

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 Heritage House

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 2800 Olive Street

N/A	not for publication
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City or town St. Louis (Independent City)

N/A	vicinity
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State Missouri Code MO County N/A Code 510 Zip code 63103

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

Applicable National Register Criteria: A B C D

 Deputy SHPO 8/22/24
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 _____

Heritage House
Name of Property

St. Louis (Independent City), 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	1	buildings
1	0	sites
3	0	structures
0	0	objects
5	1	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/International Style

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Brick
Concrete
roof: Synthetics over Concrete
other: Aluminum
Glass

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Heritage House
Name of Property

St. Louis (Independent City), Missouri
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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.

Areas of Significance

SOCIAL HISTORY

Period of Significance

1968

Significant Dates

1968

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

Pearce & Pearce (Architect)

Kloster Co., Inc. (Builder)

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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

Heritage House
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10. Geographical Data

Acreeage of Property 3.49 Acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.633536 -90.218913 3 _____
Latitude: Longitude: Latitude: Longitude:

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

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Mason Martel/Historic Preservation Specialist with Rachel Consolloy/COO

organization Rosin Preservation LLC date Jan. 2024, rev. Feb & May 2024

street & number 1712 Holmes St. telephone 816.472.4950

city or town Kansas City state MO zip code 64108

e-mail mason@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.

Heritage House

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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: **Heritage House**

City or Vicinity: **St. Louis**

County: **(Independent City)** State: **MO**

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

Date

Photographed: **August 2023**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 22:** Exterior, northwest corner, view SE.
- 02 of 22:** Exterior, north elevation, main entrance, view SW.
- 03 of 22:** Exterior, west elevation, view E.
- 04 of 22:** Exterior, west elevation, dining room block, view NE.
- 05 of 22:** Exterior, southeast corner, view NW.
- 06 of 22:** Exterior, east elevation, storefront detail, view SW.
- 07 of 22:** Exterior, mechanical vault and screen, view NW.
- 08 of 22:** Interior, first floor, vestibule and lobby, view NE.
- 09 of 22:** Interior, first floor, corridor, looking from elevator lobby, view S.
- 10 of 22:** Interior, first floor, Recreation Room (dining room beyond partition), view N.
- 11 of 22:** Interior, first floor, elevator lobby, view NE.
- 12 of 22:** Interior, first floor, lounge in east bump-out, view NE.
- 13 of 22:** Interior, first floor, corridor, mailboxes, view SW.
- 14 of 22:** Interior, second floor, elevator lobby (typical conditions), view NE.
- 15 of 22:** Interior, eighteenth floor, stairs (typical conditions), view W.
- 16 of 22:** Interior, third floor, laundry room (typical conditions), view N.
- 17 of 22:** Interior, sixteenth floor, resident lounge (typical conditions), view N.
- 18 of 22:** Interior, third floor, corridor (typical conditions), looking from elevator lobby, view S.
- 19 of 22:** Interior, eighteenth floor, living room, view NE.
- 20 of 22:** Interior, eighteenth floor, kitchen, view NE.
- 21 of 22:** Interior, second floor, studio apartment, view SW.
- 22 of 22:** Interior, second floor, bathroom, view SE.

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Figure Log:

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

Figure 1. Context Map (Google Maps, 2023).

Figure 2. Historic and current site plan. Configuration of spaces have not been significantly altered. Areas designated as “gardens” or “planting areas” are highlighted in green. Other areas with trees and shrubs were likely not actively tended by residents (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 3. Plans from owner).

Figure 3. Site detail, looking south along west elevation (Brad Finch, f-Stop Photography, 2023).

Figure 4. Historic first floor plan before renovation (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 5. Plans from owner).

Figure 5. Excerpts of current second floor (top) and typical current upper floor configuration (bottom, seventh floor shown). New walls highlighted in red, reconfigured kitchens highlighted (Ebersoldt + Associates Architecture, “Heritage House,” (2023), A102-A103, plans from owner).

Figure 6. Detail of the *Hobby Shop* space in the basement (Brad Finch, f-Stop Photography, 2022).

Figure 7. Historic and current basement plan. There have been no apparent alterations, based on a 2023 site visit, and the spaces likely retain their configurations (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 4. Plans from owner).

Figure 8. Council Plaza. Council Tower East (left), Council Tower West (Right) (Google Maps 2023).

Figure 9. Sketch of Heritage House, looking southwest at the north and east elevations. The final design varied slightly from this sketch, but the basic components remained the same (“Mill Creek Redevelopment Project,” *The St. Louis Post-Dispatch*, February 16, 1964).

Figure 10. Historic photograph of the east and south elevations of the new Heritage House, looking northwest (Dorrill Photocolor, “Exterior View of the Heritage House Apartments, 2800 Olive Street,” 1969. Missouri Historical Society Photographs and Prints Collection, Irv Schankman/Allied Photocolor Collection, P0243-12504-01-4a).

Figure 11: St. Louis Altnheim Building, 5408 S. Broadway (Google Maps, 2023).

Figure 12: Parkview Apartments, 4451 Forest Park Avenue (Google Maps, 2023).

Figure 13. Kingsbury Terrace Apartments, 5655 Kingsbury Place (Google Maps, 2023).

Figure 14. Plaza Square Apartments, #60. (Google Maps, 2023).

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Heritage House
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N/A
Name of multiple listing (if applicable)

Summary

Heritage House, at 2800 Olive Street in St. Louis (Independent City), Missouri is a nineteen-story apartment building with brick and precast concrete cladding, a flat roof, and a steel and reinforced concrete structural system. Built in 1968, the mostly rectangular footprint has a full height extension on the east elevation, and a one-story extension along much of the west elevation. The building is located along Olive Street between North Ewing Avenue and North Leffingwell Avenue. The building faces north, towards Olive Street. The nominated property contains the historic building, along with two parking lots, a non-historic security booth, and the associated site. All are contributing resources except for the security booth. International Style elements of Heritage House include the reinforced concrete structural system, horizontal emphasis around the window openings, and a flat roof. Cantilevered elements over much of the first story are also a distinctive feature of the style. Character-defining elements of the site include the designed landscape around portions of the building's footprint. These include the concrete-paved walkways and gardens.

The interior contains the main public spaces, including the lobby, leasing office, dining room, and recreation room (all character defining features). Historic tenant letter boxes are located near the lobby. The upper floors have a nearly identical configuration with apartments arranged around a long character defining double-loaded corridor that bisects the building. Approximately fifty-four apartment units have been combined. The date of this work is not known. Heritage House originally contained two hundred fifty-one rooms; the current number is two hundred twenty-four, a reduction of about 10 percent of the total number of historic units. Depending on the floor, a communal laundry room or tenant lounges are located in the east extension (upper floor corridor and east extension rooms are character defining features). The basement mostly contains mechanical and storage spaces. A handful of tenant spaces that historically functioned as a "hobby shop," grocery store, and arts and crafts space exist near the southwest corner of the basement. They are considered to be character defining spaces.

Heritage House has seen few exterior alterations. Historic windows have been replaced within the existing masonry openings, along with storefronts on the first story. The interior has also seen few changes, most of which are limited to updating fixtures and finishes over the years. The configuration of the upper apartment floors has not significantly changed; corridors retain their historic configurations, and a majority of apartment units retain their historic configurations.

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These alterations have not significantly impacted the building's character-defining features, and the building retains integrity.

Elaboration

SETTING

Built in 1968, Heritage House is located in the Midtown area of St. Louis City, approximately two miles west of the downtown core (*Figure 1*). The building sits on a three-and-a-half-acre lot at the southwest corner of the intersection of Olive Street and North Leffingwell Avenue. The L-shaped site is bounded on the north by Olive Street, to the east by North Leffingwell Avenue and Pine Street, and to the west by North Ewing Avenue. The south part of the east boundary, along with the south boundary abut neighboring property lines (*Photo Key 1*). Concrete-paved sidewalks line the north, east, and west boundaries of the site, outside of the boundary.

The surrounding area contains a sparsely developed mix of late nineteenth and early twentieth century commercial buildings, corporate and college campuses, parks, and vacant lots. The National Register-listed Locust Street Automotive District (and Boundary Increases) and the Beaumont Telephone Exchange Building are located about one block to the north.¹ Council Plaza, a late-1960s retirement complex is located about one mile to the southwest.² The campuses of Harris-Stowe State University and St. Louis University are just to the west along Olive Street, and a light industrial area southeast along US Interstate-40 (I-40). Wells Fargo occupies most of the south half of the block along with the one to the east. The campus contains several large postmodern office buildings with glass curtain walls.

HERITAGE HOUSE SITE: CONTRIBUTING SITE

Designed along with Heritage House, the site contains character defining manicured gardens around the building with concrete paths surrounding much of the north, east, and west sides of the building (*Figures 2 & 3*). These paths appear to be in their historic locations and are shown on a historic site plan.³ The gardens have likely been continuously cultivated by Heritage House

¹ Locust Street Automotive District, NRIS #05001024, listed 09/15/2005; Beaumont Telephone Exchange Building, NRIS 06000038, listed 02/16/2006.

² Council Plaza, NRIS #06000217, listed 03/02/2007.

³ Pearce and Pearce, Inc. Architects and Engineers, "Heritage House Apartment" (St. Louis: Pearce and Pearce, Inc., 1966), sheet 3. Plans from owner.

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Name of multiple listing (if applicable)

residents, but the plantings are not believed to be historic (*Photo 3*). They were designed as part of the site and are therefore not counted separately. Mature trees and shrubs are located throughout the site, but are not considered part of the gardens, as residents did not actively tend them. A historic concrete-paved drive along the north side of the building runs east to west between North Leffingwell Avenue and North Ewing Avenue. The drive connects to the North Parking Lot (described below) and is counted as part of the site. Overall, the site appears to have seen very few changes, and looks much the same as it did when the building was completed. No land has been added or removed from the site. A pair of concrete shuffleboard courts are shown on the historic site plans near the center of the west edge of the site. It is not known if these were ever built, but the area does not bear any signs of this use today. The site plan also details concrete benches along the paths, which do not appear to have ever been built. Internal circulation, gardens, and signage retain their historic configurations and overall appearance with little to no alterations.

PARKING LOTS

NORTH PARKING LOT (1968): CONTRIBUTING STRUCTURE

The north parking lot is a relatively flat rectangular concrete-paved lot that is located along Olive Street within the property boundaries. It consists of a single drive lane that is accessed at the southeast and southwest corners with striped parking spaces for approximately thirty-five cars along the north and south sides. The lot retains its historic configuration, though it may have seen isolated repairs and repaving as needed over the years.

SOUTH PARKING LOT (1968): CONTRIBUTING STRUCTURE

The southeast parking lot occupies much of the south third of the site. It is a relatively flat, rectangular, concrete-paved lot with multiple drive lanes and striped parking spaces for approximately one hundred seventy cars. An entrance from Pine Street on the northeast corner provides primary access. A metal gate spans a second entrance on the southwest corner. Historic site plans show that both the North Parking Lot and the South Parking Lot have not been altered.

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The lot retains its historic configuration, with isolated repairs and repaving as needed over the years.⁴

MECHANICAL VAULT (1968): CONTRIBUTING STRUCTURE

A substantial mechanical vault is located about forty-three feet away from the east elevation, along the east boundary (*Figure 2; Photo 7*). The Mechanical Vault is counted separately from the site due to its size and distinctive design. It has a long rectangular footprint and measures approximately 14'-0" x 96'-0". The north and east sides are about 5'-6" tall; the slope of the site obscures all but the top foot or so from the south and west sides. The north, south, west, and the north quarter of the vault are clad with the same brown brick as seen on Heritage House, and a concrete pad that covers the entire vault serves as a cap. The south three-quarters of the vault has metal louvers that are likely historic. A historic metal mechanical screen with sawtooth profile lines most of the top of the east side of the vault. Mechanical chillers are located beyond (to the west) of the screen; an electrical transformer is near the north end. The equipment has likely been replaced or updated over the years, the vault has seen few apparent changes since it was built. It continues its historic use and has seen few substantial changes since it was built.

SECURITY BOOTH (DATE UNKNOWN): NONCONTRIBUTING STRUCTURE

A small square painted wood security booth is located about forty-three feet east of the southeast corner of the building (*Photo 5*). The booth has a flat roof with a slight overhang and glazing on three sides, with a glazed door on the east side. It is not known when the booth was added; it does not appear on the historic site plan and is not believed to be historic. The Security Booth is small and has little to no visual impact on the site.

HERITAGE HOUSE (1968): CONTRIBUTING BUILDING

Heritage House is a nineteen-story building with a flat roof, reinforced concrete structure, brick cladding, and International Style elements such as a horizontal emphasis, cantilevered elements, and minimal exterior ornamentation (*Photo 1*). The building's reinforced concrete structural system can be seen on all elevations between each floor. The main block of the building has a

⁴ Pearce and Pearce, Inc. Architects and Engineers, "Heritage House Apartment" (St. Louis: Pearce and Pearce, Inc., 1966), sheet 3. Plans from owner.

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generally rectangular footprint; a full-height extension projects one bay from the east elevation near the north third of the block (*Photo 5*). On the west elevation, two bays of balconies that correspond to the stairs extend slightly near the north and south ends (*Photo 3*). A large one-story dining room and kitchen block extends out from the center of the west elevation, and a wide concrete belt course lines the top of the first story openings (*Photo 4*). Historic square stone-clad columns support the upper stories in these locations.

All historic masonry openings appear to be intact. Upper-story openings are all filled with non-historic 1/1 double-hung aluminum-framed windows that have a larger upper glazed panel and a narrow lower glazed panel. The windows are set on top of a narrow aluminum panel in the bottom part of the opening. The first story of the primary north elevation, along with the east elevation (except for the bump-out), and the south elevation are recessed at least one structural bay and have non-historic aluminum-framed glazed storefronts with a single piece of glazing in the upper two-thirds of the window, and a shorter piece glazing in the lower third (*Photos 2 & 6*). Historic photographs show that the original upper story windows had paired upper glazing with a lower glazed panel. The current windows and metal panels were added within the historic openings at an unknown date (likely 2013). The historic storefronts were replaced with the current ones during a 2013 renovation. It appears that the historic storefronts had a single piece of glazing instead of the 1/1 configuration of the current ones, but otherwise retain similar narrow aluminum framing.⁵

NORTH (PRIMARY) ELEVATION

The primary elevation faces north, towards Olive Street (*Photo 1*). The name of the building, HERITAGE HOUSE, is spelled out in historic aluminum pin-mounted letters along the concrete belt course between the first and second stories (*Photo 2*). The west two-thirds of the first story is recessed a little more than one structural bay back from the wall; the east third is recessed two structural bays. The entrance is in the center bay. It is clad with brown brick and has an aluminum-framed entry assembly with wing walls that extend out to the structural columns. Reinforced concrete piers clad with precast concrete panels support the upper floors above the first story in this location. All upper stories of the main block have identical fenestration and are divided into three bays with bands of brown brick between the concrete floor plates. The center

⁵ GMA Architects, Inc., "Restoration for Heritage House" (St. Louis: GMA Architects, Inc. 2013), sheet D1.1. Plans from owner.

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bay contains three windows separated by wide aluminum mullions that sit flush with the flanking brick. The flanking bays are recessed about a foot from the brick and are mirrors of one another; the outside of each bay contains a single window, and blonde brick fills the rest of the bay.

At the east extension, the west two-thirds of the first story is clad with the same brown brick as the rest of the building; the east third has a single typical window. The upper stories of the north elevation of the bump-out have similar fenestration as the east bay of the main block.

SOUTH ELEVATION

The south elevation of the main block is nearly identical to the north (*Photo 5*). The first story features similar storefront glazing that is set back about six-and-one-half feet from the wall. The first story contains six storefront windows separated by narrow aluminum mullions. The upper two-thirds of each window contains a single piece of glazing, as does the lower third. Above the first story, the upper stories have the same fenestration pattern as the north elevation. The upper stories of the south elevation of the extension have similar fenestration as the west bay of the main block.

WEST ELEVATION

Much of the first story of the west elevation is enveloped by the one-story dining room extension except for the north two and south two end bays (*Photo 3*). The first story of the north bay corresponds with a covered portion of the driveway in front of the main entrance and has similar concrete-clad columns as seen on the north elevation. The upper stories are clad with brown brick and have a single window in the south end of the bay. The first and second stories of the second bay from the north bay are clad with the same brown brick as the rest of the building and are all but void of any ornament. A pair of painted metal slab doors fills most of the first story. The second bay from the south has a similar treatment on the first and second stories. The north two-thirds of the first story of the south bay are recessed about one-half of a structural bay. Three glazed 1/1 storefront windows fill the south three-quarters of the wall, and a glazed door and transom fill the north quarter. The basement level is exposed in the south two bays of the wall given the slope of the site. It contains a single metal overhead garage door in the center of the bay, with a pair of metal slab doors to the north. A pair of metal slab doors fills the basement level opening of the second bay from the south.

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The upper stories are divided into eleven bays by the bands of brown brick between the concrete structure. The end bays are wider and are unadorned except for a single masonry opening with a single typical window on each story at the inside part of the bay. The next interior bays in from the outside bays correspond with the historic stairs and extend out a few feet beyond the wall. Each has a pair of continuous, narrow brick columns that begins on the second story and extends up beyond the parapet wall. A small, recessed balcony is on each story between the brick columns. The balconies have historic painted metal railings with paired aluminum framed glazing beyond. One half of the glazing is a sliding door that accesses the balconies. The rest of the bays have a similar fenestration as the north elevation, with a pair of typical windows in bays four, six, and eight, looking north to south. The remaining bays are each filled with blonde brick and have a single typical window. The window is in the north part of the bay in bays three and seven, and the south part of the bay in bays five and nine.

EAST ELEVATION

The entire first story of the east elevation, except for the area that corresponds with the entry vestibule and the southwest corner of the full height bump out is recessed one-half of a structural bay (*Photo 6*). The area that corresponds to the vestibule is recessed a full structural bay, and the southwest corner of the extension has a second smaller vestibule with a pair of aluminum-framed glazed doors that face south. The entire first story has typical storefront windows in most openings, except for bays three through six, which also have an aluminum-framed glazed door with a transom.

The upper stories are divided into eleven bays by the bands of brown brick between the concrete structure (*Photo 5*). The outside bays have typical brown brick cladding and are unornamented. Bay four from the north corresponds with the elevator lobbies and is unornamented. It projects about fourteen feet above the parapet wall and is capped with a band of overhanging precast concrete panels. Bays three, five, seven, and nine, looking north to south, have a pair of typical windows that completely fill each bay. Bays two and ten have a pair of typical windows along with a narrow band of blonde brick in the inside-facing part of the bay. Bays six and eight each have a single window along the outward-facing third of the bay; blonde brick fills the remaining two-thirds of the bay.

WEST EXTENSION

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The one-story west extension was designed and built at the same time as the main block but is described here for ease of reference and description. It sits near the center of the first story of the west elevation and measures approximately 115'-0" x 37'-0," and contains much of the same materials. Wide concrete columns divide the west elevation into seven bays. The five center bays are distinguished with a tall overhanging concrete parapet. The outside bays of this grouping have identical entrances. Each has a pair of glazed aluminum-framed doors in the lower two-thirds, with a fixed glazed transom in the upper third. The entrances are flanked with storefront windows that have a taller panel in the upper two-thirds of the wall and a single panel in the lower third. The three center bays each have three storefront windows that are identical to the ones that flank the entrance. A band of concrete lines the top of the entrances/windows. The narrow space between the concrete band and the concrete parapet contains three narrow lights in the north three bays, and a louvered vent in the north two.

The two outside bays along the west elevation of the bump out along with the north and south elevations are clad with the same brown brick and are void of any ornamentation, save for the band of stone that lines the top of the short parapet wall.

INTERIOR

On the interior, circulation consists of a bank of elevators in the east extension (*Photos 11 & 14*) and a long corridor that bisects the floor north-to-south (*Photo 9*). A short transverse corridor extends west to the dining room from the middle of the main corridor. Two sets of historic concrete stairs in the north and south parts of the west wall access all floors (*Photo 15*).

The *first floor* contains most of the primary character defining spaces in the building (*Photo Key 2; Photos 8 to 12*). The lobby, leasing office, and reception area occupy the north end of the floor. A hospitality room with a small kitchen is at the south end of the corridor. A historic bank of metal mailboxes is set into the corridor wall opposite the leasing office (*Photo 13*). The dining room, recreation room, activity room, and game room generally occupy the one-story block to the west. The dining room, recreation room and activity room retain their historic open volumes of space and served as important character defining tenant communal centers. The game room was added at an unknown date between the recreation room and the activity room and only impacted an area two structural bays deep and one structural bay wide that corresponded with the southeast corner of the recreation room.

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The first floor was renovated in 2013 (*Photo Key 2; Figure 4*). This work retained the general configuration of the public spaces, including the dining room, recreation room, lobby, and corridors. The kitchen was enlarged with the removal of a small coat room and office. This work did not significantly impact the configuration of the adjacent public spaces. The space labeled *Rental Area* along the east side of the first floor was shown on the plans as a single large room, but it is likely that the space was subdivided shortly after the building was completed and as tenants moved into those spaces. Today it contains three rooms and a storage area. Most of the current first floor finishes were apparently added during the 2013 work.

A kitchen and public restrooms are in the center of the floor. Much of the east side of the first floor contains three rooms labeled as “Rental Area” on the plans, along with a library. These spaces are currently either vacant or used for storage and have gypboard walls with a suspended acoustic tile ceiling throughout. Flooring is generally non-historic luxury vinyl tile (LVT); some spaces have exposed concrete due to a recent flood and subsequent remediation. Walls are a mix of painted drywall, historic gypboard, and exposed red brick. A suspended acoustic ceiling tile (ACT) grid covers the ceilings throughout the first floor. According to the finish schedule on the historic plans, these finishes are similar to those originally proposed. Brick was historically exposed in areas of the lobbies, dining room, and recreation room. Most other spaces had gypboard walls, though a few also had exposed Haydite block walls. Ceilings historically consisted of gypboard or ACT.

The *upper floors* are nearly identical. The configuration of the upper floor corridors and apartment units is generally intact (*Photo Keys 3 & 4*). Each floor is arranged around a long historic double-loaded corridor that bisects the building north-south (*Photo 18*). A short, historic east-west corridor leads from the elevators to the main corridor. Tenant lounges are located east of the elevator lobbies in the east bump-out (*Photo 17*). These spaces have non-historic carpet flooring, historic gypboard walls, and non-historic acoustic tile ceilings. On every third floor, a laundry room with linoleum flooring fills the tenant lounge space (*Photo 16*).⁶ One of two infirmary rooms on the second floor was converted into an additional laundry room at an unknown date. The other infirmary room basically retains its historic configuration. Its current use is not known. Historic plans show that the corridors originally had asbestos tile floors with gypboard walls and ceilings. It is not known when the tiles were removed, or if they are still in place under the carpet.

⁶ Laundry rooms are located on floors 3, 6, 9, 12, 15, and 18.

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Twenty-seven studio units have been combined with adjacent one-bedroom units to create additional two-bedroom units, but those units were not available during a visit to the site (*Figure 5*). All told, just fifty-four units (out of two hundred fifty-one historically) have been impacted by this work. Additionally, four bathrooms and kitchens in units on the second and seventh floors have been slightly enlarged to meet ADA requirements. One wall was removed between the bedroom and the living room in the southeast corner unit on floors seven through ten. Almost 80 percent of the units retain their historic configurations. This work has not impacted the configuration of the historic corridors, though twenty seven historic doorways have been covered. It is not known how much of the historic finishes are intact. Some have been replaced over the years with new or comparable materials.

Each *apartment unit* (including the reconfigured ones) generally opens into a short vestibule and corridor that leads to the living room (*Photo 19*). Kitchens and bathrooms are along the corridor side of the unit; living rooms and bedrooms line the exterior walls (*Photos 20 to 22*). All spaces have painted gypboard or drywall walls and floors. The lower half of the bathroom walls have ceramic tiles, and some have ceramic tile floors. Living rooms and bedrooms have carpet. Kitchens and bathrooms generally have linoleum or LVT. Historic plans show that asbestos tiles were installed throughout the units. Some are still in place under non-historic carpet, and the tiles are exposed in some vacant units. It is not known when this work was done. Removal of the asbestos tile in some locations is a visual alteration but does not significantly impact the building's integrity. A handful of vacant units retain historic asbestos tile flooring. It is not known if the tile is intact under the carpet elsewhere.

There have been no known significant alterations to the configuration of spaces in the *basement*, including tenant spaces. It currently contains mechanical space, tenant storage, and the lower part of the kitchen. It is a utilitarian space, generally with concrete floors and ceilings, and Haydite block walls (all believed to be historic). A corridor runs north to south and has a gypboard ceiling. The basement historically contained open spaces labeled on the original plans as "Grocery Store," "Arts and Crafts," and "Hobby Shop." These spaces remain intact and generally have finished gypboard ceilings and asbestos tiles similar to those found in some upper story units (*Figures 6 & 7*). It is not known when these spaces ceased their historic functions, and their exact historic programming is unclear.

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INTEGRITY

Heritage House retains historic integrity from its period of significance, 1968. The building remains in its historic *location* within the mixed-use neighborhood with late-nineteenth and early-twentieth century one- to two-story commercial buildings as well as a park and parking lot, the open space of which predates Heritage House. The historic *design* and *materials* of the building are intact, specifically the reinforced concrete structure and alternating bands of concrete and brick. The interior continues to retain historic character defining common spaces on the first floor and in the basement, along with the upper floor corridor configurations and a vast majority of the apartment units retain their historic configurations. The building continues to communicate its *association* with union-sponsored senior housing in the 1960s-70s. The reinforced concrete structure and cantilevered first floor convey 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 first-floor community and basement spaces. 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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Summary

Heritage House, at 2800 Olive Street, in St. Louis (Independent City), Missouri, is locally significant under Criterion A in the area of SOCIAL HISTORY. Constructed in 1968, Heritage House represents the efforts of a St. Louis-area labor organization to provide housing for individuals retired from its industry. Unions long represented the interests of active laborers, but the mandate of social responsibility often extended into retirement. The St. Louis Suburban Teachers Association is the metro area's teachers' union that, through a non-profit corporation it established for this purpose, initiated the Heritage House project in the late-1950s. The project reflects the efforts of this purpose-driven social organization in its intent to address the housing needs of its members and other senior residents in the area. In the 1950s-1960s, St. Louis experienced a significant increase in the population over age sixty-five while a disproportionate number of them lived in substandard rental housing. With such a substantial need for improved senior housing throughout the city, it was necessary to encourage development from a wide range of sources. When the St. Louis Public Housing Authority could not adequately address these needs through public housing, varied entities within the private sector stepped in to provide affordable senior housing. Using existing incentive programs, social and fraternal organizations, such as unions, privately funded the construction of much needed housing for seniors. Heritage House represents the efforts of one organization within the private sector to provide adequate and affordable housing for seniors. The St. Louis Suburban Teachers Association spearheaded the project to address the needs of its senior members and marketed the project to retired teachers. However, the use of the Federal Housing Administration (FHA) to back the private loan that funded construction precluded Heritage House from limiting access to the apartments based on previous occupation, as it did for all projects using this financing mechanism, regardless of the sponsor. The period of significance is 1968, the date of construction and the year in which the organization reached its goal of providing housing for retired teachers and other seniors.

Elaboration

BRIEF HISTORY OF SENIOR HOUSING

Prior to the establishment of the Social Security system that provided limited financial assistance after retirement, individuals who could no longer participate in the workforce had to rely on inheritance, savings, or charity to maintain an independent living. Without these options, the alternative was the municipal poorhouse. The poorhouse of the 1800s offered inadequate and improper care for the elderly and infirmed, and often in unhealthy conditions. As early as the

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1850s, large numbers of social and welfare organizations across the country began providing a variety of services to disadvantaged citizens. Many such organizations formed along ethnic, religious, or societal foundations to provide private institutional housing intended to be a respectable alternative to the poorhouse.⁷ Most of the benevolent and fraternal organizations required that members pay into the organization before being able to utilize the benefits, while charitable organizations received funding from wealthy donors.

Patterns of the mid- to late-nineteenth century, including rapid and minimally regulated industrialization and large-scale immigration, in cities with aging housing stock yielded the overcrowded, squalid conditions that sparked Progressive Era and New Deal Era reforms in the early-twentieth century. These reform movements touched almost every aspect of human society, including improvements to housing conditions and building the social safety net for those on or near the margins, including the elderly without the means to change their situation. Public and private interests acknowledged there was a need for more and better housing for those with low incomes but there was no incentive for private interests to provide decent housing at a price that those who needed it most could afford. Hence the development of public housing.

The federal government's direct involvement in the creation of new affordable housing began in the 1930s during the Great Depression, when unemployment was high, and the availability of suitable dwellings was low. The population increases of the previous decades resulted in overcrowded cities with aging housing stock, where subdivided former single-family houses, purpose-built apartments, and tenement houses did not meet minimum standards for health, safety, and hygiene. Limited incomes during the Depression and the difficulty in obtaining loans and mortgages further reduced the access to the adequate housing that did exist. The National Industrial Recovery Act of 1933 established a housing division within the newly created Public Works Administration (PWA) that constructed low-rent housing across the country to provide work for the able-bodied unemployed and housing for families who needed it. In 1934, Congress passed the National Housing Act, which established the Federal Housing Administration (FHA). This federal legislation created a two-tiered system where the first, small tier is public housing constructed using direct government subsidies while the second, larger tier is privately funded housing constructed using various government-initiated incentives. The 1934 Act authorized the FHA to provide mortgage insurance for the construction of one- to four-family dwellings and to

⁷ Steven Sek, *Housing The Frail Elderly: History, Contemporary Practice, and Future Options*, Master's Thesis, Ball State University, (Muncie, Indiana, 2011), 17.

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insure mortgages on non-government-built housing for people with low incomes.⁸ While these new housing opportunities were open to the elderly, who qualified as having low incomes, they were not exclusively for seniors and were not specifically designed to address the needs of seniors.

Not until the mid-1950s did federal housing programs shift priorities in support of the elderly. In addition to establishing an national advisory committee to review housing for the elderly, the Housing Act of 1956 allowed single elderly people, defined as age sixty-five and older, not only to be eligible for public housing, but to be given first preference for admission while also not being required to have come from substandard dwellings.⁹ The 1956 Act increased the maximum per room cost for public housing specifically designed for the elderly to \$500 higher than the maximum for other public housing.¹⁰ This emphasis on providing housing exclusively for the elderly carried into the 1960s, both in the public and private sector, with the construction of dedicated senior housing, often in the form of high-rise towers. Architects began incorporating features designed specifically for the elderly based on findings from contemporary sociological research related to the housing of this specific demographic. As Sociologist William Loring articulated in the March 1961 issue of *Architectural Forum*, dedicated senior housing needed to strike a balance between privacy and sociability, to reduce isolation and its associated anxiety.¹¹ While providing privacy was a given through the design of self-sufficient apartment units, Loring stated that the way to balance that privacy in senior housing was to increase social interaction.¹² Providing spaces for natural, casual contact as well as those for structured activities facilitated the increase of sociability among all residents even as preferences and interests varied. Sitting rooms or common rooms provided opportunities for casual, spontaneous interactions while libraries, multipurpose rooms, and activity rooms accommodated intentional or planned

⁸ 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 Subcommittee on the Housing and Community Development Housing of Representatives, One Hundred Third Congress, first session (Washington, DC: US Government Printing Office, 1993), 5-6. This was not direct funding or a subsidy.

⁹ Congressional Research Service, *A Chronology of Housing Legislation*, 71.

¹⁰ Congressional Research Service, *A Chronology of Housing Legislation*, 71.

¹¹ William C. Loring, "Design for a new housing market: the old," *Architectural Forum*, March 1961, 119. <https://usmodernist.org/AF/AF-1961-03.pdf> (accessed May 2024).

¹² Loring, 119.

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events.¹³ Landscaped courtyards or other outdoor space close to the building that included small sitting areas in both sun and shade encouraged residents to gather either intentionally or spontaneously as a stop while in route to another destination.¹⁴ As described in greater detail below, Heritage House incorporated many of these features into the design of the building, highlighting its intention of providing more than just shelter, but community for its residents. Incorporating indoor and outdoor gathering space, as well as wider corridors for circulation, reduced the ratio of rentable to non-rentable space, making these types of projects less profitable for the private investor.¹⁵ The federal government was not initially concerned with profitability and was thus able to begin designing public housing exclusively for the elderly.

St. Louis exhibited this national pattern of development, with older benevolent and charitable organizations initially providing housing for the aged and infirmed,¹⁶ the eventual embrace of public housing beginning in the 1950s and incorporating public *senior* housing in the early 1960s, and a swing back to private sector involvement in the late 1960s. St. Louis constructed most of its large-scale public housing projects in the mid- to late-1950s, most of which included high-rise apartment buildings intended for any individual or family who qualified. By the end of that decade, census studies showed that Missouri had experienced larger than average growth in the population over sixty-five, with more than 150,000 of them living in the St. Louis metropolitan area.¹⁷ At the same time, a 1961 study of the demographics of those living in substandard housing revealed that one-fifth of those households were led by someone over sixty-five.¹⁸ The St. Louis Housing Authority attempted to provide the much-needed improved housing.

Beginning in 1961, the St. Louis Housing Authority designated at least one building in its multi-building projects for senior housing. Of the four buildings constructed for the Anthony M. Webbe Apartments, one eight-story building was the first public housing building in St. Louis

¹³ Loring, 121.

¹⁴ Loring, 120.

¹⁵ Loring, 119.

¹⁶ The Home of the Friendless at 4431 S. Broadway (NR listed November 9, 2015) was built in 1853 (with additions into the 1990s) to house elderly women with no means of financial support.

¹⁷ Melissa Winchester, National Register of Historic Places nomination "Council Plaza," St. Louis, Missouri, NR listed March 2, 2007, 8-13.

¹⁸ Winchester, 8-13 – 8-14.

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specifically designated for the elderly.¹⁹ Dedicated senior housing high-rises were added to other public housing complexes in St. Louis throughout the 1960s. However, these buildings provided fewer than two thousand units for seniors, which was nowhere near the number of units necessary to satisfy the need.²⁰ Reliance on the private sector to provide affordable housing increased as the original financial model for public housing became untenable, where public housing authorities, St. Louis included, found it increasingly difficult to afford routine maintenance without raising rents and creating financial hardship for tenants.²¹ The increased use of existing programs, such as federally backed mortgages and federal insurance of private loans, resulted in the increased involvement of private entities, including social and fraternal organizations including unions, in the construction of housing designated exclusively for the elderly.

UNION-SPONSORED HOUSING IN THE UNITED STATES²²

Though historically associated with championing the rights and improving the conditions of workers on the job, unions were also a “strong voice and advocate” for affordable housing in the United States and have a long history of sponsoring housing developments across the country.²³ According to Dorin Lewis, of the Bureau of Labor Statistics, unions saw affordable housing as a means to maintain construction jobs in the area (typically for union members), invest pension funds, and help arrest urban decay by providing good quality housing, ideally to union members, though not exclusively.²⁴ The concept of unions and other types of benevolent organizations providing housing for members predates the social reforms of the 1930s and the establishment of the federally sponsored social safety net.

¹⁹ Winchester, 8-13. The Anthony M. Webbe Apartments were demolished by 2003. All of the high-rise apartment buildings associated with St. Louis public housing from the 1950s and 1960s have been demolished.

²⁰ Winchester, 8-13.

²¹ Alexander von Hoffman, “History Lessons for Today’s Housing Policy: The Political Processes of Making Low-Income Housing Policy,” Joint Center for Housing Studies, Harvard University, 2012, page 41. [digitized on-line] available from http://www.jchs.harvard.edu/sites/default/files/w12-5_von_hoffman.pdf (accessed May 2024).

²² The term *union* is used throughout this section to refer not only to labor unions, but also boards, associations, trade councils, and labor councils who sponsored housing during the mid-to late twentieth century.

²³ Peter Dreier, quoted in Steven Greenhouse, “US Unions Target the Housing Affordability Crisis as their ‘Biggest Issue,’” *The Guardian*, February 16, 2024, <https://www.theguardian.com/society/2024/feb/16/unions-affordable-housing> (accessed March 2024).

²⁴ Doris K. Lewis, “Union-Sponsored Middle-Income Housing: 1927-65,” *Monthly Labor Review* 88, no. 6 (June 1965): 629-630.

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In the mid-nineteenth century, labor unions came to prominence, particularly in cities where the prevalence of industry and manufacturing generated the greatest need for such organization. Unions tried to harness the power of the larger collective to push for improvements to working conditions and worker's rights. The gains labor unions achieved, however incrementally, inspired other types of workers to organize. In 1857, ten existing state education associations organized as the National Teachers Association (NTA) to "unite...to advance the dignity, respectability, and usefulness of their calling."²⁵ By 1870, NTA had merged with several smaller organizations to become the National Education Association that it is today. National and local teacher associations focused on improvements to school facilities and increases in teacher pay. While unions secured improvements for those still in the workforce, providing for retired individuals remained largely beyond their purview, until they began utilizing government programs designed to facilitate the construction of housing. Free from the constraints of government authorization and public funding that relied on highly politicized processes, unions were among the social and fraternal organizations able to step in to fill the need that public housing alone could not.

Unions utilized several FHA housing programs such as FHA-insured loans for housing, loans for cooperative housing, and loans for senior housing.²⁶ In 1965, the vast majority (81 percent) of union-sponsored housing developments were in New York City, and 97 percent of the total units were located in cities with populations over 100,000. Projects outside of New York City generally consisted of senior housing.²⁷ FHA loans, and other government programs were popular with unions since many programs did not require a long-term commitment of an organization's funds; in many cases, just \$35,000 was needed up front to trigger up to \$1 million of construction investment. Urban Renewal funding was also available for cities to help finance pre-construction activities such as land acquisition and demolition, so unions and other developers did not have to shoulder those costs.²⁸

²⁵ "A Brief History of the NEA," National Education Association, <https://www.nea.org/about-nea/mission-vision-values/history-nea> (accessed March 2024).

²⁶ These financing programs did not include government subsidies or direct funding with government money. They incentivized the investment of private funds by providing the stability of the federal government in backing the loans.

²⁷ Doris K. Lewis, "Union-Sponsored Middle-Income Housing: 1927-65," 630.

²⁸ Doris K. Lewis, "Union-Sponsored Middle-Income Housing: 1927-65," 632.

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Amalgamated Clothing Workers Union constructed one of the nation's first union-sponsored housing projects in New York City in 1926.²⁹ Known today as the Amalgamated Housing Cooperative, the development opened with capacity for just over three hundred families. The Amalgamated Housing Cooperative proved successful, and additional buildings have been added over the years.³⁰ Another union-sponsored housing project in the early twentieth century was the Carl Mackley Houses, in Philadelphia, Pennsylvania (*built 1934, NRIS #98000401, listed 05/06/1998*). The development consists of four three-story International style buildings with underground parking garages and a community building. The Carl Mackley Houses were built for members of the American Federation of Full-Fashioned Hosiery Workers Union, after many lost their jobs during the Great Depression, but also housed many non-union members.³¹

Union-sponsored housing proved to be a popular idea and continued long after the Depression. One example of a mid-1960s development in Florida was known as Nalcrest, which was built for retired members of the National Association of Letter Carriers (NALC). The project encompassed a 153-acre site with 66 buildings and over 600 apartments. Nalcrest utilized an FHA-insured mortgage, which required the NALC to open up residency for all qualified applicants. Once the NALC paid off their mortgage, they gained the ability to exclude non-members from the community.³²

The first known union-sponsored housing development in St. Louis was Council Plaza (*NRIS #06000217, listed 03/02/2007*). Located less than one mile southwest of Heritage House are Council Tower West (1964) and Council Tower East (1968) (*Figure 8*). Architects Schwarz and Van Hoefen designed the main Modern Movement towers to be sixteen and twenty-seven stories tall, respectively. They stand within the boundaries of the Mill Creek Urban Renewal Area,³³ as

²⁹ Doris K. Lewis, "Union-Sponsored Middle-Income Housing: 1927-65," 632.

³⁰ "About Us," *Amalgamated Housing Cooperative*, <https://www.amalgamated-bronx.coop/about-us/> (accessed March 2024)

³¹ Patrick O'Bannon, "Carl Mackley Houses," National Register of Historic Places Nomination Form (Philadelphia: PA, 1997), 8.3, 8.7.

³² National Association of Letter Carriers, "NALC's Place in the Sun," *Member Benefits*, <https://www.nalc.org/member-benefits/nalcrest/nalc-place-in-sun> (accessed March 2024).

³³ The location of Heritage House is directly associated with the Mill Creek Valley Urban Renewal Area (URA). At over 450 acres, the Mill Creek Valley URA constitutes a significant chapter in St. Louis history. It was the largest in St. Louis by overall size and for a time, the largest in the nation.³³ Efforts to redevelop the Mill Creek area can be traced back to at least the 1940s, when a 1948 bond issue to clear buildings located within the general area failed. Surveys conducted in the 1950s deemed a substantial portion (nearly 99 percent) of the housing in the URA was

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does Heritage House. Both Council Plaza towers have rectangular footprints, steel frame and reinforced concrete structural systems, with cantilevered elements that accent the buildings' horizontality. Unlike Heritage House, the upper floor openings of both buildings generally sit flush with the face of the wall, and no openings pierce the narrow ends of the upper stories of either building.

Harold Gibbins and the Teamsters Local 688 Union spearheaded the Council Plaza project and wanted to give back to the St. Louis community for its support of the Teamsters by "address[ing] the housing, medical and social needs of the local elderly population."³⁴ Gibbins believed that the Teamsters were "the ideal organization" to undertake such a project because the union represented a wide range of workers.³⁵ Gibbins and the Teamsters developed Council Plaza between 1962 and 1968 with the two high-rise housing towers and two associated two-story buildings that contain a parking garage, offices, shops, and an auditorium. The original intent of Council Plaza was to provide housing to all seniors, regardless of previous employment or union status, aside from the FHA provision that prohibited discrimination.

TEACHER RETIREMENT COMMUNITIES IN OTHER STATES

The idea of union-sponsored retirement communities for teachers dates to at least the 1950s but appears to not have gained much traction until the 1960s. By the mid-1960s, there were about fifteen other similar union-sponsored retirement communities for teachers across the country.³⁶ The first known community was the Omaha Education Association (OEA) Apartment, in Omaha, Nebraska. Completed in 1952, the OEA Apartment is a twelve-story building at 122 South 39th Street, about two miles west of downtown Omaha. One unique aspect of the OEA Apartment that appears to have been copied at Heritage House involved the pricing structure. At OEA, residents were partial owners of the building, and paid an initial down payment between \$1,400 and \$7,800 in addition to monthly payments. This was also considered to be within the

"inadequate." A successful 1955 bond issue gave the city the necessary funding to begin the clearance project, and the first building was demolished in 1958. The urban renewal project was largely considered to be complete by the 1970s.

³⁴ Winchester, 8-6.

³⁵ Winchester, 8-19.

³⁶ Note: The five examples presented in this section are the ones that have been identified at this time. The locations of the other examples are not known, and none are known to be listed in the National Register of Historic Places.

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realm of what a retired teacher could afford at the time.³⁷ Other known examples of retired teacher communities include the Indiana Teachers' Retirement Community (Greenwood, Indiana, built circa 1962), the Vista Del Monte (Santa Barbara, California, built 1964), and the Green Hills Apartment for Retired Teachers (Nashville, Tennessee, built 1966).³⁸

In addition to the above, a similar community had been attempted in Kansas City, Missouri.³⁹ The Vista del Rio Apartment (600 East Admiral Boulevard) was completed in 1967 for the Kansas City Education Association using loans backed by the FHA in the Eastside Urban Renewal Area just northeast of downtown.⁴⁰ Eric Hohn, the developer behind Heritage House, indicated this project did not gain much traction.⁴¹ It is not known how long the building operated as a retirement community, but newspaper articles show that by 1992 it had been abandoned.⁴² Vista del Rio was renovated into luxury apartments in 2004.⁴³

ST. LOUIS SUBURBAN TEACHERS ASSOCIATION AND HERITAGE HOUSE

The origins of the St. Louis Suburban Teachers Association (SLSTA), the metro area's teachers' union, date to 1897 when a small group of teachers from rural and isolated communities in St. Louis County first began gathering to discuss their working conditions.⁴⁴ In 1903, the group officially organized as the St. Louis County Teachers Association to represent the 199 teachers hired to educate roughly 9,000 students.⁴⁵ The average pay was \$484 per year, and most teachers

³⁷ "First Teacher Tenant Settled," *Evening World-Herald* [Omaha, Nebraska] (11 January 1952): 88.

³⁸ "Construction Begins," *The Franklin (Indiana) Evening Star* (1 July 1961): 1; "Ex-Teachers Home to Mark Anniversary," *Santa Barbara News-Press* (10 July 1965): 5; "Teachers' Home a Step Forward," *The Tennessean (Nashville)* (23 June 1966): 12.

³⁹ "Retired Teachers' Apartments Open," *The St. Louis Post-Dispatch* (4 May 1969): 12.

⁴⁰ Patricia Jansen Doyle, "In Strife Over Teacher Home," *The Kansas City Times* (4 November 1966): 1, 12; "The Face of Downtown is Being Changed," *The Kansas City Star* (8 January 1967): 2G; Fred Fitzsimmons, "Planning a Big Apartment," *The Kansas City Star* (30 May 1965): 73.

⁴¹ "Retired Teachers' Apartments Open," 12.

⁴² "Missouri Drops Prison Plan," *The Kansas City Star* (3 September 1993): C-3.

⁴³ Kevin Collison, "Derelict Building Changing to a Gem," *The Kansas City Star* (14 September 2004): D14. The complex was rehabbed into luxury apartments in the early 2000s and renamed *The View*.

⁴⁴ "Suburban Teachers Mark 75th Year," *The St. Louis Post-Dispatch* (12 April 1972): 15N.

⁴⁵ "Suburban Teachers Mark 75th Year."

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taught multiple grades in one-room schoolhouses.⁴⁶ The 1940s and 1950s were a period of growth and consolidation for area teachers' organizations. In 1947, the St. Louis County Teachers Association joined the Missouri State Teachers Association as its own district, and in 1949, became an affiliate of the National Education Association. Just one year later, St. Louis County Teachers Association joined the St. Charles County Teachers Association to form the St. Louis Suburban Teachers Association (SLSTA). The newly expanded organization hired its first full-time executive secretary in 1956.⁴⁷ The organization remained focused on lobbying for improved education legislation as well as providing services to area teachers, including, training programs, teacher placement, and legal aid. By 1970, SLSTA represented more than eleven thousand teachers who taught more than a quarter million students.⁴⁸

Planning for Heritage House began in circa 1959 when Eric Hohn was appointed the Executive Director of the St. Louis Suburban Teachers Association. Hohn, a former teacher in the Jennings School District in north St. Louis with a long family history of teaching, said that he understood teachers. He was appalled to see that many "wonderful servants of the community" faced financial trouble and social isolation in retirement.⁴⁹ Hohn looked to other professional and fraternal groups for inspiration and decided to use the organizational power of SLSTA to create a development that focused on providing affordable housing for this demographic.⁵⁰ Hohn persuaded his executive committee to conduct a survey of teachers to understand their interest and need. The positive responses convinced the SLSTA, as well as the St. Louis District of the Missouri State Teachers Association, to take steps to make this housing option a reality. The two organizations set up a non-profit corporation with a board to take on the project: the Metropolitan St. Louis Teachers Housing Corporation (MSLTH Corporation).⁵¹ The MSLTH Corporation, with Eric Hohn as president of the board, selected a site from a group of several locations, including ones in south St. Louis (City), St. Charles, University City, and a handful of

⁴⁶ "Suburban Teachers Mark 75th Year." Equal to roughly \$17,000 in 2023.

⁴⁷ "Suburban Teachers Mark 75th Year."

⁴⁸ "Suburban Teachers Mark 75th Year."

⁴⁹ Elva Norman, "Heritage House Honors Eric Hohn," *The St. Louis Post-Dispatch* (12 May 1972): 62.

⁵⁰ Norman, "Heritage House Honors Eric Hohn," 62.

⁵¹ Norman, "Heritage House Honors Eric Hohn," 62.

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existing hotels. Finally, the MSLTH Corporation selected a site on land offered by the St. Louis Land Clearance Authority at the Mill Creek Valley urban renewal area.⁵²

Issues acquiring the land delayed the project until 1963, when Hohn announced the MSLTH Corporation's plans to build a twenty-two-story high-rise apartment building for retired teachers from plans drawn by Pearce and Pearce, Inc. (*Figure 9*). Hohn stated that the new building, to be named Heritage House, would have 250 rooms with a mix of efficiency, one-bedroom, and two-bedroom apartments along with a variety of common rooms that provide the balance of private and social spaces that Sociologist William Loring recommended for senior housing in 1961.⁵³ Originally, the basement included an "Arts and Crafts" room and a "Hobby Shop" while the first floor contained a recreation room, dining room with a kitchen, and activity space. All of these were large, open spaces designed to accommodate a lot of people, if needed. The design for Heritage House also included more modest and intimate spaces, such as the "Hospitality Room" and library on the first floor, and small lounges adjacent to the elevator lobbies on most of the upper floors (that did not contain laundry facilities). This variety of public spaces within the building helped to facilitate spontaneous and structured social interactions among residents. These spaces remain extant within Heritage House and most retain their historic or similar uses. Along with the plans, Hohn also announced that a capital campaign for initial planning expenses related to the building aimed to raise \$100,000. A kickoff meeting for that campaign included speeches by the superintendents of the St. Louis Public Schools and University City schools, in St. Louis County, north of St. Louis City. At that time, the plan was to rent units only to retired teachers over sixty-two years old and their spouses. The MSLTH Corporation later revised this plan to allow non-teachers due to federal funding involvement but maintained the focus on providing decent homes for retired teachers.⁵⁴

In January 1964, Hohn announced that construction on the nineteen-story (instead of twenty-two) building would begin in the fall.⁵⁵ The new \$3.8 million building (plus \$60,000 for a

⁵² Norman, "Heritage House Honors Eric Hohn," 62. St. Louis City Plan Commission, "History of Renewal," c. 1970, 10-12. <http://www.urbanreviewstl.com/wordpress/wp-content/uploads/2009/01/historyofrenewal.pdf> (accessed September 2023).

⁵³ Loring, 119. It is unknown whether the Heritage House architects Pearce & Pearce or the MSLTH had read Loring's article or were incorporating contemporary design trends that had become commonplace due to the article and the national interest in constructing senior housing.

⁵⁴ "22-Story Home for Teachers to be in Mill Creek," *The St. Louis Post-Dispatch* (30 April 1963): 1.

⁵⁵ "Teachers' Group to Start Building," *The St. Louis Post-Dispatch* (19 January 1964): 4.

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roughly three-acre tract from the St. Louis Land Clearance Authority) was financed through a private loan insured by the FHA.⁵⁶ Federal requirements accompanying the loan prohibited discrimination in housing, meaning non-teachers could apply for an apartment in Heritage House. Early in the planning process though, Hohn confirmed that while teachers over sixty-two would be given priority, other applicants would not be denied as long as they met the age requirement. Once the building was completely rented, Hohn said that teachers would be placed first in line on the waiting list.⁵⁷

In July 1964, MSLTH Corporation formed a subsidiary, Heritage House Redevelopment Corporation, a non-profit corporation with its own board of directors. Hohn served as president of that board as well. By the end of 1966, the Heritage House Redevelopment Corporation had acquired a one-block tract from the St. Louis Land Clearance Authority. According to Hohn, the site was selected over other sites in St. Louis County because many retired teachers said that they wanted to live in an area that was close to where they worked as well as to be close to downtown.⁵⁸ At the signing for the land, Hohn announced that costs had risen, and over \$4.3 million in construction contracts had been awarded.⁵⁹ Despite the project's early delays, construction proceeded steadily. The dedication ceremony for Heritage House on October 7, 1968, included speeches from Mayor Alfonso J. Cervantes and Representative Leonor K. Sullivan.⁶⁰ The first forty residents moved into the building nearly six months later, at the end of April 1969 (*Figure 10*), indicating that the apartments were not quite ready at the dedication.⁶¹

Hohn's key focus for Heritage House was the accommodation of former teachers. He envisioned a safe place to live along with community and a sense of belonging.⁶² One large part of that plan was to ensure that rents were affordable for retired teachers living off their pensions. During the planning process, the Heritage House Redevelopment Corporation mailed over 10,000 questionnaires to members of the St. Louis Suburban Teachers' Association and the St. Louis

⁵⁶ "22-Story Home for Teachers to be in Mill Creek," 1.

⁵⁷ "Retired Teachers' Apartments Open," 142.

⁵⁸ "Retired Teachers' Apartments Open," *The St. Louis Post-Dispatch* (4 May 1969): 142.

⁵⁹ "\$4,379,000 in Contracts Awarded for Teacher's Retirement Home," *The St. Louis Post-Dispatch* (14 December 1966): 64.

⁶⁰ "Teacher's Home is Dedicated," *The St. Louis Post-Dispatch* (8 October 1968): 9.

⁶¹ "Retired Teachers' Apartments Open," *The St. Louis Post-Dispatch* (4 May 1969): 142.

⁶² Eric M. Hohn; Education In Area for 43 Years," *St. Louis Post-Dispatch* (12 February 1989), 38.

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branch of the Missouri State Teacher's Association to gauge interest and determine how much teachers could reasonably afford to pay for rent in retirement. Based off this, rents at Heritage House ranged from \$120 to \$175 depending on the size of the apartment. Rents in a contemporary unsubsidized building of comparable size were \$129 for studios and \$299 for two-bedroom apartments.⁶³ Additionally, residents were required to pay a \$1,000-\$2,000 "founders' fee," which essentially amounted to a loan in which the "founders" received a forty-year interest-bearing note.⁶⁴

Having a common connection seems to have been beneficial in fostering community amongst Heritage House residents. While exact figures on the number of residents who were retired teachers are not available, newspaper articles show that Heritage House quickly became synonymous with retired teacher housing. Articles that appear beginning in the late 1960s refer to Heritage House as a "teachers retirement residence," "teachers retirement community," "teachers retirement center," or some similar combination.⁶⁵ In addition to these references, Heritage House served as a quasi-community hub for education-related groups and issues. These included the St. Louis Suburban School Librarian's Association, Board of Education candidate forums, and a meeting of the St. Louis Anti-Drugs/Anti-Gangs task force on gang-related activities in St. Louis schools.⁶⁶ Along with the dining, recreation, activity, library, and rental areas on the first floor, Heritage House residents enjoyed activities such as trips to baseball games, museums, the opera, and many belonged to a gardening club.⁶⁷ Although these clubs and activities were not expressly part of Loring's philosophy on senior housing, they are a natural extension.

⁶³ "\$4,379,000 in Contracts Awarded for Teacher's Retirement Home,"

⁶⁴ "Retired Teachers' Apartments Open," 142; rents were between roughly \$1,000 and \$1,500 in 2023 dollars. The founders fee would be equivalent to about \$8,300 and \$16,600.

⁶⁵ "Benefit Movie," *Saint Charles (Missouri) Journal* (1 January 1970): 20; "Former Educator John Whitney Honored: Praises Teacher Father," *The St. Louis Post-Dispatch* (4 December 1972): 3W.; "Corrections," *The St. Louis Post-Dispatch* (2 December 1987): 127.

⁶⁶ "Librarians for Schools to Meet," *St. Charles (Missouri) Journal* (9 March 1972): 77; "Forum Features all Candidates," *The St. Louis Post-Dispatch* (18 March 1987): 13; "Youth Gangs 'Out of Hand' In City, School Official Says," *The St. Louis Post-Dispatch* (26 April 1989): 3.

⁶⁷ "A Happy Anniversary for Heritage House," *The St. Louis Post-Dispatch* (28 July 1994): 97; Peggy Johnson, "Solving the Problems of the Elderly," *St. Louis Post-Dispatch* (11 December 1970): 50.

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When Eric Hohn retired from his position on the Heritage House board of directors in 1972, around 125 retired teachers lived in the building.⁶⁸ With 251 units in the building, teachers comprised almost half the occupants. The education connections continued through to at least the 1980s, when the building's Board of Directors was comprised of six St. Louis City teachers and six St. Louis County teachers.⁶⁹ The building also was still owned by the Metropolitan St. Louis Teacher's Housing Association at that time.⁷⁰ Rental listings for Heritage House as late as the 1990s also mention the connection to the Metropolitan Teachers of Greater St. Louis.⁷¹ In addition to the articles, a search of obituaries published in local St. Louis newspapers show that a majority (about 55 percent) of Heritage House residents were retired teachers.⁷² In 1994, a letter published in the *St. Louis Post-Dispatch* inferred that there were about two hundred retired teachers living in the building at that time, or about 80 percent of the total occupancy.⁷³ A separate article published the same year celebrated the twenty-fifth anniversary of Heritage House and boasted that five residents had lived in the building since 1968. Of those five, four were known to have been former teachers.⁷⁴

COMPARABLE PROPERTIES

There are several different types of senior housing present in St. Louis, some of which bear more similarities to Heritage House than others. Heritage House is a high-rise apartment tower privately funded by the St. Louis Suburban Teachers Association and purpose-built as senior housing in 1968. The most similar type of senior housing is privately funded by an organization or purpose-driven entity. The one property that is contextually and physically most similar is

⁶⁸ Norman, "Heritage House Honors Eric Hohn," 62.

⁶⁹ "Finding Housing for the Elderly Who Need Care," *The St. Louis Post-Dispatch* (19 April 1985): 4-C.

⁷⁰ "Finding Housing for the Elderly Who Need Care," 4-C.

⁷¹ "Heritage House Apts.," *The St. Louis Post-Dispatch* (14 October 1990): 97.

⁷² This search was conducted on Newspapers.com using the search terms "Heritage House" and/or "2800 Olive Street" for years between 1967 and 2022 in St. Louis. The search yielded 31 obituaries of former Heritage House Residents. Of those, seventeen were teachers, seven were not, and the profession of seven others was not clear from their obituary. Though not stated, it is possible that some of the non-teachers in this list were spouses of former teachers. This search is admittedly imprecise, as it is likely that obituaries were missed, but it provides a useful snapshot into the occupancy trends of the building over the years.

⁷³ Ruth Keeling, "Good news in the Community Often Goes Unnoticed," letter to the editor, *St. Louis Post-Dispatch* (16 July 1994): 29. Keeling was the President of the Heritage House Board of Directors at the time.

⁷⁴ "A Happy Anniversary for Heritage House," *The St. Louis Post-Dispatch* (28 July 1994): 97.

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Council Plaza at 212-310 South Grand Street. As described above, Harold V. Gibbons and the Teamsters Local 688 privately funded the construction of two high-rise apartment buildings designed as senior housing in 1964 and 1968. Other than aesthetic differences, the primary difference between these two properties is that while Council Plaza was marketed to all seniors, Heritage House was marketed to retired teachers as members of the development entity's union. Neither project could prohibit anyone from applying to live there due to the non-discrimination clause of the FHA program used to back the loans on these projects. Both projects incorporated the design features tailored to senior housing espoused in William Loring's 1961 *Architectural Forum* article, including indoor and outdoor gathering spaces. Heritage House's first floor and basement were intended to foster community, and the designed landscape offered tenants a place to socialize when the weather was nice. Council Plaza's site contains public gathering spaces with benches and concrete canopies, while the interior historically contained offices, a restaurant, tenant dining, and medical facilities.⁷⁵

Other examples of private entities creating senior housing include Building #60 at Plaza Square and the St. Louis Altenheim Building. Plaza Square was a six-building complex constructed in 1961 as part of a larger Urban Renewal project intended to entice middle-class individuals and families to stay in the city rather than move to the suburbs. The complex occupied four city blocks between Olive and Chestnut streets, North 15th and North 17th streets. The privately funded project included 1,090 units and high-grade finishes, such as travertine in the lobby. When occupancy rates did not meet expectations, however, Bethesda General Hospital purchased Building #60 (210 N. 17th Street, *Figure 14*), to convert it to senior housing. In 1965, the hospital board approved an outlay of \$100,000 for substantial alterations, including the construction of a "lounge, recreation area, nursing station and administration offices on the first floor and a lower-level dining room and kitchen."⁷⁶

The St. Louis Altenheim Building, while not a high-rise tower, is a contemporary example of senior housing developed by a charitable organization. According to information on its website, the St. Louis Altenheim was established as the Ladies Society of the Saint Louis Altenheim to "provide a comfortable and caring haven to St. Louis' elderly, regardless of their religious or

⁷⁵ Carolyn Toft and Michael Allen, "Plaza Square Apartments" National Register of Historic Places nomination, St. Louis, NR listed July 12, 2007, 8.22; the current interior configuration of the complex is not known.

⁷⁶ Carolyn Toft and Michael Allen, "Plaza Square Apartments", 8-34 – 8-35.

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cultural background....”⁷⁷ The interior of the 1968 building contains several open areas for residents to gather, including a large dining room, sitting rooms, a TV room, and an outdoor patio that faces the Mississippi River.

Another type of senior housing contemporary to Heritage House is public housing. Although the St. Louis Housing Authority constructed several large-scale projects that included multiple high-rise apartment buildings where at least one building in the complex was designated for seniors, all the high-rises in these multi-building projects have been demolished, regardless of whether they were family or senior housing. There were only two single-building purpose-built senior public housing towers. The St. Louis Housing Authority constructed Kingsbury Terrace (5655 Kingsbury Place, *Figure 13*) in 1970 and Parkview Apartments (4451 Forest Park, *Figure 12*) in 1973. These buildings have the simple, restrained design associated with publicly funded housing. Both buildings were originally designed with some outdoor gathering space as well as indoor community rooms.⁷⁸ Parkview Apartments was constructed under the federal government’s Turnkey program whereby private developers constructed public housing buildings and sold them to the public housing authority. Private developers could access incentives the housing authorities could not, which reduced costs. This was more economical for the housing authorities than directly funding the construction. Although the construction of Parkview Apartments was privately funded, like at Heritage House, this was a real estate transaction, and the Turnkey developer was not purpose-driven as was the entity that developed Heritage House.

CONCLUSION

Heritage House is locally significant under Criterion A in the area of Social History as an excellent example of a privately funded senior housing development. There were multiple ways to provide senior housing and all were necessary for meeting the seemingly ceaseless demand for adequate and affordable housing for the elderly. When the federal government fell short of

⁷⁷ “About St. Louis Altenheim,” *St. Louis Altenheim*, <https://altenheimstlouis.org/Discover/#a-historical-local-landmark> (accessed March 2024).

⁷⁸ “Public Housing Project for Elderly Dedicated,” *St. Louis Post-Dispatch*, October 1, 1971, 18. <https://www.newspapers.com/image/140662799/?match=1&terms=%22kingsbury%20terrace%22> (accessed May 2024). “Apartment Units for Elderly will Open Early in ’73,” *St. Louis Post-Dispatch*, December 13, 1972, 30. <https://www.newspapers.com/image/140227310/?match=1&terms=%22parkview%20apartments%22> (accessed May 2024).

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meeting the demand through public housing, the private sector, through various social and fraternal organizations, was able to step in to construct designated senior housing. The St. Louis Suburban Teachers Association and the St. Louis branch of the Missouri State Teacher's Association, through the non-profit corporation they formed, initiated the development, oversaw the construction, and later managed the operation of Heritage House. The building fulfilled its original intent of providing housing for retired teachers and other seniors. Heritage House represents the efforts of a social or professional organization to provide for its members beyond their service in the workforce.

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

From the Geo St. Louis online parcel tool, the nominated property is described as:

C.B. 0987 EWING
3.490 ACRES
MILL CREEK VALLEY SUBD
TRACT 22 LOT 1-2

BOUNDARY JUSTIFICATION

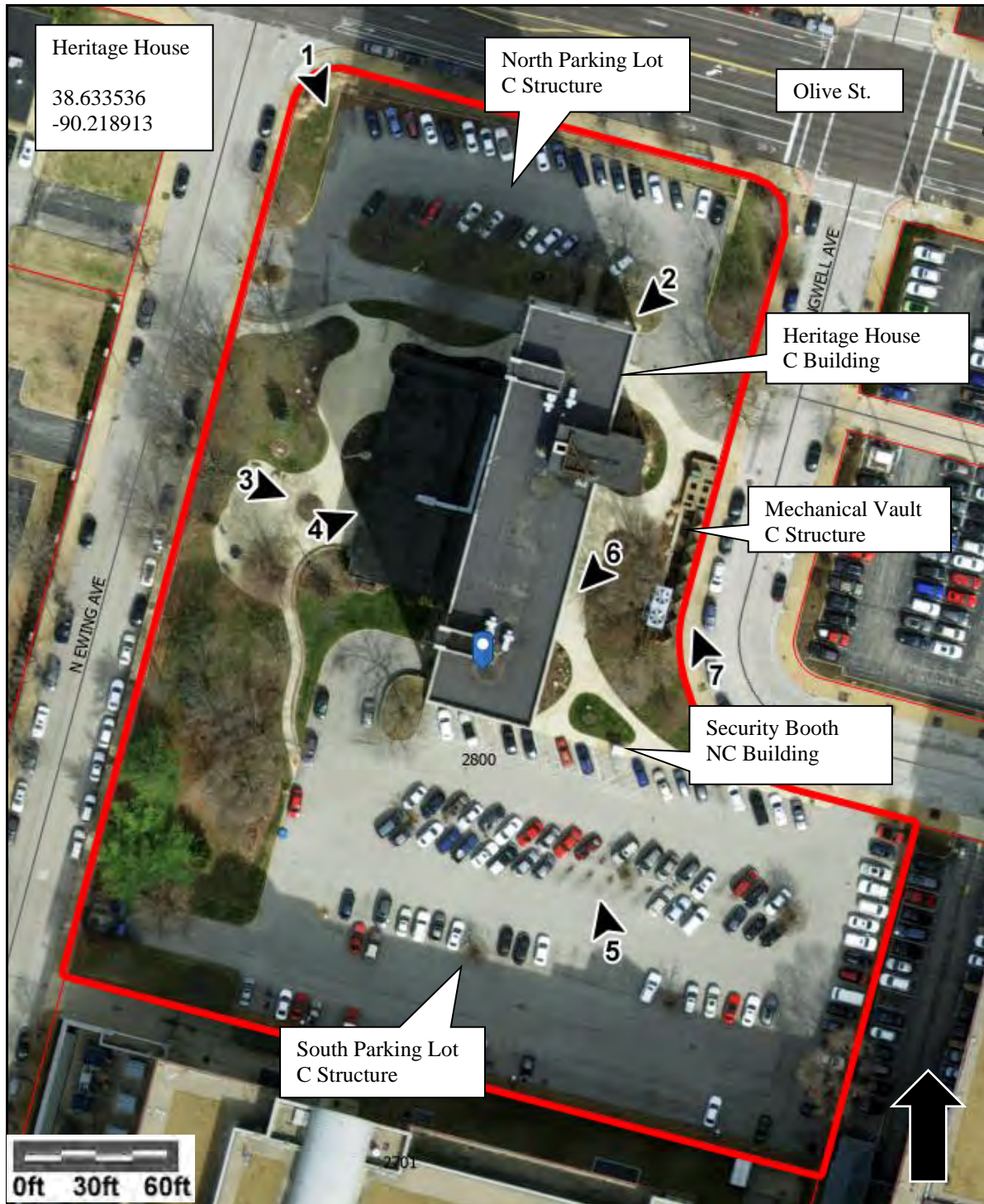
The nominated boundary includes all the land that was historically and currently associated with Heritage House.

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Photo Key 1. Exterior photo key and site map. (City of St. Louis, MO Planning & Urban Design Agency, "Geo St. Louis" online mapping tool <https://dynamic.stlouis-mo.gov/citydata/newdesign/index.cfm>).

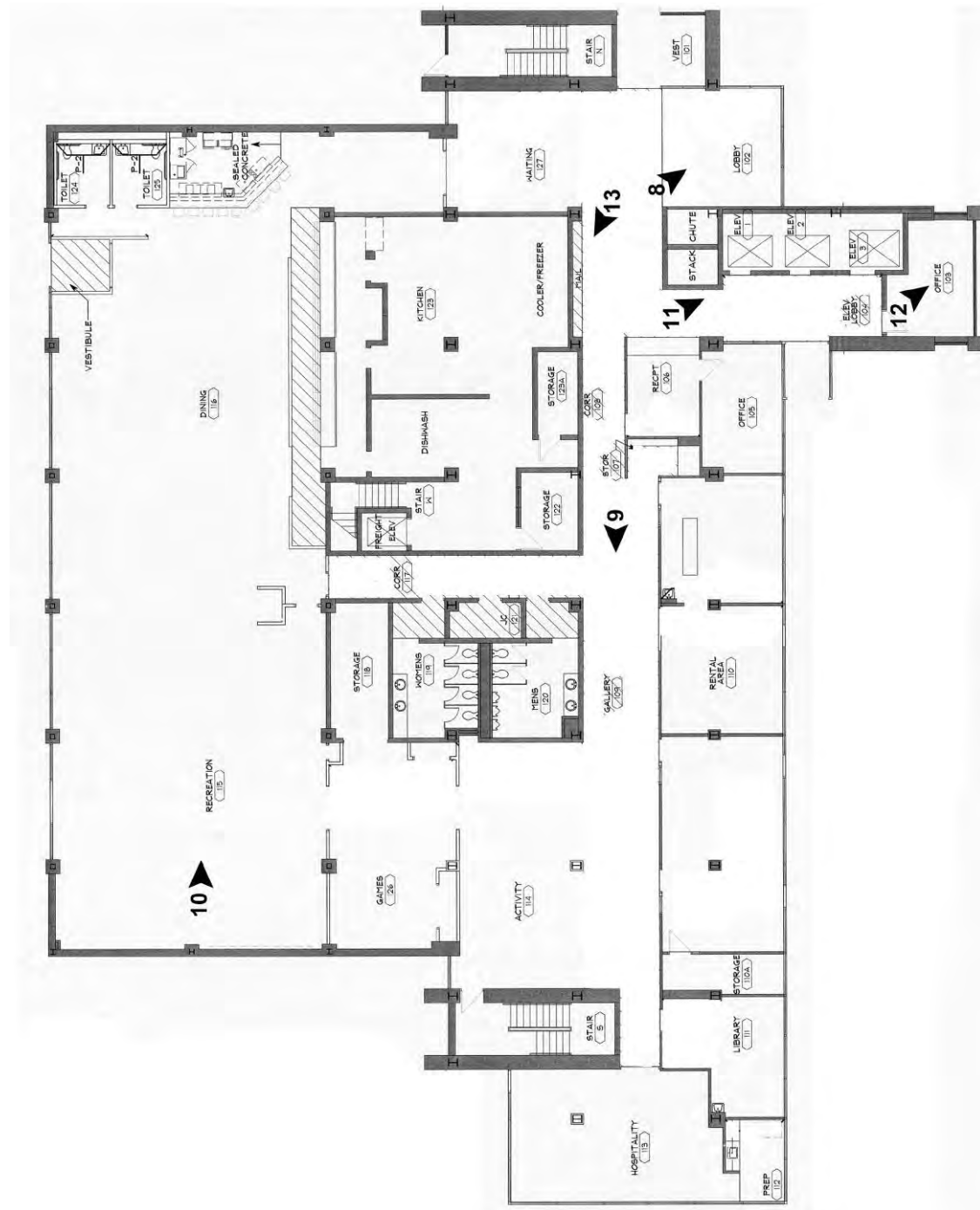


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Photo Key 2. Current first Floor plan and photo map (GMA Architects, Inc., "Restoration for Heritage House" (St. Louis: GMA Architects, Inc. 2013), sheet A6.1. Plans from owner).

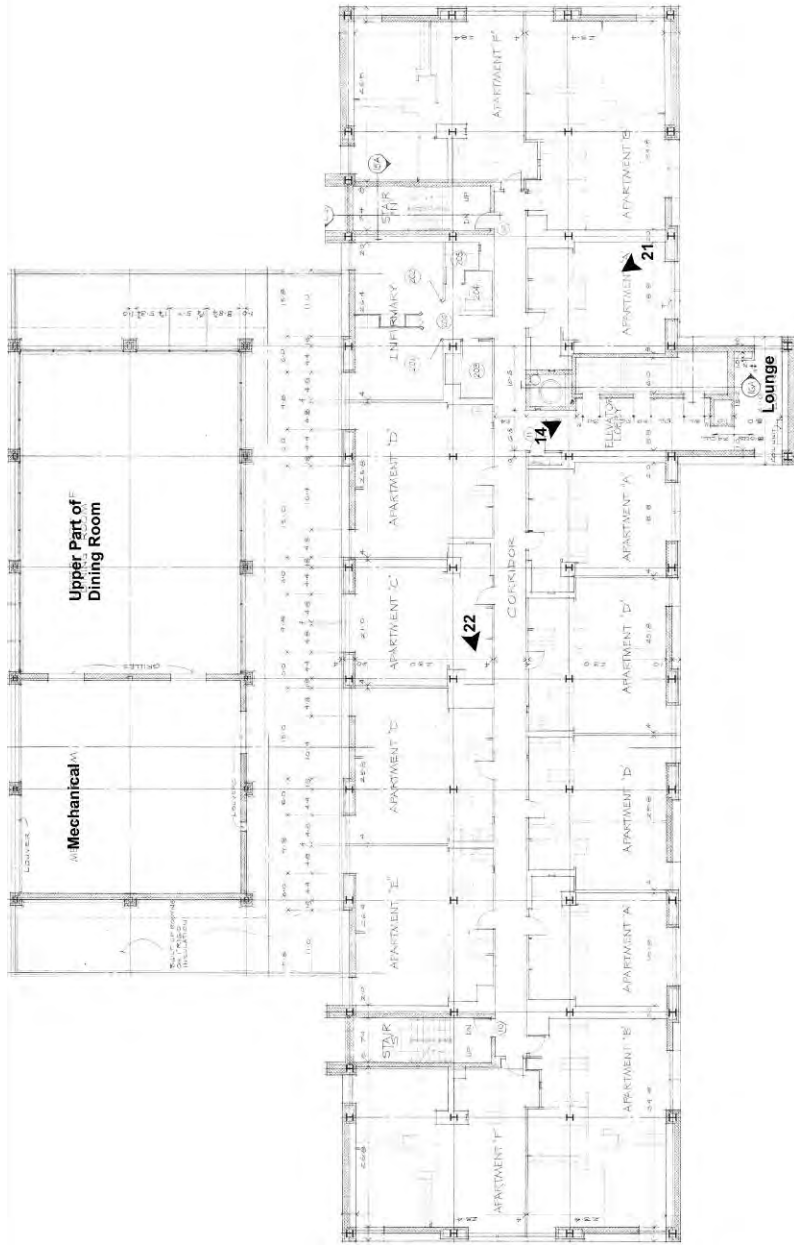


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Photo Key 3. Historic second floor plan and photo map. (Pearce and Pearce, Inc. Architects and Engineers, "Heritage House Apartment" (St. Louis: Pearce and Pearce, Inc., 1966), sheet 6. Plans from owner).

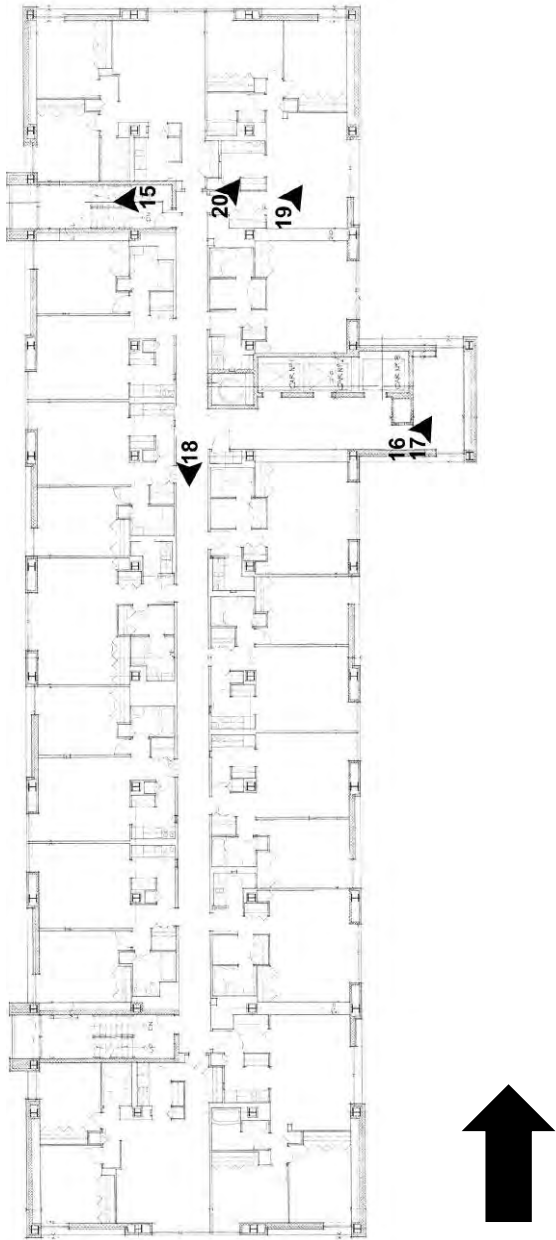


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Photo Key 4. Typical historic upper floor plan and photo map. See photo log for specific floor location (Pearce and Pearce, Inc. Architects and Engineers, "Heritage House Apartment" (St. Louis: Pearce and Pearce, Inc., 1966), sheet 7. Plans from owner).

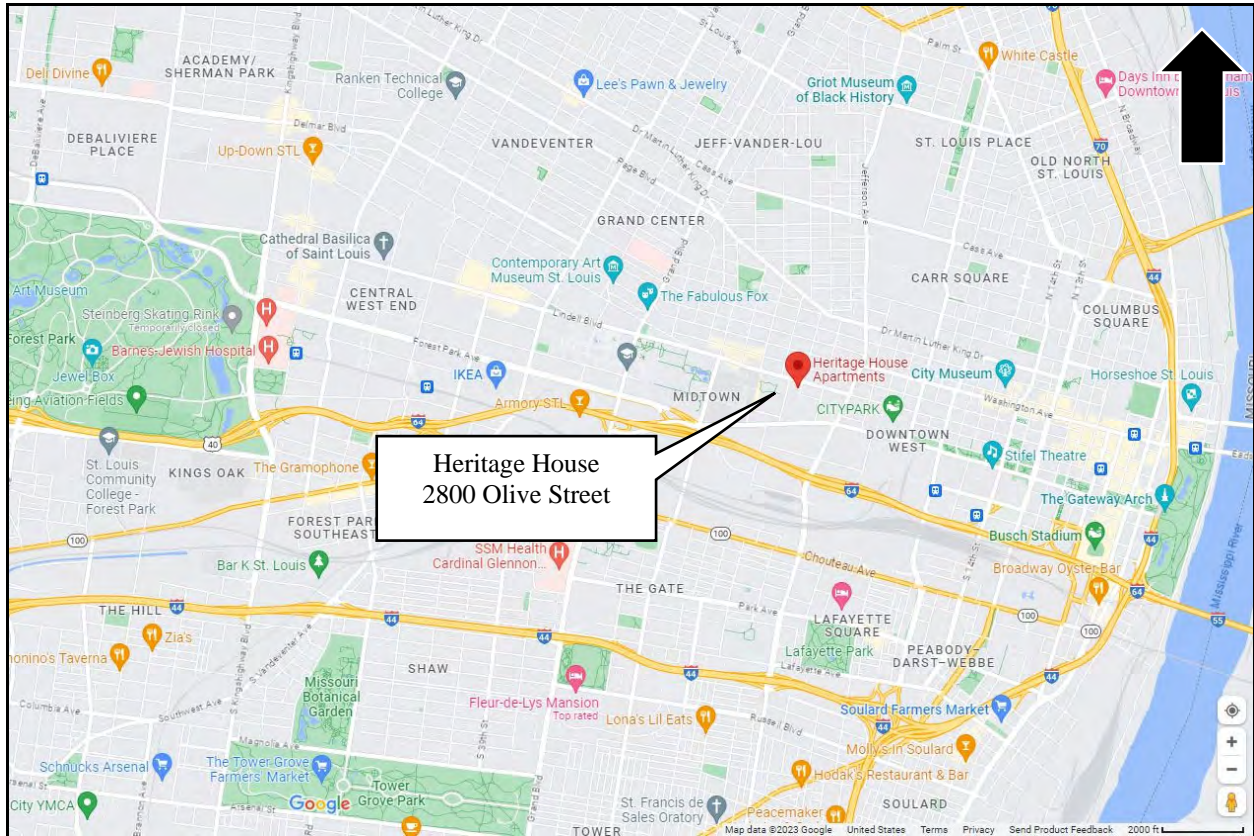


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Figure 1. Context Map (Google Maps, 2023).



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Figure 2. Historic and current site plan. Configuration of spaces have not been significantly altered. Areas designated as “gardens” or “planting areas” are highlighted in green. Other areas with trees and shrubs were likely not actively tended by residents (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 3. Plans from owner).

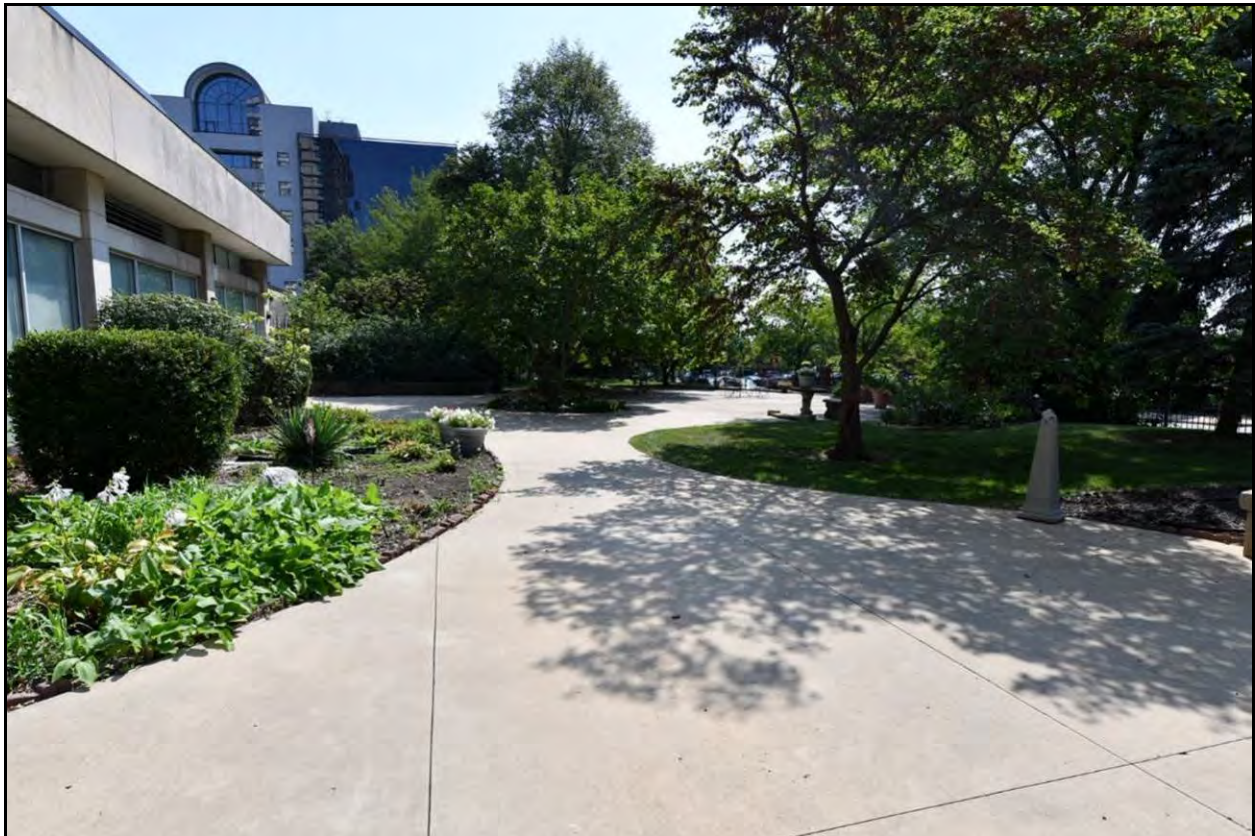


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Figure 3. Site detail, looking south along west elevation (Brad Finch, f-Stop Photography, 2023).

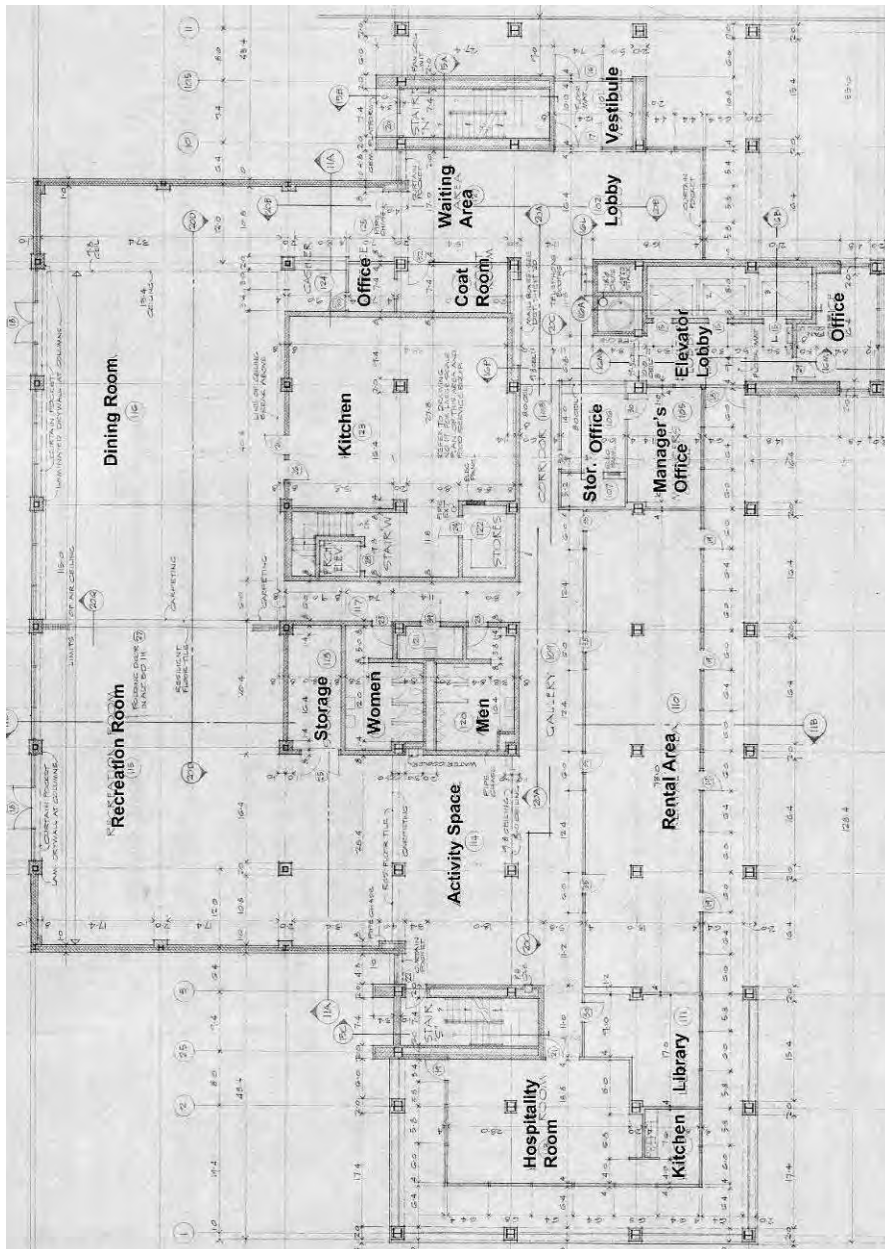


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Figure 4. Historic first floor plan before renovation (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 5. Plans from owner).



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Figure 5. Excerpts of current second floor (top) and typical current upper floor configuration (bottom, seventh floor shown). New walls highlighted in red, reconfigured kitchens highlighted (Ebersoldt + Associates Architecture, “Heritage House,” (2023), A102-A103, plans from owner).



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Figure 6. Detail of the *Hobby Shop* space in the basement (Brad Finch, f-Stop Photography, 2022).

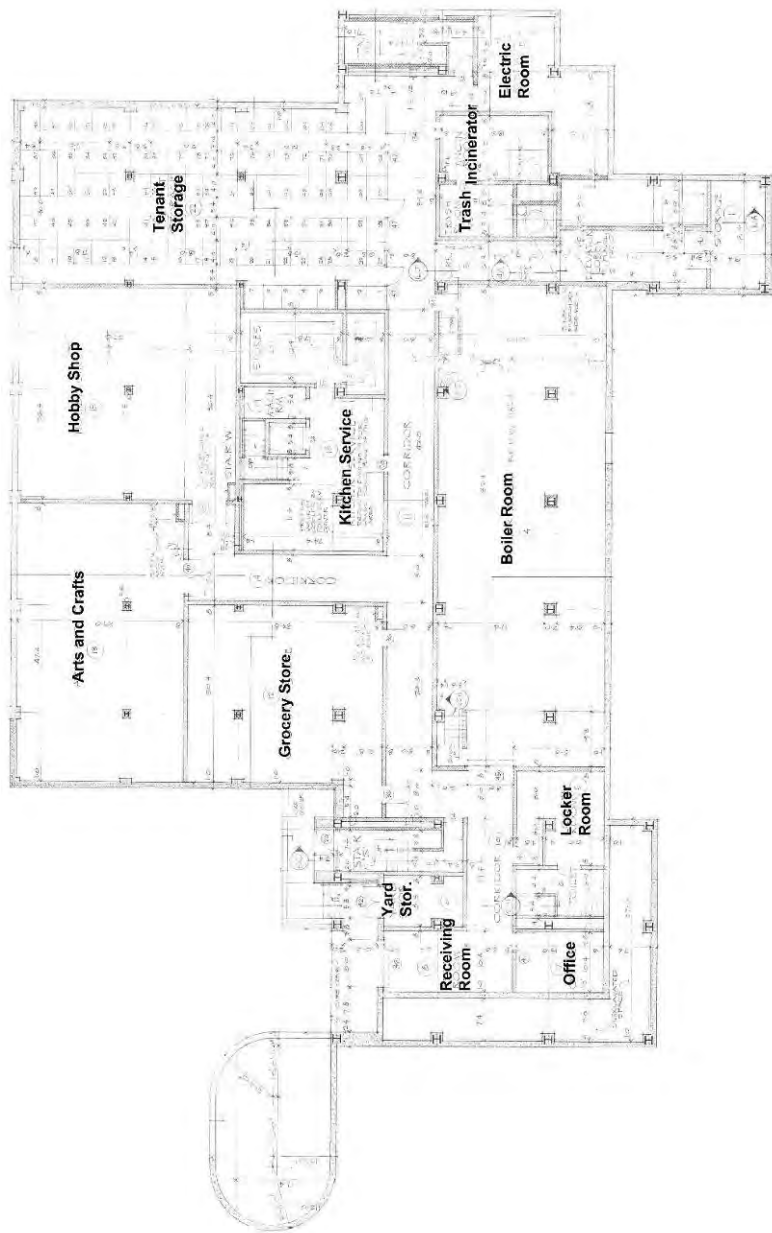


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Figure 7. Historic and current basement plan. There have been no apparent alterations, based on a 2023 site visit, and the spaces likely retain their configurations (Pearce and Pearce, Inc. Architects and Engineers, “Heritage House Apartment” (St. Louis: Pearce and Pearce, Inc., 1966), sheet 4. Plans from owner).

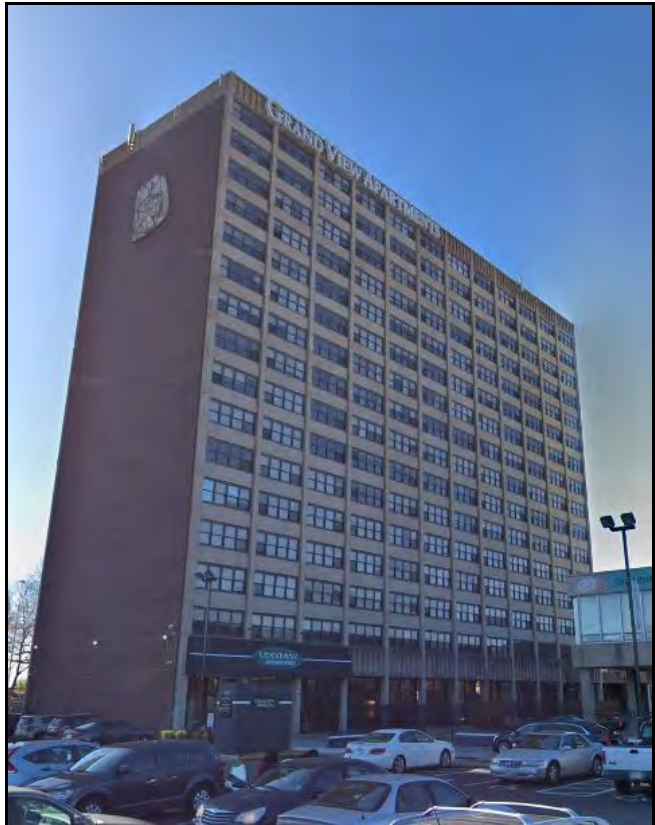


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Figure 8. Council Plaza. Council Tower East (left), Council Tower West (Right) (Google Maps 2023).



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Figure 9. Sketch of Heritage House, looking southwest at the north and east elevations. The final design varied slightly from this sketch, but the basic components remained the same (“Mill Creek Redevelopment Project,” *The St. Louis Post-Dispatch*, February 16, 1964).



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Figure 10. Historic photograph of the east and south elevations of the new Heritage House, looking northwest (Dorrill Photocolor, "Exterior View of the Heritage House Apartments, 2800 Olive Street," 1969. Missouri Historical Society Photographs and Prints Collection, Irv Schankman/Allied Photocolor Collection, P0243-12504-01-4a).



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Figure 11: St. Louis Altemheim Building, 5408 S. Broadway (Google Maps, 2023).



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Figure 12: Parkview Apartments, 4451 Forest Park Avenue (Google Maps, 2023).



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Figure 13. Kingsbury Terrace Apartments, 5655 Kingsbury Place (Google Maps, 2023).



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Figure 14. Plaza Square Apartments, #60. (Google Maps, 2023).































