

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Parkview Towers
Other names/site number Parkview Place Apartments
Name of related Multiple Property Listing N/A

2. Location

Street & number 701 Westgate Avenue N/A not for publication
City or town University City N/A vicinity
State Missouri Code MO County St. Louis Code 189 Zip code 63130

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria: X A ___ B ___ C ___ D

B. KRO Deputy SHB 5-15-24
Signature of certifying official/Title Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

Signature of the Keeper Date of Action

Parkview Towers
Name of Property

St. Louis County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		sites
4		structures
		objects
5	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Concrete
roof: Concrete
other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Parkview Towers
Name of Property

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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.
- 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.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

SOCIAL HISTORY

Period of Significance

1972

Significant Dates

1972

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schwarz & Henmi (architects)

Gumble Construction Company (builder)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreege of Property Less than one

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.657143 -90.304809 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rachel Consolloy/COO; Amanda Loughlin/National Register Section Head; Ryan Reed/Senior Historic Preservation Specialist

organization Rosin Preservation LLC date February 2024

street & number 1712 Holmes St. telephone 816.472.4950

city or town Kansas City state MO zip code 64108

e-mail amanda@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Parkview Towers**

City or Vicinity: **University City**

County: **St. Louis** State: **MO**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **July 2023**

- 01 of 34:** View looking SW at the east and north elevations.
- 02 of 34:** Detail view of the entrance and first story of the east elevation, looking SSW.
- 03 of 34:** View looking NW at south and east elevations.
- 04 of 34:** West elevation, looking E.
- 05 of 34:** Detail of outdoor patio/garden on the west side of the building, looking S.
- 06 of 34:** North elevation, looking S.
- 07 of 34:** First floor, grand stair to basement, looking E.
- 08 of 34:** First floor, community room, view SE.
- 09 of 34:** First floor, community room, view NW.
- 10 of 34:** First floor, non-historic office in southeast corner; historic storefront at left, looking NE.
- 11 of 34:** Basement, community room, view NW.
- 12 of 34:** Basement, view NW, showing stair and elevators.
- 13 of 34:** Typical corridor, looking NW from middle near elevators; photo on second floor.
- 14 of 34:** Typical corridor, looking S from north end; photo on fourth floor.
- 15 of 34:** Typical north stair, looking SW from mid-landing; photo on ninth floor.
- 16 of 34:** Typical south stair, looking SW from entrance; photo on fourth floor.
- 17 of 34:** Typical original one-bedroom apartment (Apt 205), living room, view SW.
- 18 of 34:** Apt 205, living room, view NE.
- 19 of 34:** Apt 205, kitchen, view N.
- 20 of 34:** Apt 205, bedroom, view SE.
- 21 of 34:** Apt 205, bathroom, view N.
- 22 of 34:** Typical original studio apartment (Apt 309), living/bedroom, view NE.
- 23 of 34:** Apt 309, living/bedroom, view SW.

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- 24 of 34:** Apt 309, bathroom, view SW.
- 25 of 34:** Typical combined one-bedroom & studio unit (Apt 404), view S.
- 26 of 34:** First floor, non-historic office at southwest corner, looking SE.
- 27 of 34:** First floor, non-historic vestibule at southwest corner, looking W.
- 28 of 34:** First floor, salon at northwest corner, looking SW.
- 29 of 34:** Basement, health room at southeast corner, looking NE.
- 30 of 34:** Basement, kitchen at southwest corner, looking SE.
- 31 of 34:** Exterior, patio at northeast corner, looking SW.
- 32 of 34:** Exterior, concrete breezeblock enclosure, east elevation, looking W.
- 33 of 34:** Exterior, concrete breezeblock enclosure, north elevation, looking SW.
- 34 of 34:** Exterior, parking lot at northwest elevation, looking SE.

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1. Locational map, showing Parkview Towers within context. Base map from Google.

Figure 2. Parcel map of Parkview Towers, showing the extent of the property. Image is from Google Earth, 2022 aerial.

Figure 3. Parkview Towers within the Delmar Loop-Parkview Gardens Historic District. Base map from MO DNR, Historic Districts and Sites Map Viewer. Bold dashed line represents the Eastgate-Westgate Urban Renewal Project Area.

Figure 4. Site plan and exterior photo key. Plan from 2006 renovation and represents current conditions.

Figure 5. Historic first floor plan. Wallace Architect, LLC, "Existing First Floor Plan, Parkview Place," 2003, Sheet A1.1. Not to scale.

Figure 6. Current floor plan and photo key. Highlighted walls in bottom image indicate those added during the renovation. Wallace Architect, LLC, "Renovated First Floor Plan, Parkview Place," 2003, Sheet A1.4. Not to scale.

Figure 7. Historic basement plan. Wallace Architect, LLC, "Existing Basement Plan, Parkview Place," 2003, Sheet A1.0. Not to scale.

Figure 8. Current basement plan and photo key. Wallace Architect, LLC, "Renovated Basement Plan, Parkview Place," 2003, Sheet A1.3. Not to scale.

Figure 9. Typical, historic residential floor plan. Wallace Architect, LLC, "Existing 2nd-14th Floor Plan, Parkview Place," 2003, Sheet A1.2. Not to scale.

Figure 10. Current, second floor plan and site key. Wallace Architect, LLC, "Renovated 2nd & 3rd Floor Plan, Parkview Place," 2003, Sheet A1.5. Not to scale.

Figure 11. Current, third floor plan and site key. Wallace Architect, LLC, "Renovated 2nd & 3rd Floor Plan, Parkview Place," 2003, Sheet A1.5. Not to scale.

Figure 12. Current, fourth floor plan and site key. Wallace Architect, LLC, "Renovated 2nd & 3rd Floor Plan, Parkview Place," 2003, Sheet A1.7. Not to scale.

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Figure 13. Current, ninth floor plan and site key. Wallace Architect, LLC, “Renovated 2nd & 3rd Floor Plan, Parkview Place,” 2003, Sheet A1.7. Not to scale.

Figure 14. University City’s Urban Renewal area with the Eastgate-Westgate Project Area within. The star denotes the location of Parkview Towers, which came about because of the Urban Renewal project. Source: St. Louis Post-Dispatch (21 March 1962):5W.

Figure 15. Snippet of the 1951 Sanborn for St. Louis, showing the condition of the area prior to redevelopment in 1970. Bold outline represents the current property boundary. Sanborn Fire Insurance Company, Vol. 6, 1909 revised to January 1951, Sheet 63.

Figure 16. Architect’s rendering of Parkview Towers in the January 10, 1971, issue of the St. Louis Post-Dispatch, page 7-K.

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Parkview Towers
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St. Louis County, Missouri
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N/A
----- Name of multiple listing (if applicable)

Summary

Parkview Towers (1972) is located at 701 Westgate Avenue in University City, St. Louis County, Missouri. The fourteen-story Modern Movement high rise apartment building has a rectangular footprint and a full basement. The reinforced concrete structural system consists of foundation, internal and perimeter columns, and flat roof behind a short parapet. The structural system creates gridded window walls on the east and west elevations with historic aluminum sliding windows over concrete bulkheads on the second through fourteenth stories. Full height storefront windows fill most of the grid on the first story. The first floor contains most of the community spaces and offices; the basement contains a mixture of community space and mechanical/storage rooms. The upper thirteen residential floors are identical. Switchback egress stairs occupy the north and south ends of the double-loaded central corridors of each floor. A pair of elevators sits at the center-west side of the corridor with non-historic mechanical and laundry rooms to the north. The apartment tower (contributing building) sits at the southeast corner of the parcel. There are four additional small contributing structures within the boundaries: an open patio at the southeast corner of the lot; a landscaped patio at the southwest corner of the lot; the adjacent concrete breezeblock mechanical enclosure; and a paved parking lot that wraps the north and west sides of the building. Parkview Towers retains historic integrity with some minor alterations since its initial construction. These alterations include the partial enclosure of covered patios in the southwest and southeast corners of the first floor, the combination of some studios into larger units, the adaptation of units on the second and third floors to be ADA compliant, and finish and fixture updates throughout the building. Character-defining features of the building include the high-rise structure with its central circulation core and double-loaded corridors on each floor. The community gathering spaces on the first floor and in the basement are significant spaces, along with the southeast and west patios.

Elaboration

SETTING & SITE

Parkview Towers (1972) is located at 701 Westgate Avenue in eastern University City, St. Louis County, Missouri (*Figure 1*), just over half of a mile north and west of Washington University and Forest Park, respectively. The nominated property occupies 0.70 acres at the northwest corner of Westgate and Enright avenues within the 1984 Delmar Loop-Parkview Gardens Historic District (*Figures 2 & 3*); the building is a non-contributing resource to the district. The building sits near the west edge of the listed district, approximately one block north of the primarily commercial

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Delmar Boulevard. The National Register-listed Donaldson Court Apartments (1922), also within the boundaries of the Delmar Loop district, sits directly to the south of the property. Two- and three-story brick apartment buildings, contributors to the Delmar Loop district, line both sides of Westgate Avenue to the north of Parkview Towers. Vacant lots sit immediately east and southeast of the building; residential buildings constructed in 1968 filled these lots when the district was listed. Aerial images indicate these nine buildings were demolished between 2013 & 2019. Lining the west side of the nominated property, the Ackert Walkway corresponds to a former railroad right-of-way that formed a portion of the west boundary of the district to the south of Parkview Towers.

The building itself occupies the southeast portion of the property. The asphalt parking lot with forty-one spaces wraps the north and most of the west side of the fourteen-story apartment building. A historic curved driveway provides vehicular access to the front (east) door from Westgate Avenue (*Photo 1 to 3*). A historic concrete canopy with non-historic pyramidal skylight (circa 2011) extends from the first story to cover the entrance. A non-historic metal fence encloses the small historic concrete patio at the southeast corner of the property (*Photo 3*). This patio does not have additional features. A historic concrete patio (a contributing structure) with landscaped planters abuts the southwest corner of the building (*Photo 5*). Low concrete curbs form small rectangular beds at the north and south ends of the west patio. Rectangular concrete benches flank an open bed at the center of the west patio. Both patios have large aggregate concrete slab floors. A historic concrete breezeblock enclosure to the west of the west patio and south of the parking lot hides the building's cooling tower (*Photos 4 & 5*). Additional landscaping at the site includes minimal small plantings around the building footprint and medium trees along the perimeter.

Alterations to the site since 1972 include the repaving and restriping of the parking lot to accommodate ADA parking stalls, the installation of a dumpster enclosure at the northwest corner of the parking lot, new fences around the perimeter of the property, new sidewalk and patio at southeast corner of the building, and a new curb cut and ramp under east canopy to accommodate ADA needs.

EXTERIOR

Parkview Towers is a fourteen-story reinforced concrete residential high rise with a flat roof behind a short parapet. Its rectangular footprint sits on a generally north-to-south axis with the primary elevation facing east. A flat-roofed cubic mass containing the elevator penthouse projects from the

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west-center of the roof. The concrete structural system creates gridded elevations, dividing each wall into inset vertical bays (*Photos 1, 3, 4*). The vertical ribs dividing the bays extend up to the parapet level, with the parapet wall comprised of individual canted concrete panels. Programmatically, the first floor is community and administrative spaces with residential floors above. The building's fenestration pattern follows the interior programming. The public entrances are located on the first floor of the east and west elevations. The main entrance on the east elevation is the seventh bay from the south. This entrance is composed of an aluminum storefront with full single-light double doors. The west elevation has two secondary public entrances. These entrances are within the sixth and eighth bays from the north. The recessed storefront has aluminum frame full-light doors. Unless noted otherwise, windows and doors are historic.

EAST (PRIMARY) ELEVATION

The primary elevation faces east onto Westgate Avenue (*Photos 1 to 3*). The concrete structure divides the elevation into ten bays. The design of the first story differs from the upper stories. Aluminum storefronts fill bays 2 to 6 (bay 2 storefront is non-historic), looking south-to-north. Bay 7 contains the main entrance. This recessed historic entry has an aluminum storefront with a pair of glazed aluminum doors. The historic one-story concrete canopy extends only from this bay to shelter the vehicular drop-off (*Photo 2*). The pyramidal skylight of the canopy dates to circa 2011.¹ Bays 8 & 9 correspond to a historic covered patio (*Photo 2 and 31*). Concrete walls fill the end bays between the concrete columns. The exterior columns of the first story become vertical ribs in the upper stories. The blank north and south bays contain no openings and are narrower than the center bays. Four single-light historic aluminum sliding windows completely fill each center bay of the second through fourteenth stories.

NORTH ELEVATION

The narrow north elevation abuts the associated parking lot (*Photos 1,6, and 34*). The concrete structural system divides the elevation into three bays, with the central narrow bay corresponding to the internal egress stairs. Small fixed single-light aluminum windows pierce the west side of each of the center bays on stories two through fourteen. The wide outer bays each contain two single-light historic sliding windows at the outer ends. The first stories contain openings at the

¹ The date of the skylight is currently unknown, but it is based on an aerial image from 2006 that does not show it and a Google streetview image from 2011 that does. The skylight is not on the construction drawings from 2006.

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outer ends of the two end bays (*Photo 6*); these openings are the same width as the windows in the upper stories.

WEST ELEVATION

The west elevation has a similar design to the east elevation (*Photo 4*). The concrete structure divides the elevation into ten bays. The design of the first story differs from the upper stories. Concrete walls fill bays 1, 3, 5, and 10, looking north-to-south. Bays 2 and 4 are inset, with bay 2 corresponding to a covered patio. Bays 5 to 9 are open, with a recessed historic aluminum storefront. The storefront in Bay 9 is non-historic. The exterior columns of the first story become vertical ribs in the upper stories. The blank north and south bays contain no openings and are narrower than the center bays. Four single-light historic aluminum sliding windows completely fill each center bay of the second through fourteenth stories.

SOUTH ELEVATION

The narrow south elevation is nearly identical to the north elevation (*Photo 3*). The elevation abuts the public sidewalk to the south. The concrete structural system of the building divides the elevation into three bays, with the central narrow bay corresponding to the internal egress stair. Small fixed single-light aluminum windows pierce the west sides of each of the center bays on stories two through fourteen. The wide outer bays contain historic sliding windows at the outer ends. The first story contains non-historic aluminum storefronts within historic openings; these openings are the same width as the windows in the upper stories.

INTERIOR

The first floor and basement of Parkview Towers contain community spaces, offices, and mechanical rooms. Double-loaded central corridors organize the apartments on floors two to fourteen. Primary vertical circulation includes two central elevators located on the west side of the corridor (*Photos 12 & 13*) and switchback egress stairs at the north and south ends of each corridor (*Photos 15 & 16*). The corridors and circulation systems are character-defining features of the building.

Ceiling heights, corridor walls, and most walls on the first floor and basement remain within their historic locations. These floors retain the historic community gathering spaces that are significant features of the building. The ceiling heights of the upper floors were reduced in 2006 to conceal the sprinkler system, but the apartments have dropped chases for sprinklers and original ceiling

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heights. Finishes throughout the building mostly date to the 2000s. The building underwent alterations in 2006 and 2011. Work primarily updated finishes, fixtures, and mechanical equipment, as well as added a sprinkler system.

FIRST FLOOR (FIGURE 5&6)

The east (main) entrance leads into a small foyer, which opens directly into the elevator lobby. The entrance and foyer have aluminum storefronts, each with a pair of full-light double doors. A third aluminum frame single-light door located at the north elevation of the foyer accesses the covered patio. The foyer has non-historic metal benches. A historic, glass-enclosed switchback stair adjacent to the south of the foyer provides additional access between the basement and first floors (*Photos 7 & 12*). A salon (*Photo 28*), restroom, storage rooms, and an office fill the northwest corner of the first floor. A community room fills most of the south side of the first floor south of the entry, elevators, and stair (*Photos 8 & 9*). Non-historic offices fill the southwest and southeast corners of the floor (*Photo 10 & 26*) that were historically open patios. There is a non-historic entrance and vestibule (*Photo 27*) at the southwest corner of the building, adjacent to the new office. The entrance has a single metal slab door, and the vestibule has gypboard walls and ceilings. The vestibule has three doorways leading to the non-historic southwest office, the south stairwell, and the community room. Each doorway has a metal slab door.

Alterations to the first floor included the adaptation of the southeast and southwest covered patios into offices. New aluminum storefronts filled historic openings, maintaining the visual openness of the original construction. The salon in the northwest corner of the building was enlarged to the north but a portion of the historic covered patio in this location was retained. An ADA accessible restroom was installed near the salon.

BASEMENT (FIGURE 7&8)

In the basement, mechanical rooms fill the northeast and northwest corners. A community room fills most of the south half of the floor (*Photo 11*). Health rooms (*Photo 29*), exercise rooms, and a kitchen (*Photo 30*) wrap the east and south sides of the community room. Alterations in the basement include the enlargement of a new exercise room in the southeast portion of the floor, the enlargement of the restrooms to accommodate ADA requirements, and conversion of the former chapel at the southeast corner of the basement to the health office and exam room.

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RESIDENTIAL FLOORS 2 TO 14 (FIGURES 9 TO 13)

The thirteen upper floors contain a total of 156 units.² Each floor contains three studios and nine one-bedroom apartments, organized along the central corridor (*Figure 9, Photo 14*). One-bedroom units fill the four corners of each floor (*Photos 17 to 21*), as they did historically. The former studio apartments on the west side of the corridor were combined to form three one-bedroom units (*Photo 25*). Similarly, four studios in the north half of the east side of the corridor were combined to create two one-bedroom units. The three remaining studios are in their historic locations (*Photos 22 to 24*). Headers in the combined units indicate the locations of former walls (*visible in Photo 25*), and no corridor walls were moved during renovations. The apartments on floors two and three vary slightly from those on floors four and above, as they were renovated to comply with ADA requirements (compare *Figures 10 & 11 with 12 & 13*). Mechanical and laundry rooms were added to each floor on the west side of the corridor north of the elevator. The laundry was added within the space of a former studio apartment. The mechanical room immediately north of the elevations. This alteration eliminated a small storage room on each floor and created a new recessed entry into one of the new one-bedroom units. The thirteen upper floors contained a total of 195 units prior to the alterations.

BREEZEBLOCK MECHANICAL ENCLOSURE (*CONTRIBUTING STRUCTURE*)

The one-story concrete breezeblock mechanical enclosure (1972) is located at the southwest corner of the property (*Photos 32&33*). The enclosure sits on a concrete foundation and is open at the top. The east, south, and north walls are rectangular breezeblock with a simple rectangular opening laid in a solid course. Solid rectangular concrete blocks stacked to create columns at the southwest and southeast corners. There are similar columns at the center of the east and west elevations of the enclosure. The north elevation is open and enclosed with two chain link gates with privacy slats. Metal flashing caps the walls and gates.

² Each of the thirteen residential floors historically contained fifteen apartments with four one-bedrooms (in each corner) and eleven studios in between for a total of 195 units. All four one-bedrooms and three studios remained intact on each floor; the remainder of the studios were combined, creating five new one-bedrooms per floor. This reduced the number of units to 156.

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PARKING LOT (*CONTRIBUTING STRUCTURE*)

The paved parking lot (1972) wraps around the north and west side of the Parkview Towers (*Figure 4, Photos 1, 6, & 34*). The lot was part of the original construction of the tower. The asphalt parking lot has concrete curbing. Painted stripes indicate forty-six parking spaces. A single vehicular entrance and exit for the parking lot is located at the west side of Westgate Avenue north of the tower. Alterations to the site since 1972 include the repaving and restriping of the parking lot to accommodate ADA parking stalls, and the installation of a dumpster enclosure at the northwest corner of the parking lot.

INTEGRITY

The building retains its historic integrity from its period of significance, 1972. The building remains in its historic location within the older historic district of two- and three-story brick apartment buildings. The intact historic design and materials of the building, specifically the poured concrete structure contrast the abundant brick in the surrounding neighborhood, though the building setback matches those of the older historic buildings to the north. The building continues to communicate its association with senior housing trends in the 1960s-70s. The exposed reinforced concrete structure conveys the innovative workmanship utilized in high rise construction during the mid-twentieth century. The property retains integrity of feeling as senior housing through its physical features, such as the residential rooms, community spaces, and exercise rooms. These spaces provide awareness of its history and importance. Alterations to interior finishes and floorplan configuration that have occurred do not affect the overall integrity of the property.

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N/A
Name of multiple listing (if applicable)

Summary

Constructed between 1970 and 1972, Parkview Towers at 701 Westgate Avenue is locally significant to the community of University City (U City), St. Louis County, Missouri under Criterion A in the area of SOCIAL HISTORY. Parkview Towers represents the efforts of multiple affiliated community organizations, specifically the Jewish Community Centers Association (JCCA), the Jewish Family and Children's Services, and Jewish Center for the Aged, that collaborated on a comprehensive approach to addressing the physical and social needs of independent elderly residents of U City. The JCCA, a national organization with regional chapters, formed the non-profit Parkview Housing Corporation (PHC) to plan and execute the construction of Parkview Towers, a fourteen-story apartment building in accordance with the organization's objectives. Prominent local developer William Seltzer served as president of PHC and led the organization's efforts to bring the project to fruition. PHC planned Parkview Towers to provide updated housing exclusively to senior citizens, most of whom were already residents of the neighborhood and wished to remain in U City. Parkview Towers offered more to its residents than just modernized housing. The three established community organizations listed above initiated a cooperative project, the Older Adult Community Action Program (OACAP), to foster a sense of community, independence, and responsibility among the elderly citizens of University City, prior to the construction of Parkview Towers. The PHC and the staff of the OACAP coordinated their efforts to bring their vision for Parkview Towers to fruition. With the completion of Parkview Towers in 1972, OACAP and PHC sponsored and guided the formation of a tenants' council with the intention of keeping senior tenants engaged with the broader community and providing them the opportunity to have agency over their living situation. The tenants' council developed committees to address a wide range of tenant needs, including accessing services, social activities, and building maintenance issues. JCCA, an important social organization in the St. Louis metro area, played an essential role in creating not just a new building, but a framework of integrated services and community engagement. Despite the religious affiliations of the foundational organizations, Parkview Towers and its associated services remained open to all individuals who met the age and income requirements. The period of significance of Parkview Towers is 1972, the year the building opened, and the tenant council formed, thus the year the social needs of Parkview Towers residents were addressed.

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Elaboration

URBAN RENEWAL AND PARKVIEW TOWER

While groups such as the JCCA focused on the social and cultural needs of the elderly, as explained below, other entities focused on the built environment and how an aging building stock impacted the lives of senior residents. Efforts to evaluate the existing building stock in U City began in the early 1960s as part of a broader program of Urban Renewal. Parkview Housing Corporation used the information gathered during the survey phase of the program to identify the needs of residents in the project area. The organization obtained the cleared land on which to build Parkview Towers through the Urban Renewal program and planned a construction project designed to meet the specific needs of the senior residents in the neighborhood.³

The United States Congress formalized Urban Renewal in Title I of the Housing Act of 1949. Urban Renewal allowed for the acquisition and clearance of areas determined “blighted” to make the land more attractive for private development.⁴ A typical Urban Renewal project consisted of three distinct phases: planning, acquisition of blighted areas for clearance, and redevelopment. In the planning stage, the locally administered Urban Renewal Agency (URA) identified blighted areas and produced a formal plan, outlining the goals and objectives for the URA.⁵ The URA then sent the plan to the US Department of Housing and Urban Development (HUD) for review and approval. Once approved, the URA acquired the land, demolished blighted properties (if applicable), and prepared the cleared land for new development. The URA then advertised the cleared land for redevelopment. Developers purchasing the land were required to adhere to the approved plan for renewal area, and the project was subject to periodic inspection during construction to ensure compliance.⁶

³ Parkview Towers is not significant for its associations with Urban Renewal, but the context of Urban Renewal is an important part of its history.

⁴ William L. Slayton, “Report on Urban Renewal, Statement of William L. Slayton Commissioner Urban Renewal Administration Housing and Home Finance Agency before the Subcommittee on Housing Committee of Banking and Currency United States House of Representatives” (November 1963): 392, 395.

⁵ Slayton, “Report on Urban Renewal,” 398.

⁶ Slayton, “Report on Urban Renewal,” 398. Mason Martel (Rosin Preservation) assisted in developing this contextual paragraph.

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University City, one of the largest suburbs of the St. Louis metropolitan area (1960 pop. 51,249), received a grant in the spring of 1962 to prepare a study of 280 acres they designated as the Parkview Gardens Urban Renewal Project Area (*Figure 14*).⁷ University City's Land Clearance for Redevelopment Authority, the local URA, finalized the urban renewal study plans for the 280-acre Parkview Gardens renewal area in December 1962 and awaited approval from the Housing and Home Finance Agency, the precursor to the Department of Housing and Urban Development.⁸ The Parkview Gardens Urban Renewal Project Area encompassed four specific projects that combined contained 3,151 dwelling units, of which approximately one third were substandard.⁹ The Eastgate-Westgate project area, the area in which PHC constructed Parkview Towers, was the first project area evaluated, slated to start in January 1964. This sixty-acre area included mostly multi-family dwellings that were to be rehabilitated, as well as a small strip of commercial properties along Delmar Boulevard that was to be renewed.¹⁰

The sixty-acre Eastgate-Westgate Project Area was the first of the project areas identified in U City to study. It was named for the east and west streets generally bounding the project area on the east and west; however bounding streets included Delmar (south), Leland (west), Vernon (north), and the city limits/Eastgate (east). Most of this project area comprises the 1984 Delmar Loop-Parkview Gardens Historic District (*Figure 3*). The property associated with Parkview Towers (1972) historically contained three brick apartment buildings constructed between 1911 and 1936 as part of the Parkview Gardens subdivision within the historic district (*Figure 15*).¹¹

One fifth of apartment residents within Eastgate-Westgate were 65 years or older with annual incomes ranging between \$2000-\$3000 (~\$20K-\$30K today). The renters paid between \$80 and \$90 (~\$800-\$900 today) a month, including utilities. The surveyors noted that, "Residents thought the buildings were in need of repair, they did not like to walk up to the third floor when they lived on that level, and they thought the rooms and the apartments are too large. Some are seven and

⁷ "U. City Renewal Work Possible Without Tax Rise, Big Bond Issue," *St. Louis Post-Dispatch* (21 March 1962): 5W.

⁸ University City Renewal Plan Finished, Awaits U.S. Approval," *St. Louis Post-Dispatch* (19 December 1962): 1W.

⁹ Jerry Barach, "U. City Seeks to Upgrade Older Area," *St. Louis Globe-Democrat* (7 January 1963): 1W; James Deakin, "University City Project to Get \$982,512 Grant," *St. Louis Post-Dispatch* (16 August 1962): 3.

¹⁰ Barach, "U. City Seeks to Upgrade Older Area," 1W; Deakin, "University City Project to Get \$982,512 Grant," 3.

¹¹ Judith P. Little & V-J Bass, *Delmar Loop-Parkview Gardens Historic District*, National Register nomination (1984). 7:0.

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eight-room units.” Proximity to houses of worship, primarily synagogues or temples, was the main reason residents gave for living in the neighborhood.¹²

The federal Housing and Home Finance Agency approved the plans for the Eastgate-Westgate project in March 1964. The sixty-acre project area contained just over two hundred buildings, including one hundred eighty-four apartment buildings and nine single-family houses.¹³ Approved changes planned by the University City Land Clearance Authority included the demolition of thirty apartment buildings—more than originally thought, the construction of new apartments, and the construction of new parking lots within the heart of the neighborhood.¹⁴ By numbers, residents over 65 were the greatest affected demographic in the neighborhood. Residents sought the help of the Jewish Community Centers Association (JCCA), who began developing plans to make sure the residents would be taken care of.¹⁵

The Eastgate-Westgate Urban Renewal Project affected housing in the district in two ways. Primarily, the project prioritized the rehabilitation of existing, substandard dwellings. The National Register nomination for the historic district notes that the contributing apartments, “while showing signs of age, have benefitted from ongoing urban renewal programs in University City and have the potential of surviving in their original setting well into the future.”¹⁶ City officials determined that 82 percent of the dwellings within the Eastgate-Westgate area were substandard. Rehabilitation of these dwellings to bring them up to the city’s housing codes included new electrical wiring, unspecified interior work, or installing elevators within the historic three-story walkups that populate the area. The city classified four buildings, constituting just under 2 percent of the available units, to be too deteriorated to rehabilitate and would be demolished.¹⁷ The first rehabbed buildings, 710 Westgate Avenue (extant) and 6409 Enright Avenue (extant), opened to public inspection in February 1966. These projects, completed under contracts with the land clearance authority, were meant to demonstrate the ease of rehabilitation to building owners.¹⁸

¹² “University City Renewal Plan Finished,” 2W.

¹³ “University City Urban Renewal Plan Approved by US Agency,” *St. Louis Post-Dispatch* (25 March 1964): 51.

¹⁴ “University City Urban Renewal Plan Approved by US Agency,” 51.

¹⁵ “Parkview Apartments For Elderly Launched,” *St. Louis Jewish Light* (1 July 1970): 21.

¹⁶ Little & Bass, *Delmar Loop-Parkview Gardens Historic District*, 8:0.

¹⁷ “University City Renewal Plan Finished, Awaits U.S. Approval,” *St. Louis Post-Dispatch* (19 December 1962): 1W.

¹⁸ “U. City Displays Newly Modernized Buildings,” *St. Louis Post-Dispatch* (9 February 1966): 74.

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The city let the contract for the demolition of the first buildings in the area, including 715 Westgate, in March 1965.¹⁹ Historic aerials show all three apartment buildings at 701-715 Westgate Avenue had been removed by 1968.²⁰ The Parkview Housing Corporation purchased the cleared land on Westgate Avenue in early 1968 from the University City Land Clearance Authority and announced plans for the construction of a senior housing tower on the property.²¹ When it opened in 1972, Parkview Towers joined nine other apartment buildings, University Terrace Apartments (1968), 6320-6490 Enright Avenue to the east of Westgate Avenue, which were all constructed to replace substandard housing in the area.²² These nine apartment buildings along Enright were demolished between 2013-2019, according to Google Earth. Of the ten new apartment buildings constructed as a result of land clearance in the Urban Renewal area, only Parkview Towers remains.

Two new housing projects to be constructed in the Eastgate-Westgate area were announced in early 1968. In February, the JCCA announced that they formed a non-profit, the Parkview Housing Corporation, to construct a twelve-story senior housing tower on the lots formerly addressed 701-715 Westgate Avenue.²³ In May, the *St. Louis Post-Dispatch* announced the groundbreaking of the University Terrace Apartments on the cleared south side of Enright Avenue between Eastgate and Westgate. This housing project would provide one hundred dwelling units in one four-story elevator structure and eight two-story townhouses. The first apartments were expected to be ready in the spring of 1969.²⁴ Both projects would be funded with federal housing programs meant to help private developers and both were directly related to the urban renewal plan approved for the area. The new housing units prioritized the availability to displaced residents within the broader Parkview Gardens Urban Renewal Project Area.

¹⁹ "University City Renewal Work About to Begin," *St. Louis Post-Dispatch* (3 March 1965): 59.

²⁰ As seen on HistoricAerials.com.

²¹ "JCCA Apartment Plan for Elderly," 81.

²² "U. City Starts First Project in Renewal Area," *St. Louis Post-Dispatch* (2 May 1968): 68. These nine building were considered non-contributing resources to the historic district.

²³ "JCCA Apartment Plan for Elderly," 81.

²⁴ "U. City Starts First Project in Renewal Area," *St. Louis Post-Dispatch* (2 May 1968): 68.

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SOCIAL ORGANIZATIONS AND PARKVIEW TOWERS

Community had long been an important part of Jewish life and the postwar era of the mid-1900s witnessed an explosion of organizations, agencies, and institutions with professed interest in addressing one of the five most common aspects of communal life. The various organizations focused on religious institutions, educational and cultural enterprises, community relations between the Jewish community and its neighbors, communal welfare agencies, or international agencies.²⁵ It was within this “culture of organizations” that multiple groups layered their efforts bring the Parkview Towers project to fruition.²⁶ The Jewish Community Centers Association (JCCA) was at the heart of the effort and coordinated affiliated organizations.

The earliest iteration of what evolved into the Jewish Community Centers Association (JCCA) began as the Young Men’s Hebrew Association (YMHA) in Baltimore, Maryland in 1854.²⁷ Such facilities provided Jewish young adults, particularly immigrants, with access to recreational and cultural activities associated with their Jewish heritage.²⁸ The expansion of YMHA programming and development of Young Women’s Hebrew Association (YWHA) programming in cities across the country bespoke of the widespread desire for this type of social interaction and the need for community. Early in the 1900s, the YMHAs in each city and town organized under a national coordinating entity, the Jewish Welfare Board (JWB), which expanded its umbrella to include aid and benefit organizations, in addition to those with a social and recreational focus.²⁹ Recreational centers began including more programming designed to address social issues. With a more specialized focus on community and social work, these centers began hiring professionally trained personnel.³⁰ This national organization of community centers, with chapters in most major cities, grew its membership substantially between 1950 and 1965, with the older adult demographic leading the increase.³¹

²⁵ Jack Wertheimer, “Jewish Organizational Life in the United States Since 1945,” *The American Jewish Year Book*, 1995, Vol. 95 (1995), pp. 3-98, 14-15. www.jstor.org/stable/23604570 (accessed 5 February 2024).

²⁶ Wertheimer, 10.

²⁷ Herbert Millman, “The Jewish Community Center,” *The American Jewish Year Book*, 1966, Vol. 67 (1966), pp 185-192, 185. www.jstor.org/stable/23604997 (accessed 5 February 2024).

²⁸ Millman, 185.

²⁹ Millman, 186.

³⁰ Millman, 186.

³¹ Millman, 186.

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The St. Louis YMHA formed in 1880 in a building that stood on what is now the grounds of the Gateway National Arch property. As the city and surrounding suburbs expanded, the St. Louis YMHA (and YWHA) moved westward. The national postwar increase in membership impacted the St. Louis organization as well. The YMHA-YWHA officially incorporated as the Jewish Community Centers Association (JCCA) in 1952.³² Within a decade, the organization constructed a new building at Olive and Hanley streets, cementing its presence in U City.³³ Nationally and within U City, senior residents faced issues of expanding needs but limited income, and how those expanded needs impacted an individual's housing requirements. JCCA was aware of the Urban Renewal project U City undertook, including the survey of neighborhood demographics and availability of land cleared of substandard housing, as explained below. JCCA formed the non-profit Parkview Housing Corporation (PHC) in 1966 for the express purpose of developing housing for older adults in the Delmar Loop area of U City.³⁴ The JCCA fostered a climate of listening to the views of elderly residents. Despite mid-century trends of continued exodus to the suburbs, senior residents within the Delmar Loop expressed that "this was their home; many of them had lived here for years and had raised their families here. They wanted to remain in this area with its shops, grocery stores, bank, and post office within short walking distance."³⁵ JCCA and PHC responded by purchasing the cleared land and constructing the fourteen-story Parkview Towers apartment building.³⁶ PHC, with support from JCCA, managed the building following construction.

The private development used federal financing available through Section 236 of the Housing and Urban Development Act of 1968, which secured the \$3 million mortgage for the construction of low-income housing. Prominent private developer William S. Seltzer served as president of and remained active in PHC from its inception in 1966 until his death in 1984.³⁷ PHC used the information from the Urban Renewal survey, explained below, to develop four specific objectives to its housing program in direct response to the needs of the community:

³² "History," Jewish Community Center website. <https://jccstl.com/about/history/> (accessed 5 February 2024).

³³ "History." The Yalem Building at Olive and Hanley streets is no longer extant. The building was two miles northwest of Parkview Towers.

³⁴ "Parkview Towers, Housing for Elderly to be Dedicated," *St. Louis Jewish Light*, February 16, 1972, 1, 16.

³⁵ Blonsky, "Formation," 78.

³⁶ "Parkview Apartments for Elderly Launched," *St. Louis Jewish Light*, July 1, 1970, 1, 21.

³⁷ "Parkview Towers rededicated and renamed Seltzer Building," *St. Louis Jewish Light*, August 20, 1986, 20.

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1. To provide small, easily maintained housing units at moderate rentals;
2. To provide housing for elderly people who were healthy and able to take care of themselves and their personal needs;
3. To provide housing based upon a residential rather than an institutional model (with its various accompanying supportive services); and
4. To provide housing in the Delmar Loop area.³⁸

To illustrate PHC's commitment to valuing input from senior residents, the organization invited several neighborhood residents to join PHC's board of directors.³⁹ Further evidence of this commitment includes the establishment of a tenants' council in collaboration with the affiliated Older Adults Community Action Program (OACAP).⁴⁰

One local organization formed specifically to address the unique needs of the elderly: the Older Adults Community Action Program (OACAP). The St. Louis Jewish Family & Children's Service formed the OACAP in 1969 as a demonstration program to assist the elderly in balancing the additional needs that come with the aging process with maintaining their independence.⁴¹ JCCA joined the Jewish Center for Aged as additional co-sponsors of the organization in 1970 to provide additional resources to meet its objective of addressing the most pressing issues facing the elderly in U City. A survey of U City residents identified "obtaining adequate housing, transportation and needed medical services, while living on a fixed, often low income" as the primary issue.⁴² The goal was to not just meet the need but to empower the elderly to remain active in their community and coordinate or participate in the implementation of needed services.⁴³ While the OACAP had dedicated staff, elderly residents filled the committees and worked directly to obtain needed services, which bolstered a sense of independence and responsibility. Such services included a regular bus service to and from commercial areas within U City just for the elderly, affordable

³⁸ Lawrence E. Blonsky, "Formation of a senior citizen tenants' council," *Social Work*, Vol. 18, No. 5 (September 1973), pp 76-83, 77. <https://jstor.org/stable/23711003> (accessed 5 February 2024).

³⁹ Blonsky, "Formation," 78.

⁴⁰ Blonsky, "Formation," 78.

⁴¹ Lawrence E. Blonsky, "Older Adult Community Action Program: An Experimental Self-Help Project," *Journal of Jewish Communal Service*, January 1, 1972, pp. 157-161, 157. www.bjpa.org/content/upload/bjpa/olde/OLDER%20ADULT%20COMMUNITY%20ACTION%20PROGRAM%20AN%20EXPERIMENTAL%20SELF-HELP%20PROJECT.pdf (accessed 5 February 2024).

⁴² Blonsky, "Older Adult Community," 158.

⁴³ Blonsky, "Older Adult Community," 158.

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legal advice, a committee to advocate for safety improvements in residential and commercial areas, and a committee concerned with the rights and responsibilities of landlords and tenants.⁴⁴ The OACAP encouraged senior residents to identify the issues that mattered to them and helped to facilitate solutions.⁴⁵

As construction of Parkview Towers continued, PHC began collaborating with OACAP to establish a tenants' council within the building, once it had signed tenants. PHC understood the importance of providing residents with the opportunity to participate in the decision-making process regarding the aspects of building maintenance and operation that would impact their daily lives.⁴⁶ The tenant council model used at Parkview Towers was not new a new concept in 1972, although the establishment of such a group in a rental rather than a cooperative or condominium setting was relatively rare.⁴⁷

The OACAP established the goals of the tenants' council as "to provide a means of communication between residents and management, to give tenants the opportunity of participating in the management of the building, to develop leadership within the resident population, and to meet the recreational needs of the residents."⁴⁸ With roughly a quarter of the existing senior population of the Delmar Loop moving into Parkview Towers when it opened, the tenants' council represented a sizeable portion of the elderly residents in the area, which had an impact on guiding the programing for the entire community.⁴⁹ OACAP staffed the tenants' council and facilitated its operation, but the tenants and council members determined the organization of committees. The initial set of committees tackled a wide range of issues, from tenant celebrations or assistance for individual residents during times of need, to maintenance and supplies, to operation of the library, to the development and implementation of policies and programs.⁵⁰ The tenants' council and its committees provided direct means for residents to stay active and engaged with their community, one of the original objectives PHC outlined at the start of the project. The Jewish Community Centers Association, through the Parkview Housing Corporation and the Older Adult Community

⁴⁴ Blonsky, "Older Adult Community," 159-160.

⁴⁵ Blonsky, "Older Adult Community," 160.

⁴⁶ Blonsky, "Formation," 78.

⁴⁷ Blonsky, "Formation," 76.

⁴⁸ Blonsky, "Formation," 79.

⁴⁹ Blonsky, "Formation," 79.

⁵⁰ Blonsky, "Formation," 81.

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Action Program promoted the welfare of society for elderly citizens, regardless of the faith, through the construction of Parkview Towers and its affiliated social programs.

PARKVIEW TOWERS

The Jewish Community Centers Association (JCCA) planned Parkview Towers with William S. Seltzer, a prominent local Jewish developer, leading the cause. The JCCA announced plans for a senior housing tower within the Eastgate-Westgate Urban Renewal Project Area in February 1968.⁵¹ Seltzer, a vice-president of the JCCA, became the president of the Parkview Housing Corporation (PHC), a non-governmental, non-profit development entity.⁵² The PHC utilized funding assistance under Section 236 of the Housing and Urban Development Act of 1968.⁵³ Because of the federal involvement, residents were required to be at least 62 years old or be disabled, to be in good health, and to have an annual income of no more than \$5200 (~\$39,740 today), regardless of marital status.⁵⁴ Federal requirements also insisted that the housing tower be non-sectarian, which aligned with the goals of the PHC, who desired to provide adequate housing for elderly residents in the neighborhood, especially those impacted by the urban renewal project. Parkview Towers continues the historic trend of the historic district by being directly associated with the prominent and established Jewish community of U City. The significance of the building is further supported by this community's efforts to support the welfare of its senior citizens—regardless of religious or cultural affiliation—by providing adequate housing.⁵⁵

Despite the February 1968 announcement, the Parkview Towers project did not begin construction for two years. During this time, William Seltzer, as president of the Parkview Housing Corporation, worked to keep the project alive and secured a \$3 million loan under Section 236 of the Housing and Urban Development Act of 1968.⁵⁶ Section 236 subsidized market-rate mortgage interest payments to private developers who provided low- and moderate-income housing.⁵⁷ The

⁵¹ "JCCA Apartment Plan for Elderly," *St. Louis Post-Dispatch* (1 February 1968): 81.

⁵² "JCCA Apartment Plan for Elderly," 81.

⁵³ Lois Caplan, "Parkview Towers—Housing for the Future," *St. Louis Jewish Light* (10 March 1971): 8.

⁵⁴ Caplan, "Parkview Towers," 8.

⁵⁵ National Register Bulletin 16A, 41.

⁵⁶ "Parkview Apartments For Elderly Launched," 1,21.

⁵⁷ Congressional Research Service, the Library of Congress, *A Chronology of Housing Legislation and Selected Executive Actions, 1892-1992*, prepared for the Committee on Banking, Finance and Urban Affairs and the

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Parkview Housing Corporation and the architects, Schwarz & Henmi, first solicited bids for the construction of the new tower—now fourteen stories—in March 1970.⁵⁸ Gumble Construction Company won the bid. Groundbreaking occurred on June 30, and the building was expected to be finished in early 1972.⁵⁹

Following groundbreaking, construction progressed smoothly. By March 1971, the reinforced concrete structure had risen over four stories. Plans for the building included two levels of public spaces (today's basement and first floor) and 195 apartments on the upper thirteen floors. Each floor contained four one-bedrooms and eleven studios/efficiencies. The unfurnished apartments came with lower kitchen cabinets, panic buttons, draperies, and carpeting, and ranged in price from \$85 (~\$638 today) and \$108 (~\$811). The interest in the new apartments was evidenced by over seven hundred inquiries and two hundred applications by March 1971 without any formal announcements being made.⁶⁰ The top floors were complete in July 1971. To celebrate, the JCCA held a "topping off" ceremony.⁶¹ As expected, the building was ready for occupancy in early 1972. The dedication ceremony took place on February 29.⁶²

The first occupants began "enthusiastically" moving into the building in February 1972. William Seltzer praised the building, and pointed out that the new building was in easy walking distance to shops, houses of worship, theaters, and other commercial needs.⁶³ Seltzer acknowledged the at-times frustrating project, "but to see the happy faces of the new tenants has made all the hours of work and frustration worthwhile."⁶⁴ The building provided a new housing option for the neighborhood's elderly by providing smaller dwelling units, elevators, and proximity to the important places in the area frequented by the residents.

Subcommittee on the Housing and Community Development Housing of Representatives, One Hundred Third Congress, first session (Washington, DC: US Government Printing Office, 1993), 140, 144.

⁵⁸ "Advertisement for Bidders Notice to General Contractors," *St. Louis Post-Dispatch* (7 March 1970): 14.

⁵⁹ "Parkview Apartments For Elderly Launched," 1.

⁶⁰ Caplan, "Parkview Towers—Housing for the Future," 8; "'Topping Off' Ceremonies Held for Parkview Towers Apartment Complex," *St. Louis Jewish Light* (28 July 1971): 1.

⁶¹ "Topping Off' Ceremonies Held," 1.

⁶² "Parkview Towers, Housing for Elderly to be Dedicated," *St. Louis Jewish Light* (16 February 1972): 1.

⁶³ "Parkview Towers, Housing for Elderly to be Dedicated," 1.

⁶⁴ "Parkview Towers, Housing for Elderly to be Dedicated," 1.

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William S. Seltzer died in 1984. The Parkview Housing Corporation, with the consent of the US Department of Housing and Urban Development, rededicated the building and renamed it the William S. Seltzer Building. A new owner acquired the building in circa 2002 and began to develop plans to rehabilitate the building, which began to be known as Parkview Place Apartments.⁶⁵ The building rehabilitation did not occur until 2006.

COMPARABLE PROPERTIES

In an earlier interview, Seltzer mentioned that his only regret about the project was being unable to tell prospective tenants, “Don’t worry if you don’t get in. There are other places.”⁶⁶ At the time of the construction of Parkview Towers, there were no other options like it. However, Seltzer had already begun planning a new project.⁶⁷ In March 1972, just one month after the official opening of Parkview Towers, the *St. Louis Jewish Light* announced the groundbreaking of Covenant House on the grounds of the JCCA. The four-building four-story complex contained apartments for seniors; Seltzer had been instrumental in the development of those plans.⁶⁸

Ground-breaking for Covenant House occurred in March 1972. The housing project contained two hundred one senior apartments. Unlike Parkview Towers, the project was not a high rise, but federal funds were also used in its construction. B’nai B’rith, the Jewish Federation, JCCA, and the Jewish Center for the Aged co-sponsored the private development.⁶⁹ While this complex was the result of a similar collaboration of community organizations and included a similar tenants’ council, the Covenant House senior housing development that opened in 1973 was demolished by 2017.

CONCLUSION

The 1972 Parkview Towers is locally significant to the community of University City (U City), St. Louis County, Missouri under Criterion A in the area of Social History. The building represents the collaboration of community organizations, specifically the Jewish Community Centers

⁶⁵ Advertisement in *St. Louis Post-Dispatch* (13 August 2002): 38.

⁶⁶ Caplan, “Parkview Towers—Housing for the Future,” 8.

⁶⁷ Caplan, “Parkview Towers—Housing for the Future,” 8.

⁶⁸ “Parkview and Covenant,” *St. Louis Jewish Light* (1 March 1972): 6.

⁶⁹ Robert A. Cohn, “Covenant House Groundbreaking Launches Apartments for Aging,” *St. Louis Jewish Light* (15 March 1972): 1,24.

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Association (JCCA), the Jewish Family and Children's Service, and the Jewish Center for the Aged, to provide comprehensive services for independent senior residents, regardless of their religion, to keep them in the neighborhood and engaged in their community. Prominent local developer, William Seltzer, and the JCCA planned Parkview Towers to provide updated housing facilities for senior citizens that addressed the housing needs that their former substandard housing could not meet. JCCA collaborated with the Older Adult Community Action Program (OACAP) to create a tenants' council in Parkview Towers to provide residents with the opportunity to have some control over their experience in the building. The period of significance of Parkview Towers is 1972, the year the building opened.

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Name of multiple listing (if applicable)

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Parkview Towers occupies an irregular 0.70-acre parcel described by the St. Louis County, Missouri Assessor as North Parkview subdivision, lots 2 through 5 and part of lot 1. The property consists of a fourteen-story tower, mechanical equipment enclosure, patio, entry driveway, and L-shaped parking lot. See Figure 2.

The property is visually and physically bounded by the right-of-way of Westgate Avenue (east), a paved driveway on a separate parcel (south), the right-of-way of Ackert Walkway (west), and a property line (north). Fences line the north and west boundaries; sidewalks line the east and south sides of the parcel and are not within the nominated boundaries.

BOUNDARY JUSTIFICATION

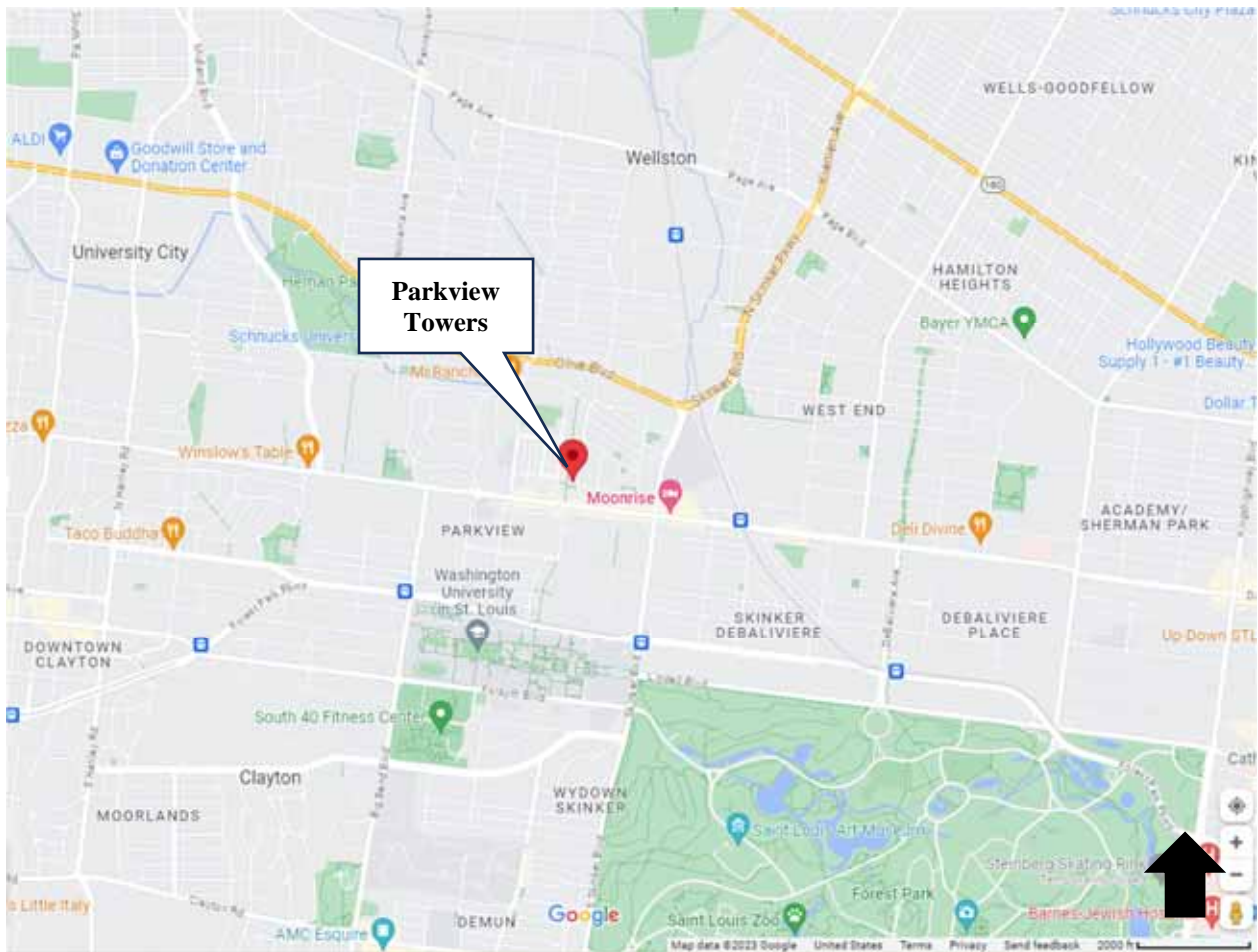
The boundary encompasses all of the land historically and currently associated with the 1972 Parkview Towers.

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Figure 1. Locational map, showing Parkview Towers within context. Base map from Google. Accessed November 30, 2023.

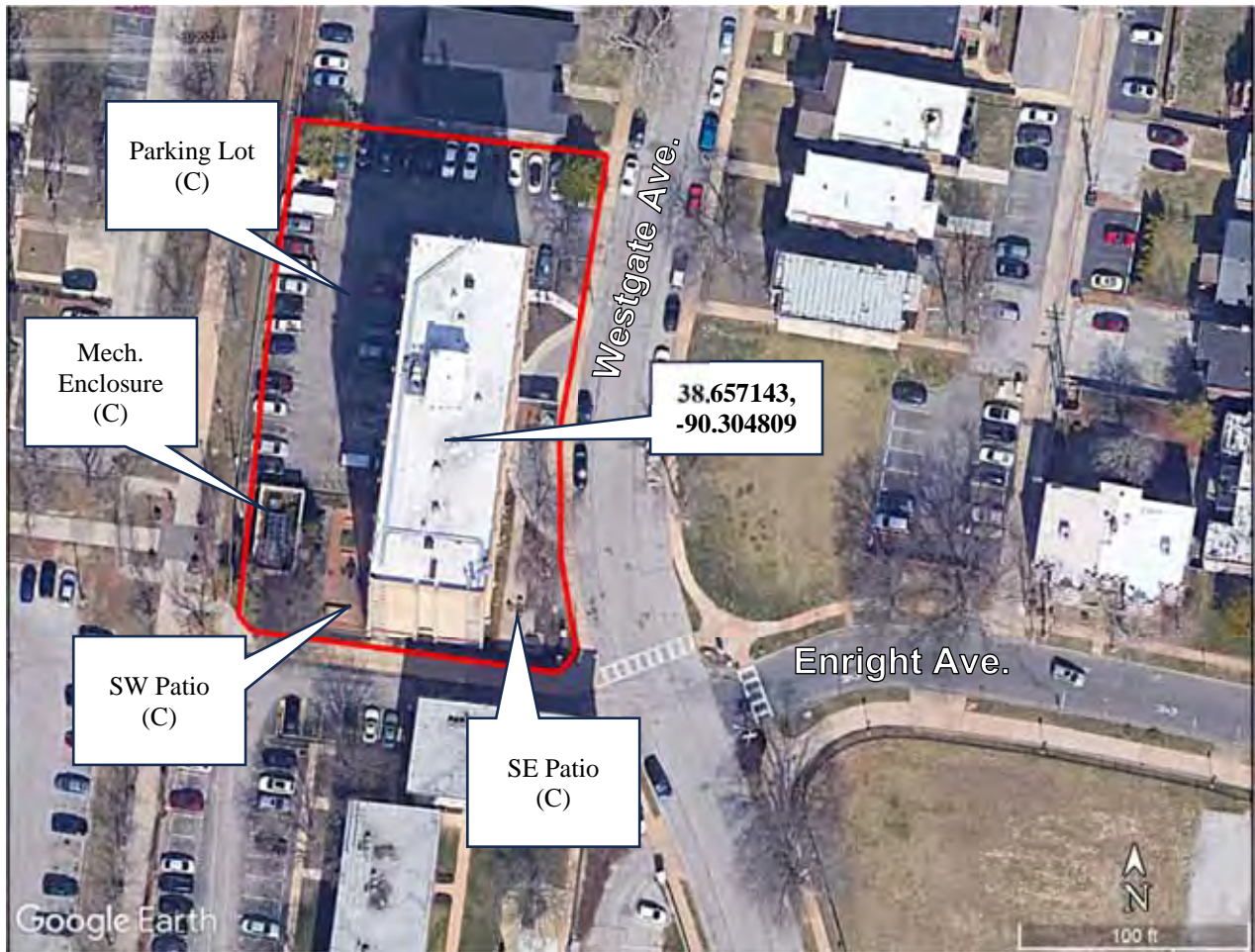


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Figure 2. Parcel map of Parkview Towers, showing the extent of the property. Image is from Google Earth, 2022 aerial. Accessed November 30, 2023.

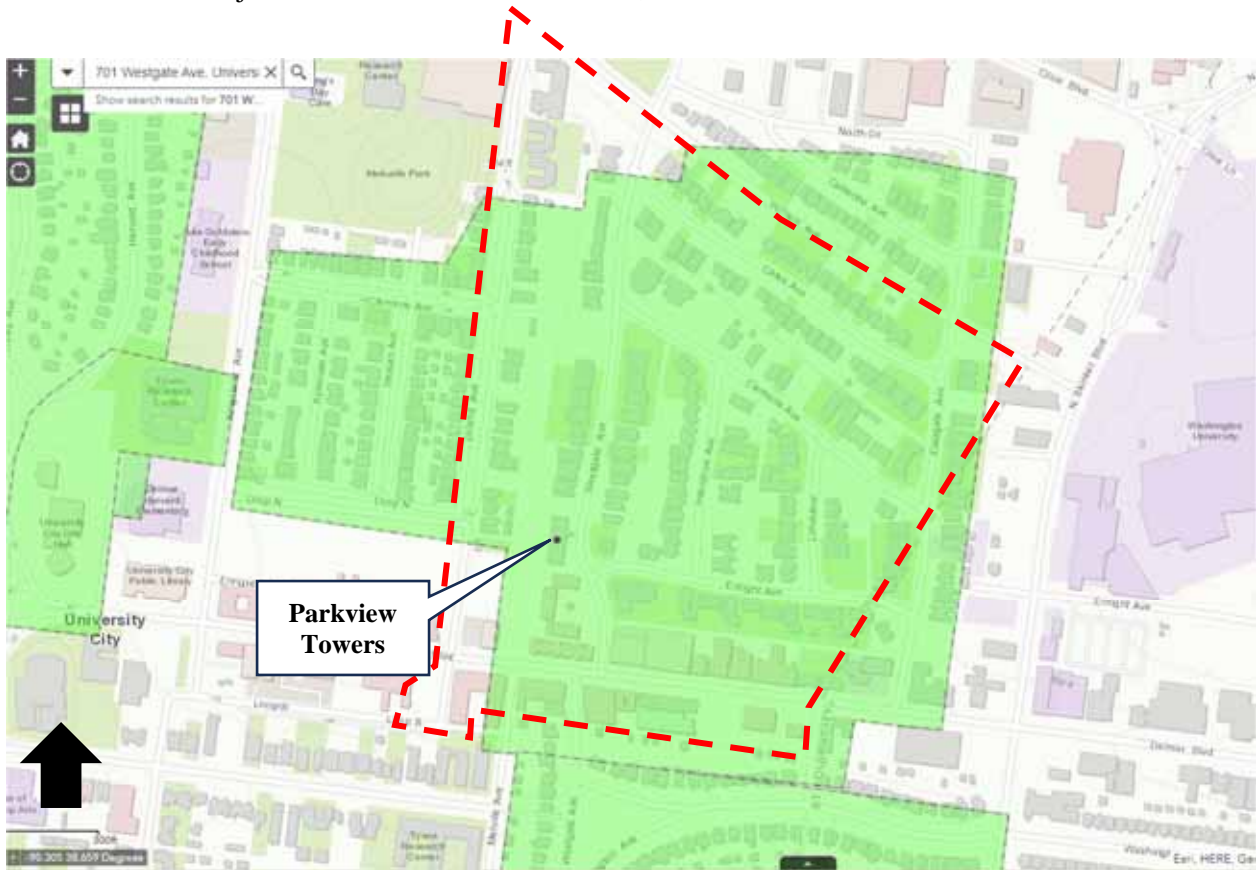


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Figure 3. Parkview Towers within the Delmar Loop-Parkview Gardens Historic District. Base map from MO DNR, Historic Districts and Sites Map Viewer. Bold dashed line represents the Eastgate-Westgate Urban Renewal Project Area. Accessed November 30, 2023.

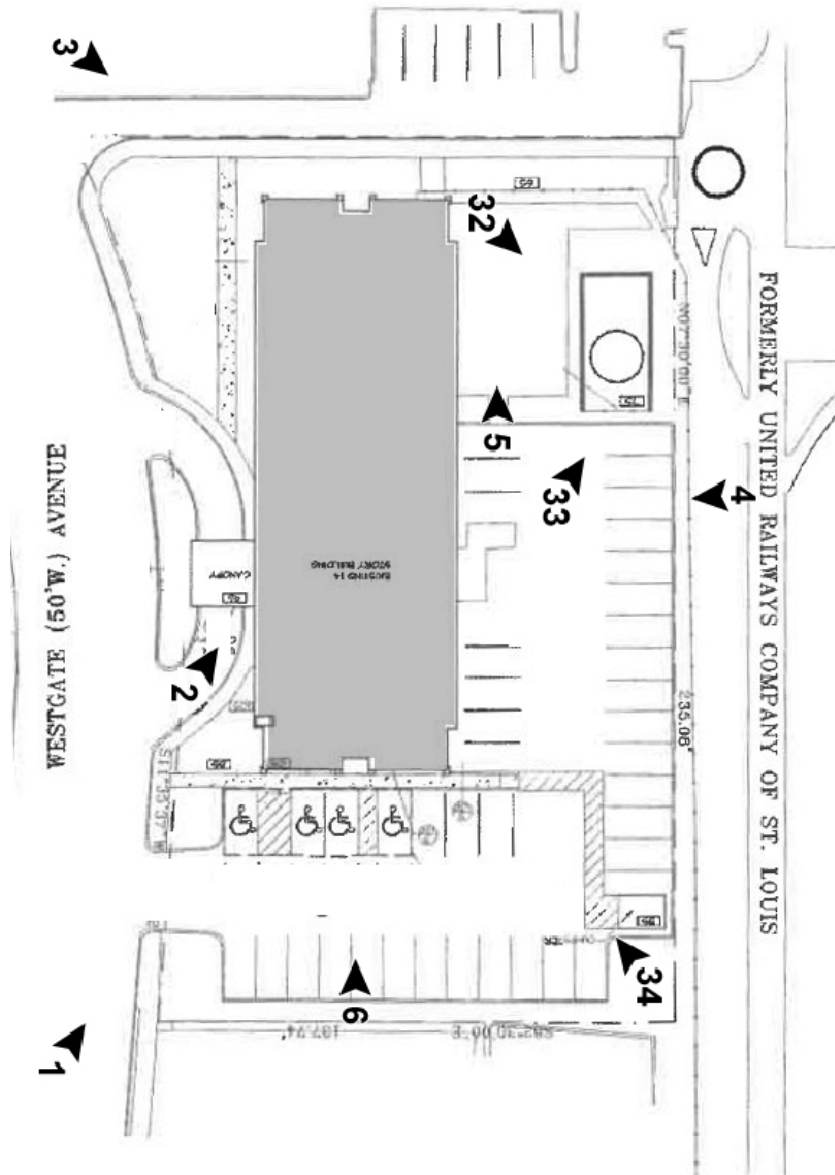


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Figure 4. Site plan and exterior photo key. Wallace Architect, LLC, "Site Landscaping Plan, Parkview Place," 2003, Sheet C5.0. Not to scale.

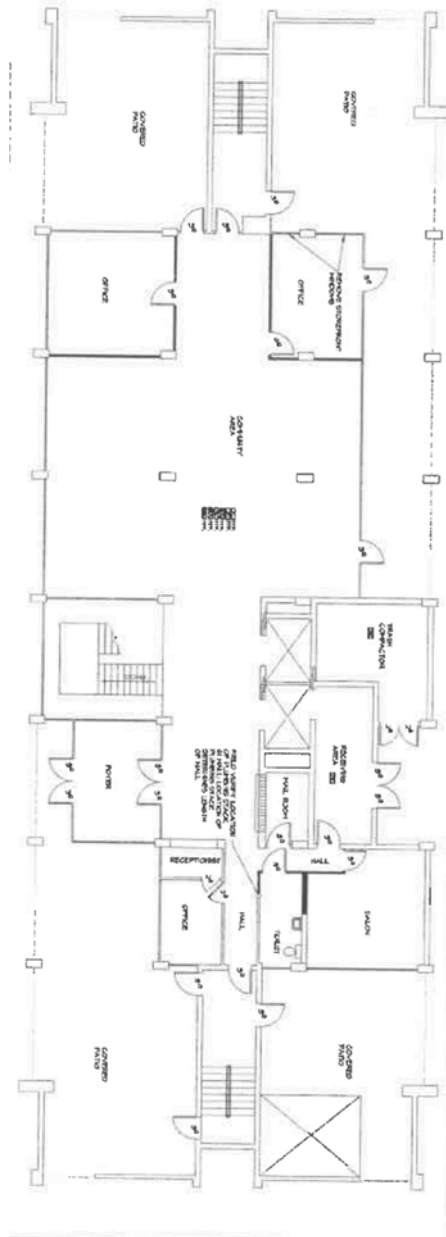


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Figure 5. Historic first floor plan. Wallace Architect, LLC, "Existing First Floor Plan, Parkview Place," 2003, Sheet A1.1. Not to scale.

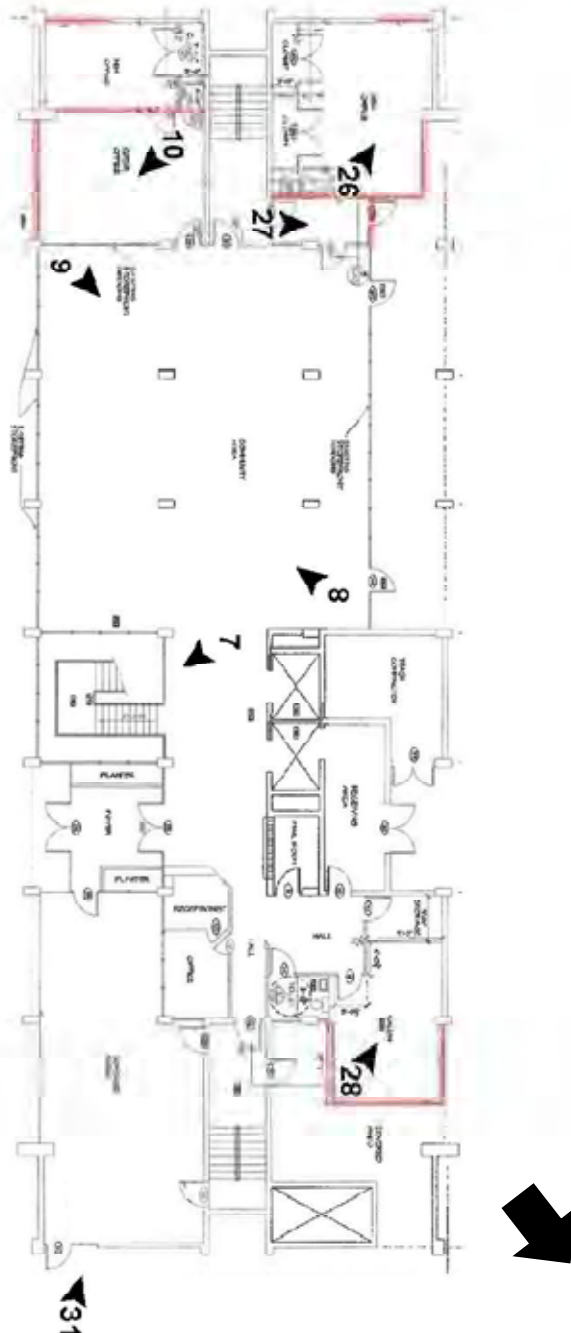


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Figure 6. Current floor plan and photo key. Highlighted walls in bottom image indicate those added during the renovation. Wallace Architect, LLC, "Renovated First Floor Plan, Parkview Place," 2003, Sheet A1.4. Not to scale.

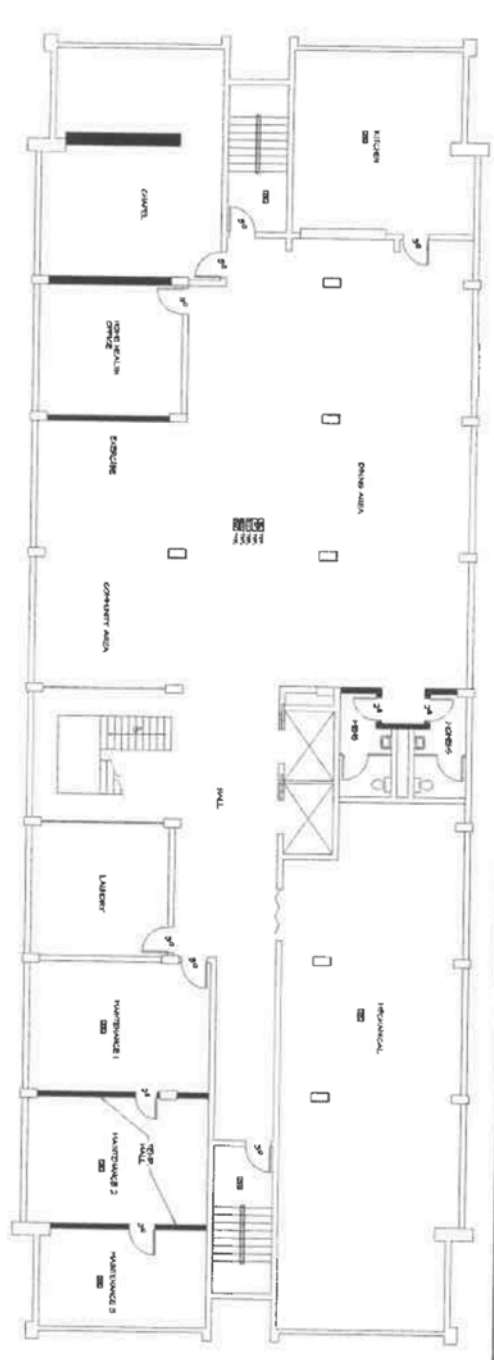


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Figure 7. Historic basement plan. Wallace Architect, LLC, "Existing Basement Plan, Parkview Place," 2003, Sheet A1.0. Not to scale.



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Figure 8. Current basement plan and photo key. Wallace Architect, LLC, “Renovated Basement Plan, Parkview Place,” 2003, Sheet A1.3. Not to scale.

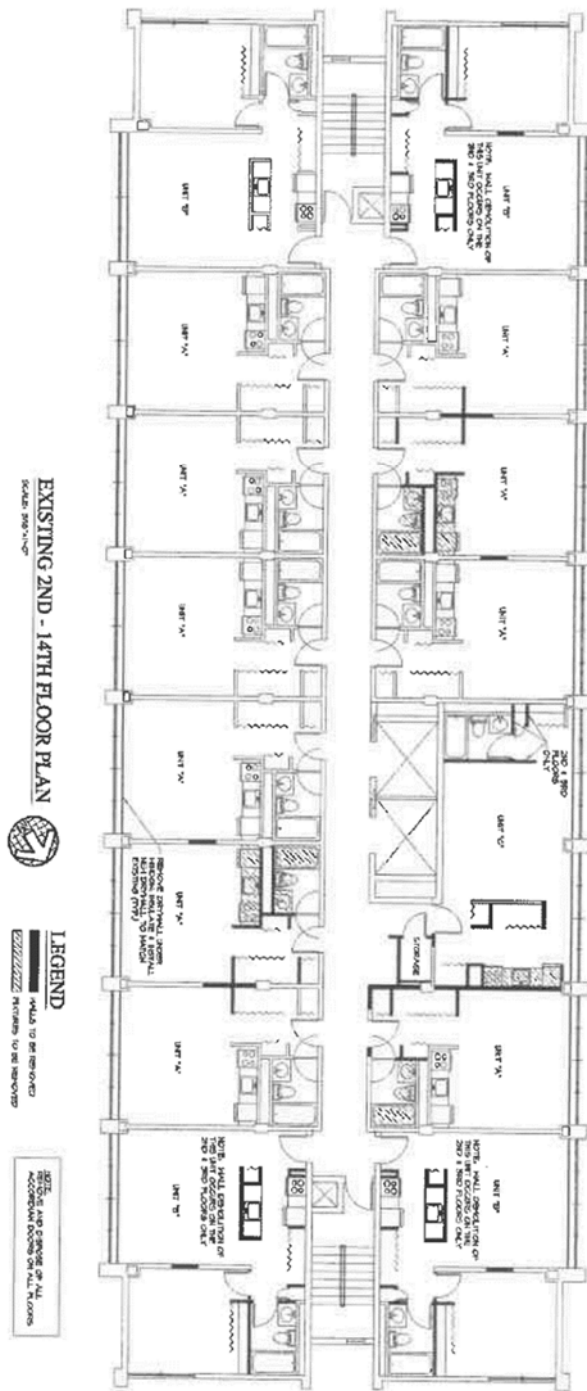


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Figure 9. Typical, historic residential floor plan. Wallace Architect, LLC, "Existing 2nd-14th Floor Plan, Parkview Place," 2003, Sheet A1.2. Not to scale.



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Figure 10. Current, second floor plan and site key. Wallace Architect, LLC, “Renovated 2nd & 3rd Floor Plan, Parkview Place,” 2003, Sheet A1.5. Not to scale.

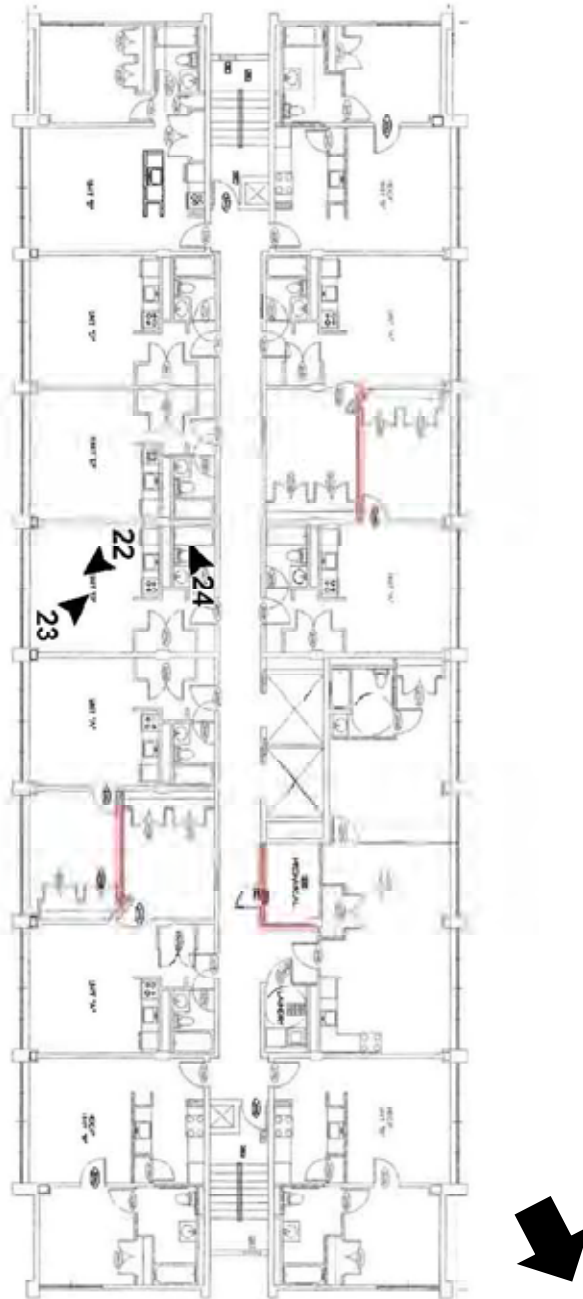


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Figure 11. Current, third floor plan and site key. Wallace Architect, LLC, “Renovated 2nd & 3rd Floor Plan, Parkview Place,” 2003, Sheet A1.5. Not to scale.



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Figure 12. Current, fourth floor plan and site key. Wallace Architect, LLC, "Renovated 2nd & 3rd Floor Plan, Parkview Place," 2003, Sheet A1.7. Not to scale.



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Figure 13. Current, ninth floor plan and site key. Wallace Architect, LLC, “Renovated 2nd & 3rd Floor Plan, Parkview Place,” 2003, Sheet A1.7. Not to scale.

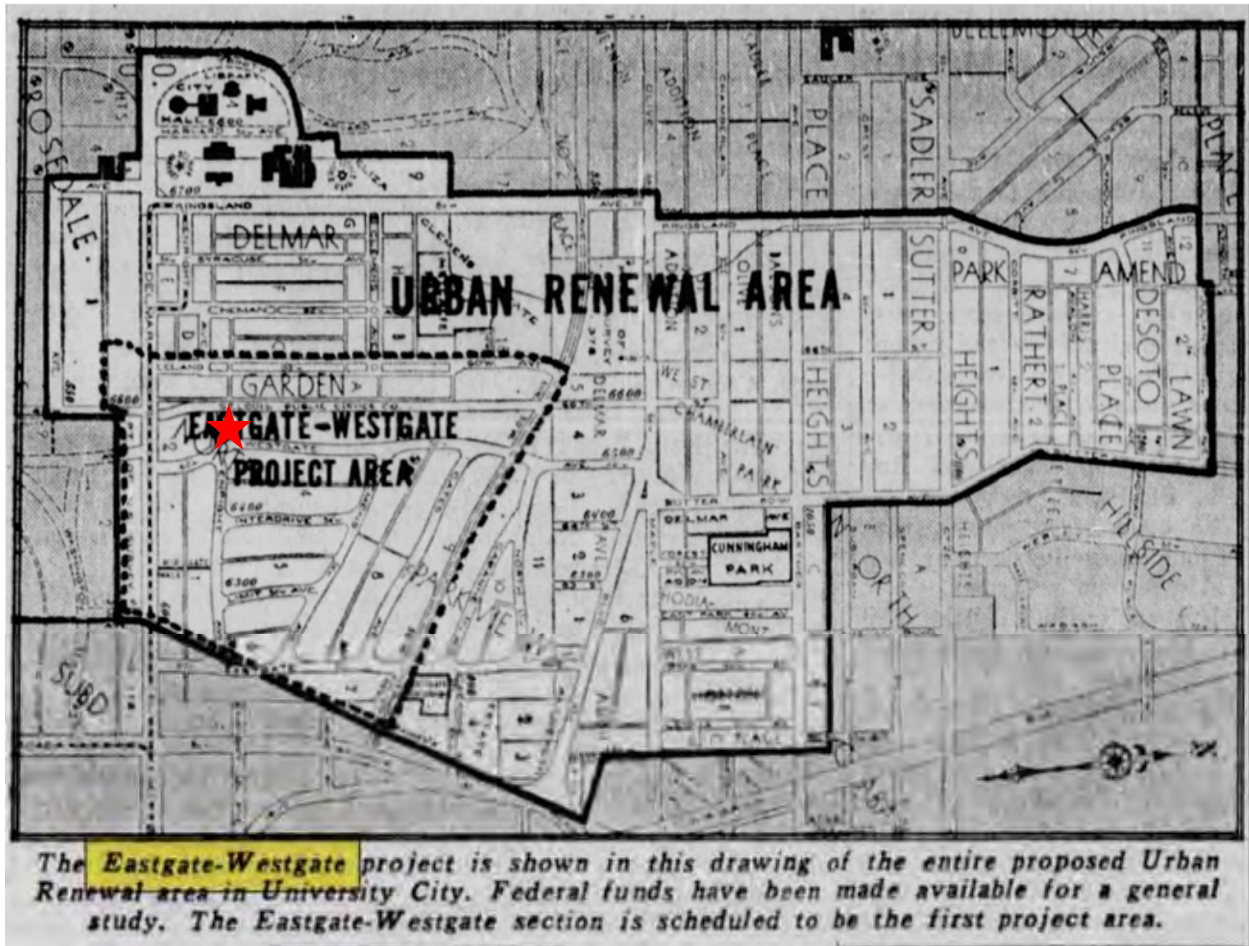


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Figure 14. University City's Urban Renewal area with the Eastgate-Westgate Project Area within. The star denotes the location of Parkview Towers, which came about because of the Urban Renewal project. Source: St. Louis Post-Dispatch (21 March 1962):5W.



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Figure 15. Snippet of the 1951 Sanborn for St. Louis, showing the condition of the area prior to redevelopment in 1970. Bold outline represents the current property boundary. Sanborn Fire Insurance Company, Vol. 6, 1909 revised to January 1951, Sheet 63.



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Figure 16. Architect's rendering of Parkview Towers in the January 10, 1971, issue of the St. Louis Post-Dispatch, page 7-K.





































































