

# LANDMARKS ASSOCIATION OF ST. LOUIS

GUARDING THE ARCHITECTURAL HERITAGE OF ST. LOUIS FOR OVER FIFTY YEARS

## LANDMARK LETTER

VOLUME 44, NUMBER 3

JULY 2009

### 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 Pres-

ervation 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.



*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,

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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.

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## Magic Chef Mansion Hosts Gala Committee's First Planning Meeting

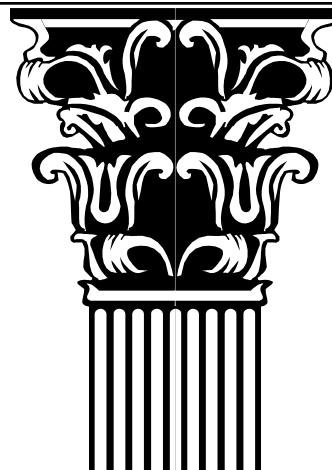
On July 15, Shelley Donaho (pictured top left) threw open the wide doors of the Magic Chef mansion for the first meeting of Gala Committee. Over 80 people enjoyed touring the spacious rooms of this magnificently restored St. Louis Landmark while dining on delicious hors d'oeuvres supplied by the Butler's 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, Machel Blankenship, Pam Boelhauf, 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 Eggmann, 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 Leahey Johnson, John Karel, Lillian Katzenmeyer, Ruth Keenoy, Jeanne Keirle, Kevin Kelleher, Nan Klassen, Tom Kniest, Ken Konchel, Debra Mack Larson, Ronda Latina, Sally Lefler, 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 Schawacker and Charlene Prost, Lois Schoemehl, Bill Seibert, Kate Shea, Reni Shuter, Ray Simon, Allison Smith, Ilissa Staadecker, Robert and Ann Stupp, Peggy Symes, Judy Taylor, Gary and Sara Tetley, Sean Thomas, Carolyn Toft, 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





**Enhanced Award Winners***(Continued from page 1)*

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 de-

sign 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 Hermann & 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

*(Continued on page 4)*

**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 Centrué 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 redevelop-



ing 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 Hillin, Nat Walsh, and Kevin McGowan along with the architectural firm Rosemann 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. With financing from Royal Banks and millions in state historic rehabilitation tax credits, the partnership along with contractor HBD con-

verted the buildings into 59 apartments and 30,000 square feet of commercial space.

**The Harry Hammerman House**

Built in 1952 and designed by its namesake occupant, the Harry Hammerman House employs Frank Lloyd Wright's Usonian design principles. When architect Ray Simon first toured the house, located at 219 Graybridge Road in Ladue, he was amazed by the fantastic space enclosed by this unique example of mid-century modernism. Upon learning that this architectural gem was being sold as a "tear-down," Ray's imagination kicked-in overtime as he figured out a solution as to how it could be saved. Through due diligence, Ray learned that all the public utility connections had been severed in anticipation of the structure's demolition. The cost of replacing this infrastructure inflated the project budget to an amount that justified the use of state historic rehabilitation tax credits. Landmarks Association successfully listed the Harry Hammerman house in 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-



cant and vandalized until Irving 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 Indigo is an example of International Style-inspired American modernism renewed by a \$9 million renovation.

Wilburn McCormick designed the two-story mo-

tel, 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 Centruze 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 repurposed 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)*

**Enhanced Award Winner***(Continued from page 5)*

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 best-selling 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.

**San Luis***(Continued from page 1)*

the group can only appeal a demolition permit that has actually been issued, meaning that demolition work could be underway before citizens can appeal the decision to grant demolition!

On July 17 the group filed suit to seek a temporary injunction to halt demolition so that an appeal could be filed. Attorneys Jonathan Beck and Ian Simmons were unable to convince Judge Robert Dierker, Jr. to grant a temporary restraining order, but the larger case is pending with a hearing scheduled for July 24. At issue is whether or not citizens have standing to appeal an act of the Preservation Board. Dierker suggests that they do not, but has not rendered final judgment.

The outcome of the action could help clarify the legal standing of preservationists under current laws - and help spur us to amend the laws to provide citizens with the basic right of appeal. Landmarks Association provided a lead gift of \$500 to retain the attorneys, and others have contributed generously. Although the building is now under demolition, the case will help shape local preservation law for future struggles.

*Michael Allen  
Asst. Director*



## 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 Build- ings, 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.

Neighborhood residents complain that the historic buildings are frequently unsecured.

### 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.





# LANDMARKS ASSOCIATION OF ST. LOUIS

## LECTURES, TOURS, SPECIAL EVENTS

### **Mound City: An Overview of the Original Architecture of St. Louis and Efforts to Preserve Sugarloaf Mound**

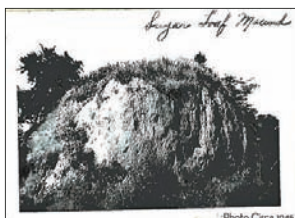
**Lecture: Noon, Friday, August 28**

911 Washington Ave.

Architecture St. Louis

**Tour: Saturday, October 17, 1 p.m.**

**Private tour of archaeological dig at Cahokia Mounds**



In the early days of St. Louis, large Native American mounds were common features on the landscape and were used by citizens for diverse purposes such as navigational landmarks, the sites of homes, reservoirs and even a banquet center. Beginning in the middle of the 19th century the mounds were increasingly removed to make room for the expansion of the city. Today, all but one of the Native American mounds which gave St. Louis the nickname of "Mound City" are gone. Andrew Weil's talk will examine the prehistoric landscape of St. Louis and discuss the mounds in terms of their various forms, functions, and locations. Finally, it will detail the ongoing efforts to preserve Sugarloaf Mound in south St. Louis, the sole surviving mound in Mound City. **Free, but reservations requested, 314-421-6474.**

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### **Carondelet and Ivory Park Lecture and Tour** **Saturday, September 26, 10:30 a.m.**



**A presentation of the just-completed Carondelet 21<sup>st</sup> Century Plan followed by a tour of Ivory Park and environs. Meet at Ivory Theatre, 7622 Michigan Avenue. Refreshments provided by Rothschild Development.**

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.**

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

### **The House and Garden at Longview Farm Park, Town & Country, 13525 Clayton Road.** **Saturday, October 17, 1 p.m.**



In March of 2000, the city of Town & Country purchased 30 rolling acres to establish a multi-purpose park. Several historic buildings, including a historically significant farm house, were included on the site. After several years of discussion and town hall meetings about how the park should be developed, the city hired architects Powers/Bowersox. Renovation of the farmhouse and adjoining new construction got underway in late 2007; dedication took place on September 26, 2008. Our special visit to the house and grounds opens with an architect-led discussion about project challenges: Should a new addition attempt to mimic the historic architecture? This award-winning firm prefers solutions that respect the old, but clearly identify the new. See what you think. **Free, but reservations requested, 314-421-6474.**

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### **In Search of** **Mississippi Valley Architecture** **Part II - The River Region** **Saturday, September 12, 2009**



This is the second companion tour to the Mississippi Valley Architecture exhibit at Architecture St. Louis. This all day bus tour explores the vernacular architecture in Missouri's River Region of the Mississippi River Valley. The tour will include stops in the quaint towns of Sainte Genevieve, Perryville, Zell, and Altenberg. Along the way, participants will tour a variety of courthouses, churches and private homes. Of particular interest will be St. Mary's of the Barrens Seminary (pictured) with its magnificent Romanesque church and bell tower, and late Gothic Revival style seminary buildings. The tour will also include some of Perryville's early domestic Federal and Greek Revival buildings. In St. Genevieve, a village famous for its Creole buildings, the group will explore some of the earliest surviving French colonial architecture extant in the country.

Perryville, Zell, and Altenberg. Along the way, participants will tour a variety of courthouses, churches and private homes. Of particular interest will be St. Mary's of the Barrens Seminary (pictured) with its magnificent Romanesque church and bell tower, and late Gothic Revival style seminary buildings. The tour will also include some of Perryville's early domestic Federal and Greek Revival buildings. In St. Genevieve, a village famous for its Creole buildings, the group will explore some of the earliest surviving French colonial architecture extant in the country.

**Registration required by September 5.** First come, first served basis. Seating limited to 50 participants. Send check with names of participants to Landmarks Association, 911 Washington Ave, Suite 170, St. Louis, MO, 63101

**Cost:** \$50 per person. Includes lunch and light refreshments throughout the day. Depart/return from 911 Washington Avenue.

## 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](mailto:stlbungalow@charter.net).



700 Bellerive Blvd. Built in 1912, this Craftsman home was one of the first homes in the Grand Kingshighway Park Subdivision.



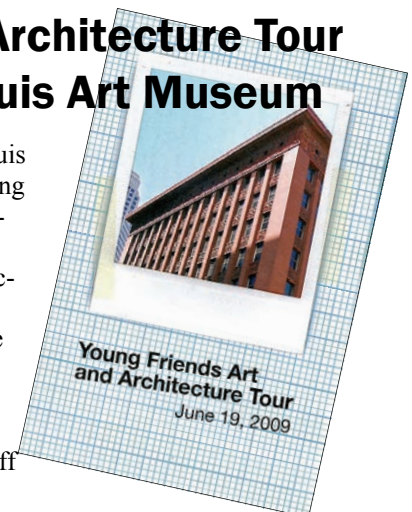
## Bus Tour Explores Vernacular Architecture of the Mineral Region

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 get 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!





*Endangered 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*

**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 Barrett, 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

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Sarah H. Trulaske

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Margaret McDonald  
Alan S. Nagle

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Ron Flier  
Jon MacGoy  
Betty Marver  
Betsy O'Herin  
John & Sonia Schmierbach  
The Hon. Matt Villa  
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Carol Grove  
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Ralph & Vera Streiff  
Ron Barry  
Charlotte Moro  
Nancy Peters

#### GIFT MEMBERSHIPS

Gail F. Wilkerson

#### GRANTS RECEIVED

Robert J. Trulaske Jr. Foundation

#### PRESERVATION WEEK

MAY 2009

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#### IN HONOR OF

ESLEY HAMILTON

Kathy Lass

#### IN MEMORY OF

W. PHILIP COTTON

Pat Baer

#### MATCHING GIFTS

General Mills Foundation

#### COMPUTER HELP

Chris Marshall, Business PC

Solutions, LLC

Christopher Von Feldt,

ITS – St. Louis

“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!

### Thank you! Thankyou! Thank you!

To **Shelley Donaho** for opening the Magic Chef mansion and hosting the Gala Committee's kick-off party on July 15th. To **Ricky Nix** and **The Butler's Pantry** for the delicious food and those tasty

## 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

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## Save These Dates:

October 24  
Most Enhanced Award  
Winners Bus Tour

November 7  
50th Anniversary Gala

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## THE BACK PAGE... MODERN ARCHITECTURE - TOO CLOSE TO APPRECIATE IT?

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 their 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 21<sup>st</sup> 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 naïve and believe that we had gotten passed that 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 20<sup>th</sup> 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 say in Souldard, 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 19<sup>th</sup>-century buildings during the urban renewal period. At that time, late Victorian and early 20<sup>th</sup> 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*



