

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 Executive Office Building  
other names/site number Millennium Center

## 2. Location

street & number 515-517 Olive Street N/A not for publication  
city or town St. Louis N/A vicinity  
state Missouri code MO county St. Louis [Ind.] City code 510 zip code 63101

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  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  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Mark A. Miles Sept. 26, 2012  
Signature of certifying official/Title Mark A. Miles, Deputy SHPO 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

Executive Office Building  
Name of Property

St. Louis (Independent City), MO  
County and State

**5. Classification**

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

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE/Business/Office  
Building

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE/Business/Office  
Building

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

MODERN MOVEMENT

**Materials**  
(Enter categories from instructions.)

foundation: Concrete

walls: Steel

Glass

roof: Asphalt

other: Brick

Executive Office Building  
Name of Property

St. Louis (Independent City), MO  
County and State

**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.

**Areas of Significance**

ARCHITECTURE

**Period of Significance**

1962

**Significant Dates**

1962

**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.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Epstein, Abraham & Sons/architect

Sverdrup & Parcel/engineers

Fruin-Colnon/builders

**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: Landmarks Association of St. Louis

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

Executive Office Building  
Name of Property

St. Louis (Independent City), MO  
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**10. Geographical Data**

**Acreage of Property** Less than 1 acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

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Zone Easting Northing Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Matt Bivens, Historic Preservation Specialist

organization Lafser & Associates date REV July 7, 2012

street & number 1215 Fern Ridge Parkway, Suite 110 telephone 314-560-9903

city or town St. Louis state MO zip code 63141

e-mail msbivens@lafser.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.**
- **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 Millennium Center, LLC, c/o Nassimi Realty

street & number 370 Seventh Avenue, Suite 1600 telephone           

city or town New York state NY zip code 10001

**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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Executive Office Building  
St. Louis City [Independent City], MO

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### Summary

The Executive Office Building, located at 515-17 Olive Street in St. Louis [Independent City], Missouri, is a 20-story Modern Movement skyscraper within the downtown business core of the city. Constructed of structural steel piers and columns with a non-loadbearing, full tinted glass curtain-wall, this black-colored monolithic building was designed by the internationally-known Chicago-based architectural firm of Abraham E. Epstein & Sons in 1961. The upper eighteen stories of the building project from a recessed two-story base with structural piers clad in polished black marble and anodized metal panels. Steel I-beams attached vertically to the two primary elevations add depth to the structure in addition to emphasizing a sense of height. In 1995 the building required replacement of the exterior glass due to technical failure; at that time exterior porcelain enameled spandrel panels were also removed. Replacement materials in-filled the divisions of in the original wall framing, and significant vertical elements were retained. Primary features such as the wood soffits and steel floor closures just behind the glass remained intact, as did the outermost I-beam details. The stainless steel and stone storefronts also remained intact. On the interior, modern office renovation occurred but the primary lobby, underground spaces, and uppermost penthouse remained relatively intact. Interior floors witnessed reversible wall additions to suit the needs of evolving uses within the building since construction in 1962. Despite changes the building retains sufficient integrity of location, design, materials, workmanship, feeling, and association. As the physical appearance of the St. Louis downtown streetscape has historically evolved—witnessed by numerous building design styles and material compositions—the building also maintains integrity of setting.

### Site

The Executive Office Building measures approximately 85.50 feet by 114.25 feet. It is located on city block 117 and bound by Olive Street to the south, North 6<sup>th</sup> Street to the west, city block buildings and Locust Street to the north, and another series of buildings (including the NRHP listed Lasalle Building) and North Broadway to the east. The building sits at the sidewalk with a first floor recessed slightly from the upper eighteen floors above. The NRHP listed Railway Exchange Building is located on the adjacent western block. Surrounding the site is a variety of historic and recent period skyscrapers. A surface parking lot is adjacent the building to the southwest. (See Figure 1 through Figure 3 for site development).

### Exterior

The Executive Office Building occupies the southwest corner of the city block with two primary, exposed elevations facing south along Olive Street and west at North 6<sup>th</sup> Street (*photo 1*). Divided into a series of six slightly recessed bays at the first and second floors at the two visible elevations, metal frame storefronts at the street level vary in configuration at the ground (*photo 2*). Structural steel columns are clad in polished black marble and anodized metal panels;

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storefront window bases vary in height but are also clad in polished black marble with aluminum sills. Windows and doors are recessed from the sills (*photo 3*). Between the first and second floors are horizontal metal panels void of detail or ornamentation. A multi-light window assembly is set within the second floor. The building contains a two-part recessed entrance bay closest to the easternmost edge of the building along Olive Street. Bearing the signage "MILLENIUM CENTER" and the building address, the metal framing contains two double-door entrances with transoms above (*photo 4*).

At the west elevation, the sixth and northernmost bay of the building is contained under a three-story portion attached to the skyscraper. Above, the building features horizontal bands of brick and glass bays (*photo 5*).

Eighteen stories project upward from the two-story base visible at Sixth and Olive Streets; projecting slightly from the ground floors, interior structural steel framing contains non load-bearing sections of tinted glass. Equally spaced 6" carbon steel I-beam mullions attached at the outermost skin are approximately 4 ½ feet on-center across both the Olive and Sixth Street elevations (*photos 6 and 7*).

The east-facing elevation abuts a five-story structure that is inter-connected to the former Mercantile Library (now clad in Modern-Era materials and also visible at the north elevation). A total of twelve horizontal bands of brick contain the same number of bays of glass which span the full elevation (*photo 8*). A total of fourteen similar bands of brick and windows are at the north-facing elevation. Visible above the set-back of the roofline is a two-story white-glazed brick mechanical tower (*photo 5*).

### **Interior**

The primary entrance of the building is off Olive Street (*photo 4*) where one enters a comfortable, human-scaled lobby clad in white marble and accented with aluminum and stainless steel framing and accents (*photo 9*). Original ceilings, stone wall sculpture, central mailbox, ornamental metal elevator doors (*photo 10*), terrazzo flooring (under carpet), and general floor plan create a sense of space which represents the period of significance in 1962.

The basement contains the original engineering room with the (now inactive) building systems control board—complete with switches, lights, and gauges—is still intact with few lights lit (*photo 11*). Spaces on this floor contain glazed ceramic block and painted plaster finishes supported by concrete floors. Five elevators plus a stair hall continue up through the center of the building.

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Outside the primary public spaces the division of office space was not a critical component of the building design. Floors above the primary are typical in that they contain a main elevator hall from which smaller office divisions occur (*photo 12*). Interior changes reflect the climate from 1962 to the present. Most floors contain build-outs with varying levels of finishes (*photo 13*). Of note is the uppermost penthouse space, currently vacant, which features unmatched views of the St. Louis skyline at all points east, west, north and south (*photo 14*). Windows are aluminum frame and interior spaces are divided to include a multitude of office areas. Rising from the penthouse floor is a two-story mechanical addition which houses machinery responsible for keeping the building functioning for its tenants. Visible is the steel structure and typical metal roofing deck (*photo 15*).

**Integrity**

The design of the Executive Office Building expresses the modern movement in St. Louis architecture and it has been identified as the very first building constructed in the city with a glass curtain wall composition. The verticality of the structure is exaggerated by the recessed base and the application of steel I-beams on the exterior which carries one's eye to the top of the building. Distinctive intact, original features include stainless steel and dark marble storefronts along the two primary elevations, the interior building skeleton structure and curtain-wall system, the interior primary public spaces at the first floor lobby and elevator hall (including a terrazzo floor, marble walls and wall sculpture, ornamental metal elevator doors and framing, mailbox, and other details), the original hand-railed emergency stair which continues up to the top floor of the building, a basement room complete with original building control board, multiple floors which express the original open plans (subdivided historically as clients required), and a virtually intact upper penthouse with views of the metropolitan area.

Outside of the primary public spaces at the first floor lobby and elevator hall, the division of office space on the upper stories was not a critical component of the building design; therefore changes in office configuration do not significantly impact integrity. Changes at the exterior, including window replacement and removal of porcelain enamel panels, did not alter the critical architectural/engineering characteristics of the building (primarily the curtain wall system and applied I-beams). The use of ornamental materials within the first floor lobby is complemented by the exterior steel and stone storefronts which are thoroughly modern. The building's physical and visual design as well as its function creates a strong connection to downtown St. Louis; the building's role within the modern movement of architecture in St. Louis is clearly evident. The building is in good to excellent condition. The Executive Office Building maintains sufficient integrity to reflect its period of significance in 1962.

Please see building elevation and footprint drawings in Figures 7 through 11.

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Executive Office Building  
St. Louis City [Independent City], MO

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**Summary**

The Executive Office Building located at 515-17 Olive Street in St. Louis (Independent City), Missouri, is locally significant under National Register Criterion C in the area of ARCHITECTURE. Completed in 1962, the twenty story building set new precedents for office building design in downtown St. Louis after a nearly 30 year hiatus in new construction projects. Not only was it the largest building constructed downtown since the Great Depression, it was the first in St. Louis to utilize glass curtain wall construction. Glass curtain wall construction grew in popularity nationwide in the 1950s, but was held up in St. Louis until the city adopted a new building code that permitted construction of exterior walls with materials other than masonry. Chicago-based firm A. Epstein & Sons designed the building and it was engineered and constructed by the St. Louis firms of Fruin-Colnon Company and Sverdrup & Parcel & Associates, Inc. The metal and glass monolith contrasted with the surrounding historic and traditionally designed brick and terra cotta buildings, and was heralded as ushering a new period of civic and commercial prosperity to downtown St. Louis. The period of significance is 1962, the year the building was completed.

**Background: Early Development of St. Louis City and County as Business Centers**

The downtown core of the city of St. Louis developed early as a central business district due to its proximity to water routes; during the early to mid-nineteenth century the city grew into a center for trade and commerce thanks to railroads and improved road transportation networks. A multitude of city blocks saw the rise of new buildings constructed to suit the needs of all types of business activity. Waves of city expansion beginning as early as 1770 were finalized just over one-hundred years later in 1876 when the city and county lines were drawn permanently. By 1890, St. Louis was among the top four of the nation's largest and wealthiest cities—however, it was a city that had prematurely stunted its own future growth and prosperity.

Business in St. Louis continued to boom throughout the early 1900s and the city population was on a continuous incline when in 1940 a total of 800,000 people were counted in the census. The population peaked in 1950 at 856,000. Business activity in downtown St. Louis appeared strong. However, under the surface it had already begun to shift farther westward to the suburbs. The crowded city had no room to grow and formerly fully-occupied business buildings had been thinned-out after the Great Depression—an event that would continue to haunt the city throughout the 1940s and 1950s—eventually leading to vast vacancies and deteriorating structures by 1960. Efforts at urban renewal during the early 1960s had fallen short of a solution to the underlying issues.

Nearby in the suburbs, the City of Clayton (incorporated in 1913) was quickly becoming a strong force in St. Louis commerce. A building and business boom in the late 1940s led to the creation of a Central Business District there in 1952. Armed with a new city charter in 1957 and

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a city-ruled abolishment of building height requirements, a number of new high-rise skyscrapers began to rise from the ground. The majority of the Clayton's first new towers were already pre-leased prior to opening in the early 1960s—a testament to the growing prosperity of this formerly untapped resource.

Owning in part to the new possibilities of Clayton and other surrounding St. Louis county business districts, downtown St. Louis suffered a massive blow. No new large office buildings had been built since the 1930s and the older buildings were outdated and underutilized. Businesses were relocating and consumers were seeking products in newer and more attractive shopping districts.

**Revitalization through Construction: St. Louis in the 1930s through the 1950s**

In the early 1930s solutions to major issues which plagued St. Louis were sought in the reassessment and renewal of city planning documents, local zoning ordinances, new construction, and city redevelopment. Once a major asset to St. Louis, city officials deemed the Riverfront as an overcrowded and outdated blockade during the 1930s and physical removal of buildings began in full-force after 1940. A similar effort had occurred over a decade earlier in clearing the blocks for the Municipal Plaza area fronting City Hall, the Municipal Courts Building, and the Public Library, to pave the way for other planned Municipal buildings and parkways in an effort to beautify the city.

Beginning in early 1940, demolition of the 40-block site and future home of the Gateway Arch began and the city saw large-scale redevelopment in action. A bond issue passed in 1944 would pave the way for public works programs throughout the city. A number of civic improvements had been completed in addition to the development of the Chain of Rocks area, River Des Peres, and several parks.

A trend carried over from the 1940s into the 1950s saw a general stall of new construction in downtown St. Louis. In 1952 with the creation of Civic Progress, Incorporated, Mayor Darst, armed with a strategy supported by the city's most influential businessmen, set to "encourage the larger local firms to maintain their downtown investments." To ensure its success, the group "was given the responsibility of cleaning up the blighted and deteriorating city [by] promoting new construction within the central business district."<sup>1</sup> In 1955 a civic improvements bond issue proposed by Civic Progress was passed and with a \$110.6 million allocation which resulted in "three new expressways, street and bridge improvements, slum clearance, and the construction of new civic facilities such as hospitals, correctional centers, fire stations, a

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<sup>1</sup> Julia Ann LaMouria, "Farm and Home Savings and Loan Association, St. Louis [Independent City], Missouri" National Register of Historic Places Registration Form, listed October 29, 2008, 8.

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planetarium, a children's zoo, and library branches...within the next six years a complete restructuring of the south side of the central business district began to take shape."<sup>2</sup>

Also at play in the changing face of downtown was that between 1933 and 1955, over 60% of the money spent on construction activity in downtown St. Louis was used to alter the exteriors and interiors of existing structures for new uses.<sup>3</sup> Turn-of-the-century revival and late Victorian office buildings, considered outdated by the 1930s, were being clad with more modern skins in an effort to reinvent the downtown core and to reverse the negative trends that led to decentralization, plummeting sales, and vacated buildings. Façade alterations and smaller-scale new construction projects featuring modern materials such as panels of stone, concrete, metal, and glass—generally void of any decoration—quickly led to a new language of design in St. Louis directly interrelated to construction techniques.

The 1960s saw the redevelopment of the eastern portion of downtown on a site cleared in the 1940s for the Jefferson National Expansion Memorial. A 1962 bond issue authorizing the City's portion of the Civic Center Redevelopment Project sponsored the construction of the Gateway Arch in 1965 (*NRHP listed and NHL 5-28-1987*) and the original 1965 Busch Memorial Stadium (*demolished in 2005*). These major projects helped to promote and re-position downtown St. Louis and provided stimulation for further growth in downtown. Additional central developments included new hotels and motels, residential projects, light industrial projects, continued renovations, the construction of cultural and recreational facilities, more parking structures, new retail facilities, transportation terminals, highway and street development projects, other public improvements, and the renewal of Laclede's Landing.<sup>4</sup>

### **Elaboration: Office Building in Downtown St. Louis in 1958 to 1962**

During the planning of new development projects in and around downtown St. Louis in 1960, a renewed interest in locating business activities there resulted in the conception and later the

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<sup>2</sup> Ibid, 9.

<sup>3</sup> City Planning Commission, *Central Business District Space Use Study*. (1958), 16. On file at the St. Louis Planning and Urban Design Agency, 1015 Locust, Suite 1200, St. Louis, MO 63101.

<sup>4</sup> Influential and inspirational projects in the late 1950s and early 1960s included the Plaza Square Apartments completed in 1961 at a cost of \$22,000,000 and the Plaza Square Shopping Complex completed one year later in 1962 for \$165,000 (*Plaza Square Historic District NRHP listed July 12, 2007*). Major renovation projects were also begun and included the Sutter Clinic in 1958, the St. Louis Globe-Democrat Building and the St. Louis Post-Dispatch Building (both in 1959), Boyd's retail store beginning in 1959, a parking garage for Famous-Barr in 1960-61, the rehabs of the Old Cathedral and St. John the Apostle & Evangelist Catholic Church (both in 1960) and the American Theatre in 1961. To ensure plenty of space for consumers, a new parking garage for Famous-Barr (now Macy's) was completed in 1962; supporting 900 cars it cost \$2,000,000. These and other projects were a major investment that led directly to a 30-year building boom which included the construction of the Cervantes Convention Center in 1978, the Union Station rehab in 1985, and St. Louis Centre Shopping Mall in 1986; such investment totaled over \$890,000,000.00 by the mid-1980s.

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construction of new office buildings—a trend which had wholly disappeared thirty years previous. Based on a report entitled “Development Activity in Downtown St. Louis completed or underway 1958-1980.”<sup>5</sup> Construction of new office buildings resulted in over \$321,431,000 investment in downtown. Following office buildings was hotels and motels at \$117,216,000; cultural, recreational and convention facilities, parks, and boats at \$114,279,000; and residential construction at \$109,000,000.

One of the first, newly constructed single-use office buildings was the three-story structure designed and built for the Peabody Coal Company at 301 North Memorial Drive (*NRHP listed 12-03-2008*) in 1958. Constructed with a steel frame with Art Deco influences, the building had aluminum and granite facing. Other projects were then under construction for both the state and the Federal governments as well as insurance company Blue Cross.

Key to the period of 1958 to 1962 was a new type of local structure—one which would become essential in the reinvention of downtown St. Louis through truly modern design and construction. Identified as the first major office building designed and completed during this era, the Executive Office Building at 515 Olive was the largest multi-use business building (approximately 264,375 square feet) and the most expensive (\$9,000,000) in addition to being the very first steel and glass curtain-wall design built in St. Louis.<sup>6</sup> Held up until the city adopted a new building code that permitted construction of exterior walls with materials other than masonry (i.e. glass) in 1961, the Executive rose as the first example of this new type.

### St. Louis City Building Code

Before 1961, construction of a glass high-rise structure was not permitted by code in St. Louis. Work began in 1956 by a team of building industry people appointed by Mayor Raymond Tucker ultimately culminated in the approval of Ordinance 50502<sup>7</sup> which allowed glass curtain-wall construction in the city. The building code published in 1948 (with later amendments) requiring structures to be built with masonry exteriors now became flexible because of technological improvements in and the reinvention of traditional materials such as steel and

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<sup>5</sup> Downtown St. Louis Incorporated, *Development Activity in Downtown St. Louis completed or underway 1958-1980* (St. Louis: n.p., 1980). The resource illustrated the building activity in the area bounded by the riverfront to the east, 21<sup>st</sup> Street to the west, Chouteau Avenue to the south and Carr Street to the north and lists several specific types of developments with the approximate cost of each type.

<sup>6</sup> According to the report, a new 465,775 square foot single-use Federal Building at 15<sup>th</sup> and Market Streets had been completed in 1961 at a cost of \$11,200,000. Additional buildings constructed were the three-story steel frame 1958 Peabody Coal Company Building (56,956 square feet at \$1,500,000; NRHP listed 12-3-2008), and the two-story 1960 Missouri Employment Security Building (60,000 square feet at \$2,500,000). Also constructed was the former Blue Cross Building (77,900 square feet) in 1962.

<sup>7</sup> Neal J. Cambell et al., *Building Code, City of St. Louis, 1961*. Also known as *The Revised Code of the City of St. Louis, Missouri, Vol. II, Enacted Pursuant to Ordinance No. 50502*. Approved March 31, 1961, effective May 1, 1961. (St. Louis: Board of Aldermen, 1961).

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glass. Proven to be relatively fire-proof, these materials were less expensive and readily available—ensuring quick construction. Buildings towards the end of the 1950s in St. Louis had heavy masonry exterior skins but by 1961 all of that would change. The modern era in St. Louis architecture was introduced in part by the construction of the Executive Office Building.

### **The Executive Office Building Site in Motion**

Reporting on the exciting progress of the construction of one of the city's first modern-era business buildings in downtown, a *St. Louis Globe-Democrat* article on June 5, 1962 announced "foundations being poured at the northeast corner of Sixth and Olive Streets are the tangible beginnings of a 20-story, air conditioned office building—the largest to be erected downtown since 1932." Owners Collins, Tuttle & Company of New York obtained lease commitments for more than 1/3 of the 250,000 square foot space more than a year earlier; this success coupled with a new St. Louis City building code permitting construction savings on "use of advanced methods and materials" were the driving forces behind this \$9 million dollar structure. Touted as having an exterior that was "the first of its kind in St. Louis" the building interior featured "flush acoustical ceilings of uniform nine-foot height...recessed fluorescent lighting and air conditioning of the high-velocity, peripheral induction type."<sup>8</sup> Although similar skyscrapers had been completed in New York and Chicago, St. Louis had not seen a new building type in nearly three decades.

### **The Executive Office Building and It's Role in the Revitalization of Downtown St. Louis**

In 1972, Chicago architect, author, and preservationist John D. Randall<sup>9</sup> published "The Art of Office Buildings, Sullivan's Wainwright and the St. Louis Real Estate Boom."<sup>10</sup> In this respected publication Randall outlines the history of the skyscraper, ties it into the early development of St. Louis' downtown business center and then explains distinct periods of later building booms. Randall reports that in the twenty years between 1887 and 1906 at least seventy-five office buildings over five stories were built in downtown St. Louis. In the period up to 1930 less than half of that number of buildings was constructed. Of specific interest is that between 1930 and 1960 there was a total decline of building in the downtown core (*Randall calls these "Inactive*

<sup>8</sup> *St. Louis Globe-Democrat*, June 5, 1962.

<sup>9</sup> BIOGRAPHICAL SKETCH: John D. Randall (1919-1999) was a Chicago architect, author, and preservationist. Son of structural engineer and author Frank Alfred Randall (1883-1950), he graduated from Illinois Institute of Technology in 1943 where he studied under the influential German architect Ludwig Mies van der Rohe. John Randall became the champion of Adler and Sullivan's Guaranty Building in Buffalo, New York, and Wainwright Building in St. Louis, Missouri; both were ultimately saved from destruction. During his long campaign to preserve the Guaranty, he opened and operated the Louis Sullivan Architecture Museum within it. Randall also joined the fight to save Adler and Sullivan's now demolished Garrick Theater in Chicago. In addition to his own writings on architecture, in 1999 Randall revised and expanded his father's comprehensive reference book, *History of the Development of Building Construction in Chicago* (Urbana: University of Illinois Press, 1949).

<sup>10</sup> John D. Randall, *The Art of Office Buildings, Sullivan's Wainwright and the St. Louis Real Estate Boom* (Springfield, Illinois: Ford Printing, Inc., 1972).

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*Decades*). Randall lists the 1962 Executive Building at 515 Olive. The building was one of the few first new buildings constructed since 1930 and it was the largest and the very first of its design type in downtown St. Louis. Randall also included the Executive Office Building in his 1972 "Guide to Central Business District Office Buildings of St. Louis, Missouri."<sup>11</sup>

The Executive Office Building at 515 Olive Street was identified as "the first of the local International Style office buildings modeled after Mies van der Rohe's iconic vertically-oriented curtain-wall designs of dark glass, early illustrated in Chicago's Lake Shore Drive Apartments (1952) and New York's Seagram Building (1958)."<sup>12</sup>

### **Preparation, Planning & Advertising of the Executive Office Building**

On March 31, 1961 the *St. Louis Globe-Democrat* exclaimed "A 20-story, \$9,000,000 office building will be constructed at the northeast corner of Sixth and Olive Streets...the third new structure planned in the area within six months."<sup>13</sup> Collins, Tuttle & Company, a New York real estate firm acting as the owner's representative and renting agents for the property, partnered with Frank J. Prince the principal stockholder and director of the Universal Match Corporation;<sup>14</sup> together they hired the Chicago architectural firm of A. Epstein & Sons, Incorporated and the St. Louis-based engineers Sverdrup & Parcel to draw plans for a new building (*Figure 4 shows an early meeting and illustration*). New York-based firms, the Diesel Construction Company and Michael Sapheir Associates Incorporated, provided consulting and space planning and interior design respectively. Mr. Tuttle of Collins, Tuttle & Company, touting the project, stated "we are convinced there is a great future for downtown St. Louis;" adding that he and his associate Mr. Prince had "an active interest in the city and the revitalization of its core area."<sup>15</sup> In conclusion of the same article Mayor Raymond R. Tucker said about the construction project: "this is a wonderful indication of the continuing development of downtown and the whole St. Louis community."

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<sup>11</sup> Randall lists the Executive Office Building as the first completed followed by an addition to the First National Bank in 1963, the Southwestern Bell Annex and Mansion House Center both in 1965, followed by a building for the Edison Brothers in 1967, the PET Headquarters, Gateway Tower, and Laclede Gas Building all in 1968, and finally followed by 210 Twelfth Street, the Equitable Building, and 500 Broadway in 1970.

<sup>12</sup> Julie Ann LaMouria, Melinda Winchester, Mary Stirtz, Kristin Zapalac, and Roger Maserang. "General American Life Insurance Company National Headquarters," National Register of Historic Places Registration Form, listed March 27, 2008.

<sup>13</sup> The other two structures were the Famous-Barr 10-story, 800/900-car garage on Olive Street across the street from Famous (Now Macy's located in the Railroad Exchange Building [NRHP listed June 11, 2009]) which was completed in 1962 and a 6-story office building to be constructed by First National Bank on the southeast corner of Sixth and Locust.

<sup>14</sup> Firm headquarters were located in Ferguson, St. Louis County.

<sup>15</sup> *St. Louis Globe-Democrat*, March 31, 1961.

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On April 6, 1961 a demolition permit was issued to Aalco Wrecking to demolish a 7-story masonry office building on the city block for \$67,000. In early June, listed as owner, Collins, Tuttle & Company was issued a sign advertising the arrival of the new building. Work on the site commenced in preparation for clearing, grading, and then sub-surface work.

Meanwhile in Chicago, the building's architect A. Epstein & Sons issued its in-house architectural publication *Design Profile* highlighting a rendering of the Executive Office Building to be built in St. Louis (Figure 5) and was very pleased to include the following statement:

“NOT FOR FORTY YEARS has St. Louis had a new skyscraper like this and we are proud of having been selected as the architects. Together with the St. Louis firm of Sverdrup & Parcel & Associates, Inc., Engineers, we are now preparing the construction drawings for this new steel and glass, 18 story office building to be erected on the northwest corner of Sixth and Olive Streets. Demolition will start in about a month and foundations are scheduled for early spring of next year.

Standing in the heart of St. Louis' financial district, the 270,000 square foot structure will be clad in floor-to-ceiling glass, supported by vertical ribs of carbon steel, a striking modern contrast to the limestone and granite of former years.”<sup>16</sup>

Epstein later issued a photograph of the actual construction and framing of the Executive Office Building in *Design Profile* in 1963 (Figure 12).

On October 19, 1961 a \$7,000 demolition permit was issued to Grossman Wrecking to remove a 6-story brick office building (likely R. M. Milligan's 1902, Judge & Dolph Building). Two permits were issued to the First National Bank on December 9, 1961 (for \$10,000) and February 5, 1962 (for \$4,000) to reduce a 4-story building to a 2-story building and to wreck a masonry store building respectively. One of the buildings demolished was J. B. Legg's 1889, 7.5-story Oriel Building. First National also applied for a third demolition permit on January 11, 1962 (#GG2021 for \$60,000) to wreck the historic 10-story Carleton Building designed by Theodore C. Link in 1892. Despite the loss of some of St. Louis' early business buildings, the site clearance provided a promise of an era of new construction in the troubled downtown St. Louis city core.

*In 1961 another building sketch was issued by the Epstein architectural firm (Figure 6).*

### Construction Design, Specification & Permitting of the Executive Office Building

<sup>16</sup> Epstein, A. & Sons, Inc. *Design Profile*. September 1961, 45.

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In early May of 1962 the building plans were completed and on May 7, the First National Bank Company was issued City of St. Louis building permit number A-2433 for a 18-story office building with a structural steel frame, fireproofing, concrete floors, and glass and steel exterior walls in the amount of \$4,000,000. Data Engineering Cards in the files of the City of St. Louis confirm that the building was erected in 1962 as an 18-story, steel frame Modern style office building.

General construction specifications for the Executive Office Building were issued by architect A. Epstein and Sons, Incorporated (Chicago) and engineer Sverdrup & Parcel and Associates, Incorporated (St. Louis) on May 10, 1962 and were identified as firm job numbers 61-1974 and 1924 respectively. Given only one month to provide bids, the winning contractor was to be announced after June 11, 1962. The building was to contain eighteen floors, an executive penthouse, a two-level mechanical equipment penthouse and a basement. The building construction was to be of structural steel frame supported on steel "H-piles," the latter having been contracted for separately with the reinforced concrete pile caps and not included in the scope of work. In fact, perhaps out of confidence in the design in addition to a push for construction to begin in June, a \$205,000 building permit was already issued on May 11, 1962 (#GG3526) to owner's representative and renting agents Collins, Tuttle & Company to begin erecting the piles and pile caps for the building foundation.<sup>17</sup>

Floor slabs of the building were to be 4 ½" lightweight aggregate concrete on "Cofar"<sup>18</sup> steel decking. Curtain walls on both Sixth and Olive Streets were to be 6" carbon steel I-beam mullions spaced approximately 4 ½ feet on-center supporting rolled-section steel sash units containing insulated porcelain enameled spandrel panels and 7/32" sheet glass. The north and east elevations were to have horizontal glazed brick spandrels with horizontal steel sash window sections (without the carbon steel mullions). Excluded from the contract scope of work was any site demolition; the afore-mentioned steel piles and pile caps; all plumbing, sewerage and fire protection; heating, ventilation, and air conditioning; electric wiring and elevators. Specifications were made to construct the edifice as a "loft" type building with a completed basement, lobby and corridors, a finished core area of the elevator banks and toilet rooms on each floor, and a completely finished mechanical equipment penthouse. Areas of the building to be left unfinished included the first floor display rooms and stores, the general office areas on

<sup>17</sup> A June 26, 1962 blasting permit for excavation (#A613) was issued to Cairo A.O. Parrger Roche (unknown relationship).

<sup>18</sup> The Cofar slab, by Granco, was the first mass produced composite concrete slabs on metal deck system appearing in the 1950's. The Cofar system consisted of cold drawn wires placed transversely across the metal deck, i.e. perpendicular to the span, and welded to the top of the flutes. This creates the desired composite action that engages the metal deck to act in tension to resist positive mid-span moments. Reinforcing bars are added over supports to give the slab negative moment capacity. The Cofar system was later replaced by the HiBond Composite Slab system, which is the forerunner to today's composite metal deck.

[http://structuralpedia.com/index.php?title=Cofar\\_Composite\\_Slab](http://structuralpedia.com/index.php?title=Cofar_Composite_Slab)

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the 2<sup>nd</sup> through the 19<sup>th</sup> floors, and the executive penthouse interior. Completion of these areas would be figured as tenant build-outs at a future date as needed.<sup>19</sup>

The structural steel materials and erection were separately negotiated by the owners with the American Bridge Division of the United States Steel Corporation (who occupied space in the building in 1962) on a unit price per ton basis; in so doing, the contractor was to include an allowance of \$500,000 as the direct cost of the work to be performed by American Bridge.<sup>20</sup>

The site measured 128.06 feet on Olive and 114.29 feet on Sixth. The basement, and the 1<sup>st</sup> floor through the 4<sup>th</sup> floors covered the entire site with the floors five and above set back from the north property line approximately 15 ½ feet. The gross floor area of the building was approximately 264,375 square feet with the total volume at 3,252, 749 cubic feet. Building plans are shown in Figures 7 through 11.

### **The 1960s and the Evolving Executive Office Building**

The Seventh Annual Report of Downtown St. Louis, Incorporated (1964/1965) highlighted downtown development activity between 1958 and 1965. Paving the way for further investment, the Executive Office Building was followed by the Southwestern Bell Building (1965), Farm Credit Banks Building (1966), the former General American Agencies Building (1966), Mansion House Commercial (1966), the LaBarge Building (1966), Edison Brothers Stores Building addition (1967), the Gateway Tower Building (1968), and PET Incorporated International Headquarters Building (1969; NRHP listed 10-19-2004); the latter company having had offices in the Executive Building since 1962.

Occupancy in the Executive Office Building continued and interior changes had begun to suit the needs of demanding tenants. On March 18, 1963 tenant First National Bank was issued a building permit (#A7765 for \$75,000) to alter the interior first floor facing North Sixth Street and the second floor facing Olive; by October of 1963 the Bank already occupied portions of the 2<sup>nd</sup>, 3<sup>rd</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, and 17<sup>th</sup> floors. Again on January 9, 1965 the bank expanded to the 19<sup>th</sup> and 20<sup>th</sup> floors making alterations to suit their needs (#B7036 for \$17,500).

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<sup>19</sup> Alternate proposals for exterior work included five options as follows: Alternative "A": For providing an extruded aluminum curtain wall system, using Alcoa dark anodized aluminum mullion and window sections with base design porcelain spandrel, in lieu of carbon steel curtain wall. Alternative "B": For providing a stainless steel curtain wall system in lieu of the base design carbon steel, conforming, within the limits of the materials, to the base design configurations. Alternative "C": For providing 7/32" gray sheet glass in the windows above the 2<sup>nd</sup> floor, Pittsburgh Plate Glass Co's. "Graylite" No. 14, in lieu of the clear 7/32" sheet glass specified. Alternative "D": For providing plywood formed, 4 ½" thick, reinforced concrete (2.5# of steel/sq. ft. with same concrete materials) floor slabs for the entire structure in lieu of Cofar system specified. Alternative "E": For providing Sixth and Olive Streets curtain wall design, with I-Beam mullions and porcelain spandrels, on the north and east elevations in lieu of the glazed masonry and steel sash design shown.

<sup>20</sup> J. A. Richardson was then contracting manager for American Bridge.

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News of the construction had eventually caught the attention of New York where its *New York Times* touted "St. Louis Adds Major Office Tower." Included within the article was a report that several of the nation's largest corporations then occupied space within what was deemed "the first major office building erected in St. Louis in 30 years"<sup>21</sup> including the Prudential Insurance Company of America, International Business Machines, Merrill Lynch, Pierce, Fenner & Smith, the United States Steel Corporation, and the Pet Milk Company.

Besides those mentioned, the 1963 Polk's *St. Louis City Directory* listed other primary tenants including: the First National Bank in St. Louis with offices at 312 Olive and an entrance at 314 Olive, Hervey Kopp Shoes at 310 Olive, Marsh & McLennan Incorporated (insurance brokers), and Young, Author & Company. The storefront at 308 Olive was then under construction for a tenant build-out.

By 1965 the building was buzzing with activity. In the basement was located both the Executive Office Building main offices and National Cleaning Contractors Incorporated (building maintenance). The upper floors included such tenants as: Merrill Lynch and Pierce, Fenner & Smith Incorporated (brokers) in room 200; the offices of the St. Louis Union, the resources division of Washington University, and broker Smith, Incorporated in rooms 300-03; in room 301 was the division sales office of PET Milk Company; the 4<sup>th</sup> floor housed the offices of the First National Bank and the Mutual Life Insurance Company of New York; also at 402 were the private offices of Woodbourne Development Corporation, the Clayton Management Company and Fred Medart Company; the 5<sup>th</sup> floor was under construction for tenant build-out; the 6<sup>th</sup> floor included Marsh & McLennan Incorporated while the 7<sup>th</sup> held offices of the Xerox Corporation, consultants Allan G. Watson & Associates and Salomon Brothers & Hutzler (investment securities); the 8<sup>th</sup> through the 10<sup>th</sup> floors were under construction for tenant build-out. Included at 1100 and 1120 was the Lincoln National Life Insurance Company of Fort Wayne, Indiana; the Manufacturers Life Insurance Company at 1102; and the International Business Machine Corporation on the 12<sup>th</sup> floor.

The United States Steel Corporation, including its divisions of Universal Atlas Cement and the American Bridge Company, were located on the 14<sup>th</sup> floor; accountants Arthur Young & Company Consolidated also occupied an office on the floor. At 1501 was the Mutual Life Insurance Company, at 1502 was General Steel Industries Incorporated, at 1503 was the American United Life Insurance Company, and at 1504-1604 was the Equitable Life Insurance Society of the United States. The offices on 1700 included: Stolar, Kuhlmann, Heitzmann & Eder (lawyers) and lawyers Norman Begeman and William A. Stolar; at 1701 was the Prudential Insurance Company of America. The 18<sup>th</sup> floor held the executive offices of the

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<sup>21</sup> *New York Times*, November 10, 1963, R10.

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Universal Match Corporation while the 19<sup>th</sup> floor was under construction for tenant build-out. Listed at the Sixth Street elevation was: Hardy Shoe Store at 308; Harvey Kopp Shoes at 310; and the First National Bank at 312 and 314.

**Construction and engineering: Curtain Wall Design**

According to the 1966 edition of the *Construction Lending Guide* a curtain wall is “an exterior non-load bearing wall in a skeleton frame construction, not wholly supported by girders or beams at each story; such walls may be anchored to columns, spandrel beams or floors.”<sup>22</sup> The Executive Office Building featured these design elements with a two full façades of glass.

**The History of Curtain Wall Construction**

The first usage of curtain walls is usually credited to Architect Willis Polk in the design of the Hallidie Building in San Francisco in 1918 where an exterior glass wall faced the complete building. Nearly two decades later improvements in sheet metal (primarily due to the automobile and aviation industries) led to new possibilities in metal curtain wall systems which after World War II led to the use of glass and metal systems for commercial and institutional buildings. New and improved technology in air conditioning and insulation materials and processes made it possible to use vast areas of glass to cover building exteriors. One of the first complete glass curtain wall constructed building in the United States, the United Nations Headquarters in New York City, was completed in 1950.

Previously, up to the mid-nineteenth century, buildings were built with walls which supported the load of the entire structure. This resulted in heavy, brick and stone structures which required vast amounts of raw materials to form building blocks and long periods of time to construct them. The development and use of steel and later reinforced concrete directly changed how buildings could be built. Now, smaller columns spaced within and around the structure could support larger loads and exterior walls could thus be lighter. As a direct result the use of glass became more widespread; small window openings gave way to full bays of glass.

The early American curtain walls were made with steel mullions with plate glass attached to the mullions with some form of glazing compound. Advancements in the plastic industries led to the use of silicone sealants and other methods of fastening. The 1952 Lever House building by Skidmore, Owings and Merrill, often cited by architectural historians as was one of the nation's seminal International Style buildings, was also one of the first curtain wall buildings constructed in New York City. Additional examples are the Bauhaus in Dessau (1926) and the previously-mentioned Hallidie Building in San Francisco (1918).

During the 1970s experimentation with lighter metals resulted in the use of aluminum extrusions

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<sup>22</sup> John L. Schmidt and Walter H. Lewis with Harold Bennett Olin, *Construction Lending Guide: A Handbook of Homebuilding Design and Construction* (Chicago: American Savings and Loan Institute, 1966), 343-28.

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for window mullions. Aluminum could be extruded into any shape and provided a wide range of design and aesthetic varieties.

Though not new technology in 1960, the Executive Office Building introduced the modern curtain-wall type in St. Louis. Changes in local building codes which enabled exterior elevations to be constructed of materials other than brick and stone allowed this steel and glass skyscraper to be built.

**Architect and Engineer of the Executive Office Building: Abraham Epstein**

Abraham Epstein was born in Kiev, Russia on December 24, 1887. Educated at the University of Illinois at Urbana, he received a B.S. degree in civil engineering. Epstein was a draftsman for the National Fireproofing Company between 1911 and 1913, a designer for Marshall and Fox in 1913 and 1914, and lastly an engineer for the Central Manufacturing District between 1914 and 1921. In that year Abraham Epstein founded A. Epstein and Sons, Incorporated. Principal projects included the 1934 International Amphitheatre, the 1944 Fansteel Metal Corporation, the 1952 Mt. Sinai Hospital and Research Lab and Professional Services Building, and the 1953 Twin Towers Apartments (Fifth Army Personnel) all in Chicago and the 1953 United States Rubber Company in Vernon, California.

Epstein was a member of the American Society of Civil Engineers, the Western Society of Engineers, the American Construction Institute, and the Cosmopolitan Club. In 1935 Epstein served on the Public Service Building Commission for the City of Chicago and between 1951 and 1959 served on the Technical Advisory Committee of the Chicago Plan Commission. The 1956 *AIA American Architects Directory* (page 159) lists Abraham Epstein as an NCARB-certified, licensed engineer with AIA membership nationally and within the Chicago chapter.

**Abraham Epstein & Sons Company History in the 1960s**

*For a full history of the company please reference the following digital source: <http://www.epsteinglobal.com/history/history> (accessed 4-10-2012).*

The 1960s were characterized as “incredibly smooth and prosperous for A. Epstein and Sons.” This decade saw the firm expand by opening offices both domestically (in New York), and internationally (in Tel Aviv & Paris). It also saw the firm’s first partnership with a world renowned architect, Mies van der Rohe. Epstein and Sons continued to solidify its place as one of the preeminent industrial design firms in the world delivering manufacturing buildings for Pepsi, General Mills, and Sara Lee. The firm also continued to expand its commercial practice through the completion of The Abbey (a large resort located in Fontana, Wisconsin), and a high-rise office building for Union Tank Car in Chicago.<sup>23</sup>

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The majority of Epstein-designed buildings in the late 1950s and early 1960s were two and three-story structures of glass, masonry and steel. Likely inspired by Epstein's 1959 Borg-Warner Building in Chicago, the Executive Office building in St. Louis, Missouri featured a similar recessed first floor with floors of glass and steel above. This design was slightly altered in 1966 with the construction of Chicago's Federal Center with architect Mies van der Rohe.

### **The Downtown Core and the Executive Office Building in the 1970s**

The 1970s were filled with new development projects that continued to increase the value of downtown property and business. In the early 1970s, a local brochure "Downtown St. Louis: Unparalleled Opportunity, CBD 353" (AKA "Center of the Nation") stated that St. Louis was "on the threshold of complete revitalization" and that "private developers have invested nearly half a billion dollars in new construction and major renovation downtown since 1960."

An important part of this investment in the city was the \$9 million Executive Office Building. Held by New York investors through 1970, ownership transferred entirely to a St. Louis company for the very first time in March of 1971. New owner First Union Incorporated was then a multi-bank holding company that owned both the First National Bank in St. Louis and the St. Louis Union Trust Company. First Union's David R. Calhoun, chairman, and James P. Hickok, president, were quoted during the deal as saying this is "a mark of our faith in the future of downtown St. Louis."<sup>24</sup> Tenants at this time included two brokerage firms, two retail stores, Pan-American Airways ticket office, and a restaurant on the first floor; First National Bank, St. Louis Union and First Union occupied the second through the fourth floors and portions of the fifth and eleventh floors. The uppermost two floors were occupied by the Noonday Club, a business and professional men's luncheon club.

The Executive Office Building changed hands again in 1979 as First National Bank sold it to Edward K. Love Realty Company. At this point the building had 214,000 rentable square footage which was 100% occupied.<sup>25</sup> According to the media, First National sold the building as part of its real estate divestiture program in connection with the development of a new main office building which was then under construction.

### **The Executive Office Building in the 1990s and Beyond**

Again in the 1990s, downtown St. Louis suffered a period of disinvestment, not only to its nearby business districts but to business activities outstate and overseas. Values of properties plummeted and banks found themselves desperate to collect on outstanding loans. The June

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<sup>23</sup> Digital source: <http://www.epsteinglobal.com/history/history> (accessed 4-10-2012).

<sup>24</sup> *St. Louis Globe-Democrat*. March 5, 1971.

<sup>25</sup> *St. Louis Post-Dispatch*. February 14, 1979.

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22-28, 1992 edition of the *St. Louis Business Journal* reported that on June 15, a corporation called EOB Company, Incorporated purchased the Executive Office Building for \$1.4 million in cash (despite the \$6.3 million appraisal). President of EOB and local real estate executive Peter Dolan, had previously purchased the Security Building at 319 North Fourth Street and the Hoffman Building on Laclede's Landing.<sup>26</sup>

By April 10, 1995 the *St. Louis Post-Dispatch* reported that the downtown office market could be finally recovering; instrumental in this shift was the purchase of the Executive Office Building by an out-of-town buyer.<sup>27</sup> Hope appeared on the horizon for a few months later in June of 1995, the *St. Louis Business Journal* reported "Sheridan Plans \$6 Million Rehab for Executive Building. Denver-based real estate firm Sheridan Group purchased the building earlier in April for \$3.83 million and received approval for a ten-year tax abatement from the St. Louis Land Clearance for Redevelopment Authority. The new owner proposed to improve the building façade by replacing the exterior glass with double-pane thermal glass from the third floor up. Interior plans called for the removal of asbestos, improvements to the heating, cooling, and ventilation systems, and upgrades to elevators. At the time the 262,000 square foot office building was 73% occupied with tenants paying between \$10 and \$11 a square foot in rent.<sup>28</sup> Despite the investment and for reasons currently unclear, the Sheridan Group put the building up for sale in December of 1997 for \$7 million.<sup>29</sup>

Today, familiarly known as the Millennium Center, the building is 35% occupied. Retaining much of its original integrity, the building remains a symbol of the development of St. Louis's architectural legacy. Representing the beginning of a new period in St. Louis downtown development after 1960, the nominated building provided optimism and inspiration for the new wave of Modern building activity in the city core which was complemented by the construction of the National Historic Landmark Gateway Arch, the construction of a number of residential, tourist, commercial, and cultural developments, and the reinvestment and revitalization of some of St. Louis's oldest historic neighborhoods. The recognition and formal listing in the National Register of Historic Places will provide the nominated building with tools which can help to support this great downtown symbol for generations to come.

<sup>26</sup> *St. Louis Business Journal*. June 22-28, 1992.

<sup>27</sup> *St. Louis Post-Dispatch*. April 10, 1995, 5BP.

<sup>28</sup> *St. Louis Business Journal*. June 5-11, 1995.

<sup>29</sup> *Ibid.* December 8-14, 1997.

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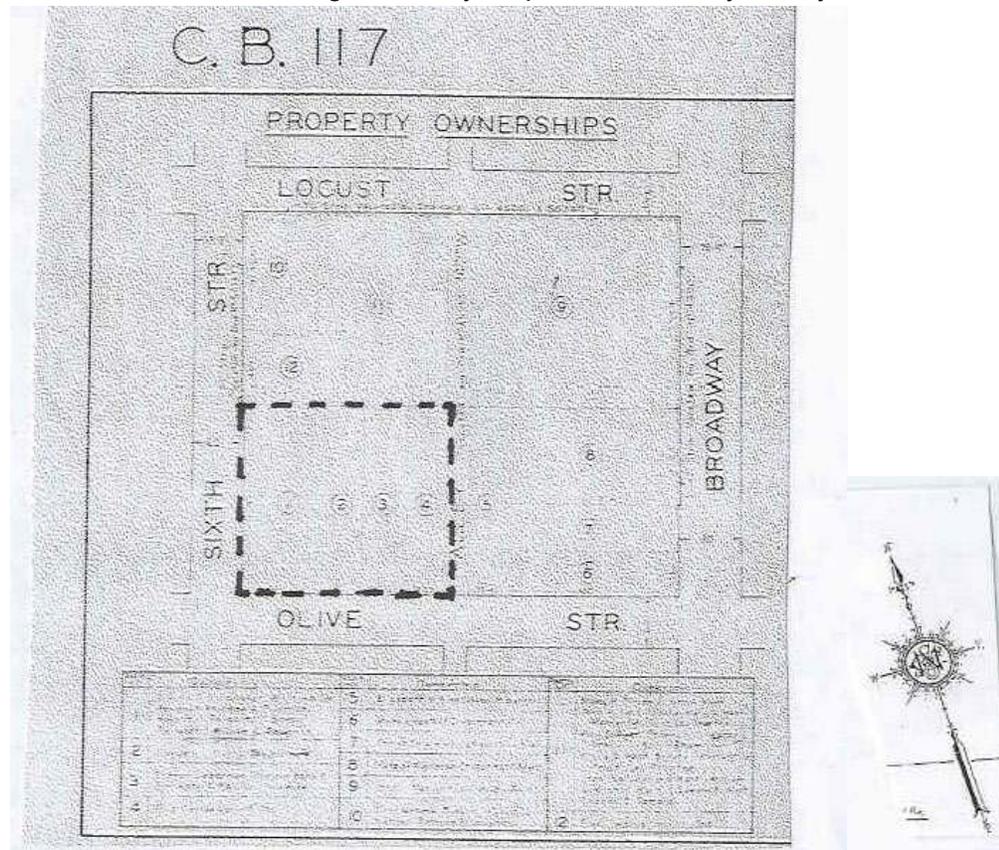
### Boundary Description

The Executive Office Building at 515-17 Olive Street is located on City Block 117 measuring 85.50 feet by 114.25 feet in downtown St. Louis, Missouri. The nominated property is legally known by the Assessor's Office as parcel number 01170001000. The property was historically part of Chouteau's and Lucas's Additions to the City of St. Louis. A dashed line on the accompanying map entitled "Executive Office Building Boundary Map" indicates the boundary of the nominated property.

### Boundary Description

The nominated parcel includes the building footprint.

"Executive Office Building Boundary Map" 1960 Survey of City Block



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Executive Office Building  
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**Photo Log:**

The following is true for all photographs-  
Executive Office Building, 515 Olive Street  
St. Louis (Independent City), Missouri  
Photographer: Matt Bivens  
Date: April 20, 2012  
Digital images on file at: Lafser and Associates

- Photo #1: Exterior view facing northeast
- Photo #2: Exterior view facing northeast detail of lower stories
- Photo #3: Exterior view facing northeast of storefronts
- Photo #4: Exterior view facing north showing primary entrance on Olive
- Photo #5: Exterior view facing southeast
- Photo #6: Exterior view of south-facing façade facing upward at Olive
- Photo #7: Exterior view of west-facing façade steel I-beam detail at Sixth Street
- Photo #8: Exterior view of south-facing façade facing northwest
- Photo #9: Interior ground floor lobby facing south
- Photo #10: Interior ground floor lobby elevator door detail
- Photo #11: Interior basement control board in engineering room
- Photo #12: Interior 16<sup>th</sup> floor facing east; typical elevator hall similar to other floors
- Photo #13: Interior 16<sup>th</sup> floor facing west; typical office space similar to other floors
- Photo #14: Penthouse structure facing east from roof
- Photo #15: Interior structural detail of two-story mechanical addition; similar to structure visible on other floors

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- Figure 1:** City block map showing building site at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.
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**Figure 11:** City block map showing building elevation at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.

**Figure 12:** A. Epstein & Sons in-house architectural publication *Design Profile #65*, May 1963.

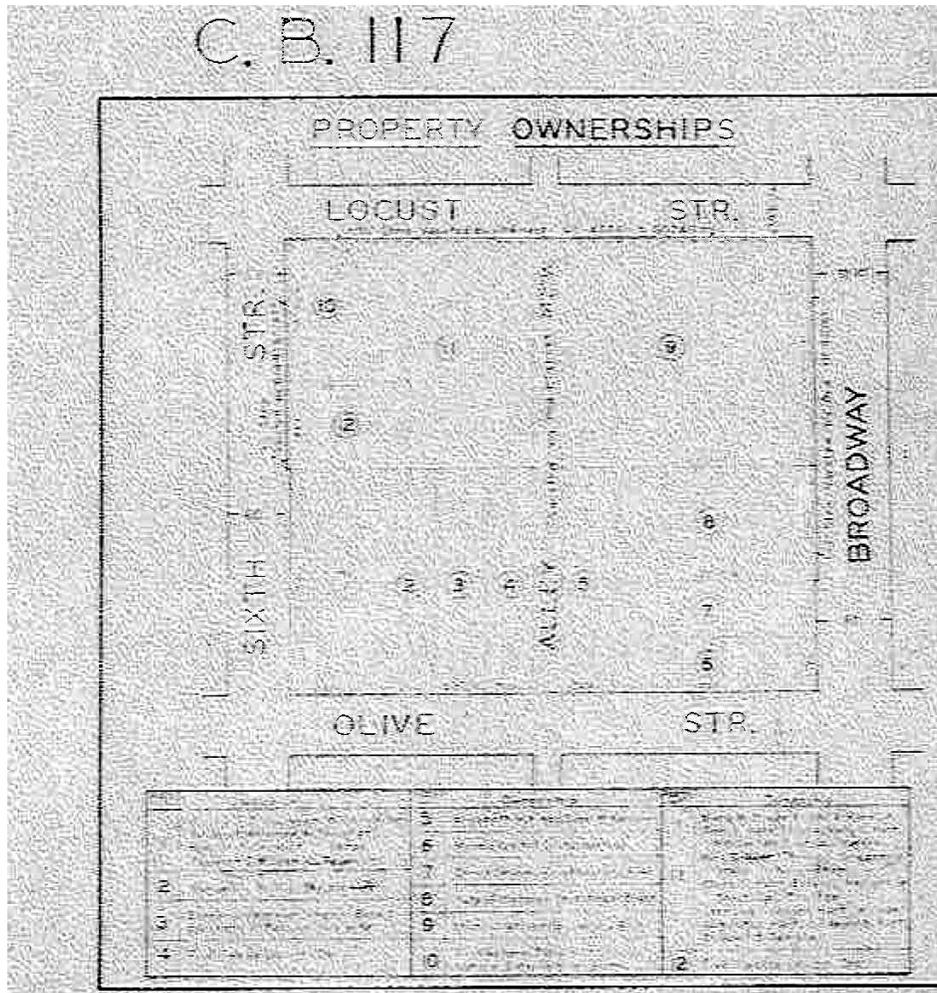
**Figure 13:** Early 1970s local brochure issued as "Downtown St. Louis: Unparalleled Opportunity, CBD 353" (AKA "Center of the Nation") showing St. Louis in 1960 (top) and 1970 (bottom).

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St. Louis City [Independent City], MO

**Figure 1:** City block map showing building site at Sixth and Olive Streets. Source: A. Epstein & Sons  
"Executive Office Building" plans, 1961.

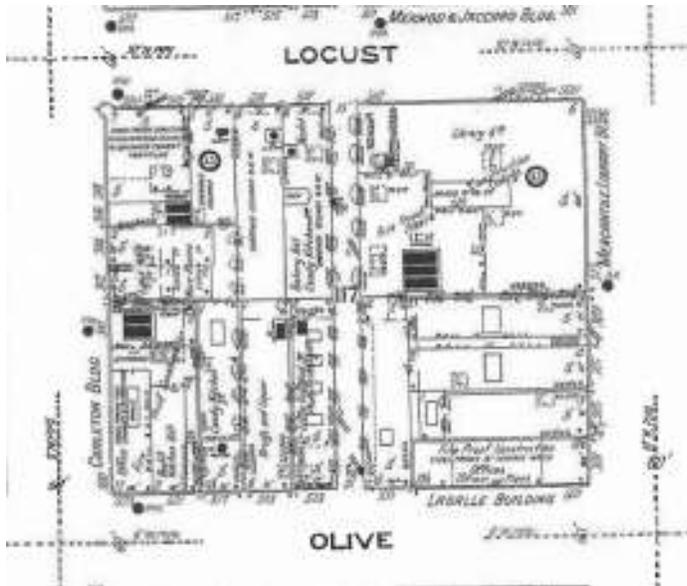


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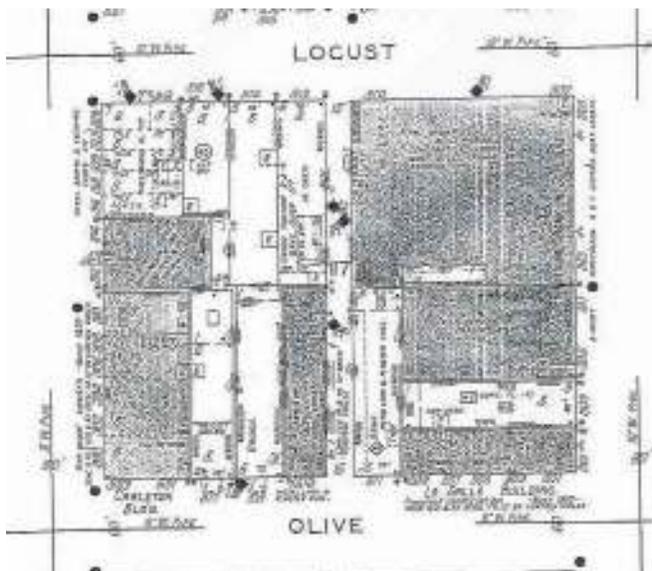
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St. Louis City [Independent City], MO

**Figure 2:** Sanborn Fire Insurance Map, Volume 2, plate 43, dated 1909. City block historic view of building site at Sixth and Olive Streets.



**Figure 3:** Sanborn Fire Insurance Map, Volume 1E, plate 43, dated 1932. City block historic view of building site at Sixth and Olive Streets.

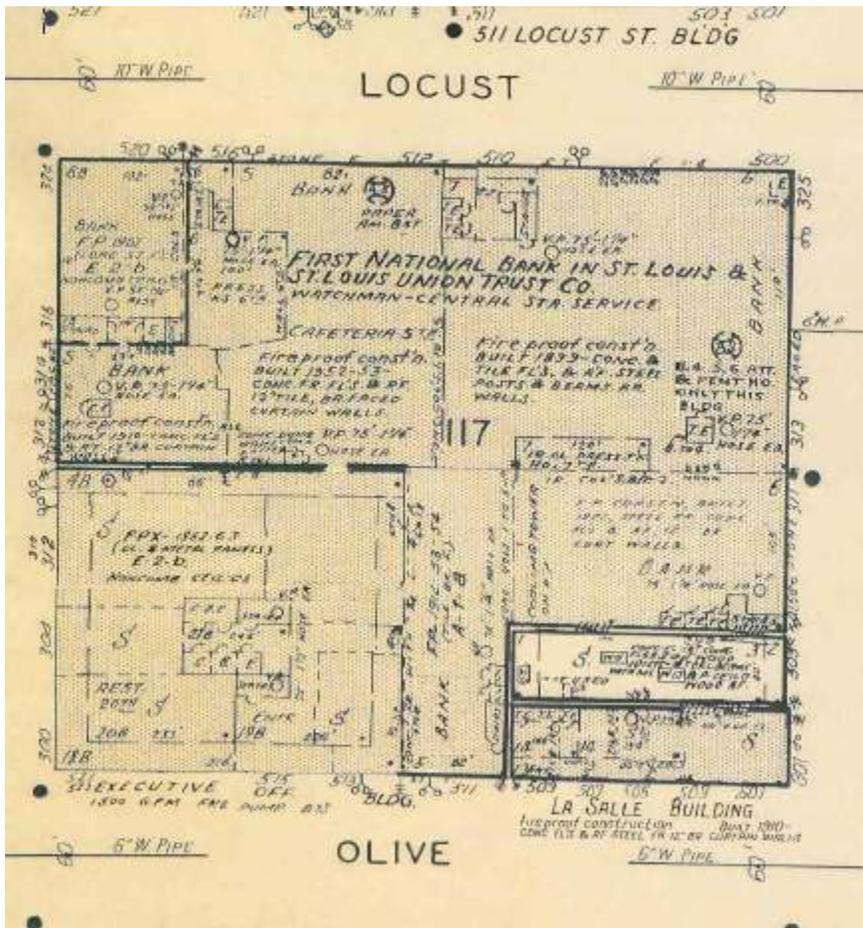


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**Figure 3a:** Sanborn Fire Insurance Map, Volume 1E, plate 43, dated 1971. City block view of building site at Sixth and Olive Streets.

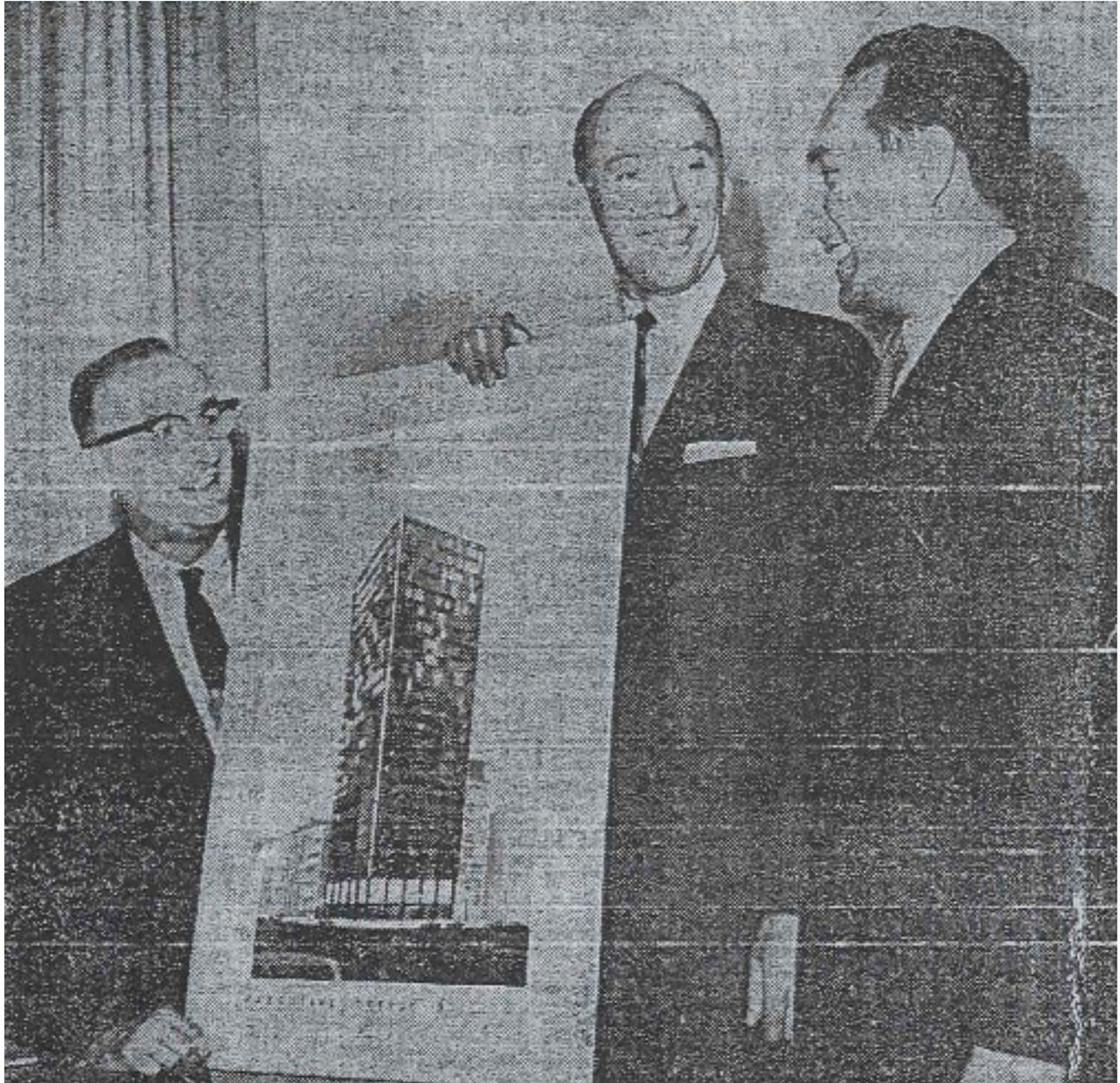


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**Figure 4:** Photograph of (from the left side) Arthur E. Wright, executive secretary of Downtown in St. Louis, Inc.; Wylie F. L. Tuttle, President of Collins Tuttle & Co., and Myron Moss, president of the St. Louis Merchandise Mart. Source: *St. Louis Globe-Democrat*. March 31, 1961.



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**Figure 5:** A. Epstein & Sons in-house architectural publication *Design Profile #45*, September 1961.

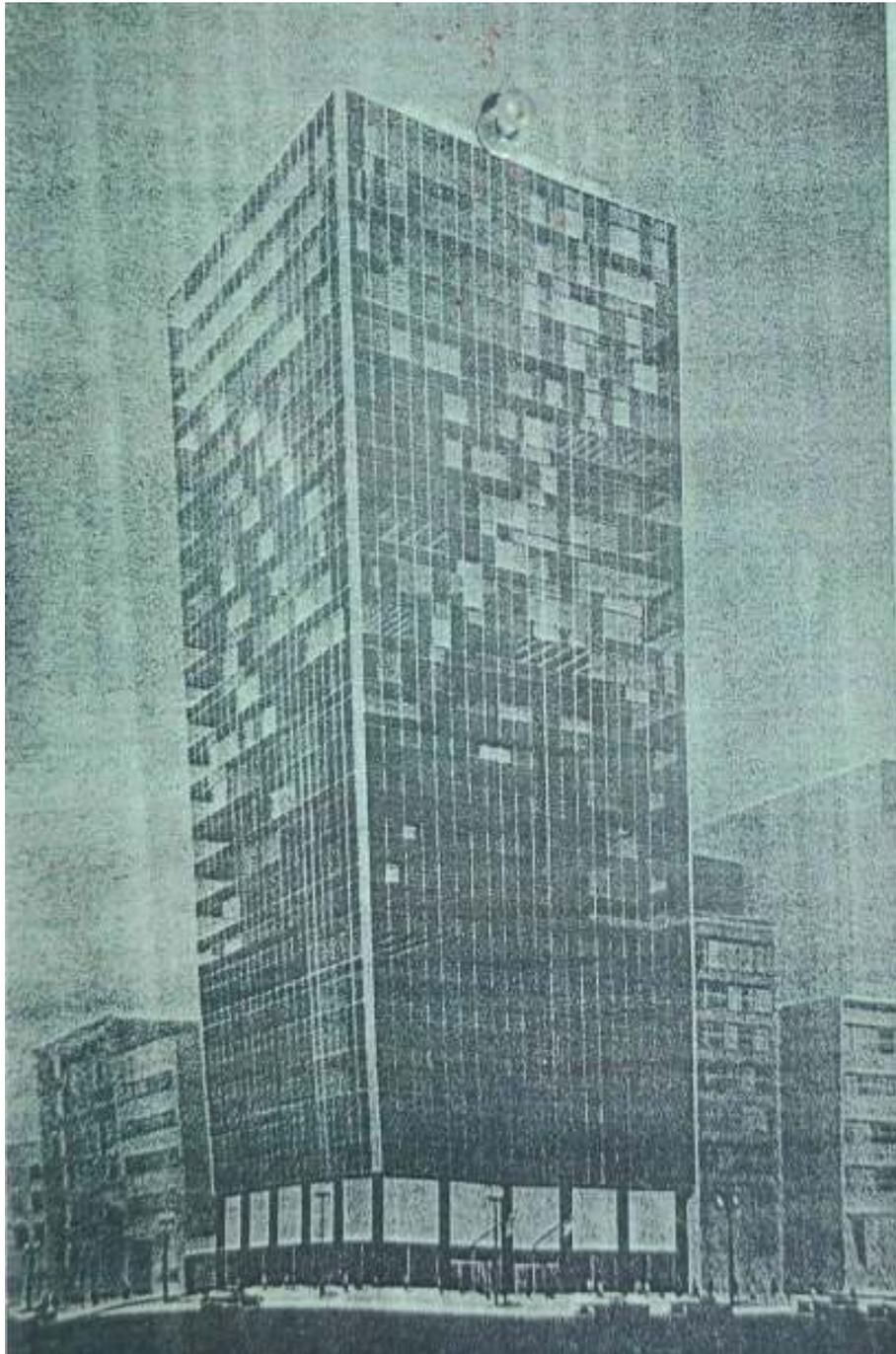


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**Figure 6:** Building sketch pinned to office in the Executive office Building, date 1961.

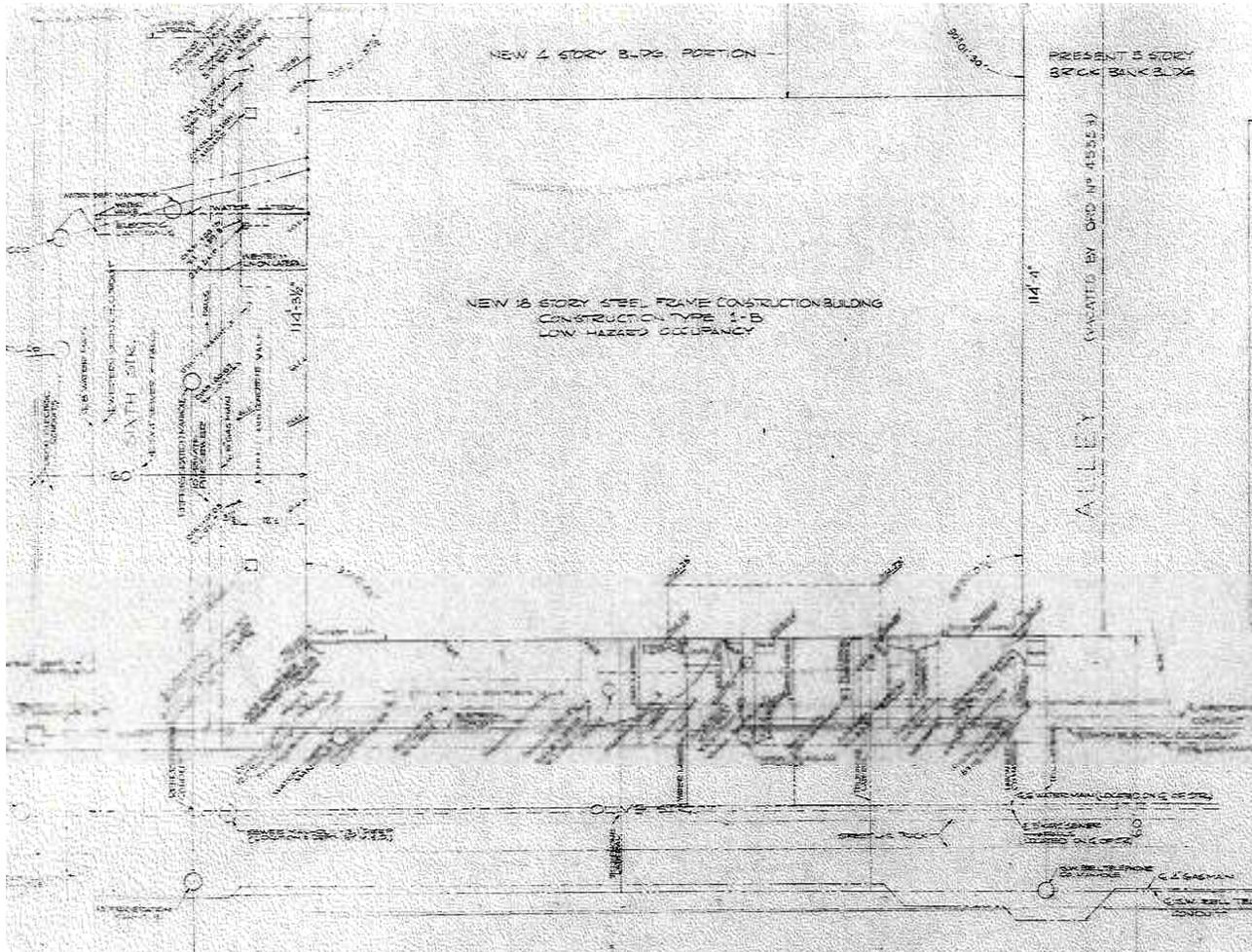


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**Figure 7:** Survey map showing proposed building site at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.

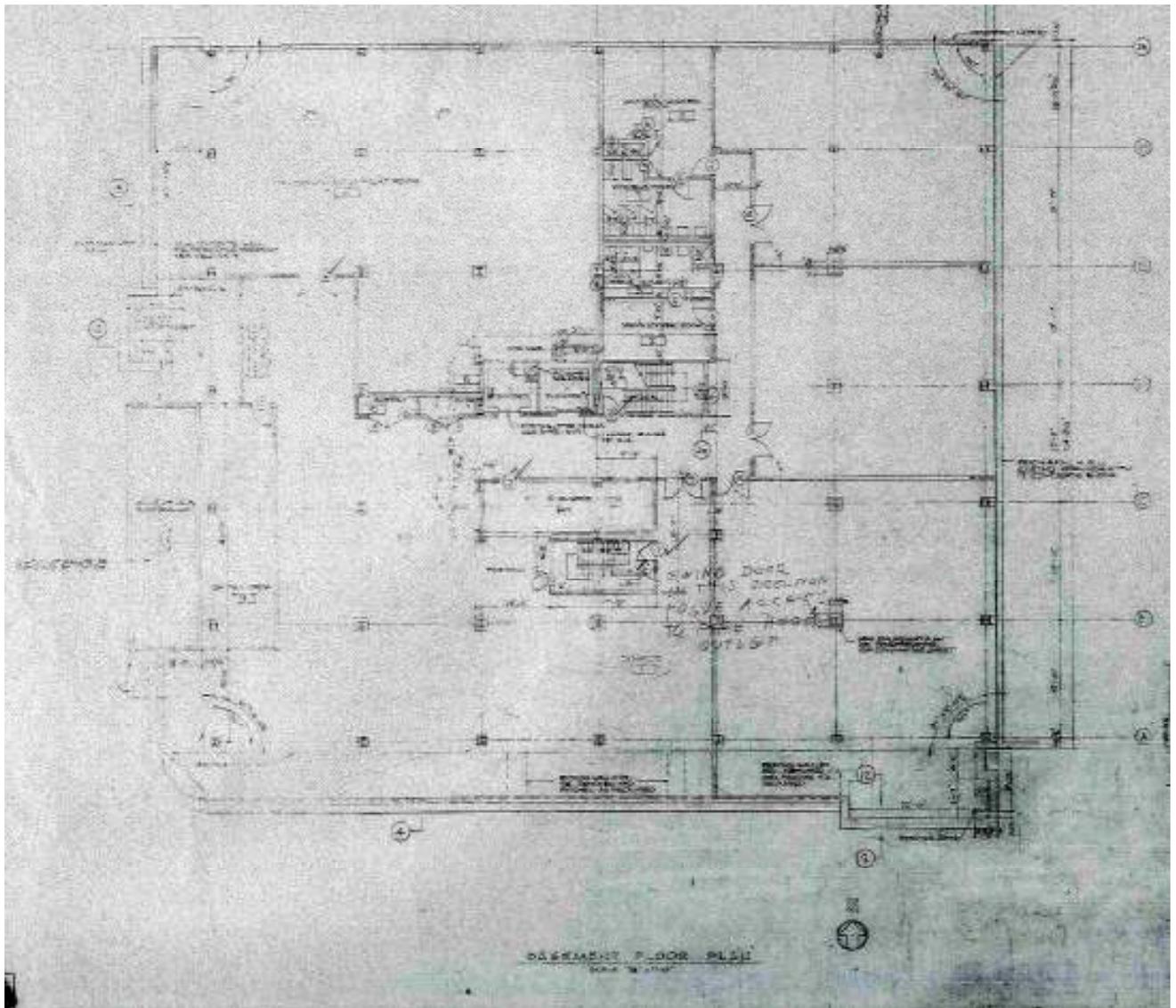


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**Figure 8:** Survey map showing building basement at Sixth and Olive Streets. Source: A. Epstein & Sons  
"Executive Office Building" plans, 1961.

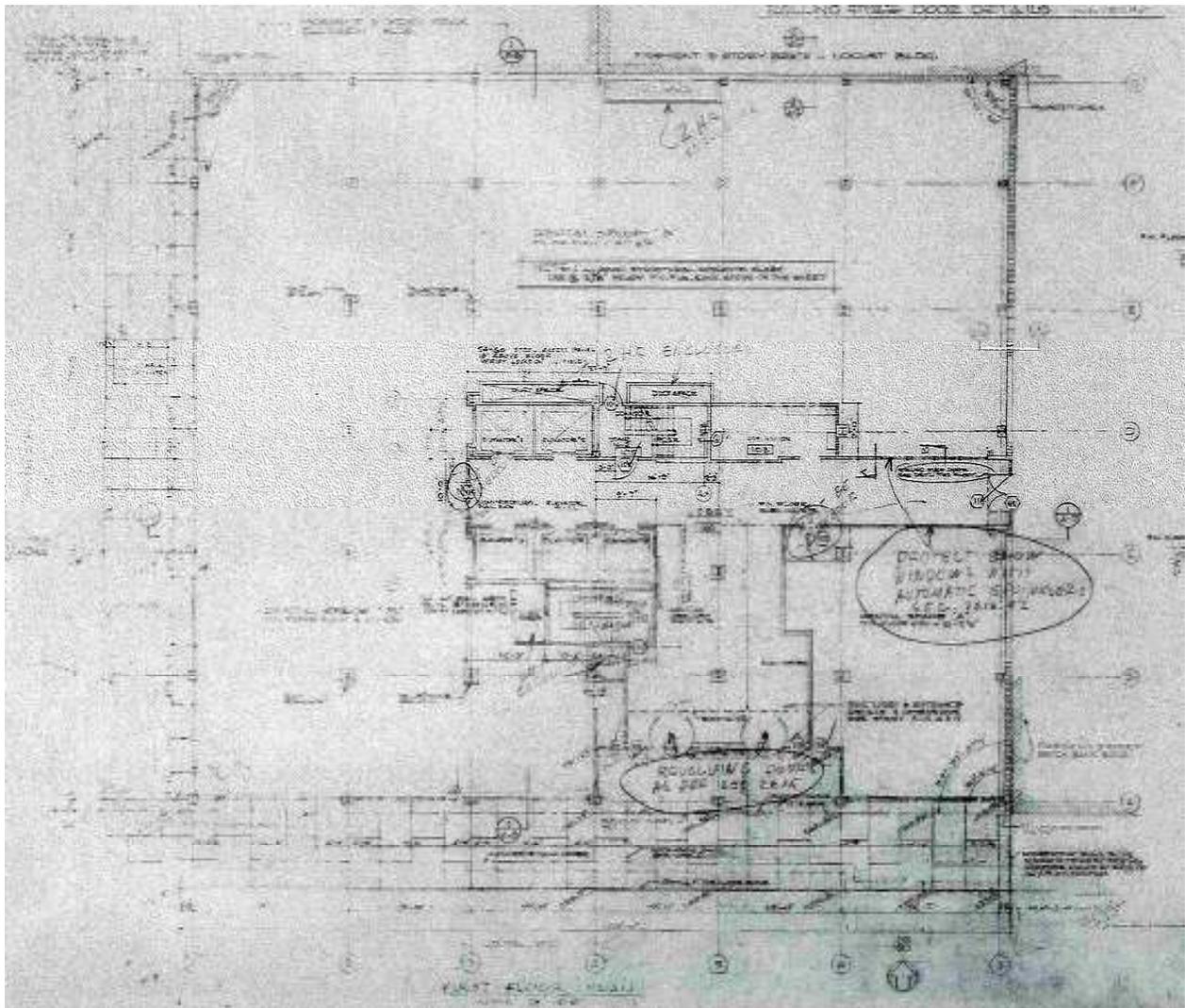


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**Figure 9:** City block map showing building 1<sup>st</sup> Floor at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.

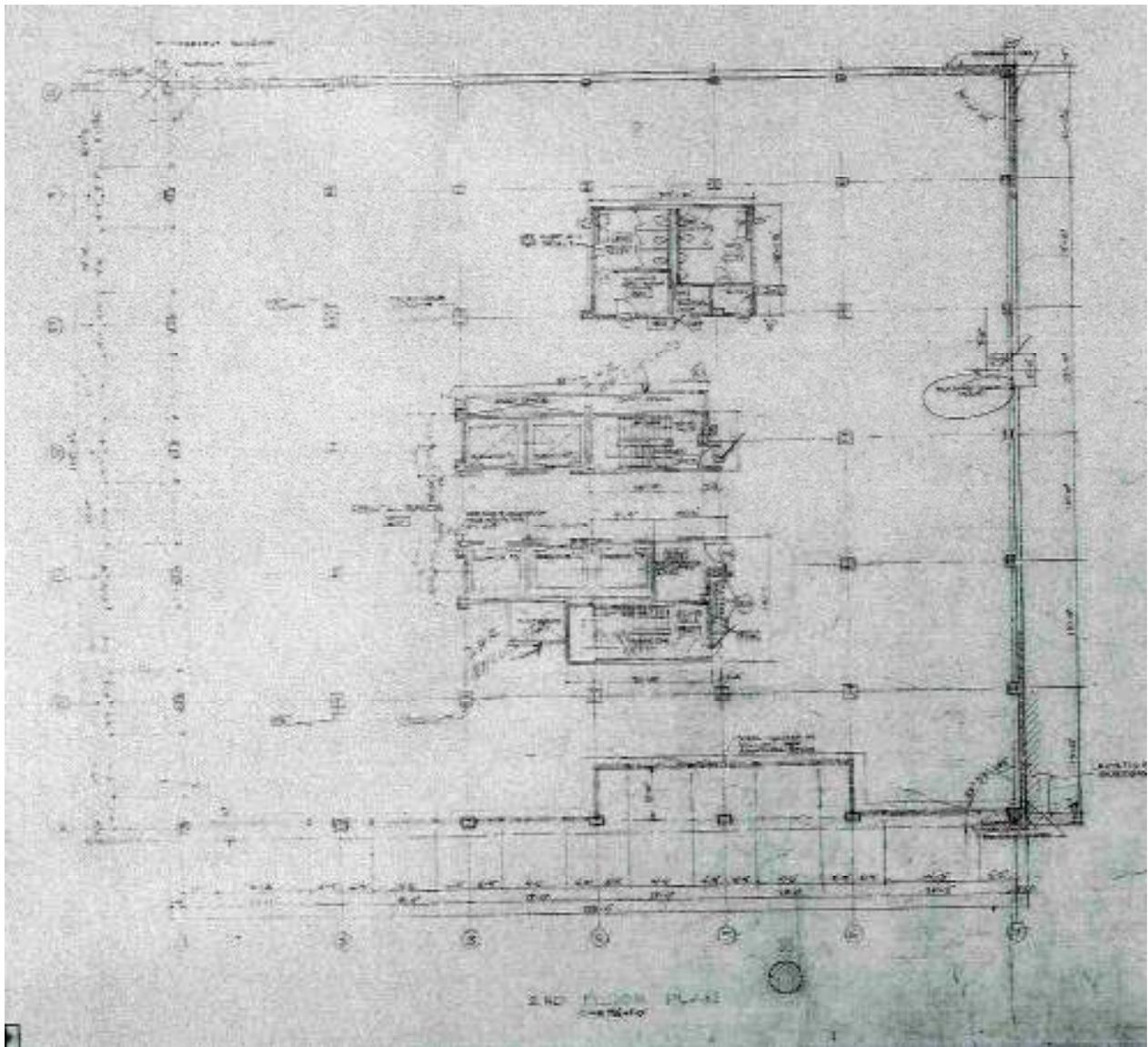


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**Figure 10:** City block map showing building 2<sup>nd</sup> floor (and typical upper stories) at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.

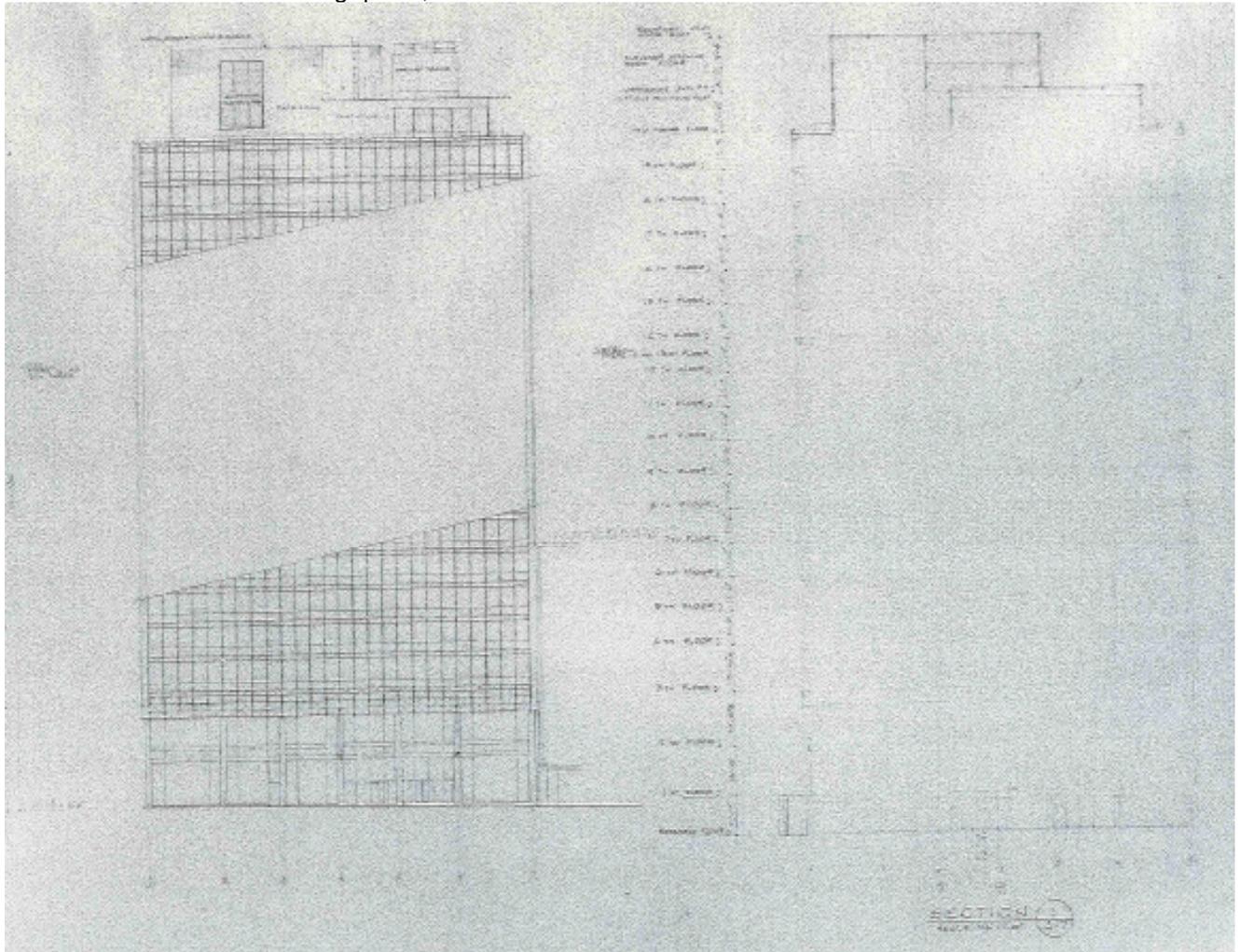


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**Figure 11:** City block map showing building elevation at Sixth and Olive Streets. Source: A. Epstein & Sons "Executive Office Building" plans, 1961.



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St. Louis City [Independent City], MO

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**Figure 12:** A. Epstein & Sons in-house architectural publication *Design Profile #65*, May 1963.



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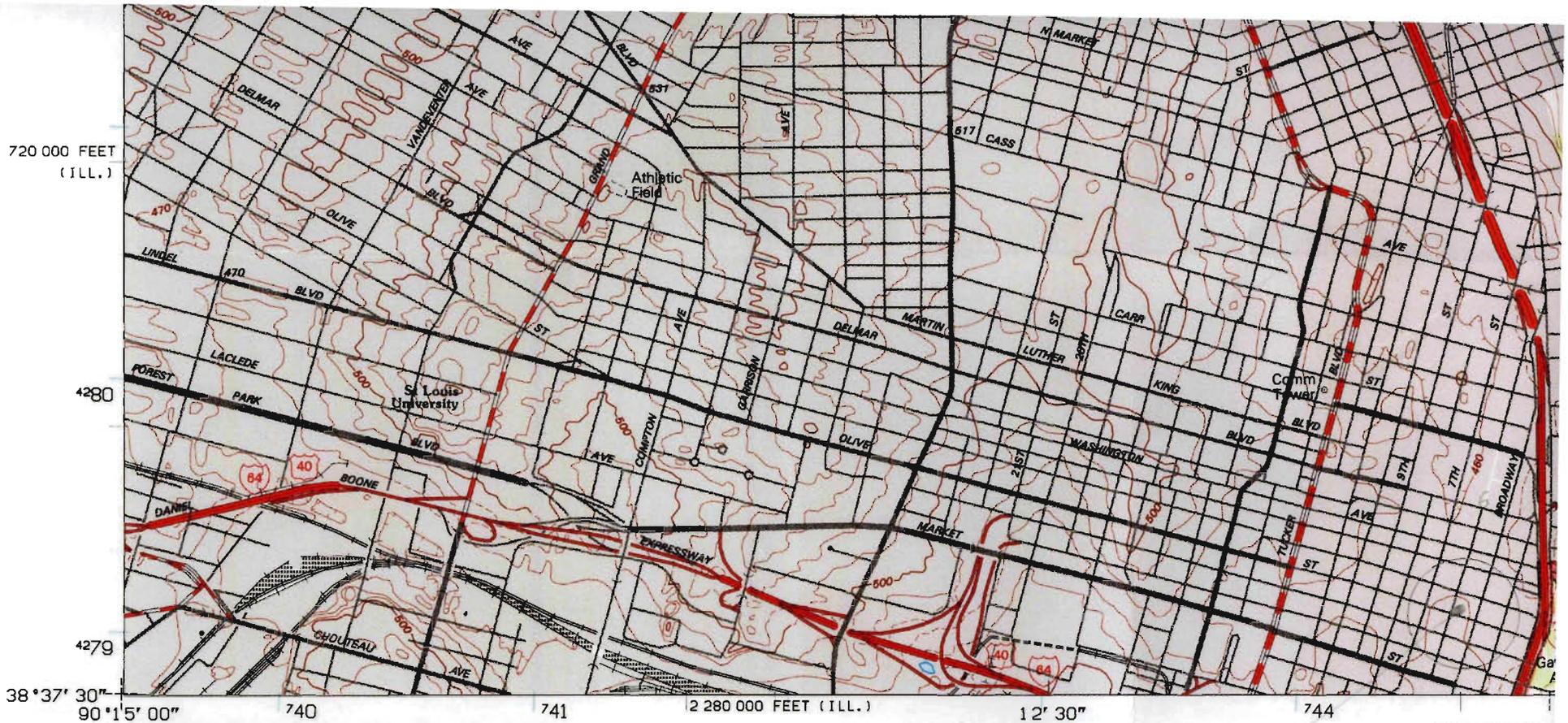
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**Figure 13:** Early 1970s local brochure issued as "Downtown St. Louis: Unparalleled Opportunity, CBD 353" (AKA "Center of the Nation") showing St. Louis in 1960 (top) and 1970 (bottom).



Photos by Arlaaga



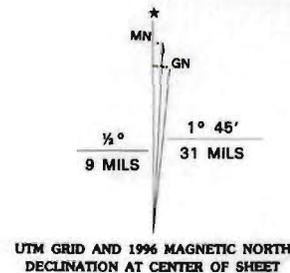
Produced by the United States Geological Survey in cooperation with U.S. Corps of Engineers

Compiled by planetable surveys 1930 and 1933. Revised from imagery dated 1952. Field checked 1954. Revised from imagery dated 1993. PLSS and survey control current as of 1954. Map edited 1996. Contours not revised. Contours that conflict with revised planimetry are dashed.

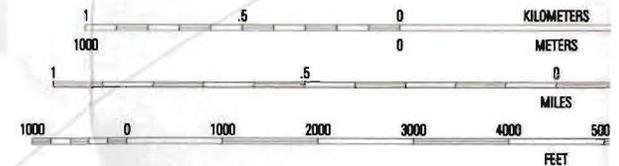
North American Datum of 1983 (NAD 83). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15. 10 000-foot ticks: Illinois (west zone) and Missouri (east zone) Coordinate Systems of 1983.

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

There may be private inholdings within the boundaries of the National or State reservations shown on this map.



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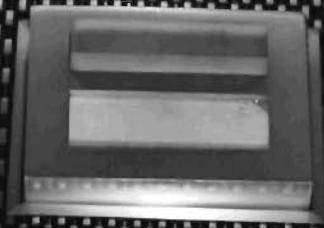






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