



Success Stories

**Third Degree
Glass Factory
5200 Delmar Boulevard**

St. Louis Development Corporation
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<http://stlouis.missouri.org/sldc>

Before: Jim McKelvey saw potential in the dilapidated garage.



After operating for years as a used auto sales facility and filling station, the property at 5200 Delmar Boulevard was looking ragged. Jim McKelvey purchased the buildings from a private owner with big changes in mind, and in 2002, McKelvey and collaborating artist Doug Auer established Third Degree Glass Factory as a glass art education center that is open to artists and the public for classes, demonstrations, and events. McKelvey and Auer completed many renovations themselves with help from other glass artists. Also, six underground storage tanks had to be removed, significantly increasing their redevelopment costs.

McKelvey later purchased two neighboring parcels from the City of St. Louis; one of these had been the location of both a chemical company and a dry cleaners. The City approved funding for soil sampling to determine if the environmental contamination levels on the lot would be dangerous to human health; levels were below cleanup standards, and McKelvey was able to purchase the lot. Although the grassy area is currently used for outdoor activities, future plans include a sculpture garden and parking area.

The other parcel purchased by McKelvey is also a former gas station; the St. Louis Development Corporation contacted the Missouri Department of Resources, which removed two gasoline storage tanks and one fuel oil tank before McKelvey purchased the property. McKelvey's crew has made significant cosmetic improvements to the building and is currently using the space for storage.

After: Fresh paint and a custom fence hint at the artistic interior.

