Gateway Mall Master Plan is only the latest attempt to make sense of an idea gone astray in its implementation.



#### Tour of Memorial Plaza

**Saturday, April 25 at 1:30 p.m.**

**Meet at East entrance to the Civil Courts Building, 11th and Market streets**

Envisioned as a monumental civic center, the city's Memorial Plaza area contains a distinguished group of grand public buildings, including the Civil Courts, former Federal Courthouse, City Hall, Municipal Courts, Kiel Opera House, Soldiers Memorial and the Central Library. Our tour will cover the buildings and parks that make up the plaza area, with planned stops inside some of the buildings. **Reservations requested.**



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### **Landmarks Association Receives Planning Grant from the National Trust for Historic Preservation**

Landmarks Association has been awarded a \$2,000 grant by the National Trust for Historic Preservation from the Kohler Family Endowed Intervention Fund. The seed grant funds will be used for the development of a strategic plan to guide the organization in the upcoming years. In announcing the grant, National Trust President Richard Moe said "With these start-up dollars, Landmarks Association joins hundreds of other communities and organizations across the country actively ensuring that America's architectural and cultural heritage is preserved."



# LANDMARKS

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## THE BACK PAGE...“HISTORIC PUBLIC SCHOOLS HAVE MUCH TO OFFER”

The first time I heard the name William B. Ittner, I was sitting in an architectural history class where a professor was rightly touting him as one of the country's leading innovators in American school design working in the 19th and 20th centuries. He noted that dozens of entries in the National Register alone were attributed to the St. Louis architect. I am certain that since my graduate days, more have been added to that list.

It is, therefore, a pleasure for me to see his handiwork, literally, in the scores of St. Louis schools scattered throughout our historic neighborhoods. Passing by, I am reminded of the words of architects George Kacan and Roger Bolling who, in reference to local educational buildings, observed that “these schools offer what is an often stunning architectural grace and grandeur, and they herald a time

when neighborhood life revolved around schools.”

In this country, it is estimated that 28 percent of all public school buildings were constructed before 1950 with many buildings dating back to the early 20th century. That is certainly the case in St. Louis. Over the past two decades, however, Americans have witnessed the largest school building boom in history. Unfortunately, it also has been a time when the emphasis has been placed on tearing down sound, historic and reusable neighborhood buildings and erecting “mega-schools,” facilities often located on remote sites that contribute to sprawl and traffic congestion.

In 1999, the National Trust for Historic Preservation recognized the alarming demise of our country's historic neighborhood schools and added the

collective properties to its annual “Most Endangered Historic Places” list. Landmarks Association has routinely included area schools on our own most endangered lists as well.

As you can see from this newsletter, the Board and the Staff of Landmarks are extremely concerned about the future of St. Louis' - and University City's - historic school buildings. We have been monitoring the planning process, participating in the current debate, and attending public meetings to determine if historic preservation is to be a consideration entertained by the consulting firm and the Special Administrative Board (SAB). It certainly should be. I want to personally acknowledge the commitment of Landmarks staff members who have devoted much time and energy to this effort and who have worked so diligently in producing the

position paper and the articles for this publication.

By the time this newsletter reaches our members, the SAB will have reviewed a draft Facilities Management Plan which will no doubt call for another round of school closures. We strongly urge the SAB to consider the recommendations contained in our position paper published in this newsletter. The SAB should remember that, in the words of Kacan and Bolling, “historic schools have much to offer education-minded communities: locations immersed in the center of communities, richly detailed facilities, and a chance to maintain a vital connection to a past in which schools routinely opened their doors to the community and residents celebrated their neighborhood schools.”

**Jefferson Mansell**  
*Executive Director*



