NPS Form 10-900 (Rev. 10-90)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

other names/site number n/a 2. Location street & number317 North Eleventh Street
street & number 317 North Eleventh Street
street & number317 North Eleventh Street not for publication _n/a vicinity _n/a stateMissouri codeMO countySt. Louis (Independent City) code code
city or town St. Louis vicinity n/a state Missouri code MO county St. Louis (Independent City) code 63101 3. State/Federal Agency Certification As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets oes not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally See continuation sheet for additional comments. Signature of certifying official (Claire Blackwell, Deputy SHPO) Date Missouri Department of Natural Resources State or Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.) Signature of commenting or other official Date State or Federal agency and bureau 4. National Park Service Certification I hereby certify that this property is:
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this _X_ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _X_ meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide _X_locally, See continuation sheet for additional comments.) Signature of certifying official (Claire Blackwell, Deputy SHPO)
nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide _X locally , See continuation sheet for additional comments.) Signature of certifying official (Claire Blackwell, Deputy SHPO)
State or Federal agency and bureau 4. National Park Service Certification I hereby certify that this property is:
4. National Park Service Certification I hereby certify that this property is:
I hereby certify that this property is:
See continuation sheet determined eligible for the National Register See continuation sheet determined not eligible for the National Register removed from the National Register other (explain):
Signature of Keeper Date of Action

5. Classification	
Ownership of Property (Check as many boxes as apply)	
, , , , , , , , , , , , , , , , , , , ,	
x private	
public-local	
public-state	
public-federal	
Category of Property (Check only one box)	
<u>x</u> building(s)	
district	
site	
structure	
object	
Number of Resources within Property	
Contributing Noncontributing	
buildings	
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objects	
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Number of contributing resources previously listed in the National Register 0	
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Alama of related multiple property listing /Enter "AI/A" if property is not part of a multiple property listing \	
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)	
<u>n/a</u>	
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6. Function or Use	
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Current Functions (Enter categories from instructions)	
Cat: Commerce/Trade Sub: Business	
7 D	
7. Description	
Architectural Classification (Enter actamatics from instructions)	
Architectural Classification (Enter categories from instructions)	
Classical Revival	
Materials (Enter categories from instructions)	
foundation <u>limestone</u>	
roofasphalt	
walls <u>brick</u>	
limestone	
other <u>cast iron</u>	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance
Applicable National Register Criteria
A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
_ x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.
Criteria Considerations (Mark "X" in all the boxes that apply.)
A owned by a religious institution or used for religious purposes. B removed from its original location. C a birthplace or a grave. D a cemetery. E a reconstructed building, object, or structure. F a commemorative property. G less than 50 years of age or achieved significance within the past 50 years.
Areas of Significance (Enter categories from instructions)
Period of Significance
Significant Dates 1925
Significant Person (Complete if Criterion B is marked above)n/a
Cultural Affiliation <u>n/a</u>
Architect/Builder <u>La Beaume & Klein</u>
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) 9. Major Bibliographical References
Previous documentation on file (NPS) preliminary determination of individual listing (36 CFR 67) has been requested. previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey # recorded by Historic American Engineering Record # Primary Location of Additional Data State Historic Preservation Office Other State agency Federal agency Local government University
X Other Name of repository: I andmarks Association of St. Louis, Inc.

10. Geographical Data
Acreage of Property <u>less than one acre</u>
UTM References (Place additional UTM references on a continuation sheet)
Zone Easting Northing
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
11. Form Prepared By
name/titleStacy Sone, Researcher
organization_Landmarks Association of St. Louis date_ May 26, 2000
street & number_917 Locust_7th Floortelephone_(314) 421-6474_
city or town St. Louis state MO zip code 63101-1413
Additional Documentation
Submit the following items with the completed form: Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resources. Photographs Representative black and white photographs of the property. Additional items (Check with the SHPO or FPO for any additional items)
Property Owner
(Complete this item at the request of the SHPO or FPO.)
name Craig Heller, Louderman LLC
street & number 1006 Olive telephone 314-241-6700
city or town_St. Louisstate_MO zip code_63101

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Louderman Building St. Louis (Independent City), Missouri

Summary

The twelve-story Louderman Building is located in downtown St. Louis at 317 North Eleventh Street, the southwest corner of Eleventh and Locust streets. Designed by a well-known St. Louis architectural firm, La Beaume & Klein, the Louderman Building was completed in 1925 at a cost of \$750,000. The reinforced concrete structure is clad in buff-colored brick with the exception of the lowest two stories which are limestonefaced on the street facades. Louderman Building features include intact cast iron storefronts on its two street facades, and classical-style terra cotta ornament at the roof line. The only visible alterations are the replacement of most of the original doublehung sash windows with single-pane windows sometime during the 1980s. The replacement windows are located in the original openings so the building's fenestration pattern has not been altered. The original double-hung windows remain on the south side. The building's exterior doors have also been replaced with metal frame glass doors. Despite the replacement windows and doors, the Louderman Building's integrity is outstanding and nearly unrivaled in the downtown business district where storefronts have typically been altered and cornices removed. It retains its integrity of location, setting, design, materials, workmanship and association.

Elaboration

Exterior

The Louderman Building stands on an approximately 64' x 106' corner site inside St. Louis' downtown business district (Photo 1). The first two stories are limestone clad while the shaft of the building is buff-colored brick. The first floor was designed for retail use. A limestone keystone marks the building's main entrance which is located in

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Louderman Building St. Louis (Independent City), Missouri

the center of the Eleventh Street facade (Photo 2). The double-door entrance is surrounded by a spiral patterned frame sculpted into the stone. The metal door surround identifies the building's name in letters sculpted into the metal. Over the door is a cast iron grille behind which are located two four-light transom windows.

Flanking the center entrance bay is a series of storefronts (Figure 1). With the exception of the northernmost bay on the Eleventh Street facade, all the storefronts are the same size and share common characteristics (Photo 3). Each is positioned inside a cast iron frame consisting of fluted pilasters on the outside edges with Corinthian-style capitals (Photo 4). The frame's entablature is blank except for a shallow scroll design on the outside edges. Inside the pilasters and immediately surrounding the windows, the spiral pattern around the main entrance is repeated here in cast iron. Just below the entablature at each storefront opening are three pairs of transom windows. The division between the pairs is the spiral pattern once again. The northernmost bay on the Eleventh Street facade is slightly narrower. Some bays have single recessed doors at one end of the storefront; others have a center recessed door; and a couple have a door that is flush with the wall. Although the glass doors are not the original and some of the transom windows have been broken or boarded, the storefronts remain remarkably intact.

The Louderman Building's second story is also limestone and contains seven bays of windows on the Eleventh Street side and five on the Locust Street side. The tall windows on the second floor are designed to light a mezzanine space on the interior. The ten upper stories are almost identical to one another (Photo 1). The northernmost and southernmost bays on the Eleventh Street side include single windows. Five bays

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Louderman Building St. Louis (Independent City), Missouri

of paired windows are arranged in between the single-window bays. Originally doublehung, the current windows are now single-pane replacement windows.

Except for the stone and cast iron trim on the first story, La Beaume & Klein reserved the building's only other decoration for the eleventh story and the roofline. The eleventh story is identical to the others with the exception of a subtle dentil pattern over the paired windows. At the roofline, a terra cotta stringcourse that contains decorative circular medallions and rectangular panels (also terra cotta) extends across the building's street facades. Above the stringcourse is a classical sculpted terra cotta parapet, still perfectly intact and perched on the roof ledge.

Although the building's footprint is rectangular, the main shaft is L-shaped. The southwest portion is only two stories and includes a service/garage entrance (Photo 5). The windows on the south elevation, floors four through twelve, are the original three-over-three double-hung. Those on the lower three stories have been covered or filled in with glass blocks (Photo 6). The windows on the west elevation are also replacements in their original openings. Three bays, consisting of a bay of paired windows in the center flanked by single windows, are located on the Locust Street part of the L-shaped shaft. The Eleventh Street side of the L consists of three bays of single windows and one paired bay. Constructed next to a three-story building (since replaced as evidenced by the shadow left on the Louderman Building), windows are absent on the Louderman Building's lowest three stories (Photo 7).

<u>Interior</u>

The Louderman Building's decorative vestibule and lobby remain intact. Both are lined with travertine marble and have brightly painted, classically detailed coffered ceilings

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Louderman Building St. Louis (Independent City), Missouri

(Photos 8,9). Three original bronze-framed glass doors lead from the vestibule to the L-shaped lobby. Interior entrances into the building's first floor business spaces lead from the lobby (Figure 1). These entrances are framed with painted metal surrounds bearing a floral pattern that imitates the coffered ceiling.

On the north wall between two openings to commercial space is a bronze building directory. The west wall includes four bays. The northernmost is one of three elevator bays. The trim around the elevators is the same as that surrounding the interior entrances into commercial spaces. The original bronze letterbox is positioned between the first two elevator bays. The third bay leads to a recessed door that opens to a stairway. The fourth bay is another elevator (Figure 1).

The second story is divided to include a mezzanine level. The ceiling was originally covered with decorative plaster but was damaged during remodeling when a previous owner installed a new ventilation system and lowered the ceiling (Photo 10). The upper floors have been divided over time to suit various tenants.

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Louderman Building St. Louis (Independent City), Missouri

Summary

The Louderman Building at 317 North Eleventh Street in downtown St. Louis is locally significant under National Register of Historic Places Criterion C in the Architecture area of significance. The twelve-story office building, constructed in 1925 at a cost of \$750,000, was an investment property funded by a local financier, William M. Louderman. Louderman contracted with a prestigious local architectural firm, La Beaume & Klein, to design the building. The architects were known for their residential work and also for such important buildings as the Beaumont Medical Building (NR 1983, demolished), the downtown YMCA, and later, Kiel Auditorium (NR 1999). Their refined civic and institutional buildings typically had in common a limestone base, lightcolored brick shaft, and a decorative cornice. The design for the Louderman Building, following in this tradition, contains finely detailed classical ornament at the cornice, main entrance and in the lobby. The building is significant for its association with this prominent architectural firm and also as St. Louis' last remaining historic tall office building constructed in the typically conservative tradition of local high-rise building design. The Louderman Building retains extraordinary integrity with its intact terra cotta cornice, ornamental lobby, and cast iron storefronts. Its period of significance is its construction date, 1925.

Elaboration

St. Louis in the 1920s witnessed continued growth as residential development pressed westward to the city limits. A conservative tradition of incorporating historical, especially classical, detail into office building design had been favored for decades in

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Louderman Building St. Louis (Independent City), Missouri

the St. Louis business community. During the 1920s, however, office building design changed with the introduction of the Art Deco style to St. Louis. The dramatic Southwestern Bell Telephone Building, well underway in 1925 and designed by St. Louis architects Mauran, Russell, and Crowell, altered the city's skyline with its thirty-one stories and step-back design. Still, St. Louis' conservative spirit prevailed throughout the decade. Substantial office buildings, including the Landreth Building (demolished), the Gothic-based Paul Brown Building, and the Ambassador Theater (eleven office stories over a six story theater, NR 1982, demolished) displayed traditional ornament rooted in European sources.¹

In a similar tradition, St. Louis architects, La Beaume & Klein, designed a twelve-story office building for their client William Louderman. Realizing the potential for a sound investment, Mr. Louderman and his brother Henry formed a realty company through which William could manage the construction of a twelve-story office building in St. Louis' downtown business district. Just after New Year's 1925, the Locel Realty Company secured a valuable parcel at the southwest corner of Eleventh and Locust Streets that included a three-story building slated for immediate removal.²

La Beaume & Klein's long, successful history in St. Louis had produced many buildings (mostly residential) with several more on the drawing board during the 1920s. Louis

¹ "St. Louis in Midst of Greatest Building Program In City's History." *Greater St. Louis* (vol. 6 no. 11, July 1925), 10, 11.

[&]quot;Setting a New Pace in City Construction." Greater St. Louis (vol. 7 no. 2, Oct. 1925), 7, 18.

 [&]quot;New Building to be At Eleventh and Locust." Greater St. Louis (vol. 6 no. 5, Jan. 1925), 30.
 "12-Story Building To be Erected Here." St. Louis Globe-Democrat (Jan. 3, 1925), 1.

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Louderman Building St. Louis (Independent City), Missouri

La Beaume was St. Louis-born and raised. He graduated from Washington University's Manual Training School, then continued his education at Columbia University where he studied architecture. Following further studies in Europe, he apprenticed in leading architectural offices in Boston. La Beaume returned to St. Louis in 1902 to join the Louisiana Purchase Exposition design staff. He subsequently opened his own practice with Guy Mariner, an association that dissolved in 1912 when he joined in a partnership with another St. Louis native, Eugene S. Klein. Klein received his training at Boston's Lawrence Scientific School before returning to St. Louis where he worked for the architectural firm Mauran, Russell, and Garden. During La Beaume & Klein's association, they were commissioned to design what were considered some of St. Louis' most important buildings. These included the YMCA, Planters' Building, Kiel Auditorium, Maternity Hospital, and Beaumont Medical Building. Their commissions also included various churches and a numerous residences.³

The architects' drawing (Figure 2), published in the newspaper before construction began, varied only slightly from the finished product. An accompanying article described the exterior design as simple and dignified with its limestone base, brick shaft, and its subtle limestone ornament. The article described the interior plans as modern and complete,

"...divided into the most convenient arrangement for office suites....Every practical convenience for the comfort of

³ La Beaume & Klein file, Landmarks Association. (Includes La Beaume obit, Nov. 10, 1961; Klein obit, Nov. 13, 1961).

John Albury Bryan, ed., *Missouri's Contribution to American Architecture* (St. Louis: St. Louis: Architectural Club, 1928) 121.

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Louderman Building St. Louis (Independent City), Missouri

tenants will be provided. The elevator service and equipment will be of the most modern type, and the finish throughout will conform in every respect to the needs of the highest grade of tenants".⁴

Before construction even began, several floors had already been leased and there were likely to be few vacancies when the building was completed.⁵ A first floor plan that La Beaume & Klein prepared shows the names of some of the early first floor occupants (Figure 1). Among those that moved into the upper levels were the James Black Masonry and Construction Company, the Louderman Building's general contractor. Eisenstadt Manufacturing Company (jewelry manufacturing) occupied the building's second and third floors which included a mezzanine level. Louderman Investment Company remained in its Olive Street quarters. The Locel Realty Company, headed by officers William Louderman, A.E. Black of James Black Masonry and Construction Company, and architect, Louis La Beaume, resided in the Louderman Building's twelfth floor.⁶ City directories indicate that occupancy in the Louderman Building remained high through the 1950s and 1960s. Businesses began moving west in later decades, however, leaving behind office space in downtown St. Louis.

In addition to significance for its association with La Beaume & Klein, the Louderman Building is also significant as an intact traditional-style office building. Its basic form

⁴ "New Office Building Simple in Design. Erection of Structure at 11th and Locust to Start Soon". St. Louis Globe-Democrat (Jan. 18, 1925), real estate section.

⁵ Ibid.

Polk-Gould St. Louis Directory (St. Louis: Polk-Gould Directory Co., 1927).
Louis La Beaume continued his architectural practice from his Seventh Street address.

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Louderman Building St. Louis (Independent City), Missouri

with its limestone base, brick shaft, and cornice; retrained classical ornament; and castiron storefronts are typical characteristics of traditional office buildings. Despite the amount of construction going on in the city during the mid-1920s, only a few buildings were offices. Southwestern Bell Telephone Company Building and the Shell Building, both designed by St. Louis architects and under construction at the same time as the Louderman Building, were dramatically different from anything built previously in St. Louis. The Louderman Building remains intact and is one of few buildings in St. Louis that has not been altered by a modernized storefront. It is also one of the latest historic office buildings in the downtown business district and the latest survivor of those offices built in the traditional style. In addition, La Beaume & Klein's other 1920s office building, the Beaumont Medical Building, was demolished in 1997 leaving the Louderman Building as the sole office building remaining by La Beaume & Klein.

The Louderman Building is also noteworthy because of its outstanding integrity. Its overall appearance suffers little from its replacement windows, a common alteration in downtown St. Louis buildings. The ornamental parapet has remained intact, unlike many other local buildings which have been stripped of their parapets because of the hazards of their deterioration. The unaltered storefront on both street sides is almost remarkable considering the modernization that swept so many buildings' entry levels. Also intact is the lobby with its travertine marble-clad walls and brightly colored coffered ceiling.

After years of neglect, the nearly vacant Louderman Building was purchased by a developer with experience in adapting downtown buildings to new uses. The Louderman Building is scheduled for mixed use conversion into retail space on the first

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Louderman Building St. Louis (Independent City), Missouri

level, offices on the second through sixth levels, and residential space in the six upper stories. The building will continue to be a solid contribution to St. Louis' downtown business district.

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Louderman Building
St. Louis (Independent City), Missouri

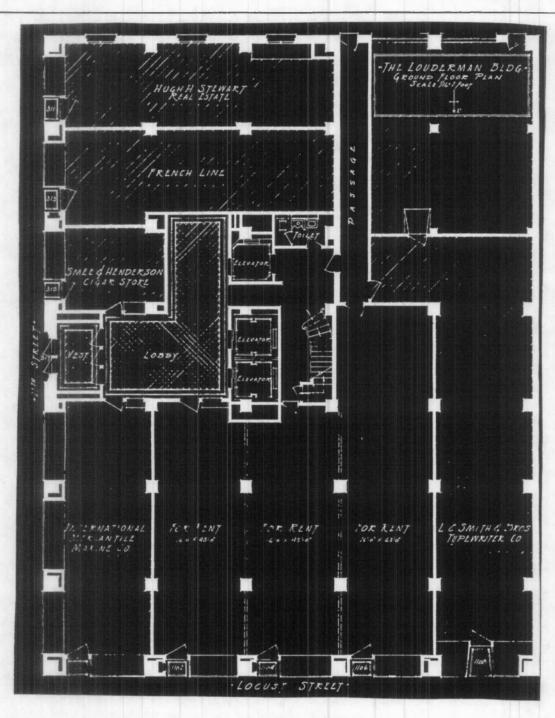


Figure 1

Louderman Building
First Floor Plan

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Louderman Building St. Louis (Independent City), Missouri





Louderman Building
Greater St. Louis, October, 1925

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Louderman Building St. Louis (Independent City), Missouri

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- "New Building to be At Eleventh and Locust." Greater St. Louis 6, no. 5, January 1925.
- "New Office Building Simple in Design. Erection of Structure at Eleventh and Locust to Start Soon." St. Louis Globe-Democrat. January 18, 1925, real estate page.
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- "Stock Market Group Elects St. Louisan." *St. Louis Globe-Democrat.* May 26, 1931. clipping file, Mercantile Library.
- "12-Story Building to Be Erected Here. Office Structure Will Adorn Corner at Eleventh and Locust," *St. Louis Globe-Democrat.* January 3, 1925. p. 1.
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United States Department of the Interior National Park Service

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Louderman Building St. Louis (Independent City), Missouri

Verbal Boundary Description

The boundary of the nominated parcel is indicated with a broken line on the accompanying map entitled "Louderman Building Boundary Map" (continuation Page 16).

Boundary Justification

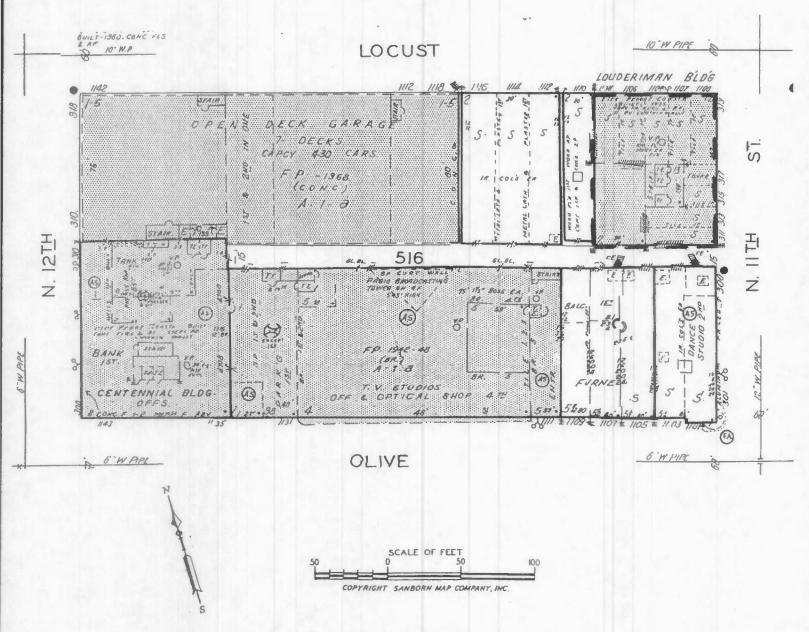
The boundary of the nominated property is the same as the footprint of the Louderman Building.

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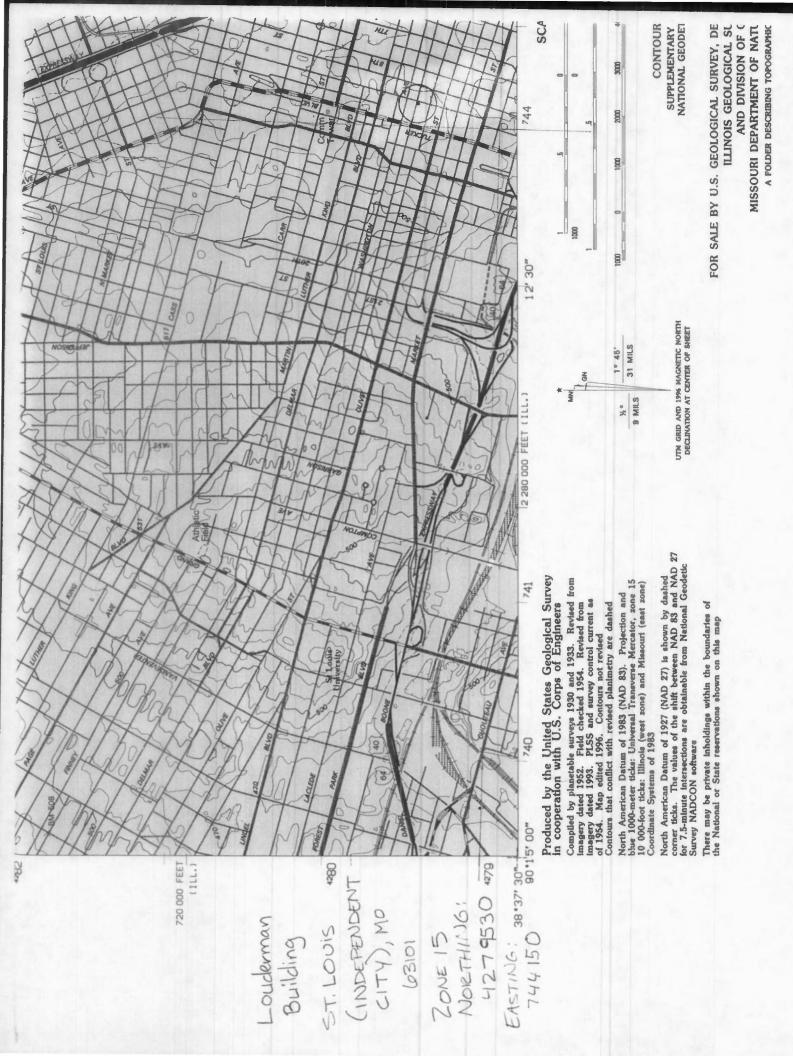
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Louderman Building St. Louis (Independent City), Missouri

Louderman Building Boundary Map



Source: Sanborn Map Company, Inc., 1962



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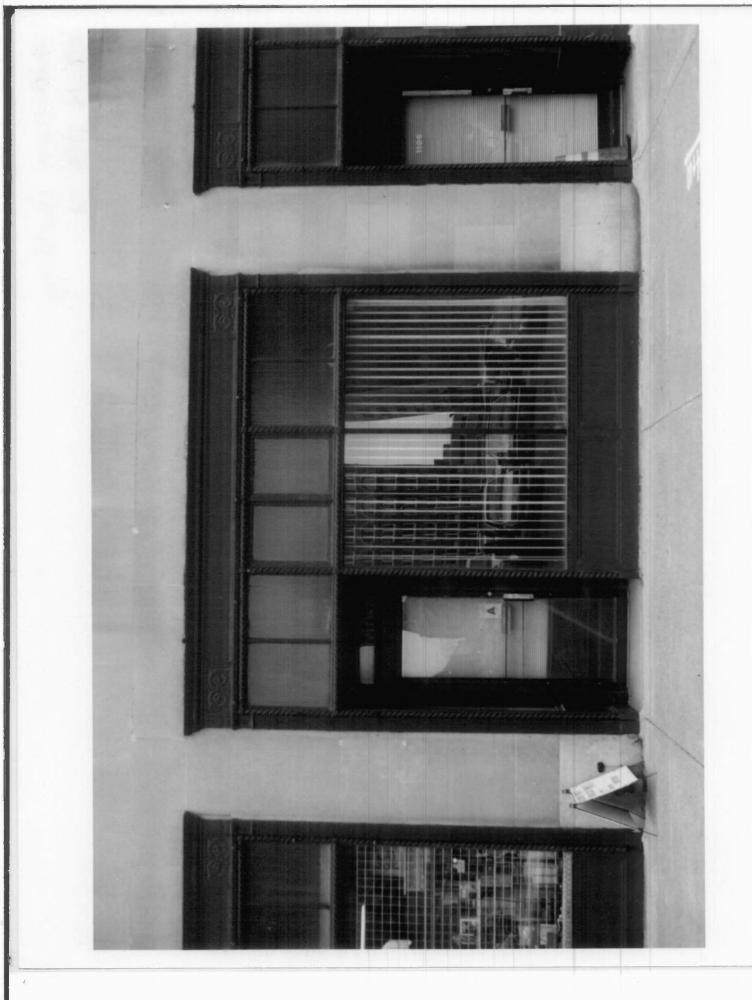
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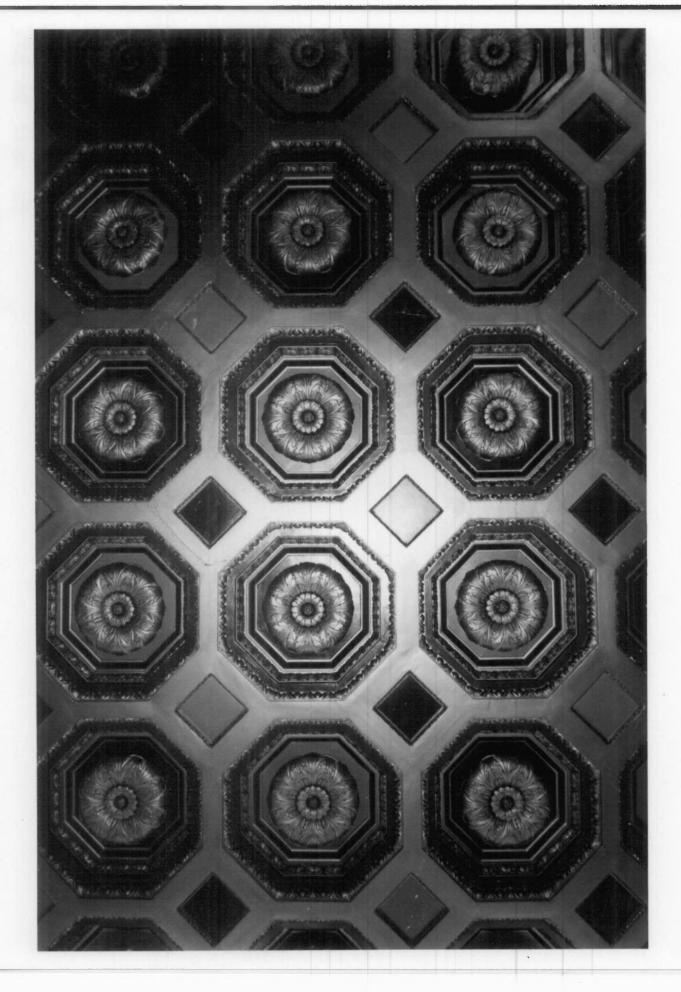


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St. Louis (Independent City), Mo

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Louderman Building
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5t. Louis (Independent City), Mo
1-17-11 Louis (Independent City), Mo
5-10-00
1066y Ceiling #90+10



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St. Lowis Cindependent City), Mo
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2 nd floor Landwork: Assoc of St. Lowis
#10 of 10 Louderman Building

