

Most Enhanced Places, 2009

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Landmarks' President Bill Wischmeyer's address at the awards ceremony:

"Welcome to our 14th annual Most Enhanced ceremonies and to the Roberts Orpheum Theater. I take this opportunity to thank Mike and Steve Roberts for graciously allowing the Association to have its enhanced award program in this magnificent space. I also want to thank our other sponsors, the Donald and Ruth Malvern Foundation and Commerce Bancshares Foundation.

Held each year, our ceremony honors some very special people-people who have elected to put their money, time and creativity into the rehabilitation and restoration of one or more of St. Louis' historic buildings. As many of you know, often this can be a risky venture - but certainly a rewarding one. To be considered for this year's citations, a project located in the St. Louis area must have been completed between January 1, 2008 and May 1, 2009. During the selection process, the jury, comprised of board members, preservationists and Landmarks staff, looks for a geographic balance, for different buildings types and dates of construction as well as a wide range of ownership, financial collaboration and project complexity. The degree to which the property was once threatened is also an important collaboration.

Tudor Building



Tudor Building before rehabilitation

showrooms were upstairs

with rental storefronts below. The stove company's showroom had moved out by the Great Depression, and decades of low occupancy and deferred maintenance followed. Developers Pete Rothschild, Bob Wood and Dan Holak nevertheless saw great potential in this strange building, located on the western end of what is now an emergent downtown residential area. In August 2008, the developers celebrated completion of the \$16 million renovation with a street festival. The storefronts once again house retail space, while the second floor showrooms have been converted into apartments. 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 Klitzing Welsch & Associated architects. Dan Holak is accepting the award.

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 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. The company



Tudor Building after rehabilitation