

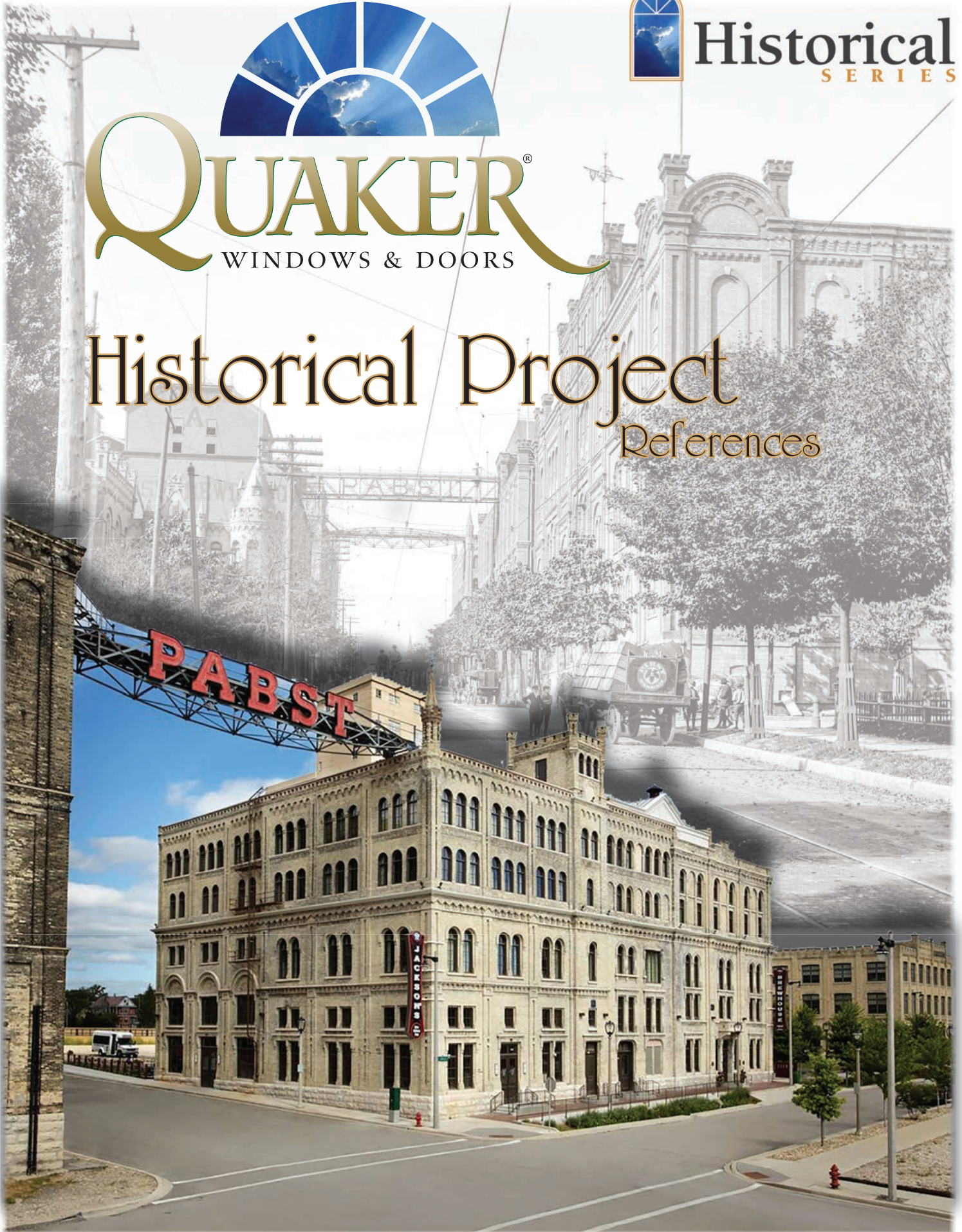


Historical
SERIES

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WINDOWS & DOORS

Historical Project

References



Preserving traditional architecuture is complex.

You know it, and at Quaker Window, we know it too. But at Quaker, it's nothing new to us. It has been a specialty of ours for years. In fact, we like to think we make this uneasy task an easy one.

That's why designers, developers and architects from across the country have turned to Quaker for our assistance with their historical projects. When it comes to being faithful to original window aesthetics, Quaker knows exactly what needs to be done and how to make it all work.

In this booklet, you'll see many examples of beautiful architecture from our history and read the stories behind them. In each case, Quaker has had the supreme honor of being a part of bringing these treasures back to life.

We encourage you to contact your local sales representative or to call us for more information on how Quaker can help you with your next historical renovation project.

Thank you for reading and for your interest in Quaker windows and doors.

Metropolitan Lofts - St. Louis, MO *(read more on page 12)*

On the cover - Brewhouse Inn & Suites - Milwaukee, WI *(read more on page 4)*



**Poole & Hunt Foundry at Clipper Mill
Baltimore, MD Built: ca. 1855**

**Windows: Historical Casement, Double Hung, Picture Window
Tax Credit: Federal**

Found 10 minutes from downtown Baltimore is Poole & Hunt Foundry whose storied past began in 1843. These particular buildings were part of an expansion more than a decade later. Once in these new buildings, Poole & Hunt quickly became one of the largest machine manufacturing shops in the United States best known for casting the 36-inch columns and brackets that still support the Capitol’s dome in Washington D.C., and for producing “cotton duck”, the cloth used for clipper ship sails during WW I. After a 1995 fire, the foundry plant was mostly vacant until a Baltimore developer acquired it and turned it into a mixed-use project.

§ §

**St. Paul Catholic Church aka St. Paul on Salt River Parish
Center, MO Built: 1860**

**Windows: Historical Picture Window
Tax Credit: Unknown**

St. Paul Catholic Church, with its picturesque gothic revival design, was added to the National Register of Historic Places in 1979. It was built by Fr. Francis KIELTY just before the Civil War began and is thought to be Missouri’s oldest Catholic church north of St. Louis. Although daily services and activities are no longer held there, it’s still known as “The Mother Church of North Missouri” to this day.

§ §

**Colt Gateway (formerly Colt East Armory)
Hartford, CT Built: ca. 1865**

**Windows: Historical Single Hung
Tax Credits: State**

Colt firearm inventor and industrialist Samuel Colt revolutionized the firearms industry with his mass production techniques and ideas. When he passed away in 1862 his widow, Elizabeth, carried on the business. The original Colt Armory, located in an area known to Hartford locals as “Coltsville”, burned to the ground in 1864, so she ordered a new 5-story armory to be built in the same place. It was designed it to be larger, fireproof and more decorative with an Italian Renaissance look. In addition, the new Colt Armory carried over the most dramatic feature of the original structure; the blue onion dome with gold stars, topped by a gold orb which is the undisputed Colt symbol. Colt Manufacturing occupied the building until 1994 when it consolidated operations with their West Hartford locale. A different gun manufacturer, U.S. Fire Arms Mfg. Company, moved in at that time and stayed until they went out of business in 2011. Today, the armory itself has been transformed into something completely different; a live-work community called Colt Gateway which contains residential and commercial lofts. Meanwhile a fiberglass dome, replicating the original, proudly sets atop the armory.

§ §

The Pointe

Louisville, KY Built: ca. 1875

**Windows: Historical Single Hung, Historical Picture Window
Tax Credit: Unknown**

This structure is located in one of Louisville’s most historic districts, Butchertown, an area that was included on the National Register in 1976. Butchertown dates back to the 1820s, when numerous butchers and stockyards relocated there after being banned from downtown Louisville for sanitation reasons. The area thrived for more than a century until the great Ohio River flood of 1937. When waters receded, only a handful of structures survived, including this huge 1-story industrial warehouse that was once inhabited by leather goods and cotton manufacturers. It is now home to The Pointe, a Historically Certified Redevelopment Project, housing a vast array of businesses. It’s also a popular venue for local events such as weddings and fundraisers, as developers effectively blended green elements and modern amenities into this uniquely crafted structure.

§ §



Poole & Hunt Foundry at Clipper Mill



St. Paul Catholic Church



Colt Gateway



The Pointe



Iron Building

Iron Building (formerly Colonial Trust Company)
Pittsburgh, PA Built: 1875-1881
Windows: Historical Single Hung & Arch Head Single Hung
Tax Credits: Unknown

Settled amid the Steel City's Central Business District are three adjoining office buildings known to Pittsburghers as "The Three Sisters". These 4-story structures have been home to many small businesses over the years and are best known for their stunning cast iron facade and Grecian/Italianate exterior. All three buildings were totally refurbished in 2013 including the intricate details of the building fronts and the tall arched windows.

§ §

Stove Factory Lofts (formerly Great Western Stove Company)
Leavenworth, KS Built: ca. 1880
Windows: Historical Triple Hung
Tax Credits: State & Federal

In the late 1800s, Leavenworth was the most important manufacturing city in Kansas and was surprisingly one of the largest in the entire U.S. thanks in part to the stove manufacturing industry. The Great Western Stove Company, which manufactured coal, wood and gas heating and cooking stoves, operated out of 6 large buildings in downtown Leavenworth. Some of the buildings in the complex date back to the 1880s. Great Western Stove ran until the 1940s before closing. Later, the main building became home to a large tire distributor. Developers bought the complex in 2005 with the intent of turning it into residential and commercial leasing spaces. Despite several setbacks over an 8-year period, the owners stuck with their game plan and the first phase of Stove Factory Lofts came to fruition in 2015. Full completion is expected in 2016.

§ §



Stove Factory Lofts

City of Morganton City Hall (formerly Premier Hosiery)
Morganton, NC Built: 1882
Windows: Historical Awning
Tax Credit: State & Federal

This structure originally housed Morganton Manufacturing & Trading, producers of wood doors, windows and moldings. Later, Garrou Knitting Mills refurbished the mill in 1917 and began a long history of textile production. Additions were made in 1929 and 1930 to accommodate a new business, Morganton Full Fashion Hosiery Mill. Those two firms eventually merged in 1960 to form Premier Hosiery, which was in business until their bankruptcy in 1995. A year later, the City Redevelopment Commission for Morganton purchased the mill and by 1999, the mill was being returned to its original appearance. It had also been added to the National Register of Historic Places that same year. During restoration, a number of lesser buildings were demolished to recreate an open courtyard and bring light back to the two major buildings that comprise the mill site. Morganton City Hall, along with another business, are now the occupants.

§ §



City of Morganton City Hall

Brewhouse Inn & Suites (formerly Pabst Brewery)
Milwaukee, WI Built: 1882-1891
Windows: Historical Casement
Tax Credit: Federal

(also see front cover) Founded in 1844, Pabst was the largest brewery in America at one time. They produced millions of barrels of Blue Ribbon beer and other brands at this facility before abruptly closing it in 1996. The 26-building complex sat vacant for 10 years before a local investor/philanthropist turned several of the buildings into residential, office and retail space. A second developer entered the picture in 2011 and purchased two of the buildings, the brewery and adjacent mill house - both of which are on the National Register. Those structures were rehabbed and re-opened in 2013 as an extended stay boutique hotel, restaurant & pub. The project was LEED-certified and boast that many of the original features were maintained, including the iconic brew kettles and a huge stained glass window featuring King Gambrinus, the unofficial patron saint of beer.

§ §



Brewhouse Inn & Suites



Station Plaza (formerly Liggett-Myers Tobacco Drying House)
St. Louis, MO Built: 1882

Windows: Historical Picture Window

Tax Credit: Federal & State

Liggett & Myers Tobacco Co. completed this six-level building as a warehouse to dry their chewing tobacco. The city's 19th-century tobacco industry was so strong that by 1897, Liggett & Myers moved its headquarters from downtown to a larger complex on the edge of the city. However, the company retained this building, their "drying house" for several more years. Succeeding owners used the building to store plumbing supplies or for light industrial work. After getting an interior facelift in the 1980s, the building sat vacant for some time. Developers purchased the building in 2014 and plan to convert the old warehouse into low-income apartments.

§ §

Cornerstone Apartments (formerly Kilpatrick-Koch Dry Goods)
Omaha, NE Built: ca. 1885

Windows: Historical Single Hung

Tax Credit: Unknown

The Old Market district in downtown Omaha is one of the most successful historic redevelopments in the nation. Amid the area is this 5-story building. In 1887, Thomas Kilpatrick & Allen Koch purchased this building for their dry goods business. Two years later, in need of space, they tore down a partition wall and joined their store with the building next door. Kilpatrick-Koch Dry Goods remained open until 1969. More than 30 years later, renovations to the building turned it into luxurious apartments with retail space on the bottom floor.

§ §

Moon Brothers Carriage Lofts (formerly Moon Brothers Carriage Co.)
St. Louis, MO Built: 1885

Windows: Historical Single Hung

Tax Credit: Unknown

Five years after they began manufacturing animal-drawn carriages, buggies and wagons, Moon Brothers Carriage Company built this 5-story Classical Revival structure for their offices and production facilities. As their national reputation grew, so did business, forcing them to expand the building in 1894. By 1902 Moon Brothers had already outgrown this building and they moved on to an even larger facility. In ensuing years, a chemical company, a realtor and a division of Decca Recording Studios were located there. A short time ago, developers renovated the property, which is found on the National Register, into apartments/lofts.

§ §

Liggett & Myers Building Lofts (formerly Liggett & Myers / Rice-Stix Bldg.)

St. Louis, MO Built: 1889

Windows: Historical Double Hung

Tax Credit: State

For 125+ years, downtown St. Louis has been the home of the "Liggett & Myers/Rice-Stix Building (aka "The Mart"). It was named after two entities; its original owners, Liggett & Myers Tobacco Company, and its original occupant, Rice-Stix, a wholesale dry goods company. The building was central to the city's dry goods and clothing industry for more than 100 years. St. Louis designated "The Mart" as a landmark in 1979 and it has been on the National Register since 1984. "The Mart" was later renovated into lofts and street-level retail spaces.

§ §

Paradowski Creative (formerly Stern Fixture Co.)

St. Louis, MO Built: ca. 1890

Windows: Historical Single Hung

Tax Credit: Unknown

The buildings at this downtown St. Louis location were originally all part of Missouri Light & Power, St. Louis' first supplier of electricity. In 1947, Stern Fixture Company, a manufacturer of furniture and fixtures for restaurants, moved into the facilities and stayed until closing in 2006. The buildings were later renovated by



Station Plaza



Cornerstone Apartments



Moon Brothers Carriage Lofts



Liggett-Myers Building Lofts



Roberts Lofts on the Plaza

a local marketing firm which now occupies part of the office space while retail businesses populate the remaining floor space.

§ §

Roberts Lofts on the Plaza (formerly the Board of Education Bldg.)
St. Louis, MO **Built: 1891**
Windows: Historical Single Hung
Tax Credit: Federal & State

The 7-story St. Louis Board of Education Building was built to serve as the city's Public Library and house the St. Louis School Board. Although the Public Library moved on shortly after the turn of the century, the School Board kept its offices there until 2000. A few years later, two developers, both of whom were former students of the public school system, purchased the building and renovated it into residential lofts and retail spaces, renaming it Roberts Lofts on the Plaza. All the while, they were careful not to disturb the Romanesque Revival design of the building. In 2005, the building was added to the National Register.

§ §

Falstaff Buildings (formerly Falstaff Breweries)
St. Louis, MO **Built: 1891-1902**
Windows: Historical Double Hung
Tax Credit: State

This former brewery is part of an entire block found on the National Register. Falstaff Breweries originated in St. Louis in the mid-1800s, and beer was brewed there until 1977 when a corporate merger closed the facility and operations were consolidated with other U.S. plants. The five Falstaff Buildings on the original site sat vacant from 1977 until around 2000. The buildings are now restored and renovated for office space, light industrial production and warehousing.

§ §

Cupples Station Building #1 & #8
St. Louis, MO **Built: 1894-1900**
Windows: Historical Single Hung
Tax Credit: State

The story of the Cupples Warehouse District in St. Louis begins in 1894, when the first of 20 Cupples Warehouses was built. For decades afterwards, thousands of freight trains arrived and departed, loaded and unloaded. Armies of cargo handlers bustled amid this complex of multi-story warehouses. With just a couple exceptions, the Cupples buildings were 5 to 7 stories tall and conveniently connected by an underground network of tunnels which linked them to the riverfront. At its peak in 1917, the Cupples Warehouse District was a leading, national freight depot. As rail traffic gave way to over-the-road and air delivery during the latter half of the century, the Cupples District lost its significance. Several buildings were eventually lost to fire or torn down to make way for Interstate 40. Today, there are just 8 remaining buildings in the Cupples District.

Cupples Station #1 is also known as The Hammermill. The Hammermill, with its arched brick doorways and 13-foot-high arched windows, was designed by Eames & Young, a well-known St. Louis architectural firm that gained national prominence at the turn of the century. Although designated as a City Landmark and found on the National Register, Cupples Station #1 was vacant for nearly two decades until developers renovated it into a lofts and commercial spaces.

Another of the buildings is Cupples Station #8. This 6-story structure, originally known as Terminal Warehouse #1, was designed by the same architectural firm as Cupples #1 so there are prominent resemblances. Cupples #8 is now known as Cupples Station Apartments and it too is a residential/commercial building.

§ §

Majestic Stove Lofts (formerly Majestic Stove Mfg. Company)
St. Louis, MO **Built: 1895-1913**
Windows: Historical Awning, Single Hung & Picture Window
Tax Credit: Unknown

Majestic Stove Lofts is located in the heart of downtown St. Louis with two of the buildings listed on the National Register. The Majestic Stove buildings are



Falstaff Brewery Buildings



Cupples Building #1

St. Louis manufacturing icons. There are two 5-story brick buildings connected across the alley by the 4-story overhead “bridge” to form a hyphenated layout. Majestic Stove Mfg., famous for its extensive line of commercial and residential cooking stoves, used these buildings as their world headquarters until the company was sold in 1948. Almost 6 decades later, a project to turn the buildings into lofts/apartments began. During the building’s rehab, a most curious discovery was made. An anonymous historian believed to be a Majestic Stove employee had recorded many significant and trivial events in chalk on the bricks dating as far back as the late 1920s. Events ranged from political news (*FDR elected for 4th term 11/7/44*) to national news (*War Japan 12-8-41* and *War Germany 12-11-41*) to local weather (*Hottest day 1936 July 109.2*) to sports (*Dean to Cubs 4/16/38*) to company affairs (*strike 3-8-37* and *back work 5/17/37*). During the loft transformation, a few of the workers carried on the tradition by adding their involvement in the project and the date. While the identity of the original author is lost to time, the wall and its contents have been preserved.



Stove Factory Lofts

§ §

Lucas Lofts (formerly The Cheerful House)
St. Louis, MO Built: 1896
Windows: Historical Casement
Tax Credit: State

Encompassing almost an entire city block in downtown St. Louis, Lucas Lofts is stunning. This Beaux Arts classicism style property boasts 35 granite columns with a solid brick exterior highlighted by cast iron columns of Terra Cotta tiles. The building known locally as “The Cheerful House”, is actually 3 smaller buildings linked together to comprise one 7-story structure. The building’s eye-catching appeal lured developers into rehabbing it into a mixed-use facility.



Lucas Lofts

§ §

Commerce Building Lofts (formerly The Ilgenfritz Building)
Sedalia, MO Built: 1896-1897
Windows: Historical Single Hung
Tax Credit: State / Federal

The Ilgenfritz Building sits in the heart of Sedalia’s commercial district and was home to various retail tenants (JC Penney’s for one), as well as professional offices. The building has survived two fires, two modernizations and one large expansion in its lifetime. Through it all, it has kept many of the unique elements it displays both inside and outside. In 2012, it was refurbished into loft-style apartments. The next year, it won the Missouri Preservation Society’s award for best renovation project.



Commerce Building Lofts

§ §

Eno River Mill (formerly Eno Cotton Mill)
Hillsborough, NC Built: 1896-1897
Windows: Historical Single Hung
Tax Credit: Unknown

Just before the 20th century arrived, The Eno Cotton Mill was built along the Eno River. While always successful, the cotton products produced at this mill changed over the years. From gingham and plaid in the early 1900s, to denims after WWI, to shirting and corduroy during the The Great Depression, to army cloth during WWII. The mill was substantially renovated and expanded in the mid-1950s but gradually saw its customers’ demand wane and it closed in 1984. Four years later, a local family acquired the property and operated it as The Hillsborough Business Center, leasing space for a wide variety of uses. Around 1995, it was renamed Eno River Mill and given a large facelift in order to attract more tenants. It is now home to several specialty manufacturers and distributors as well as a public charter school known as The Expedition School.



§ §

Eden Lofts (formerly Eden Publishing)
St. Louis, MO Built: 1896-1916
Windows: Historical Awning & Picture Window
Tax Credit: Unknown

Just a few weeks after the 2-story Eden Publishing building was completed, it



Eden Lofts

was hit by a tornado. Although damaged, the building wasn't destroyed. Surprisingly, business for Eden Publishing, the printer of all Evangelical Synod church literature, began to flourish after this near disaster. Between 1902-1916, a 3rd story plus other smaller buildings were added to the original. In 1931, Eden Publishing and Evangelical Synod combined their administrations and built an adjoining 5-story structure, the "Evangelical Synod Tower", to house both of their operations. The building was in continuous use until Eden Publishing closed in 1978. After that, it sat empty for several years although it would be added to the National Register in 1986. Recent renovations have converted the building into loft apartments, with original elements such as a chapel, black marble columns and a curved metal staircase kept in place. The original storefront for Eden Publishing was also kept intact and is now the entrance.

§ §



St. Louis Schools - Mullanphy School

St. Louis Public Schools
St. Louis, MO **Built: 1897-1915**
Windows: Historical Awning & Single Hung
Tax Credit: Unknown

William B. Ittner, who attended public school in dark and dreary buildings when he was growing up in St. Louis, got a chance to change that learning environment in 1897. It was at that time that he became Commissioner of School Buildings for the St. Louis Board of Education. Once in his new position, Ittner applied his experience and knowledge to completely revolutionize school building design. Over an 18 year period, Ittner designed 48 schools in St. Louis. Eventually, his reputation as the preeminent designer of school structures took him across the country. At the time of his death in 1936, he was credited with designing over 430 schools nationwide. Between 2009-2010, 20 public schools scattered throughout St. Louis were part of a huge window replacement project. Several of these schools were designed by Ittner. The oldest being Monroe School which was built in 1898. The youngest being Mullanphy School, which was erected in 1915 and was the final one Ittner designed for the St. Louis Public School District.

§ §



The Meridian

The Meridian (formerly A.D. Brown Building)
St. Louis, MO **Built: 1898**
Windows: Historical Single Hung
Tax Credits: State

When built, the A.D. Brown Building was an important and unique part of St. Louis' central business district. Because the structure was one of several built at that time in accordance to a "City Beautiful Plan", the architects specified the use of soot-resistant, lustrous enameled bricks for exterior walls, mirroring Chicago's "White City" ideal design. Construction began in March, 1898 and was completed remarkably fast...November of the same year. Once complete, this imposing building provided a regal home for one of the St. Louis' leading shoe manufacturers, Hamilton-Brown Shoe. Upon moving in, Hamilton-Brown enjoyed unparalleled success. Within a decade, they were the largest shoe company in the world in terms of manufacturing and sales. In 1980, the structure was placed on the National Register. Developers have since completed renovation of the building into loft condos and 2-story penthouse apartments.

§ §



Warehouse 7 Lofts

Warehouse 7 Lofts (formerly Mark Lemp Footwear Co.)
St. Louis, MO **Built: ca. 1899**
Windows: Historical Single Hung
Tax Credit:

The 7-story building is an imposing sight, occupying half of a city block in downtown St. Louis. The building's first ten years saw a rotation of tenants. However, in 1909, the revolving door ended. Mark Lemp Footwear Company moved in and remarkably stayed there for close to 100 more years. During that long period, while other buildings in the area fell into disrepair, Warehouse 7 was well maintained. After Lemp Footwear vacated the building, it was redeveloped and re-branded as Avenida Lofts. That project didn't last and the building was re-designed again, this time as Warehouse 7 Lofts.

§ §



Mississippi Lofts (formerly International Shoe Co.)

St. Louis, MO Built: ca. 1900

Windows: Historical Single Hung

Tax Credit: State / Federal

Mississippi Lofts (aka M-Lofts) fittingly sits on Mississippi Avenue in downtown St. Louis. The structure became one of the several International Shoe Company locales in St. Louis when it was built around the turn of the 19th century. Although it's listed on the National Register, the building actually sat vacant for approximately 15 years before developers turned it and an adjacent structure into loft style apartments with street-level office and retail spaces.

§ §

Bolivar Building (formerly Ohio Bell Telephone Company)

Cleveland, OH Built: ca. 1900

Windows: Historical Casement

Tax Credit: Unknown

This 4-story structure is next door to the Cleveland Grays Armory and just a few blocks from Progressive Field. It's in the Huron Historic District, an area that blossomed between 1890-1930 as Cleveland became one of the major transportation and industrial hubs in the United States. The Bolivar Building was at one time a main terminal for Ohio Bell Telephone. Refurbishments changed this one-time warehouse into multiple office spaces.

§ §

The Georgian (formerly City Hospital)

St. Louis, MO Built: 1900-1971

Windows: Historical Single Hung

Tax Credit: State

After an 1896 tornado damaged or wrecked St. Louis' City Hospital, a new hospital was developed on the same property during the first 5 years of the 20th century. Through various expansions, it would consist of 13 buildings by 1971. With the exception of three, all of the buildings in the complex were either directly attached to one another or linked by above-ground corridors and bridges. With the exception of one, the buildings share the same brick color and a remarkably consistent ornamentation. The complex, a long-time member of the National Register of Historic Places, sat fully abandoned after the hospital moved to a new location in 1985. More than 15 years later, selective demolition began in anticipation of the complex's long-hoped-for renovation. Work halted for a long period afterwards, but resumed in 2005 when a rehab plan was introduced by developers. The property is now known as The Georgian (after the Georgian Revival style architecture it sports), and has been redeveloped into residential, commercial and retail properties.

§ §

Revolution Mill

Greensboro, NC Built: 1900-1915

Windows: Historical Arch Head Single Hung

Tax Credit: Unknown

As the U.S. textile industry began to mushroom in the late 19th century, Revolution Mill was one of several mills built and operated by textile magnates, brothers Moses & Caesar Cone. It was not their first mill, but it definitely became one of their most successful. This mill had the distinction of being the first modern flannel mill in the American South. Up until that time, flannel had not been manufactured in the south and this new mill was thought to be a revelation in textile circles. Thus the original name was to be "Revelation Mill" according to local historians. But that name was nixed because of Biblical associations. So the Cones chose "Revolution Mill" instead. With a name in place, Revolution Mill flourished. By the 1930s, the mill had become the largest exclusive flannel producer in the world. The company started by the Cone Brothers operated Revolution Mill until 1982 before selling it to developers. In 1984, the entire complex was added to the National Registry. Meanwhile, it changed hands twice more over the next 30 years, before being purchased by the current owners, a community development organization. That group has refurbished Revolution Mill into a



Mississippi Lofts



Bolivar Building



The Georgian



Revolution Mill

commercial complex with more than 50 businesses currently leasing space.

§ §

Rudman on the Park (formerly The Rudman Building)
St. Louis, MO Built: 1901
Windows: Historical Single Hung
Tax Credit: State/Federal

The 8-story Rudman Building was designed by renowned St. Louis architect Isaac S. Taylor. It was built to be the corporate headquarters for Peter’s Shoe Company. Later, International Shoe Company called the building home. It was added to the National Register of Historic Places in 1984. After 20 years of being unoccupied, developers purchased the building in 2001 and shortly thereafter a complete renovation began. Now known as Rudman on the Park, it houses lofts as well as several commercial and retail businesses.

§ §

G.E.W. Lofts (formerly Guth Lighting Center)
St. Louis, MO Built: 1902
Windows: Historical Single Hung, Quaker Terrace Door
Tax Credit: State & Federal

Named for the father of one of the most recent developers, G.E.W. Lofts offer condos plus a multitude of retail space interspersed among the 6 buildings which make up the complex. The buildings were originally the home of Guth Lighting Center. During refurbishment, each building was given a vibrant color all its own, thus affording each a unique presence.

§ §

Drayton Lofts (formerly Drayton Mill)
Spartanburg, SC Built: 1902-1960
Windows: Historical Single Hung, Quaker Terrace Door
Tax Credit: State & Federal

Drayton Mill was a big part of the thriving textile industry that served South Carolina during a major part of the 1900s. At its peak, 1,200 people were employed there. Over the years, Drayton Mill was expanded and altered, a common practice among 20th century textile mills as they adapted to changes and innovations in manufacturing technology. Additional buildings were added all the way up to 1960. The demise of Drayton Mill, and other mills just like it, began in the 1980s. Drayton Mill would officially shut down in 1995 and lay mostly vacant until 2007. At that time, a local investor acquired the property and it was eventually converted into modern luxury lofts. Meanwhile, Drayton Mill’s historical significance was recognized with a spot on the National Register in 2012.

§ §

Windows on Washington (formerly Business Products Center)
St. Louis, MO Built: ca. 1903
Windows: Historical Casement
Tax Credit: Unknown

Depending on what source you use, this 8-story landmark was either built in 1903 or 1909 in downtown St. Louis. It housed the power plant for St. Louis Transit Company, one of the gateway city’s first streetcar lines. By the 1990s, a business supply company named Business Products Center operated there. Even though that business moved, the building held the moniker “Business Products Center” while developers moved forward with renovations. It’s now fully restored into a mixed-use project with commercial businesses and loft apartments.

§ §

Washington Apartments (formerly George Washington Hotel)
St. Louis, MO Built: 1903
Windows: Historical Single Hung
Tax Credit: Federal

The 7-story George Washington Hotel was built in preparation for the 1904 World’s Fair. President Theodore Roosevelt was a visitor to the fair and was among the guests who stayed at the hotel. The GW was nestled in a part of downtown known as the Holy Corners Historic District, an area of churches &



Rudman on the Park



G.E.W. Lofts



Windows on Washington



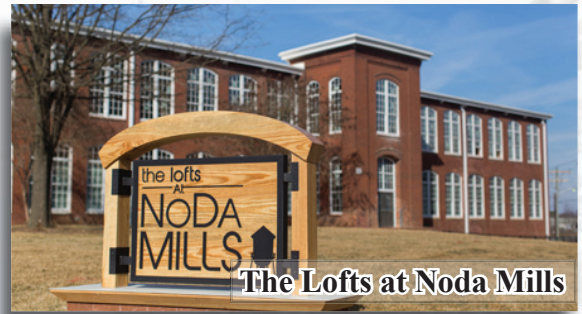
Washington Apartments



institutional buildings. In 1979 the building was renovated and converted into low-income housing. Almost 30 years later, in 2007, a similar yet more detailed restoration plan was implemented. Today, Washington Apartments contains low-income and senior apartments.

§ §

The Lofts at NoDa Mills (formerly Mecklenburg Mill)
Charlotte, NC Built: 1903-1905
Windows: Historical Single Hung & Arched Trapezoids
w/Custom Color
Tax Credit: Unknown



The Lofts at Noda Mills

A restoration project that was in the works for many years was finally completed in 2015 when Mecklenburg Mill became The Lofts at NoDa Mills. NoDa is the name of the area where the development is located (short for North Davidson - a nearby road). This mill was built at the turn of the century in the midst of the textile boom. Unfortunately, the original owners were never profitable and sold it in 1926. It would be sold 3 more times before shutting down in 1969, although by and large, the structure remained remarkably unchanged during those 43 years. Since then, The Mecklenburg sat vacant for many years as it passed through the hands of several more owners. The final investor, a non-profit organization, took over in 2011 and made good on a promise to turn it into affordable housing.

§ §

Allen Market Lane Apartments (formerly International Hat Co.)
St. Louis, MO Built: 1904
Windows: Historical Single Hung
Tax Credit: Unknown



Allen Market Lane Apartments

Allen Market Lane Apartments, situated in the Soulard area south of downtown St. Louis and listed on the National Register, was modernized and beautifully recast into an elderly apartment complex. When it was built, Brown Shoe company occupied this 4-story brick building. It was a model for functional design and optimal working conditions as Brown Shoe strived to create specialized factories devoted to a single line of shoes. In the 50s, it was owned by International Hat Company, and would be nicknamed "The Mexican Hat Factory" due to the many sombreros manufactured there.

§ §

Ludwig Lofts (formerly Balmer & Weber Music House)
St. Louis, MO Built: 1905
Windows: Historical Single Hung
Tax Credit: State & Federal



Ludwig Lofts

Originally two separate buildings, the history of this 7-story structure is full of music-related retail businesses. Balmer & Weber Music House built and occupied the structure until 1907 when Aeolian Music Company moved in. Aeolian was the dominant music house in downtown St. Louis for several decades, and they turned the building into a cultural hub and meeting place for music lovers. Ludwig Music House purchased the building in 1970, staying until 1989 before moving into a suburban location. The building remained empty until developers renovated it in 2008, turning it into lofts and retail shops.

§ §

Bee Hat Lofts & Apartments (formerly Bee Hat Company)
St. Louis, MO Built: 1905
Windows: Historical Single Hung
Tax Credit: State



Bee Hat Lofts & Apartments

Early in the 20th century, many multi-story warehouse and garment factories were popping up in downtown St. Louis, including this 7-story building. It was distinguishable from the many others because of its detailed terra cotta ladies gracing the roofline and the ornate terra cotta lion heads on the building's exterior just above the first floor. The Gauss Langenberg Hat Company is believed to have operated there for some time before Bee Hat Company moved into the building in 1944. It's where Bee Hat stayed until they moved to a new St. Louis location in 2000. This city landmark has since been developed into a mixed-use property, containing loft apartments and commercial space. As for the unique lion heads,

they have been kept intact and designed to allow steam to “roar” out of their mouths at various intervals, creating an impressive sight for pedestrians.

§ §

Theresa School Apartments (formerly Harris Teacher’s College)
St. Louis, MO Built: 1905
Windows: Historical Single Hung
Tax Credit: State/Federal



This ornate Gothic structure originally served as the Harris Teacher’s College. It was 1 of 48 schools in the St. Louis area designed by the nationally renowned master of school design, William Ittner. In 2004, it was deemed unusable by the St. Louis Public School District after a fire. Plans to sell it, level it, and build a strip mall were in the works. However, historic developers stepped up just in the nick of time. It has since been turned into loft apartments. Key features of Theresa School Apartments include black slate countertops to mimic chalkboards and varnished wooden book shelves.

§ §

Motor Lofts (formerly Motor Parts Warehouse)
St. Louis, MO Built: 1906
Windows: Historical Single Hung, Quaker Terrace Door
Tax Credit: State & Federal



The architectural firm Barnett, Haynes & Barnett, best known for designing the Cathedral Basilica of St. Louis, conceived this structure. This warehouse building first served as the Martin Shaughnessy Fireproof Storage Building. In more recent years it was home to Motor Parts Warehouse. In 2005, a St. Louis-based historical renovation firm, redeveloped the building, implementing a colorful flair into the existing look, and turning it into lofts and commercial spaces.

§ §

The Laurel (formerly Stix/Baer/Fuller Mercantile Bldg.)
St. Louis, MO Built: 1906
Windows: Historical Single Hung, Quaker Terrace Door
Tax Credit: Unknown



Washington Avenue, home to dozens of historical structures in downtown St. Louis, was originally known as Laurel Street in the city’s early years. A century later, the street name had been changed to Washington Avenue, and a new building was erected on that street in order to accommodate one of the city’s first department stores, known then as The Grand Leader. Later it would become known as Stix, Baer & Fuller, an anchor of the city’s retail scene for decades. After a decade of vacancy, it has been revived as an Embassy Suites Hotel with luxury apartments and retail businesses as well. Along with the approval from the local partisans, developers of the project have also garnered national recognition for their utilization of high-performance rebuilding practices. It culminated with them receiving the Silver LEED accreditation in 2013.

§ §

The Arcade (formerly Wright-Arcade Building)
St. Louis, MO Built: 1906-1919
Windows: Historical Single Hung
Tax Credit: State & Federal



With an expected completion date of 2016, The Arcade will be St. Louis’ largest downtown apartment project since the 1960s. It is certainly a reversal of fortune for the building, which was scheduled for razing by its previous owners. Luckily, those demolition plans fell through which eventually led to new developers and new refurbishing plans. The structure is actually 2 buildings. The 18-story Wright (completed in 1906) and the Arcade, built around the Wright in 1919. The two structures were then joined together. The Arcade portion was at one time considered the world’s tallest reinforced concrete structure. The reason for it’s make up was because of WW I. Most steel production was being used for the U.S. war efforts thus the architects and contractors turned to the all-concrete method. The Wright-Arcade Building, with its Gothic Revival architecture, was for many years a retail hub in St. Louis’ bustling downtown area with multiple levels of interior shopping and huge storefront windows on more than one level. In essence, it was a precursor to the modern shopping mall. However, in 1978, as suburban



malls became the fad, the Wright-Arcade Building shut down. Although it was added to the National Register of Historic Places in 2003, The Wright-Arcade Building has been vacant since the last time its doors closed.

§ §

Grace Lofts (formerly The Lesan-Gould Building)
St. Louis, MO Built: 1907
Windows: Historical Single Hung
Tax Credit: Unknown

This distinctive building is located in the heart of St. Louis. Its first inhabitants were the Lesan Company and the Gould Directory Company, two independent businesses who eventually consolidated to become a single corporation in 1907. The consolidation was quite short however, as the business reorganized and both entities went their separate ways a year later. The building is an Arts and Crafts design, with banked windows and a multitude of enameled brick detail. It was added to the National Register in 1986. In 1998, a demolition permit was given for the property but it was never used. Instead, the building was sold to developers who later renovated it into a multi-use facility.



Grace Lofts

§ §

BRIX Apartment Lofts (formerly Ziegler Candy Company)
Milwaukee, WI Built: 1907
Windows: Historical Picture Window
Tax Credit: Unknown

Ziegler Candy Company erected this 7-story structure after the turn of the century to help their growing business. And grow it did, especially after introducing their famous 5-cent Ziegler Giant Bar in 1911, the first known candy bar marketed in an individual wrap. When Ziegler Candy shut down its manufacturing operations in 1972, the building became an apartment building. Recent renovations turned it into modernized lofts. The project completed in 2015, but not before the complexities of rehab led developers to submit multiple tenders to the National Park Service for approval.



BRIX Apartments

§ §

Dulany Auditorium - William Woods University
Fulton, MO Built: 1907
Windows: Historical Single Hung
Tax Credit: Unknown

Dulany Auditorium is the oldest building on the campus of William Woods University and is also a Missouri Historical Landmark. Stained-glass portraits in the windows are of the building's namesakes, brothers Daniel & William Dulany. This marvelous 300-seat auditorium serves as the university concert hall and is well-known for its extraordinary acoustics.



Dulany Auditorium

§ §

McConnell Lofts (formerly McConnell Saddlery Building)
Burlington, IA Built: ca. 1907
Windows: Historical Single Hung
Tax Credit: Unknown

A few blocks from the banks of the Mississippi River sits the former McConnell Saddlery Building, part of Burlington's Manufacturing & Wholesale District. This 5-story structure, found on the National Register, was built for S.R. & I.C. McConnell Company, well-known wholesalers of saddles and other equipment for horses. Over the years, this 5-story structure would be home to several other businesses but would always be known as the McConnell Building. It was purchased in 1993 by two local residents, who have since redeveloped it into lofts.



McConnell Lofts

§ §

Metropolitan Artists Lofts (formerly The Metropolitan)
St. Louis, MO Built: 1907-1908
Windows: Historical Single Hung
Tax Credit: Unknown

(see inside front cover) The Metropolitan is found in the Grand Center neighborhood, just on the edge of St. Louis' arts and entertainment district. The 8-story Metropolitan, with white glazed brick exterior and gold accents was an office

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Printers Lofts

building for doctors and also housed a large pharmacy for many years. Even with its prime location next to Saint Louis University, its usage diminished. For a couple decades it contained no tenants and plenty of boarded windows. A proposed renovation into a luxury hotel was put into action around 2004. Alas, that attempt fizzled well before completion. In 2010, renovation was re-visited by a new development group and this time it came to fruition. Today, it is known as Metropolitan Artists Lofts, marketing loft apartments toward the local artist community.

§ §

Printers Lofts (formerly Blackwell-Wielandy Bldg.)

St. Louis, MO Built: ca. 1908

Windows: Historical Casement & Single Hung

Tax Credit: State

The main structure of this 3 building complex was first occupied by John Boland Book & Stationary. In 1910, Boland was bought out by Blackwell-Wielandy Printing Company. For 7 decades, Blackwell-Wielandy operated at this location, advertising themselves as “the largest print house of its kind in the country”. In 1982, the company moved and the complex would be occupied by various other printing firms for the next decade or so. During that period of time, 1984 to be exact, the main building and a second structure, known as the Advertising Building, were added to the National Register of Historic Places. Both of those buildings were renovated into Printers Lofts, with each containing retailers on ground floors and lofts on the upper floors.

§ §

Ely Walker Lofts (formerly Ely, Walker & Co. Dry Goods)

St. Louis, MO Built: 1909

Windows: Historical Single Hung

Tax Credit: Unknown



Ely Walker Lofts

The Ely Walker Lofts development in downtown St. Louis is named (in part) after President G.W. Bush’s Great-Great Grandfather, David Walker. It was Walker who started Ely, Walker & Company Dry Goods with his business partner Frank Ely in 1874. This vast building which was designed by world renowned architects Eames & Young, was completed 35 years later and has always had a huge presence in the downtown St. Louis area. Now known as Ely Walker Lofts, the 7-story building is home to a mixed-use project. During restoration, developers were careful to maintain the ornate facade and appearance of this architecturally significant building, including the grand 2-story lobby and 5-story atrium.

§ §

Bissinger’s Chocolate (formerly MKT Railroad Depot)

St. Louis, MO Built: 1910

Windows: Historical Picture Window

Tax credits: Unknown

In its earliest days the MKT Railroad was commonly referred to as “The K-T”, which soon evolved into “The Katy”. The Katy Railroad was the first to enter Texas from the north. St. Louis was one of its key Midwestern destinations and this structure served as its main depot. The MKT Railroad was for many years one of the leading rail companies in the United States, however mega-mergers and lessened rail usage led to MKT being purchased in 1986 by Union Pacific. In 2014, Bissinger’s Chocolate, a confection business that dates all the way back to 17th century France, consolidated their 3 St. Louis locations into this 5-story structure sitting near the Missouri River, just north of downtown.

§ §

Railway Lofts (formerly International Shoe Company)

St. Louis, MO Built: 1910

Products: Historical Casement, Single Hung & Picture Window

Tax Credits: State

Railway Lofts is located in the heart of St. Louis’ Loft District. It was constructed as the headquarters and industrial warehouse for Roberts, Johnson & Rand Shoe Company. In 1912, the building was bought by International Shoe, one of the largest shoe manufacturers in the world at that time. Renovations turned the upper stories into residential condos and the ground floor to retail.

§ §



Railway Lofts



Humboldt Building
St. Louis, MO **Built: ca. 1910**
Windows: Historical Single Hung
Tax Credit: State/Federal

The Humboldt Building was originally built as a luxurious, 6-story office structure. It can be found adjacent to the famous Fox Theatre and was truly one of the keynote buildings that transformed the area in which it is located from a residential area into a popular and thriving arts and entertainment district that would eventually become known to locals as St. Louis' Second Downtown. After a 20-year vacancy, the Humboldt Building is now an office building.

§ §

Prospect Place Apartments (formerly Prospect Building)
Cleveland, OH **Built: ca. 1910**
Windows: Historical Single Hung
Tax Credit: Unknown

This building housed a variety of printing companies for most of its lifetime. It was built using cast concrete and bar construction, relatively new methods for that time, and was basically overbuilt because engineering to test strengths and load bearings had not been developed yet. The prior owner tried for many years to demolish this building for a parking lot. The only thing that saved it was the City of Cleveland and Historic Gateway Neighborhood's dogged determination that eventually it would be rehabbed, which finally happened in the early 2000s.

§ §

The Duke (formerly Henry B. Duke Residence)
Kansas City, MO **Built: ca. 1910**
Windows: Historical Single Hung
Tax Credit: Unknown

Henry Duke was the president of the Kansas City's Safety Savings and Loan Association. In 1910 he employed architectural firm of Smith, Rea & Lovitt to design this Georgian style mansion in Kansas City's affluent Armour Boulevard area. The residence, which is part of district found on the National Register, features a unique look with ornate cut-stone trim. It was refurbished and re-opened in 2013 as apartments.

§ §

Keeline Building
Omaha, NE **Built: 1911**
Windows: Historical Double Hung
Tax Credit: State

Listed on the National Historic Register, the Keeline Building stands 7 stories tall and is representative of the prosperous commercial development in Omaha during the early portion of the 20th century. It was built near the Douglas County courthouse and effectually changed that area forever as it abruptly became a commerce and public center while ridding downtown Omaha of any remnants of early residential settling. For the remainder of the 1900s, this Georgian-Revival style building was an office tower building with some commercial businesses on the lower floor. It was even used as an interim county courthouse for a year while the actual courthouse was being renovated. The Keeline Building was completely rehabbed so that it could retain its original use as office and retail space.

§ §

Texas Corner (formerly Friedman-Mincer Building)
Ft. Smith, AR **Built: 1911**
Windows: Historical Single Hung
Tax Credits: State & Federal

Known by some as the OTASCO Building (Oklahoma Tire & Service Co.), most Ft. Smith residents know this downtown structure more so as the Friedman-Mincer Building. One of the building's namesakes was Lewis Friedman, who ran his wholesale tobacco business there. After OTASCO had come and gone, the last known occupant of the 3-story building was a bridal shop in the 1980s. Since then, the building and its distinctive white-glazed brick façade, had been unoc-



Humboldt Building



The Duke



Keeline Building



Texas Corner



Gordon Building

cupied for more than 30 years. In fact, with its interior gutted and the roof and third floor partially collapsed, it was nearly demolished by its then-owners. Public outpour saved it from being destroyed and a new developer took it on in 2012. It is currently being refurbished into the headquarters for a logistics company.

§ §

Gordon Building (formerly Karlan Building)
Topeka, KS Built: 1911
Windows: Historical Single Hung
Tax Credit: Federal & State

Three years after this 4-story building was erected in downtown Topeka, it became known as the Karlan Building because it was occupied by Karlan’s Furniture Store. It stayed that way until 1989. For almost 2 decades after Karlan’s left, the building was unoccupied and it’s classical revival-style architecture began to noticeably deteriorate. A local developer purchased the building, which is just blocks from the state capitol building, and completely rehabbed it. It now houses a financial management firm and other institutional-type businesses.

§ §



Leather Trades Lofts

Leather Trades Lofts (formerly Leather Trades Building)
St. Louis, MO Built: 1912
Windows: Historical Single Hung
Tax Credit: State/Federal

Located in the downtown warehouse district of St. Louis, the Leather Trades Building has a long history of housing tradesmen, craftsmen and artists. Originally the building contained Korndoerfer and Company, a very successful leather tanning business. In more recent times, the building would become home to printing companies, piano tuners, clubs and artists who came to the building for inexpensive studios, raw but beautiful space, and a community of artists who were making their mark on St. Louis. The structure is a member of the National Register of Historic Places.

§ §

Eitel Building City Apartments (formerly Eitel Hospital)
Minneapolis, MN Built: 1912
Windows: Historical Single Hung
Tax Credit: State & Federal

Dr. & Mrs. George Eitel achieved their dream of establishing a first rate hospital when they completed this structure in Minneapolis’ beautiful Loring Park. For most of its existence, it was known as Eitel Hospital. For years, the hospital was considered to be the finest private hospital in the state, known for cutting-edge technology and lavish patient rooms. In 1985, Eitel Hospital was closed and converted into a youth and family center. In 2006, construction of Eitel Building City Apartments began. Plans called for the demolition of extra buildings added to the original hospital structure over the years. In their place, studio and penthouse units would be dispersed among three 6-story buildings. The building exteriors mimic the neighborhood’s architectural character with a contemporary flair.

§ §

Apartments at The Grand Wisconsin (formerly Hotel Wisconsin)
Milwaukee, WI Built: 1912-1913
Windows: Historical Single Hung & Picture Window
Tax Credit: Unknown

Milwaukee’s Hotel Wisconsin was a formidable structure when it was completed more than 100 years ago. Designed by award-winning Chicago architects Holabird & Roche, this 12-story structure is considered to be the first skyscraper in “Brew City” and has been designated as a city landmark. It features an eclectic design with sharply contrasting brickwork and an unusual peaked roof with a large dormer over the main entrance. The building was added to the National Register of Historic Places in 2000 yet was shuttered only 3 years later. Rehabilitation of the building began shortly thereafter and it reopened as an urban apartment building.

§ §



Apartments at The Grand Wisconsin



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Green Exchange



Green Exchange
(formerly Vassar Swiss Underwear Co. & Cooper Lamp Factory)
Chicago, IL Built: 1913
Windows: Historical Single Hung with custom screen track
Tax Credit: Federal

Chicago's Green Exchange is the country's largest sustainable business community and a state-of-the-art LEED Platinum epicenter for green commerce. This building's notable past started when Vassar Swiss Underwear Company secured a permit to build this 4-story building with 4 acres of floor space, featuring an illuminated clock tower rising another 4 stories from the roof. In 1924, the company expanded its headquarters and added a 3-story addition, completing a distinctive U-shape of the current structure. For the next 43 years, Vassar Swiss produced men's undergarments, and after a 1950s merger with the Munsingwear Company, women's undergarments too. Vassar later sold the building to Frederick Cooper Lamps, a well-known manufacturer of high-end lamps, who flourished at the location for more than 35 years. Each day, thousands of Kennedy Expressway commuters passed the factory and clock tower which sported their slogan "Lamps of Elegance". Cooper Lamps closed in 2005. A development firm entered into the picture shortly thereafter and, with the help of other developers and a local alderman, they hatched the concept behind Green Exchange. The facility boasts numerous energy-saving features, from solar thermal panels, energy-efficient windows, low toxin paint, recycling centers, and a "Green" escalator that adjusts its energy usage based on the number of riders.

§ §

LGL Centre (formerly Laclede Gas & Light)
St. Louis, MO Built: 1913
Windows: Historical Single Hung
Tax Credits: Unknown



LGL Centre

Standing 10 stories, the old Laclede Gas & Light building in is a well-known and well-kept high-rise in downtown St. Louis. The building's exterior is eye-popping with its mixture of Bedford stone, brown brick and cream terra cotta. Laclede Gas & Light utility company occupied the building until 1969. It was added to the National Register of Historic Places in 1980 yet sat mostly vacant for many years. Recent renovations have turned it into a bustling business center once again.

§ §

Wiley Apartments (formerly The Wiley Building)
Hutchinson, KS Built: 1913
Windows: Historical Single Hung
Tax Credits: Unknown



Wiley Apartments

In 1911, local merchant Vernon Wiley, along with his partner A. O. Rorabaugh, wanted a larger building for their dry goods business. Wiley commissioned architects to design a new structure that would be twice the height of any other building in downtown Hutchinson. Financial institutions were reluctant to jump on board but Wiley eventually secured a loan from Chase Manhattan Bank. Local lore says his banker told him "If you have the nerve to build an 8-story skyscraper in the middle of the prairie, in a town of less than 20,000, we have nerve enough to lend you the money." And so in 1913, Rorabaugh-Wiley Company opened the doors to their newly erected location. Rorabaugh ultimately left the company in the 30s but the company kept growing. Expansions followed in the 40's and 50s. Wiley's Department Store prospered for nearly 70 years before closing in 1985. The building stayed busy though. Business offices on the upper floors remained semi-full through 2002, and a drug store on the street-level remained through 2011. Developers purchased The Wiley Building in 2013, refurbishing it into apartments and commercial spaces.

§ §

10th Street Lofts (formerly Merchandise Mart Annex)
St. Louis, MO Built: 1913
Windows: Historical Single Hung
Tax Credit: State

This downtown St. Louis building was originally a garment warehouse, and was connected via tunnels to an adjacent building. It was considered a St. Louis

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landmark yet sat vacant for many years before a full restoration took place. The ground floor now contains businesses, the 2nd and 3rd floors have offices and all floors above are condos.

§ §

The Marquette

(formerly the Marquette Building or Boatmen's Bank Building)
St. Louis, MO Built: 1914

Windows: Historical Single Hung with custom Kynar finish & special Low-E glass
Tax Credits: State

Boatmen's Bank built this 19-story, Sullivanesque-style structure in the heart of St. Louis' financial and business district to house the main offices for their day-to-day operations. Two years later, with the intent to complement the original structure, an additional 7-story component known as the Marquette Annex was built. With most tenants of the Annex being either financial firms or law offices, it quickly became a focal point of the downtown economic scene. So much so, that 4 additional stories were added in 1920. Unfortunately, after years of service, the Annex was demolished in 1996. However the original structure, known as the Marquette Building, remained. In 1999, new owners purchased this member of the National Register, then decided to donate it to the YMCA. It was purchased again in 2004 by a development firm and later turned into a mixed-use facility with retail and commercial space, apartments, condos, and yes, the YMCA.

§ §

Goldblatt's Senior Living (formerly Goldblatt's Department Store)
Chicago, IL Built: 1915

Windows: Historical Picture Window with special curtain wall design
Tax Credits: Federal

In 1914, brothers Maurice & Nathan Goldblatt, immigrants from Poland, opened the first Goldblatt's Department Store in Chicago. The first store prospered immediately. Within a decade, the company was adding new locations in the city and in neighboring states, including this location in Chicago's "Back of the Yards" neighborhood. This structure was originally built for J. Oppenheimer & Co. Department Store. In 1928, the Goldblatts purchased it as part of their expanding empire. The building, with its "Chicago-Style" architectural design, would continue to be part of the Goldblatts chain until 1985. In the 1990s, sales began slipping. The company liquidated in 2003 with only 6 stores left. It was listed on the National Register of Historic Places in 2006. Seven years later it was named a City Landmark just as renovations to turn it into a Senior Living Center began.

§ §

Kansas City Marriott Downtown (formerly Muehlebach Hotel)
Kansas City, MO Built: 1915

Windows: Historical Single Hung
Tax Credits: Unknown

This magnificent 12-story structure was originally built by the Muehlebach family. The Presidential suite was once used by President Harry Truman as a campaign headquarters and later served as the command center for his presidential visits. It was popular with others Commanders in Chief too, as every president from Teddy Roosevelt to Ronald Reagan stayed in or at least spent time there. Other prominent guests included The Beatles, Babe Ruth and Elvis Presley. The building was shuttered for parts of the 80s & 90s, but in 1996 the Muehlebach Hotel came under the management of Marriott Hotels. Part of the old Muehlebach was replaced with modern hotel facilities, but some of the original Hotel, including the well-known Muehlebach Tower, still stands.

§ §

The Rumley (formerly The Rumely Building)
Wichita, KS Built: 1915

Windows: Historical Single Hung
Tax Credit: Unknown

Found in the city known as the Air Capital of the U.S., and next to the Kansas Sports Hall of Fame, The Rumley came to be when 2 Wichita companies, United



Sash & Door and Independent Grain, joined forces. Together they erected this 5-story warehouse in downtown Wichita. They then leased it to Rumely Products, an Indiana manufacturer of farm machinery, who operated there until 1935. Since that time, the structure has been home to several businesses. The Rumley is located in Wichita's Warehouse & Jobbers District, which was added to the National Register of Historic Places in 2003. Full renovation of The Rumely into loft apartments came a short time later, and that included the spelling of the name (from Rumely to Rumley). Part of the transformation included new windows. Special attention was given so that the windows could achieve superior sound attenuation, a necessity for the busy clamor of downtown, as well as the daily rail traffic that passes less than 1/4 mile away. Amid the restoration, some items were kept intact, including a still-operable elevator and the original Toledo scale.

§ §

Junior House Lofts (formerly JH Collectibles)
Milwaukee, WI Built: 1915
Windows: Historical Floating Operator
Tax Credits: State & Federal

This structure was built in Milwaukee's Walkers Point neighborhood. Square D Corporation used the building initially before it became a factory and warehouse for Junior House, a ladies clothing manufacturer. Junior House saw its peak of success in the late 1950's and 1960s and later would change its name to JH Collectibles. It hit harder times late in the century, liquidating in 1996. The building stood empty for more than a decade until developers purchased it and gave it new life as Junior House Lofts. It now houses loft apartments, designed with what has been called a nostalgic "industrial chic vibe"; concrete floors, high ceilings, exposed interior columns and large windows.

§ §

Virginia Military Institute
Lexington, VA Built: 1915-1952
Windows: Historical Casement
Tax Credit: Unknown

Approximately 1,700 Cadets currently attend Virginia Military Institute which was founded in 1839 and stakes the claim as being the nation's first state military college. Window replication at VMI began in 2005. To date, five buildings have been completed. They are:

- 1) Jackson Memorial Hall. This architecturally imposing structure is named in memory of the forementioned Gen. Jackson, a member of the VMI faculty for 10 years prior to the Civil War. It was erected in 1915 with funds paid by the federal government in restitution for damages inflicted on the Institute during the Civil War. Inside, the sights are grand; an immense oil painting of a Civil War battle, portraits of distinguished VMI dignitaries and the VMI museum.
- 2) Nichols Engineering Hall. Built in 1931, this building's namesake is Lt. Gen. Edward West Nichols, a long-time professor of mathematics and the Institute's third superintendent. It houses VMI's Civil and Environmental, Electrical, and Mechanical Engineering Departments as well as the Dept. of Information Systems Technology and the Geology classroom.
- 3) Kilbourne Hall. Many know this as the Department of Building & Grounds, but originally it was the Institute's stables. In 1968, it was re-named Kilbourne Hall after Lt. Gen. Charles Kilbourne, a VMI Graduate, WW I veteran and 38-year member of the Army. He later taught at VMI and eventually served as school superintendent. Today it houses classrooms and ROTC offices.
- 4) Cocks Hall. More commonly known on campus as "The Thunderdome", it has been the home of VMI's wrestling program since constructed in 1926. The building received its nickname from an assistant coach during a public address announcement in 1992.
- 5) Mallory Hall. VMI's Department of Physics and Astronomy as well as the Department of Mathematics and Computer Science occupy this building, named for Brigadier General Francis Mallory, who taught physics and electrical engineering at the Institute for many years. Completed in 1952, the building has a large amount of classrooms, offices, laboratories, and lecture rooms.

§ §



Junior House Lofts



Jackson Memorial Hall



Nichols Engineering Hall



VMI - Mallory Hall

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Joslyn Lofts (formerly Bekins Building)
Omaha, NE Built: 1916
Windows: Historical Double Hung
Tax Credit: State / Federal

Joslyn Lofts and its vintage architectural details are found in Omaha's Old Market District. The 5-story brick and limestone building, which is also known as the Bekins Building, housed the Western Newspaper Union Warehouse. After the building was turned into urban apartments, it became known as Joslyn Lofts, so named for George Joslyn, a prominent Omaha citizen and businessman, and former president of the Western Newspaper Union in the early 20th century.

§ §

Terra Cotta Lofts (formerly General American Life Insurance Bldg.)
St. Louis, MO Built: 1916
Windows: Historical Single Hung
Tax Credit: State

For St. Louisans, this building is best known for the giant neon ball atop its roof which signaled weather changes to passersby in the 1950s & 60s. Few know that General American Life Insurance built this structure to be a part of the daily commotion in the St. Louis downtown business district. In 1923, with business growing, they added 5 more stories to the original 7. The building would continue to be the company's home until 1977. Shortly into the new millennium, developers restored it with retail spaces on the first floor and condos on upper floors. Even the giant neon ball was brought back to its original form.

§ §

Doubletree Fort Shelby Hotel (formerly Pick Fort Shelby Hotel)
Detroit, MI Built: 1916
Windows: Historical Single Hung
Tax Credit: Unknown

Located in the Motor City's downtown area, this magnificent structure was designed in Beaux-Arts architectural style, with brick and limestone incorporated as its main materials. The 22-story building was originally named for an Army fort that had been built on the site years ago. It eventually was renamed the "Pick Fort Shelby" when it was bought out by the Albert Pick Hotels Company in 1951. While the structure was officially added to the National Register of Historic Places in 1983, its significance was undermined by the economic slowdown of the 1970s. The last remaining tenant, a bar/night club, ultimately moved out in the mid '90s. After years of mistreatment, a complete redevelopment plan was enacted and the building re-opened in 2008. With its newly restored presence, the structure now contains guest suites and upper level apartments.

§ §

Packard Lofts (formerly Packard Palace Showroom)
St. Louis, MO Built: 1916
Windows: Historical Casement
Tax Credits: Unknown

Packard Lofts is housed in a gorgeous building, classic to the period in which it was built. This art-deco gem was originally designed as a showroom for the Packard Motor Car Company, makers of the luxury car that ruled the American roads in the first part of the 20th century. Although production of the Packard automobile ceased in 1957, the building remained in use. Recent renovations have transformed it into luxury loft/condos. Distinctive features include huge oversized windows giving residents sweeping views of the surrounding cityscape.

§ §

Old Post-Dispatch Building (formerly St. Louis Post-Dispatch Office)
St. Louis, MO Built: 1917
Window: Historical Picture Window
Tax Credit: State / Federal

After moving three times from smaller buildings, the Pulitzer family decided to build a permanent home for their newspaper. Thus, in 1916, a new building for the St. Louis Post Dispatch, one of the fastest growing newspapers in the country was commissioned. A year later, this 8-story spectacle, which has also been called



Terra Cotta Lofts



Doubletree Fort Shelby Hotel



Packard Lofts



Island View Crossing



The Ventana



The Edge Lofts



Adler Lofts

the “Centennial Building”, was completed. The Pulitzer media empire grew quickly and into different mediums. In 1922, the building also became home to KSD, St. Louis’ first broadcast radio station. The building, with its neo-classical design and richly ornamented façade, immediately became an imposing sight on the St. Louis streetscape. But in spite of its mighty presence, alterations and supposed “modernizations” late in the 20th century changed the building’s look and left the beautiful limestone detailing removed or destroyed. In 2000, the building was added to the National Register. Also about that time, owners restored the exterior to its original condition.

§ §

Island View Crossing (formerly Dial Soap Factory)
Bristol, PA Built: 1917
Windows: Historical Picture Window
Tax Credit: Unknown

Island View Crossing, a member of the National Registry, is found perched next to the Delaware River. It was constructed to meet wartime demands for merchant marine shipping. Later it became part of the Dial Corporation, manufacturer of Dial Soap, until the factory closed in 1998. A few years later, as part of the Bristol Revitalization Plan, Island View Crossing was refurbished into office spaces.

§ §

The Ventana (formerly The Arts and Crafts Bldg)
St. Louis, MO Built: 1918
Windows: Historical Single Hung, Awning & Picture Window,
Quaker Terrace Door
Tax Credit: State

This 9-floor structure is found in downtown St. Louis. Although it once housed Central Shoe Company, over the years it became more commonly known to locals as The Arts & Crafts Building. Its expression is unique yet with its strong vertical piers capped with a flattened cornice, this building is reminiscent of another famed St. Louis icon, The Wainright Building. Redevelopment of the structure, now known as The Ventana due to the 15-foot oversized windows, began in early 2006. Residential condominiums can be found on all upper floors with retail spaces on floor one.

§ §

Adler Lofts, The Edge Lofts (formerly McElroy-Sloan Shoe Mfg.)
St. Louis, MO Built: 1919-1921
Windows: Historical Awning & Picture Window
Tax Credits: Unknown

After WW I, the emergence of style in women’s and children’s shoes began assuming volume proportions. Brand names like Buster Brown and Poll-Parrot flooded print ads of shoe makers. In response to this exploding market, McElroy-Sloan Shoe Mfg. constructed two 5-story factories. Both plants were designed by Albert B. Groves, a popular architect in St. Louis.

The first building, which now houses Adler Lofts was rushed to completion by late 1919 and it produced as many as 4,000 pairs of children’s shoes daily.

By the mid-1920, the foundation for the 2nd plant next door was underway. It was completed in less than a year. It is now the home of Edge Lofts.

McElroy-Sloan discontinued shoe production a decade later and sold their factory buildings. In years to come, other companies inhabiting The Edge Lofts building including Emerson Electric which stayed for 2 decades. The Adler Lofts Building served in a variety of capacities over the years too, most recently as multi-tenant commercial artist studio. Today, both structures contain lofts and condos.

§ §

Drury Plaza Hotel (formerly International Fur Exchange,
The Thomas Jefferson Bldg. & American Zinc Bldg.)
St. Louis, MO Built: 1919-1967
Windows: Historical Picture Window
Tax Credit: State / Federal

Found just two blocks from the Gateway Arch, The Drury Plaza Hotel is actually



3 buildings renovated into one.

1) International Fur Exchange Building. This is the most recognizable building in the complex and constitutes the only tangible link to St. Louis' one-time designation as the center of the fur trade industry along the Mississippi River. Completed in 1919, this massive 7-story structure was home to a vibrant marketplace that hit its peak in the 1940s. The market's demise came quickly and by 1957 the Fur Exchange was no more. The building, in spite of a stately presence in the downtown area, was to sit dormant for four decades.

2) The 4-story American Zinc Building was built in the late 1960s. It is a striking structure, clad with brushed stainless steel, much like the nearby Arch. It also has a rare architectural feature, a Vierendeel Truss (i.e. the entire building is suspended on two steel beams). Only two other buildings in North America are known to have this feature.

3) The third building, the Thomas Jefferson Office Building was built in the 1950s and was home to Southwestern Bell Telephone's accounting division, and in later years, the Caradine Hat Company.

All three structures were nearly razed in 1997 to make way for a parking lot. However, just a few months into the knock-down process, demolition was halted at the request of local hotel developer Charles Drury. Given new life, the buildings were eventually turned into a luxury hotel and an adjacent restaurant.

§ §

O'Keefe Elevator (formerly O'Keefe Elevator Warehouse)
Omaha, NE Built: 1920
Windows: Historical Single Hung
Tax Credit: Unknown

Early in the 21st century, O'Keefe Elevator Company transformed their downtown Omaha warehouse (also known to some as the Pittsburgh Plate Glass Building) into their main office. Originally built in 1920 amid Omaha's bustling Old Market District, historic redevelopers put the main emphasis on blending historic aspects with a modern office environment.

§ §

Innes Station (formerly L.C. Jackson Bldg.)
Wichita, KS Built: 1920
Windows: Historical Casement & Picture Window
Tax Credit: State / Federal

This 4-story concrete warehouse built for George Innes Dry Goods was used to store an extensive line of furniture for Innes Department Store in downtown Wichita. In 1998, the warehouse was renovated into 2-story urban-style loft apartments named Innes Station, with the building's contemporary pre-international style kept intact. It is part of the district known as Old Town Wichita, which was added to the National Register of Historic Places in 2003.

§ §

Kaley Center (formerly The Riley Building)
Wheeling, WV Built: 1922
Windows: Historical Single Hung
Tax Credit: Unknown

This 10-story high-rise is the third tallest building in Wheeling. The building is in the architectural style known as "Chicago school." While The Riley Building remained in use during its entire lifetime, the last known renovations were in the 1970s. Thus it was in need of some major refurbishing when a large roofing and sheet metal company purchased it in 2011 to house their entire operation. Final improvements were completed in 2013.

§ §

Saint Louis Closet Company (formerly Bleck Garter Factory)
Richmond Heights, MO Built: 1922
Windows: Historical Picture Window
Tax Credit: Unknown

During the 1920's, the city of St. Louis was expanding with many residential areas and business developments popping up west of the city. In what is now the suburb of Richmond Heights, Bleck Garter Company built a 1-story brick factory





Bennett Building

that is more than 600 feet long. It would go on to have several owners during its first 70 years, including a valve manufacturer, an automotive tooling company, a packaging company and a bank processing center. In 1996, it became Saint Louis Closet Company. The owners restored the building using several different inspirations. They modeled the exterior after several St. Louis structures (one being Anheuser-Busch’s brewery buildings), using 62,000 salvaged bricks in the process. The large, original warehouse windows were also matched to perfection.

§ §

Ricardo Apartments (formerly Hotel Ricardo)
Kansas City, MO Built: 1922
Windows: Historical Casement
Tax Credit: Unknown

When built, the 4-story Hotel Ricardo contained a design of cut stone and tapestry brick which was very chic in Kansas City at that time. The building’s owner was George Hamilton Stone, a descendant of the Royal Family of Holland, and an eclectic individual who dabbled in many different businesses and pastimes. He was a newspaper editor, a radio station manager, a champion handball player and a practicing psychoanalyst. In later years, the building became known as Homestead Apartments. Today, it is still an apartment building but it has gone back to its old name while modernizing the entire interior.

§ §

Bennett Building (formerly The Ervin Building)
Council Bluffs, IA Built: 1923
Windows: Historical Single Hung
Tax Credit: State

Council Bluff’s seven-story Ervin Building was for many years the largest structure in the city. The Ervin Building was used in many capacities but mostly as a professional office building. While its historic face stood the test of time, its original use did not. Just a few years ago, its old offices were transformed into apartments for senior citizens. It was added to the National Register of Historic Places in 2001.

§ §

The Windemere (formerly Commodore Hotel & Cherrywood Hotel)
Kansas City, MO Built: 1923
Windows: Historical Single Hung
Tax Credit: Unknown



The Windemere

Built by Fred Lewis, a prominent Kansas City lawyer and politician, it is believed that this structure was originally two separate buildings before being connected by a center structure. One of the buildings was The Commodore Hotel. The other building was The Cherrywood Apartment-Hotel. Made up of Neo-classical elements, Both of these 4-story buildings were designed with neo-classical elements throughout, although the old Cherrywood Hotel building features a unique curvilinear entrance. The entire structure has now been renovated into studio and single bedroom apartments.

§ §

Hyde Park Apartments (formerly Hyde Park Hotel)
Kansas City, MO Built: 1924
Windows: Historical Single Hung
Tax Credit: State



Hyde Park Apartments

This building was erected amid an impressive 10-year growth spurt that occurred in Kansas City’s midtown area after WW I. It was named a city landmark in 1988 and added to the National Register in 2008 as part of the historic Ambassador Hotel District. Hyde Park Hotel was one of many large residential hotels built to provide elite lodging for residents who no longer wanted to live downtown; a trend found in many large metropolitan areas throughout the United States during that time. Unfortunately, as was the fate of many similar hotels, the building was converted into standard apartments in 1946. Developers renovated the building into senior housing.

§ §



Coronado Hotel Apartments (formerly Coronado Hotel)
St. Louis, MO Built: ca. 1925
Windows: Historical Double Hung
Tax Credit: State / Federal

Built across from Saint Louis University, the 15-story Coronado Hotel has stood handsomely for many decades. Mae West, Barbara Stanwyck, Rudolph Valentino & Charles Lindbergh are among the many luminaries who stayed at The Coronado during its heyday. The hotel was purchased by SLU in 1964 and used as a dormitory until the mid-80s. Except for performances in a ground level theatre, it sat vacant for the better part of two decades. The Coronado eventually was given a renovated look, turning it into a mixed-use, student-oriented building. It has student apartments, retail space, and office space on the lower floors, while penthouses on the upper levels are aimed at faculty and professionals.

§ §

Loudermann Lofts (formerly the Louderman Building)
St. Louis, MO Built: 1925
Windows: Historical Single Hung
Tax Credit: State

The Louderman Building was constructed and named after St. Louis financier William Louderman. The 12-story structure was part of a conservative St. Louis architectural movement of that decade, which largely ignored the Art-Deco fad, and instead used buff-colored brick, cast iron storefronts, and terra cotta ornamentation. It's offices were occupied by many institutional-type businesses well into the 1960s. As businesses trended toward the suburbs, The Louderman found itself largely vacant for many years. After recent renovations, the building now contains lofts, offices and retail spaces.

§ §

Grant Telegraph Centre (formerly Grant Telegraph)
Wichita, KS Built: 1926
Windows: Historical Single Hung
Tax Credit: Unknown

The National Register of Historic Places added an entire area known as Old Town Wichita to its prestigious list in 2003. Part of that area is called the Warehouse & Jobbers District and that is where the 5-story Grant Telegraph building is located. From 1927-1953, Western Union Telegraph had a branch office there. It has also been used as a warehouse. In 2004, renovation began which turned the building into high-end condominiums. The building's original look, including the multi-colored brick walls and concrete columns, were kept to give the new condos a rich, historic flavor.

§ §

Whittier Manor (formerly The Whittier Hotel)
Detroit, MI Built: 1926
Windows: Historical Single Hung & Casement
Tax Credit: State

In the 1920s, Detroit was roaring. Demand for automobiles was booming, as was the demand for housing. "Apartment hotels", places where you could rent an apartment and yet partake of services found in hotels such as maid service, were in style. Developers looking to cash in on these developments commissioned renowned Detroit architect Charles Agree to design The Whittier Hotel. For many years, The Whittier was one of the finest hotels in the Motor City. Many famous names stayed there, including Mae West, Eleanor Roosevelt, Frank Sinatra and The Beatles. Its commanding presence in the downtown area stemmed from the 2 towers that made up The Whittier complex. One 8-stories tall, the other 13. As time went on, The Whittier was converted to senior residences and recognized with a spot on the National Register in 1985. Yet, with all of its grandeur and history, The Whittier couldn't save itself nor the area where it was located. The neighborhood gradually declined and The Whittier closed in 2001. Two years later, a developer capitalized on The Whittier's excellent location and structural soundness, and reinvigorated the area by turning it into Senior Apartments.

§ §



Coronado Hotel Apartments



Louderman Lofts



Grant Telegraph Centre



Whittier Manor



Bell Air Plaza (formerly Hotel Bell)
Alva, OK Built: 1926
Windows: Historical Single Hung
Tax Credit: Unknown

The group that built the 5-story Bell Hotel, named it for former Alva Mayor, George Bell, and actually christened it as “The Bell.” However, it was always identified as Bell Hotel. It remained a hotel into the late 60 and during that time, it was actually more than just that; it was a centrally-located gathering place with a coffee shop, candy store, and soda fountain located there. It was also where you purchased tickets for Mid-Continent Bus Lines. After a few years of use as an office space, it was purchased by local investors who turned it into senior apartments. The National Register added the building to its prestigious list in 2013.

§ §

The Truman Memorial Building
Independence, MO Built: 1926
Windows: Historical Double Hung
Tax Credit: Unknown



In 1926, The Truman Memorial Building was erected as a tribute to those who had lost their lives in World War I. A local resident by the name of Harry Truman, who was a WW I veteran, led the campaign to have the monument built. On Independence Day of 1926, dedication ceremonies were held and the first visitors walked through the doors. Over the years, the Neo-Georgian styled building housed offices and meeting rooms for local groups, and actually was the location for one of President Truman’s news conferences in 1945. Seventy-one years after its dedication, the Truman Memorial found itself in dire need of a facelift. Renovations began in the late 1990’s and the Truman Memorial was proudly showing its original glory a few short years later.

§ §

Shoreland Apartments (formerly Shoreland Hotel)
Chicago, IL Built: 1926
Windows: Historical Single Hung with custom panning
Tax Credit: State/Federal



The 1,000-room Shoreland Hotel is one of most well-preserved representations of apartment-hotels that proliferated in Chicago during the early 20th century. The 13-story, U-shaped building is located in Chicago’s Hyde Park area on the shore of Lake Michigan. It was the third largest hotel in Chicago at the time of its completion. It was designed by Meyer Fridstein, a well-known architect of other Windy City waymarks, who incorporated Spanish Renaissance Revival-style designs for elaborate presentations. As an apartment-hotel, the Shoreland catered to short- and long-term residents, along with middle- and upper-class guests. Luminaries such as Amelia Earhart, Elvis Presley and Jimmy Hoffa stayed there. It also hosted large receptions and prominent entertainment acts, including live “Big Band” radio broadcasts in the ‘40s. After apartment-hotel living waned following WW II, the Shoreland went through a variety of uses including student and staff housing for the University of Chicago from 1973-2009. From 2009-2012, it sat vacant until being renovated in 2013. This official Chicago landmark and member of the National Register is now converted into high-end apartments.

§ §

Fashion Square Building (formerly The Aristocrat)
St. Louis, MO Built: 1926
Windows: Historical Awning & Picture Window
Tax Credit: Federal



For many years Fashion Square, or “The Aristocrat” as it was known, was a large part of the St. Louis fashion arena, showcasing clothing and hats in downtown St. Louis’ vibrant garment district. This 11-story warehouse was considered one of the most modern of its time because of its overall height (140 feet), 13 foot ceilings, concrete floors and steel framework which allowed architects to devote a large portion of the walls to windows. It was added to the National Register in 1985, although it had been mostly vacant for several years. Today, after its rehab, Fashion Square contains retail stores, cafes, live/work units and lofts.

§ §

1-800-347-0438



Kansas Trial Lawyers Building (formerly Topeka Fire Station #2)
Topeka, KS Built: 1927
Windows: Historical Picture Window
Tax Credit: State

Topeka Fire Station No. 2 served as the Fire Department's headquarters until 1979. This 2-story building then housed Topeka's Emergency Communications Center until 1997. The city ultimately sold the building to a private foundation in 2001. Painsaking renovation followed, with an emphasis on restoring the original Spanish colonial appearance. The Kansas Trial Lawyers Association moved in soon after completion. Second floor offices are leased with conference rooms available for events. The building is listed on the National and State Registers and is also designated as a Topeka landmark.

§ §



Kansas Trial Lawyers Assn. Building

Sheraton St. Louis City Center (formerly Edison Brothers Warehouse)
St. Louis, MO Built: 1928
Windows: Historical Awning & Picture Window
Tax Credit: State / Federal

In need of a second distribution depot for his growing chain of stores, James C. Penney hired Starrett Brothers Construction (best known for their work on the Empire State Building) and several engineers and architects to erect this massive warehouse in St. Louis. While J.C. Penney's company went on to become a household name, this structure would actually become more synonymous with the name of its next owner, Edison Brothers Stores, who purchased it from Penney in 1954. A fixture on the Gateway City skyline, this huge structure is best known for its distinctive, façade which includes beautiful murals depicting scenes from the 1904 World's Fair held in St. Louis. In 1997, potential demolition of this beloved building and its artistic exterior caused great outcry among St. Louisans. Eventually, local developers stepped in took on the task of restoring the building. Now known as the Sheraton St. Louis City Center, it contains a hotel, restaurants and luxury condos.

§ §



Sheraton St. Louis City Center

Powerhouse Building
St. Louis, MO Built: 1928
Windows: Historical Picture Window & Arched Picture Window
Tax Credit: Unknown

The Powerhouse Building, with its tall arched windows, sat vacant for decades before it was recently purchased and rehabbed by a world-wide architectural firm as a new home for their St. Louis office. The project earned LEED-Gold status for its innovative and energy-efficient design. The structure was originally built to provide steam heat to 12 municipal buildings through an underground distribution system. The Powerhouse remained in service until 1968 when, challenged by clean air legislation, the city of St. Louis shut the boilers down because it was too expensive to convert them from high-sulfur coal fuel to nonpolluting fuel. It would sit idle for several decades before being refurbished. In 2005, during its vacancy period, The Powerhouse building was added to the National Register.

§ §



Powerhouse Building



Railton Residence (formerly Robert E. Lee Hotel)
St. Louis, MO Built: 1928
Windows: Historical Single Hung
Tax Credit: State & Federal

In 1927, the Robert E. Lee Hotel chain, with properties already in Kansas City, San Antonio, Amarillo and others, set its sights on St. Louis and within a year opened a hotel there. This 14-story hotel, a strong example of Renaissance Revival style architecture, was built near Union Station where hundreds of rail passengers disembarked every day. The hotel marketed itself directly to these arriving visitors. In 1939, the Salvation Army purchased the structure for conversion to an Evangeline Residence, single-room apartments for women only and usually found in downtown areas of major cities. They provided young business women clean, safe, affordable and convenient housing. Use of the building as an Evangeline Residence continued into the early '70s. However, waning occupancy and a declining downtown economy forced the Salvation Army to remove the restric-



Railton Residence





Hard Rock Hotel Chicago

tion on male occupants, renaming it The Railton Residence. With the assistance of public-private partnerships, the Railton Residence has since turned the original rooms into low-income apartments for individuals and families.

§ §

Hard Rock Hotel Chicago (formerly Carbon & Carbide Building)
Chicago, IL Built: 1929
Windows: Historical Single Hung
Tax Credit: Unknown

The Carbon & Carbide Building was built at the height of prohibition and just before the Great Depression. Throughout its history, it has been one of the most distinctive sights on the Chicago skyline. Not just because it's 37 stories and 503 feet high, but also because of its unique color usage. Although never completely verified, it is said that the building's colors and design were made to resemble a huge champagne bottle; the building's base is covered in polish black granite and the dark green terra cotta tower beautifully combines with gold leaf accents on the rest of the art-deco structure. In late 2001, Hard Rock Cafe International announced plans to develop and redesign the landmark into their first "Urban" hotel. Four years after restoration was completed, the gold leaf tower was permanently illuminated at night further enhancing the Hard Rock Chicago's stature as an elite structure in Chicago.

§ §

Trenton Plaza Apartments (formerly Trenton Hotel Plaza)
Trenton, MO Built: 1929
Windows: Historical Double Hung
Tax Credit: State / Federal

At one time, Trenton's historic Hotel Plaza was the cultural center and business hub of Missouri's Grundy County, a largely rural area found 90 miles northeast of Kansas City. It housed a 600-seat movie theater on the main floor and a hotel in the upper floors. In 2002, restoration of Trenton Plaza began, with specific attention paid to the building's unique color scheme and distinctive window grid design. The marquee sign was even refurbished. Today, Trenton Plaza Apartments serves as senior citizen apartments.

§ §

Professional Building Lofts (formerly The Professional Building)
Kansas City, MO Built: 1929
Windows: Historical Single Hung
Tax Credit: Federal

This 16-story, art-deco structure was erected during a time when Kansas City was going through a remarkable commercial growth period. However, at the same time, "The City of Fountains" was falling behind other urban areas when it came to healthcare. This building, designed by local architects Charles Smith and George McIntyre, was built exclusively for doctors, dentists and other healthcare professionals. The Professional Building is one of the Kansas City's earliest examples of modernistic architecture. The structure, generally considered one of the most significant architectural gems on the Kansas City landscape, is now a mixed-use project with retail tenants and tech firms on the ground floor and lofts, or "Work Force" Apartments as the developers call them, on the floors above.

§ §

Curtis Senior Living Apartments (formerly Curtis Junior High School)
Topeka, KS Built: ca. 1930
Windows: Historical Casement
Tax Credit: State

This structure was named for Charles Curtis, who served as U.S. Vice-President from 1928-32, and who is thought to be the first high-ranking federal official with Native-American ancestry. The building served as a Junior High School for many years, but by the early 1990s, it was vacant. In 2001, despite sitting empty for 10 years and with just a few unbroken panes of glass remaining in the windows, the building was nominated and added to the National Register. The building was purchased by developers, rehabbed and reopened as senior apartments.

§ §



Professional Building Lofts



Curtis Senior Living Apartments

The Bryant Building
Kansas City, MO **Built: 1930-1931**
Windows: Historical Single Hung
Tax Credit: Federal

When this 26-story structure was built, it instantly became the 4th tallest building in Kansas City. While it has since been surpassed by 8 other buildings, The Bryant Building flaunts a huge presence in the City of Fountains. It was named a Missouri State Historic Landmark in 1979, and was added to the National Register of Historic Places 10 years later. In 2003, developers took possession of the vacant building, and found it to be a total mess. Redevelopment of the art-deco classic was completed 3 years later. The structure, generally considered one of the most significant architectural gems on the Kansas City landscape, is now one of the most technologically robust and dependable carrier hotels in the United States, attracting telecommunication companies from throughout the country.

§ §

Old Claussen's Bakery Building (formerly Claussen's Bakery)
Greenville, SC **Built: 1930**
Windows: Historical Venting Floating Operator
Tax Credit: Unknown

When Claussen's Bakery completed this triangular, brick building in 1930 and opened for business, news reports say that an estimated 20,000 people were on hand to take the free open house tour. Claussen's, a huge name in the baking industry in the Carolinas & Georgia during the late 20s, was expanding. And this new location, which was nearly an exact replica of the Claussen's location in nearby Columbia, was expected to bring an economic boost to the area. It delivered beyond those expectations, employing more than 300 people at its peak. In 1973, after more than half a century at this location, Claussen's shut down the Greenville plant. It would later be home to several other bakery and food companies for 4 more decades. Recent reuse has turned the building into office spaces and retail businesses.

§ §

Livingston School Apartments
(formerly Livingston Magnet Academy)
Albany, NY **Built: 1932**
Windows: Historical Awning & Picture Window
Tax Credit: State / Federal

Philip Livingston Magnet Academy was built as part of a Depression-era project to train workers in the building trades. What it became was Albany's showcase school, built at a time when cities thought their schools should be landmarks. The central building has a large cupola with an old copper top. Two long wings stretch out from the central building, making the school even more massive than it actually is. Named after Albany native Phillip Livingston, a signer of the Declaration of Independence, it served junior high and middle school students from 1932-2009. Developers purchased the building in 2013 who have since renovated it into apartments for adults 55 and older.

§ §

Mundinger Hall Apartments
(formerly St. John's Lutheran College Female Dormitory)
Winfield, KS **Built: ca. 1935**
Windows: Historical Single Hung
Tax Credit: State & Federal

The now defunct St. John's Lutheran College in Winfield operated for nearly a century until the school's closing in 1986. Two years after school operations ceased, the city of Winfield purchased the 10-building campus and renamed it Baden Square in honor of former college president, John Baden, and slated all structures for renovation. Among the buildings renovated was Mundinger Hall, a gothic-revival structure, named after Carl Mundinger, also a former President of the college. The structure was named to the National Register shortly after rehab was completed. While Mundinger Hall is an apartment facility, the rest of the refurbished campus is used by Winfield for civic functions and city activities.

§ §



The Bryant Building



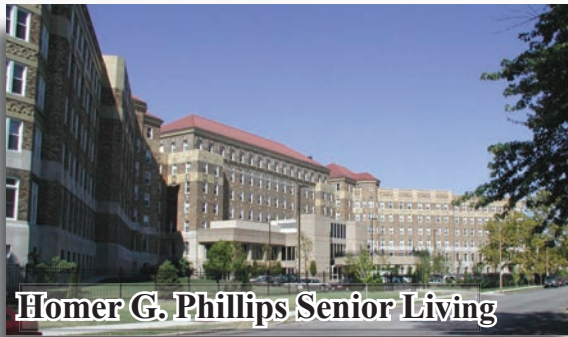
Old Claussen's Bakery Building



Livingston School Apartments



Mundinger Hall Apartments



Homer G. Phillips Senior Living

Homer G. Phillips Senior Living Center
(formerly H.G. Phillips Hospital)
St. Louis, MO **Built: 1937**
Windows: Historical Single Hung
Tax Credits: State / Federal

Construction of Homer G. Phillips Hospital began in 1932. This art-deco building was erected to provide a medical facility for the indigent Black population in the St. Louis area. It was finally completed and dedicated 5 years later. The structure bears the name of African-American attorney Homer G. Phillips who provided \$1.2 million to build the facility. Sadly, Phillips never got to witness the fruit of his donation as he was murdered just before construction began. The hospital was affiliated with St. Louis' prestigious Washington University School of Medicine and served the city's black community for more than 46 years, until it closed in 1979. In 2000, an array of public and private funding was assembled to renovate the building. It is now Senior Living apartments.

§ §



Uptown Square

Uptown Square (formerly Lauderdale Courts)
Memphis TN **Built: 1938**
Windows: Historical Casement
Tax Credit: State

Found on the National Register, Lauderdale Courts was built under the auspices of the Franklin D. Roosevelt Works Progress Administration Program. It was among the first housing projects built in Memphis. Several leading Memphis architects assisted in the design to help promote a sense of community. Many prominent Memphis citizens came from this development, but none more famous than Elvis Presley, who lived there with his family from 1949-1953. By 1999, the property had found itself in disrepair, with more than half of the units unoccupied and boarded up. The redevelopment of Lauderdale Courts into Uptown Square, an apartment project that was a public/private partnership with the City of Memphis and downtown developers, took almost 4 years to complete. It remains one of the few Roosevelt Housing Developments still standing in the U.S.

§ §



Garland Towers

Garland Towers (formerly Jack Tar Hotel & Bathhouse)
Hot Springs, AR **Built: 1950**
Windows: Historical Casement
Tax Credits: Unknown

The Jack Tar Hotel & Bathhouse is a reminder of both the bathing and tourist spa culture that was so prevalent in Hot Springs in the first half of the 20th century. Designed in an international style by local architect Irven Grainger, this particular establishment was constructed directly across the street from the long-standing Jack Tar Motor Court. It quickly became a popular spot for upper class spa-goers, as well as (surprisingly) some of the most infamous gangsters of the time, like NYC mobster Frank Costello. Unfortunately, the decline of the spa industry came soon thereafter and by the early 1960s, the Jack Tar Bathhouse had closed. While the Motor Court across the road was eventually demolished, the hotel & bathhouse was renovated into Senior Housing in the 1980s and it has served that purpose ever since. The structure was added to the National Register in 2006.

§ §



Terrace Lofts

Terrace Lofts (formerly 7-Up World Headquarters)
St. Louis, MO **Built: 1951**
Windows: Historical Single Hung
Tax Credit: Unknown

This 3-story building has been a symbol of St. Louis pride and entrepreneurship since it opened as the world headquarters for the 7-Up Company. The building, whose architecture is unique for the era, would later be purchased by the city and become part of its office building network. For several years, it held the City Department of Personnel and the Office of Land Clearance for Redevelopment. In 2004, the structure was added to the National Register. That same year, it was purchased by a group of developers, who turned it into loft apartments.

§ §



1-800-347-0438

E.C. Glass High School
Lynchburg, VA Built: 1953
Windows: Historical Single Hung
Tax Credit: Unknown

This high school is named for Edward Christian Glass, superintendent of schools in Lynchburg from 1879-1931. Officials from Lynchburg, with the post-war baby boom beginning, proactively designed and built this new high school to support their city's growing population. It has remained virtually unaltered since its completion, keeping its conservative modern design and locally familiar soft-red brick with limestone appearance intact. A testament to the school's beauty is the fact that several companies relocated to Lynchburg in the '50s, citing this impressive municipal accomplishment as a decisive factor in their decision to go there. In 2003, groundbreaking began on a huge modernization project. Rehab was completed 3 years later.



E.C. Glass High School

§ §

Drury Plaza Hotel of Santa Fe (formerly St. Vincent's Hospital)
Santa Fe, NM Built: 1953
Windows: Historical Picture Window
Tax Credit: Unknown

This structure sets in the heart of downtown Santa Fe, next to historic St. Francis Cathedral. It was designed by architect John Gaw Meem, famous for his development and popularization of the Pueblo Revival style. When construction was completed, the building became St. Vincent's Hospital, and stayed that way until 1977. After that, the structure became a nursing home for a short time. It later housed New Mexico's Department of Cultural Affairs. Offices for the New Mexico Film Commission were also located there and it has been the site of several movie productions over the years. Drury, a national hotel chain purchased the building in 2007, with a grand plan for their LEED-certified "adaptive reuse." After waiting out the economic recession, refurbishment of the structure began in 2012. The Drury Plaza Hotel in Santa Fe was completed 2 years later.



Drury Plaza Hotel of Santa Fe

§ §

Hilliard Homes
Chicago, IL Built: 1966
Windows: Historical Horizontal Slider with custom Arch Flanker
Tax Credit: Federal

Hilliard Homes is named after Raymond M. Hilliard, longtime Department of Welfare director for Chicago and Cook County. The Hilliard buildings are regarded as aesthetic gems among the Chicago Housing Authority. With its curving structure and honeycomb-shaped windows, Hilliard Homes is reminiscent of one of Chicago's architectural treasures, Marina Towers. The resemblance is hardly a coincidence considering both sites were designed by renowned architect Bertrand Goldberg. Hilliard Homes is comprised of two identical 16-story cylindrical buildings. Although not as old as most buildings found on the National Register, Hilliard Homes was placed there in 1999 for exceptional architectural and historic significance. Restoration of Hilliard resulted in public housing and affordable apartments.



Hilliard Homes

§ §

Pointe 400 (formerly The Pet Building)
St. Louis, MO Built: 1969
Windows: Historical Casement
Tax Credit: State & Federal

This 13-story, concrete building was built along the St. Louis riverfront within sight of the Gateway Arch, and across the street from Busch Stadium. It was formerly the corporate home of Pet, Inc., and later Jacob Engineering. In 2004, The Pet Building was added to the National Register of Historic Places, a significant achievement for a building its age. Developers converted the property into luxury apartments which feature floor-to-ceiling windows for stirring views of downtown St. Louis.



Pointe 400

§ §

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