Landmark Association Recognizes 2009 Most Enhanced Award Winners

Seizing on the National Trust’s theme “This Place Matters,” Landmarks Association recognized the “best of the best” by handing out 14 awards for exemplary restoration and rehabilitation work at the Most Enhanced Award Ceremony held at the Roberts Orpheum Theater during Preservation Week in May. The 2009 Award Winners included:

**Cannon Design**

Concluding a two-year search, Cannon Design purchased the Power House, a landmark 19,000 sf building in downtown St. Louis, as the new headquarters for the firm’s St. Louis offices. Constructed in 1927 to generate steam heat for

(Continued on page 3)

**Preservation Board OKs Demolition of San Luis**

On July 22, the St. Louis Preservation Board voted 3-2 to approve on a preliminary basis demolition of the San Luis Apartments (DeVille Motor Hotel) and construction of a surface parking lot on the building site. This action came after a four-hour meeting at which 20 people testified against approval and only four people - all affiliated with the St. Louis Archdiocese - testified in favor. The Preservation Board was divided in whether or not the demolition was governed by the city's preservation ordinance and whether or not the Central West End Local Historic District standards are strict enough to forbid construction of a surface lot in place of a viable building. By the letter of the law, there is no confusion that the preservation ordinance applied, and that the standards prohibit the proposed new use.

(Continued on page 6)

San Luis Apartments facing demolition.

Earlier this year, preservationists formed the Friends of the San Luis and the group elected to appeal the Preservation Board decision. Under the city's preservation laws,
Landmarks Association of St. Louis, Inc.
Board of Directors
William Wischmeyer
President
Matt Ghio
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Susan Barrett
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William Schwachker
Lois Schoemehl
Bill Seibert
Rex Sinquefield
David Stone
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H. Meade Summers, Jr.
Gary Tetley
Advisors
Marcia Behrendt
Jamie Cannon
Jeannine Cook
Doris Danna
Melanie M. Fathman
Osmund Overby
Tom Villa

Magic Chef Mansion Hosts Gala Committee's First Planning Meeting

On July 15, Shelley Donaho (pictured top left) threw open the wide doors of the Magic Chef mansion for the first meeting of Gala Committee. Over 80 people enjoyed touring the spacious rooms of this magnificently restored St. Louis Landmark while dining on delicious hors d’oeuvres supplied by the Butler’s Pantry. The party kicked off the planning process for Landmarks’ 50th anniversary gala. Committee members include: Stephen Acree, Pat Baer, Mary Frances Balmer, Susan Barrett, Austin Barzantny, Karen Baxter, Marcia Behrendt, Virginia & George Benson, Machelle Blankenship, Pam Bohlauff, Tom Bradley, Jeff Brambila, Robert Brandhorst, John Bratkowski, Dorothy Brockhoff, Robert M. Bruce, Ward Buckner, Susan Burkett, Lillian Butler, Neil Chace, JoAnn Collins, Tim Corcoran, Jaymes Dearing, Joan Disse, Shelley Donaho, David & Kerri Dwars, Thomas Edelmann, Jack Eggman, Esther E. Ellspermann, Edward Finkelstein, Eric Friedman, Matt Ghio, Karen & Lawrence Goering, Mary Gorman, Darlene Green, Judith Hanses, Ellen Harris, Bill Hart, Mary Lou Hess, June & Ben Hilliker, Nancy Hohmann, Charles Hooker, Gregory Hutchings, Teresa Leachey Johnson, John Karel, Lillian Katzenmeyer, Ruth Keenoy, Jeanne Keefe, Kevin Kelleher, Nan Klassen, Tom Kniest, Ken Konchel, Debra Mack Larson, Ronda Latina, Sally Leifer, Ronald A. Leggett, Signe Lindquist, John Loudon, Ruth Malvern, Dorothy Martin, Betty Marver, Margaret McDonald, Monica McFee, Dan McGuire, Howard Miller, Gloria Moss, Patrick Murphy, Peter Noonan, Robert Nussbaumer, Betsy O’Herin, Fr. John W. Padberg, S.J., William Piper, Charlene Prost, Robert Radel, William Reed, Suzanne Rhodenbaugh, Ann Richardson, David Richardson, Charles Rogers, Rick Rosen, Richard and Rosemary Rosenthal, Stefene Russell, Elizabeth Gentry Sayad, William Schwachker and Charlene Prost, Lois Schoemehl, Bill Seibert, Kate Shea, Renn Shuter, Ray Simon, Allison Smith, Ilissa Staadeker, Robert and Ann Stupp, Peggy Symes, Judy Taylor, Gary and Sara Tetley, Sean Thomas, Carolyn Tofi, Tom and Susan Tschetter, Anne Campbell Voss, Canon Michael Wiener, Gina and Bill Wischmeyer, and Alex Young.

Save The Date!
Landmark Association’s 50th Anniversary Gala
Nov. 7 at the Palladium
(St. Louis' newest and most exciting venue - a spectacular renovation of an historic building on the grounds of the former city hospital)
A Special Evening with Dinner, Dancing, Auctions and Awards
nearby municipal buildings, the Power House had been vacant for 25 years. Easily recognized by its tall, arched windows on three street facades and fine terra cotta detailing, the building was often referred to during its unoccupied state as the “Tree Building” due to the weeds that had grown up on the roof...weeds that had turned into trees. The building had been cleared of all debris and was largely an open shell until Cannon Design Power House, LLC began renovation. One of the key project goals was to breathe new life and energy into an important entry point to the city and strike a synergy with other exciting downtown St. Louis developments.

The revamped Power House features a three-story gallery formed by the construction of two partial levels that when combined with the existing two floors and rooftop penthouse, create a total of 32,000 square feet of office and conference space designed to facilitate Cannon Design’s highly collaborative, team-oriented work approach. Cannon Design is pursuing a LEED Silver rating for the $8 million adaptive reuse project and hopes to set an example for energy conscious design in existing structures.

1814 Sidney Street

In early 2006, following a vacancy of ten years, David Rothschild, Vice President of Rothschild Development and Red Brick Management, purchased the 1884 residence and attached storefront at 1814 Sidney. The property consisted of a three-story primary residence with a later two-story rear addition and a one-story storefront addition facing Sidney Street. Rothschild Development, project architect Raymond Bucher, and contractor Urban Improvement Construction carried out a complete rehabilitation of the property including restoration of the attractive Mansard and storefront. Financing was provided by the PrivateBank.

Forest Park Hall

Designed by Louis Hormann & Company and built in 1908, Forest Park Hall is a striking landmark in the commercial district on Manchester Avenue. The size and scale of the building illustrate its first use as a lodge hall for the International Order of Odd Fellows, which occupied the top two floors while commercial tenants were located below. When Kelly Kenter of Sitelines purchased the building in 2007, the roof was collapsing and thieves had stolen decorative terra cotta lion heads and a frieze from the front elevation. Working with Jassen Johnson of Renaissance Development, Sitelines renewed the old lodge hall for office space while restoring historic features including replication of the missing terra cotta lion heads. Bond-Wolfe was the architect and Sitelines served as its own general contractor on this $2 million project.

1416 Hebert Street

Just as with many other rehabbers in Old North St. Louis, James Cox and Luz-Maria Evens are known for taking on challenging projects that others might think impossible. In 2005, the couple purchased the two houses at 1416 Hebert Street in Old North St. Louis. The main house was originally two rooms deep and dates to 1880. Later owners added a kitchen addition to create an ell, and eventually the house became a single-family home. The date of the alley house remains unknown, although it was likely built not long after the main house. The beautiful renovation included not just the main house, but also the one-and-a-half-story alley house, now used as a guest house and James’ office that may otherwise have been lost. James served as his own general contractor (and laborer) using plans prepared by architect Ralph Wafer.

Goodyear Tire and Rubber Company Building

Located at 3010 Locust along “automotive row,” the 1916 Goodyear Tire and Rubber Company building, designed by Preston Bradshaw, is a critical piece of infrastructure in this up and
Enhanced Award Winners  
(Continued from page 3)  

coming neighborhood. Jassen Johnson and Eric McMahon of Renaissance Development have set their sights on this area for many reasons, including the largely intact historic streetscapes. The dominance of historically automobile-related properties in the area enabled Karen Bode Baxter to create a National Register Multiple Property Documentation Form, which facilitates National Register nominations. The storefront of 3010 Locust was carefully reconstructed to appear as it did during Goodyear’s occupation and many original interior features such as railings and an open concrete beam ceiling were retained. Fendler and Associates Architects and Garen Miller provided designs while Sitelines was the general contractor. Champion Bank and Centrue financed the project, made feasible by the use of state and federal historic rehabilitation tax credits, brownfield tax credits, and a TIF from the City. Karen Bode Baxter completed the tax credit application and Enhanced Historic Tax Credit Partners was the final piece of the puzzle.

G. W. Lofts

McGowan-Walsh continues to earn its outstanding reputation for redeveloping downtown St. Louis through ambitious projects that provide anchors for surrounding blocks. The G.W. Lofts, formerly the Guth Lighting buildings at 2615 Washington, are a perfect example of the company’s expertise and vision. Located just west of Jefferson along a stretch of Washington Avenue, the G.W. Lofts complex serves notice that Midtown and Downtown will once again be linked by a vibrant rehabilitated corridor. With one building designed by John Ludwig Wees, constructed between 1894 and 1907, the buildings were long used by the Guth Lighting Company to manufacture and store lighting fixtures. The partnership of Andy Hil-lin, Nat Walsh, and Kevin McGowan along with the architectural firm Rose-mann and Associates, have transformed these buildings into shining examples of downtown’s kinetic westward redevelopment. Landmarks Association nominated these buildings to the National Register of Historic Places. Ray found it necessary to replace the 3000 square foot, multi-planed roof and restore the original heartwood-redwood siding. All of the new HVAC system was carefully woven through the existing architectural elements in order to minimize its impact.

Irving School

One of the remaining public schools designed by architect Frederick W. Raeder, Irving School in Hyde Park dates to 1871. The school district enlarged the original twelve-room, three-story elementary school building by adding a three story, nine room addition to the west in 1891. The handsome kindergarten building was built east of the original school house in 1894 and consisted of six rooms, four of which were classrooms. The Kindergarten, one of only three surviving detached kindergartens in the city, was eventually connected to the main school in 1919 with the addition of a gymnasium and auditorium. In 1994, the St. Louis Public Schools closed Irving School after nearly 125 years of service to the district. The school complex sat va-
Irvng School LP purchased it in 2007 for conversion into apartments. The partnership’s principals are Tim Wolf, Tim Person and Ken Nuernberger. Architect Garen Miller and consulting preservation architect Jeffrey A. Brambila designed a rehabilitation that brought back the school’s architectural beauty inside and out. E.M. Harris Construction Company was the general contractor. Financing came from United Missouri Bank, Centerline Capital Group and the Affordable Housing Commission. The Missouri Housing Development Commission provided low income housing tax credits. State and federal historic tax credits also were utilized.

**Hotel Indigo**

The Hotel Indigo is an inspiring project to fans of mid-century modern design. First built in 1957 as the Bel Air Motel, the city's first motel, the Indigo is an example of International Style-inspired American modernism renewed by a $9 million renovation.

Wilburn McCormick designed the two-story motel, which was expanded in 1959 with a third floor addition. When developers Michael and Steve Roberts purchased the motel in 2007, the motel was part of the Best Western chain and in need of sprucing up. The Roberts brothers hired Karen Bode Baxter and Landmarks Association to list the building in the National Register of Historic Places, bringing both demolition protection and state and federal historic rehab tax credits. Mike Killeen of Killeen Studio prepared plans that brought back the airy feeling of the retro beauty. The Roberts Companies served as the contractor, while Centrue Bank, Pulaski Bank and Advantage Capital provided financing.

**Lindenwood School**

After ten years of vacancy, another St. Louis public school building has been given a new lease on life. Lindenwood School, built in 1928 and designed by Rockwell Milligan, is a beautiful example of Milligan’s preferred aesthetic with multicolored, patterned brickwork, a monumental entryway, and a style that is a hybrid of Jacobean and Elizabethan. Through a sensitive rehabilitation designed by Klitzing Welsh that retained and incorporated many original interior features such as built-in cabinetry, bookcases, and picture windows, Rothschild Development created twenty apartments. New brick residences were even constructed on the former playground site, eliminating an unsightly and isolating expanse of asphalt. Landmarks Association listed the building in the National Register in 2005. Completed in April of 2009 with financing from PrivateBank, the cooperation of Rothschild Development, Klitzing Welsh, and contractor Sitelines has resulted in a timely example of how and why the amazing and underappreciated St. Louis public school buildings can be re-purposed and remain vital parts of our community indefinitely.

**Rawhide Building**

In April of 2004, Pete Rothschild purchased the conjoined buildings at 4229 and 4231 Manchester. A local resident had nicknamed this small complex as the Rawhide building, perhaps giving even more meaning to the deteriorated nature of the structures which have for many years been an unfortunate distraction from the rebirth of the surrounding neighborhood known as the Grove. Constructed in 1904, the two buildings reflect the once thriving and vibrant business community on Manchester just west of Vandeventer. While they are small in size, the restoration of these two buildings on this highly visible corner is a boost to the appearance of this commercial strip and no doubt will be a major force in the continued rebirth of Manchester Avenue and the Forest Park Southeast Historic District. Financing was provided by PrivateBank. Central Design Office served as principal architects and Urban Improvement Construction served as the contractors.

**Tudor Building**

Now known as the Tudor Building, the building that occupies the entire north side of Washington between 19th and 20th streets originally served as the showroom for the Wrought Iron Range Company. The Wrought iron Range Company was

(Continued on page 6)
one of the city's most successful stove companies when it hired architect Albert Knell to design this building, which was completed in 1925. Knell created an unusual specimen: a Tudor Revival commercial block in the heart of the downtown wholesale district. Developers Pete Rothschild, Bob Wood and Dan Holak saw great potential in this strange building, located on the western end of an emerging downtown residential area. In August 2008, the developers celebrated completion of the $16 million renovation with a street festival. Landmarks listed the building in the National Register in 2004. State and federal historic rehab tax credits, brownfield remediation tax credits, tax increment financing and low income housing tax credits made the project possible.

Paric Corporation served as general contractor using plans by the architectural firm Klitzing Welsch & Associates.

2730 McNair Street

Following years of false starts, the 1885 corner commercial building at 2730 McNair has finally been rehabilitated. The persistence and uncompromising advocacy of the Benton Park Neighborhood Housing Corporation and JoAnn Vatcha eventually paid off in January of 2007 when Phoenix Development, under the leadership of Dietrich Volk and Tom Revie, took over an earlier tax credit application and set to work. Improvements carried out by Phoenix included the removal of a non-original third-floor plywood "mansard" abomination, the disposal of a highly questionable turquoise and violet exterior paint job, and the reconstruction of a section of failed wall in the one-story storefront section. Anthony Duncan was the project architect, St. Louis Bank provided financing, and Karen Bode Baxter provided preservation consulting and tax credit application services.

Winston Churchill Apartments

Perhaps some remember the "other" Winston Churchill, of St. Louis, a bestselling novelist in the early twentieth century, whose fame is indicated by the naming of this apartment building by its developers. Built in 1927 and designed by Avis, Hall and Proetz, the eight-story, U-shaped brick apartment building has many views of Ivory Perry Park across the street. However, recently the Winston Churchill Apartments was best known for being the worst property for the St. Louis Metropolitan Police Department. Friedman Development Ltd. and Dublin Capital worked with Congressman Lacy Clay, Alderman Frank Williamson, the mayor's office and neighborhood properties to turn the property around. Klitzing Welsch and Associates drew up plans for a thorough renovation of the 101-unit building costing $12 million. The Missouri Housing Development Commission provided low income housing tax credits used along with Missouri Affordable Housing Assistance Program tax credits, Missouri historic rehab tax credits and Missouri Brownfield tax credits. E.M. Harris Construction Company served as general contractor. Eagle Point Enterprises owns and manages the building.

Enhanced Award Winner

(Continued from page 5)
2009 Most Endangered List

Stone House, 124 East Steins Street

While the exact date of this single-room stone house is unknown (it probably dates to the early 19th century), the house type and dry-laid rough-cut stone construction make this a singular work of vernacular architecture. The house lost all of its timber elements years ago, and has sat as a forlorn shell for a long time. The soft, dry mortar of the stone walls won't survive continual exposure, and the present owner now contemplates demolition.

William Drosten House, 3330 Missouri Avenue

Owned by the Land Reutilization Authority, the house built by merchant William Drosten predates much of the surrounding Benton Park built environment. Unfortunately, the house has sat vacant for years, with resulting deterioration and a sinking corner. The large size of the center-hall house makes it a difficult property to rehabilitate. Hopefully, a creative developer will discover this dusty, promising gem.

Mann Elementary School, 4047 Juniata Avenue

While it may be unfathomable that a William B. Ittner-designed school is threatened with demolition by the St. Louis Public School district itself, that is the case with Mann School, built in 1901 and 1916. At a March 12 meeting of the Special Administrative Board, Superintendent Kelvin Adams stated that Mann School may be demolished and replaced with a new school building. The district will not take demolition off of the table and is seeking a bond issue next year for new school construction.

James Clemens, Jr. House, 1849 Cass Avenue

Last year during Preservation Week, a portion of the chapel wall and roof collapsed in a storm. The formidable structure has not suffered further damage, but a large hole in the roof of the mansion itself worsens daily. McEagle Properties owns the house and has offered promises of repair with no follow-through. As the developer asks for large city subsidy, perhaps the time is right for the city to make saving the Clemens House, one of the few remaining antebellum mansions in the city, a baseline condition of any redevelopment plan.

Falstaff Brewery Buildings, 2313 Lemp Avenue

A for sale sign is now on the old Consumer's Brewery in Benton Park; hopefully, a sale to a rehab-minded party will soon follow. The 1930s additions are being used, but the most historic portion is abandoned. Thanks to Meade Summers, III, the condition of the earliest buildings of the complex has improved although a small fire in 2006 raised preservationist concerns.

Fourth Baptist Church, 2903 N. 14th Street

On September 20, 2008, a devastating fire struck the Fourth Baptist Church in Old North. The church buildings already had been vacated after the small, cash-strapped congregation could not afford to fix a boiler failure in 2002. The fire left the church annex with a gaping hole in its front wall and the lovely sanctuary severely damaged. The sanctuary is definitely salvageable, but the congregation lacks the means to undertake necessary stabilization.

McEagle Holdings Across North St. Louis

On May 21, McEagle Properties made a public announcement on its

(Continued on page 11)
ARCHITECTURE ST. LOUIS

UPCOMING EXHIBITS

AWARD WINNERS FROM THE AIA NATIONAL ARCHITECTURAL PHOTOGRAPHY COMPETITION
SPONSORED BY THE ST. LOUIS AIA CHAPTER AND THE AMERICAN ARCHITECTURAL FOUNDATION

AUG. 3 - SEPT. 25, 2009
CAROLYN HEWES TOFT GALLERY
ARCHITECTURE ST. LOUIS
911 WASHINGTON AVE.

Recently marking its 21st year, this contest is open to all architects currently registered in the United States; AIA and associate members of the AIA; and student members of the AIAS. The subject matter must have an architectural theme or must contain some element of the manmade environment. Photographic interpretation of the subject matter is the issue, not the architecture. First, second and third place winners receive cash prizes as well as the recipient of the Albert Fuller award. Ten images receive special commendation awards.

IMAGES FROM THE WORK OF THEODORE LINK

GARY TETLEY PHOTOGRAPHER

OCT. 1, 2009 - JAN. 8, 2010
CAROLYN HEWES TOFT GALLERY
ARCHITECTURE ST. LOUIS
911 WASHINGTON AVE.

OPENING RECEPTION
5:30 TO 7:30 P.M.
THURSDAY, OCT. 1
ARTIST'S REMARKS 6:30 P.M.

While perhaps best known for his design of Union Station, Theodore Link is recognized as one of the most successful architects practicing in St. Louis in the late 19th and early 20th centuries. The long list of Link’s St. Louis work includes scores of houses, churches and commercial buildings, many for very wealthy clients. Link, however, was not just a local architect; his work stretched across the country and included the campus for LSU in Baton Rouge; the Mississippi State Capitol in Jackson; and Union Station in Little Rock, Arkansas. Landmarks Association board member, architect and photographer, Gary Tetley, with the assistance of Carolyn Toft, has conducted extensive research on Link and he has captured evocative images of some of the architect’s masterpieces.

Soon after civic leader Tom Purcell became Chair of the Carondelet Housing Corporation (CHC) in August 2008, he convinced the Board to embark on a strategic planning effort for the neighborhood. A sum of $40,000 raised from five private sources allowed CHC to hire consultant Terry Harkness, a Fellow in the American Society of Landscape Architects. Harkness served as Senior Vice President in charge of Urban Design and Planning at HOK St. Louis before his distinguished career as Professor of Landscape Architecture, Urban Design and Planning at the University of Illinois, Urbana Champaign. For the Carondelet plan, Harkness selected RegionWise and RHCDA to help provide technical support during the painstaking data collection process which also included regular meetings with residents, businesses, public officials and a city-wide client committee. The result is an exemplar of community-based planning. Free, but reservations requested, 314-421-6474.
ARTS AND CRAFTS SOCIETY
IS ORGANIZING

Are you interested in St. Louis architecture from 1900 to 1940? Does your house look like this one? Do you describe your home as Arts & Crafts, Craftsman, Mission, Bungalow or Prairie? Does your vocabulary include: exposed rafters, corbels, mortised & tenoned, pergola, inglenook and thru-tenoned keyed? If so, consider becoming a member of the St. Louis Arts and Crafts Society!

Our city has a rich stock of Arts and Crafts architecture that is often overlooked. We want to recognize it, publicize it and celebrate it! We want you to bring pictures of your home or furniture to future meetings to discuss with other enthusiasts.

For more information regarding the Arts & Crafts Society, call Patrice at 314-412-1382 or e-mail her at stlbungalow@charter.net.

Bus Tour Explores Vernacular Architecture of the Mineral Region

On June 13, 50 Landmarks members jumped on a big bus and headed south in search of the folk architecture of the Mineral Region of Missouri. And we found it! It was a beautiful day for rambling as the crowd visited historic sites in Potosi, Arcadia, Ironton and the charming village of Caledonia. The Bellevue Historical Society rolled out the red carpet for our group, providing lemonade and iced tea for us to enjoy with our delicious boxed lunches (courtesy of Urban Eats) at the Caledonia Presbyterian Church. We ended the day with a little wine and cheese in Ironton before heading home. Next, we are off to explore the River region on Sept. 12. Come go ramblin’ with us!

Young Friends Art and Architecture Tour
Sponsored by Saint Louis Art Museum

On June 19, over 150 young friends of the St. Louis Art Museum hopped on trolleys and toured exciting new gallery spaces in the downtown area as Webster University Professor Douglas Beck provided architectural commentary along the way. Architecture St. Louis was one of the stops. Participants enjoyed food and drink at our space as well as the Philip Slein Gallery. The event was sponsored by Landmarks Association, Mosaic, KitchenK, Sen, Pearl Vodka, Schlafly Beer and The Printing Source. Many thanks to Kate Gleason and her staff at the Art Museum for staging such a great event!
Engendered List 2009
(Continued from page 7)

plans for a mixed-use development in north St. Louis. Still uncertain however, is the fate of the over 200 historic buildings that McEagle owns in Old North St. Louis, St. Louis Place and Jeff-VanderLou? Landmarks Association hopes that no matter what is called for in the projected plan, McEagles stabilizes and secures its historic buildings.

Murphy Building (East St. Louis), 230 Collinsville Avenue

This first-ever East St. Louis listing is one of that city's most graceful landmarks. The Murphy Building's amazing front elevation of bakery brick and terra cotta anchors the business district on Collinsville Avenue, but the city of East St. Louis recently has taken aim at the vacant office building and others. Just a half-block from a MetroLink station, the Murphy Building should be an important part of a reborn East St. Louis.

DeVille Motor Hotel, 4483 Lindell Boulevard

The Archdiocese moves ahead with demolition of this Lindell Blvd., mid-century modern landmark. See related story, page 1.

St. Mary's Infirmary, 1528 Papin Avenue

The condition of St. Mary's Infirmary is frightening - anyone who has seen the side facing Chouteau Avenue lately has seen the ongoing collapse of the rear wall. Purchased for condominium conversion at the market peak in 2005, the old hospital's fate is now uncertain. The masonry work of the main building, built in 1887-1896 and designed by Aloysius Gillick, is among the city's most unique and worthy of protection.

Avalon Theater, 4225 S. Kingshighway

The Avalon's condition has become dire in the years since its dollar-house days ended in 1999. The Avalon is one of a few remaining neighborhood movie theaters, and one of the last from the Depression era -- its significance has grown with the loss of many other. The Avalon's owner has not made repairs or serious efforts to sell it, and threats by the alderman to take the building through eminent domain have not changed owner inaction.

Watch List

Our first-ever watch list of buildings face no imminent threat of demolition, but their futures are still gravely in doubt. The list includes Mullanphy Tenement, Carr School, Bethlehem Lutheran Church, the Commercial Building at 5286 Page Boulevard, the Sun Theater in Grand Center, Shriners' Hospital and Central Institute for the Deaf, and Wellston Station.

Creation of the watch list allows us to extend the warning that the endangered list sounds. While neither list is inclusive of all buildings in our region that face the threat of disappearing from existence, they are as comprehensive as possible and illustrate the range of potential negligence in our region's stewardship of its built heritage.

Michael Allen
Asst. Director

Engendered List 2009
(Continued from page 7)

Landmarks Welcomes New Officers and Board Members...

Margaret McDonald, Rex Singquefield and Anne Stupp were newly elected to the Board of Directors at the Association's annual meeting, held June 7 at Saint Alphonsus Church. Karl Grice, Dorothy Martin, Bill Seibert and Bill Wischmeyer were re-elected to three-year terms. At the board meeting in July, the directors elected the following officers: Bill Wischmeyer, president; Matt Ghio, First Vice-President; Susan Barret, Second Vice-President; Dan McGuire, Secretary; and Kevin Kelleher, Treasurer.

...And Bids Staff Members a Fond Farewell

This August, Landmarks Association will say goodbye to three valued employees. Lindsey Derrington, Research Associate, is heading to Tulane to pursue a Masters Degree in Historic Preservation. Susan Tschetter promises she is not going too far and will be around to help when called upon but she is retiring as our Office Manager. And our talented and very knowledgeable assistant director, Michael Allen is leaving to pursue other opportunities. Congratulations to our board members and best wishes to our departing staff.
Landmarks Association Membership - April 1 - June 30, 2009

**NEW MEMBERS**

**Life Member**
Rex and Jeanne Singefield
Sarah H. Trulaska

**Benefactor**
David and Young-Hie Nahm Kromm
Margaret McDonald
Alan S. Nagle

**Sustaining**
Jeffrey & Diana Hartnett
Nan & Rich Klassen
William Stehnach
Rich Ullrich/Everest Estimating Services

**Contributing**
James S. Billingham
Ed & Sheri Brimer
Ron Flier
Jon MacGoy
Betty Marver
Betsy O’Herin
John & Sonia Schawacker
The Hon. Matt Villa
Albert Webster & Kristina Sterholz

**Friend**
Kirby & Catherine Boyd
Peter & Linda Carey
Cindy Easterling & Bob Peat
Pamela Kelley
Hans Levi
David Lott
Caudace O’Connor
James Rick
Christine & Henry Royal
Jonathan Snyder
Jeanne Zarucchi

**RENEWING MEMBERS**

**Heritage**
Pete and Donna Rothschild
Tom & Ulrike Schlafly

**Patron**
John A. Bratkowski, Jr.

**Benefactor**
Mr. and Mrs. James J. Dwyer
First Morgan, L.L.C.
Jane S. Horner
Dr. & Mrs. James R. Kinney
Sterling S. Miller
Alan A. Mueller Architecture, Inc.

**Sustaining**
Bob & Susan Barley
Karen Bode Baxter
David & Marla Boushey
Carl & Jeanne Deutsch
Dwell Studio Architects
Gregory C. Gettle
Mrs. King Graef
Frank Hamsher & Peggy Guest
Mrs. W. G. Keinath, Jr.
Kevin & Bev Kelleher
Dorothy Martin
David W. Mesker
Mrs. Clifford W. Murphy
Patrick & Anne Murphy
Harry J. and Gloria A. Neiner
Mary Gayle Nvinger
John R. Overall
Joanne Parrott
Richard and Claudia Seifert
Anita Siegmund
David Stone
Robert Weible

**Contributing**
Todd Antoine
Mrs. William Barnes III
Joseph V. Bauer
Mr. & Mrs. Arthur F. Boettcher, Jr.
Citizens for Modern Transit
Marianne & Peter Gleich
Carole Grove
Karen & Jim Halla
Adelle Heagney
Mr. & Mrs. John C. Heider
Mr. & Mrs. William G. Hemple
Elizabeth Hilliker & R. Reid Townsend
Jackie R. Jenkins
Jeanne T. Keirle
Thomas Kniest
Ralph Kuhlman
Mr. & Mrs. J. D. Leyerle
Stanley L. & Lucy Lopata
Charitable Foundation
Michael Murphy
James Nicholson
Powers Bowersox Associates, Inc.
Michael Right
Carl Safe-Design Consultants
Russell T. Schwarz
Carl Siefel
Thomas A. Villa
Gary and Janice Weil
Peter Wollenberg
Chris & Kathy Kresser

**Friend**
Mark Abbott
Edward E. Adams
Michael Allen
Ron Barry
Martha Barthel
Thomas C. Bartley
Bryant & Nadine Biere
David L. Blum
Michael Boyd
Tom Bradley
Marion K. Coadwallader
Carondelet Community Betterment Federation
Neil Chace
Mr. & Mrs. A. Willard Cobb
Margaret G. Decker
Orrin J. Dieckmeyer
Francis X. Duda
Fendler & Associates, Inc.
Ralph Fuhrhop & Kathleen Sutherland
Dr. & Mrs. Charles F. Garvin
Wille L. Haggar
Bruce Hallday
Jack Hambene
Mr. & Mrs. Daniel Hazelton
Susan & Bill Hegarty
Ronald E. Henes
Michael & Jeanne Hevesy
George Hickenlooper
Clark J. Hickman
Milton Hicken
Gloria Hoock
Gregory J. Hutchings
Randee Jacobs
Lynn Jose
Mueller Kaiser Plating Co.
Ruth D. Kenoey
Kevin King
George M. Kinsey
Mrs. Frank G. Kirtz
Kevin Kloster
Dr. Stuart Kornfeld
Richard & Venita Lake
Mr. & Mrs. Kenneth R. Langsdorf
Ronda Latina
Phillip D. Martin
Bettie Mathews
John G. McDonald, Jr.
R. B. Miltenberger
Robert Moegle
Charlotte Moro
Jeff & Julie Mudd
Mr. & Mrs. Charles W. Oertli
The Overland Historical Society
Minnie Pacino
Mary Ellen Pearson
Charles Pellegrini
Douglas C. Pickard
The Panchake Family
Michael Right
Sharon Roberts
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“Plumtinis.” And to Monica McFee and Bill Schawaker for all their hard work in planning and set-up!

To John and Caya Chen and Urban Eats for the sumptuous food supplied for the annual meeting and the yummy box lunches for our bus tour. One word - DELICIOUS!

To our dedicated volunteers who have helped out with our WABMO programs this quarter: Karen Halla, Lynn Josse, Ruth Keenoy, Richard Mueller, Maureen McMillan and Tracy Perotti.

To Stephen Acree, John Chen, Matt Ghio, Margaret McDonald, and Susan Barrett for helping out with the Young Friends of the St. Louis Art Museum event.

And to Matt Fernandez, who has been working for over a year on a data entry project on a grant from the Carondelet Historical Society! Thanks Matt for all your hard work and best of luck to you!

Landmarks Hosts Goldman Fellow as Summer Intern

This summer Landmarks is thrilled to have Alice Brooks Davis, our first full-time intern in years. A native of Dallas, Texas, Alice will be entering her senior year at Washington University working towards her degree in architecture with a minor in anthropology. A school-year employee of the Department of Art History and Archaeology’s Visual Resources Collection, she also has experience in product and set design and has volunteered extensively for Habitat for Humanity and in the University City School District.

A resident of University City herself, Alice enjoys raking though Saint Louis neighborhoods in search of ethnic cuisine and spending time in Forest Park and at the City Museum. Though her future plans are unknown, Alice “is trying to find other outlets related to architecture without directly working in architecture” – a search which brought her to Landmarks. Over the course of the summer she has digitized fifty years’ worth of our newsletters, helped staff members with district nomination field work, and put her Photoshop skills to work on district maps in strange and wonderful ways. Intrigued by the socio-political nature of preservation, Alice has also become a new-found fan of Preservation Board meetings.

Her internship has been made possible through the Gephardt Institute for Public Service’s Goldman Fellowship, a prestigious award that provides 10 undergraduate students with employment opportunities with regional non-profits. Alice’s work has been indispensable. Sadly, this honeymoon comes to a close at the end of July when Alice embarks on a semester of study in Buenos Aires to explore the urban environment of Argentina. Goodbye, Alice and best of luck!

Lindsey Derrington
Research Associate
Landmarks Association strongly opposed the application by the Archdiocese to demolish the San Luis Apartments at 4483 Lindell Boulevard. At the Preservation Review Board meeting on June 22, we respectfully differed with the Archdiocese on every point that it made in its argument for demolition. We do think the building is architecturally significant, we do feel it contributes to the Central West End historic district and we do feel that the rehabilitation of the property was economically viable. And we certainly disagree that a parking lot is the best and highest use for this property.

For those of us who have been involved in historic preservation issues over the years, it was difficult to comprehend that we were sitting in a meeting in the 21st century, in an age where a renewed emphasis is being placed on reuse, rehabilitation and sustainability, debating whether or not to demolish a building for a surface parking lot. Perhaps I am too naive and believe that we had gotten used to debate and recognized the sheer folly in destroying a completely useful building, no matter how upscale or sustainable the parking lot was touted to be.

Part of what defines St. Louis in the 20th century is its great architecture. The debate at the review board meeting that night was particularly disheartening when you look around and find other cities (Denver, Tulsa, Dallas, Indianapolis, Los Angeles, Chicago, Buffalo) that are working to identify and save their collections of mid-century modern architecture. And not just save it but celebrate it! In St. Louis, for some strange reason, we seem bent on destroying it. Even New Orleans – the home of Charles Colbert, the architect for the San Luis, a city struggling to rebuild itself, trying to salvage so much of its historic fabric - considers mid-century modern architecture important enough to hire a consultant to make certain that these buildings are included in their new design review guidelines.

Modern Architecture is particularly vulnerable because the public lacks the protective impulse for contemporary buildings that it has for those in Soulard, Benton Park, the Central West End and other neighborhoods with older structures. “Urbanophile” Aaron Renn observes that often people are pro-demolition because they consider it a sign of progress; a sign that something is being done. This impulse is strongest he argues when it comes to the much maligned and misunderstood Modernist buildings, such as the San Luis.

One argument advanced about the San Luis was that the building was not architecturally significant. If you were unconvinced of the building’s individual architectural merit, I urge you to think of it as part of an important piece of St. Louis’ collective whole of mid-century modern buildings. Many of these structures might be considered ordinary – although I find the San Luis far from ordinary – yet these buildings are just as important as the more special ones. These buildings are important pieces of a cohesive urban fabric, a landscape much more desirable than one with few spotty landmarks rising from an urban desert. A cohesive urban fabric along Lindell Boulevard is much more desirable than a decimated streetscape dotted with surface parking lots.

The arguments made by the Archdiocese and others are the same arguments that were being made about the late 19th-century buildings during the urban renewal period. At that time, late Victorian and early 20th century buildings were old enough to be considered dated, but not old enough to be considered historic. That was the phrase applied to the scores of buildings that were torn down in the 1950s and 1960s – buildings whose demolition today is so regretted and lamented by people not just in St. Louis, but throughout the country. Regrettably, in regard to mid-century modern buildings like the San Luis, it appears that we are just too close to them to truly appreciate them.

We must be good stewards of our architectural heritage, taking care to leave our cities far better places than they were for us. This means finding a way to balance the legitimate needs of neighborhoods with the long term goal of preserving every era of architectural and cultural history for the benefit of future generations.

Jefferson Mansell
Executive Director