### 1. Name

**historic** WINSTON CHURCHILL APARTMENTS  
and/or common Same

### 2. Location

- **street & number**: 5475 Cabanne  
- **city, town**: St. Louis  
- **state**: Missouri  
- **code**: 29  
- **county**: City of St. Louis  
- **code**: 63

### 3. Classification

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### 4. Owner of Property

**name**: MELVIN DUBINSKY AND ASSOCIATES  
- **street & number**: 721 Olive Street  
- **city, town**: St. Louis  
- **state**: Missouri  
- **code**: 63101

### 5. Location of Legal Description

- **courthouse, registry of deeds, etc.**: St. Louis City Hall (Copy attached.)  
- **street & number**: Market Street at Tucker Boulevard  
- **city, town**: St. Louis  
- **state**: Missouri  
- **code**: 63103

### 6. Representation in Existing Surveys

**title**: VISITATION LOCAL HISTORIC DISTRICT  
- **has this property been determined eligible?**: X no  
- **date**: 1974  
- **depository for survey records**: COMMUNITY DEVELOPMENT AGENCY (CDA)  
- **city, town**: St. Louis  
- **state**: Missouri  
- **code**: 63101
The building known as the Winston Churchill Apartments is a U-shaped red brick building eight stories high, which was constructed in 1927. Designed by the St. Louis architecture firm of Hall and Proetz, the building is located on the northeast corner of Cabanne and Belt Avenues in the west end of St. Louis. Through the use of a recessed entry, projecting wings that form the sides of the U, and a conscious effort to blend into the existing neighborhood, in spite of its height, the building represents an important development in St. Louis apartment building design.

The land upon which the building was constructed is a corner lot measuring 170 feet along Cabanne Avenue, and 202 feet along Belt to a right of way that formerly served as a trolley line. The building is situated at the sidewalk. This setback is in line with the earlier large single family houses that were constructed at the time that Cabanne Road was laid out for development during the 1880's.

The building faces a large city park that was once the site of the Visitation Academy and Convent. The once fashionable area has lost numerous buildings since 1940.

The Winston Churchill was constructed for middle and upper income people interested in living in one of St. Louis's most exclusive areas. Its setback, materials, non-institutional detailing at the first two levels and yard-like setting are all successful attempts to harmonize with its surroundings—in spite of being more than twice as high as any other building on the street.

Symmetrically divided into two projecting wings, the recessed entrance at the center of the U-shaped plan forms the main focal point of the primary facade. The entrance is marked by cut limestone enframements and restrained classical ornamentation. The drama of the entrance is heightened by the steps and wide sidewalk leading from the street to the front door. Facing the front of the building, the eye is carried up to a decorative pediment stone and brick "cap", that—if built today—would probably be called Postmodern.

Decorative elements which tie the Cabanne elevation with the west (Belt) elevation include the cut limestone facing which extend from ground level to above the second story windows, limestone sills, multiple-light windows, and ironwork railings.

The building measures 167 feet across the widest side (rear), and 143 feet along each side.

Windows above the first level are double-hung, wood sash, that appear to be original. An early architectural rendering (attached) shows multi-light windows and shutters, but there is no indication that these were ever installed.
In all other respects the building appears very much as it does in the rendering. No major alterations have occurred.

The west elevation, located on the sidewalk line at Belt Avenue, contains an entrance into the 90-car garage, and a small confectionery. Materials are a continuation of the primary facade: cut limestone base, red brick continuing to the top of the building, wood window sash, limestone sills, brick and limestone pediment cap.

The north and east elevations are unadorned. A small wooden addition has been added to a second story apartment.

The interior of the building, both in the public spaces and individual units, was designed to appeal to potential tenants of the middle- and upper-middle incomes. The first floor includes an exceptionally spacious lobby with two elevators, fireplace, terrazzo floors, and restrained but gracious paneling. The wing to the left once contained a tearoom and dining area for residents and passersby, part of which is now used as a storefront confectionery accessible from Belt Avenue. The other wing contained a large meeting room. The three-room and studio apartments remain essentially unchanged, and still retain most of their original features, including oak flooring and wide base moulding.

The building is constructed of concrete forms, floors and walls, with 12" brick curtain walls. It is structurally in good condition.
8. Significance

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Specific dates 1927 Builder/Architect HALL & PROETZ & ASSOCIATES

Statement of Significance (in one paragraph)

The Winston Churchill Apartments on the northeast corner of Cabanne and Belt Avenues are eligible for listing in the National Register of Historic Places under Criteria C, and are significant in the category of Architecture. The building is a well-preserved example of St. Louis apartment house design during its transition from traditional to modern. Designed in 1927 by the well-known St. Louis architecture firm of Hall and Proetz, the building is distinguished by its restrained classical ornamentation, use of indigenous materials, and successful blending of an eight-story building into an area of single family residences.

The Winston Churchill Apartments are located in the Cabanne district of the city's Central West End, an area historically defined by Kingshighway, Martin Luther King Drive, Delmar Boulevard and Union. In 1877, Dr. J. S. Cabanne built a road from Union to De Hodiamont north of Delmar, dedicated the strip and its improvements to the public, and prepared for development of large houses for some of the city's finest families. The architectural styles included Gothic, "St. Louis Tudor", Italian Renaissance, and Georgian in the same mix that is found on other Central West End streets. Shortly after the building's construction, the area's residents began moving westward as population patterns changed, and many of the earlier buildings were demolished.

Among the architects who were earning respected reputations for residential and apartment design was the firm of Hall and Proetz, most notably Victor Proetz, who formed a partnership with Ralph Cole Hall in 1924 and continued an active practice for ten years. Proetz's concern with residential design carried through to interior design, furniture, and the decorative arts, which culminated in exhibits held in New York and St. Louis beginning in 1937. A catalog accompanying the New York show also discussed Proetz's desire to "form a transition between the spirit of the past and that of today."

The catalog describes the firm's work as "domestic," and the adaptation of native forms which was developed so skillfully by him and his partner, Ralph Cole Hall, in their residence work has had an extremely happy effect upon the more recent domestic architecture of the whole St. Louis area.

After 1937, Proetz broadened his repertoire and produced over two thousand designs for furniture, textiles, ceramics, lighting fixtures, glass, etc., while continuing his architectural practice in several American cities and in London.
Ralph C. Hall attained somewhat of an international reputation after ending the partnership in 1934. After World War II he became Chief of the Department of Design for the State Department in Washington, D.C., and designed embassies in Peru, Iran and Rome. Locally he is credited with the design of Country Day School and the Peabody Coal Building.

The Winston Churchill Apartments appeared in St. Louis at a time when apartment living had become accepted and popular, with the Central West End offering the widest variety of styles and sizes to choose from in the city. There was considerable resistance to the idea of apartment living around the turn of the century, since efforts at multi-family living at that time consisted of row houses and flats—a form that many St. Louisans found unpleasant and ugly.

The building was named for popular St. Louis author Winston Churchill, who wrote several best-selling novels. He had no personal connection with the building.

Footnotes

1 West End Word. 15 September 1984.
2 St. Louis Globe-Democrat. 15 February 1977.
4 Ibid.
6 New York Sunday News. 5 October 1947.
7 St. Louis Globe-Democrat. 27 October 1946.
8 Ibid.
9 St. Louis Globe-Democrat. 1 March 1947.
9. Major Bibliographical References

See attached.

10. Geographical Data

Acreage of nominated property: less than one acre

Quadrangle name: Clayton, Mo.
Quadrangle scale: 1:24,000

UMT References

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Verbal boundary description and justification

The Winston Churchill Apartments are located in St. Louis City Block 3866 and are situated in lots 29, 30, and 31 in Block 3-N of Cabanne's Subdivision. The building runs 170 feet along Cabanne and 202 feet along Belt.

List all states and counties for properties overlapping state or county boundaries

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<th>state</th>
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11. Form Prepared By

name/title: CAROL B. COREY
organization: FOURSQUARE PRODUCTIONS
date: 09/30/84
street & number: 3612 North 19th Street
telephone: (314) 241-5374
city or town: St. Louis
state: Missouri 63107

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

[ ] national [ ] state [X] local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature: [Signature]

John Karel, Director & Deputy State Historic Preservation Officer
title: Division of Parks and Historic Preservation
date: 2-20-85
BIBLIOGRAPHY


Building Permit #561.6, St. Louis City Hall Archives.


St. Louis Builder. December 1904.

St. Louis City Directory. Vol. 1928 LVII.

St. Louis Globe-Democrat. 18 May 1947.

St. Louis Globe-Democrat. 29 October 1960.

St. Louis Globe-Democrat. 15 December 1964.

St. Louis Globe-Democrat. 15 February 1977.

St. Louis Post-Dispatch. 13 March 1947.

St. Louis Post-Dispatch. 22 August 1966.

St. Louis Republic. 11 November 1915.

St. Louis Star Times. 29 January 1939.

St. Louis Sunday News. 5 October 1947.


ARCHITECTURAL SURVEY OF VISITATION PARK HISTORIC DISTRICT

HERITAGE / ST. LOUIS

722 CHESTNUT - ROOM 201 - ST. LOUIS, MO. 63101

LEGEND:
- Most significant architecturally
- Architecturally significant
- Architectural interest for neighborhood
- Little or no architectural interest
- Vandalized or burned

OCTOBER 1974
Preparation of this survey was made with funding from the State of Missouri Department of Natural Resources
Winston Churchill Apartments
5475 Cabanne Avenue
St. Louis City, Missouri
(Perm. 561.6)
WINSTON CHURCHILL APARTMENTS
5475 Cabanne Ave.
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

View of street from east
WINSTON CHURCHILL APARTMENTS
5475 Cabanne Ave.
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

View of front and side from west
Winston Churchill Apartments 3 of 12
5475 Cabanne Ave.
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
           St. Louis, Missouri 63107

View of front elevation, facing north
WINSTON CHURCHILL APARTMENTS
5475 Cabanne
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

Center portion, front elevation.
WINSTON CHURCHILL APARTMENTS  5 of 12
5475 Cabanne Ave.
St. Louis, Missouri

Photographer:  Carol Corey
Date:  Sept., 1984
Neg. Loc.:  3612 N. 19th Street
           St. Louis, Missouri 63107

View of rear, facing south
Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

Side elevation facing west
WINSTON CHURCHILL APARTMENTS  7 of 12
5475 Cabanne Ave.
St. Louis, Missouri

Photographer:  Carol Corey
Date:          Sept., 1984
Neg. Loc.:    3612 N. 19th Street
              St. Louis, Missouri 63107

Northwest corner
WINSTON CHURCHILL APARTMENTS 8 of 12
5475 Cabanne Ave.
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

View of main entry door
WINSTON CHURCHILL APARTMENTS  9 of 12
5475 Cabanne Ave.
St. Louis, Missouri

Photographer: Carol Corey
Date: Sept., 1984
Neg. Loc.: 3612 N. 19th Street
St. Louis, Missouri 63107

Lower level, side elevation, facing east
First floor lobby
First floor lobby
WINSTON CHURCHILL APARTMENTS
5475 Cabanne St. Louis, MO

Front Elevation viewed from Cabanne. Bldg faces south.
June 1984
Photographed by Carol B. Corey

Rear Elevation
WINSTON CHURCHILL APARTMENTS
5475 Cabanne . St. Louis, MO

Entry and center section of front facade, viewed from Cabanne

June 1984

Photos by Carol Corey

West Elevation photographed from Belt Avenue
WINSTON CHURCHILL APARTMENTS
5475 Cabanne  St. Louis, MO

Front entry
June 1984
Photos by Carol Corey

First floor lobby facing front entry.
WINSTON CHURCHILL APARTMENTS
5475 Cabanne  St. Louis, MO

Doors opening from first floor lobby to front of building.

June 1984

Photos by Carol Corey

First floor lobby facing front doors
WINSTON CHURCHILL APARTMENTS
5475 Cabanne  St. Louis, MO

Fireplace located in first floor lobby.

June 1984

Photo by Carol Corey