

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

11-15-2001

**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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name **Spivey Building**

other names/site number

**2. Location**

street & number **417 Missouri Avenue** \_\_\_\_\_ Not for publication

city or town **East St. Louis** \_\_\_\_\_ vicinity

state **Illinois** code **IL** county **St. Clair** code **163** zip code **62201**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, 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 \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. (\_\_\_\_ See continuation sheet for additional comments.)

William C. Whynshaw 11-7-01  
Signature of certifying official

11-7-01  
Date

Illinois Historic Preservation Agency \_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

**Illinois Historic Preservation Agency**  
State or Federal agency and bureau

\_\_\_\_\_  
American Indian Tribe

Spivey Building  
Name of Property

St. Clair County, Illinois  
County and State

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**4. National Park Service Certification**

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I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

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**5. Classification**

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Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

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

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

Contributing	Noncontributing
<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>0</u> buildings
<input type="checkbox"/> <u>0</u>	<input type="checkbox"/> <u>0</u> sites
<input type="checkbox"/> <u>0</u>	<input type="checkbox"/> <u>0</u> structures
<input type="checkbox"/> <u>0</u>	<input type="checkbox"/> <u>0</u> objects
<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>0</u> Total

Number of contributing resources previously listed in the National Register      N/A

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

N/A

**Spivey Building**  
Name of Property

**St. Clair County, Illinois**  
County and State

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**Commerce/Trade/Business**

Current Functions (Enter categories from instructions)

**Work in Progress**

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**7. Description**

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Architectural Classification  
(Enter categories from instructions)

**Commercial Style**

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Asphalt**

Walls **Reinforced Concrete**  
**Brick**

other **Terra Cotta**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

**Spivey Building**  
Name of Property

**St. Clair County, Illinois**  
County and State

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**8. Statement of Significance**

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

**Architecture**

Period of Significance      **1927**

Significant Dates      **1927**

Significant Person (Complete if Criterion B is marked above)      **N/A**

Cultural Affiliation      **N/A**

Architect/Builder      **A.B. Frankel, Architect**  
   **Wimmer Contracting Company, Builder**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **St. Louis Public Library; Belleville Public Library**

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10. Geographical Data

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Acreage of Property **Approximately 1.5 acres**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	747360	4279130	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)



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SPIVEY BUILDING

Narrative Description

*Setting*

East St. Louis at the turn of the century was one of the fastest growing cities in America. It is located on the Mississippi River across from St. Louis, Missouri. The Spivey Building is a twelve-story commercial building in the heart of the central business district of East St. Louis, and is located at 417 Missouri Avenue. The Spivey Building was erected in 1927 and provided the bustling downtown East St. Louis area with its first and only "skyscraper". It appears today as it was in 1927. There have been no major renovations to the exterior of the building.

The Spivey Building is the most prominent building on the East St. Louis skyline, sitting on the in the middle of the block between Collinsville Avenue and what was formerly known as Fifth Street but is now the St. Louis Regional light rail, Metrolink, track. Historically, Collinsville Avenue connected Collinsville to East St. Louis as well as St. Louis, Mo. This area was the center of commerce for prospering East St. Louis. These downtown blocks remain mostly as they were historically, however, downtown East St. Louis has become a serious victim to blight and decay. To the south and east Missouri Avenue led to the heart of the residential districts of East St. Louis.

The northwest entrance to this block of Missouri Avenue is dominated by two historically significant buildings, The Union Bank Building, which is a very good example of Classical Revival Style architecture, and the Walgreens Building which displays many elements of Beaux Arts design with extensive terra cotta and distinctive ornamentation. Immediately to the south is the Journal Building, which once housed the East St. Louis Journal newspaper. The newspaper was actually bought by A.T. Spivey around the turn of the century. He later acquired the lot where the Spivey now stands and began construction on the building in 1927. The journal building is in good shape and exists today as it has historically since the Spivey was constructed. Where Fifth Street used to exist is now the track of the Metrolink light rail system and the station that serves the downtown area is across Missouri Avenue diagonally from the Spivey Building. South on Missouri Avenue stands the Federal Courthouse, which dominates the block between Seventh and Eighth Streets and is an excellent example of Classical Revival architecture. Across the street from the Spivey are two law offices. One dates to 1906, with the date prominently displayed on the façade, and both are two story structures and maintain historical facades.

In the rear of the building the view is dominated by the historic Murphy Building. Directly behind the Spivey lies a parking lot bordered by the backs of buildings to the northeast and the back of the Murphy Building to the east. There is an alley that leads out of the parking lot to the east which terminates at St. Louis Avenue. The alley leads directly behind the Murphy Building as well as the Majestic Theater, which is listed on the National Register and is a beautiful Moorish inspired theater building.

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SPIVEY BUILDING

In the first half of the twentieth century East St. Louis was one of the state's most prosperous cities. The Spivey Building was a beacon of that prosperity serving as a sign of growth and commerce to the rest of the region. The Spivey Building not only dominated the East St. Louis skyline, as it still does to this day, but rivaled the growth and development of St. Louis, Missouri across the river. The Spivey Building was considered to be very desirable office space in downtown East St. Louis, housing professional offices, retail space on the ground floor, and a bowling alley, at one point, in its basement. The building became vacant in the mid nineteen eighties and has been left to decay. However, the exterior of The Spivey Building is still in excellent condition and its original appearance is still intact. No additions have been made to the building over the years and parts of the original floor and grand staircase still remain. As many other historic buildings from the storied past of East St. Louis have been lost to blight and decay, the Spivey Building remains as a shining example to the grace and greatness East St. Louis once displayed.

The Spivey has a rectangular floor plan that is 80' by 132' on the first two floors and 46' by 80' on floors three through twelve. As mentioned previously the building is twelve stories above ground with a basement. The original foundation is made of concrete.

#### EXTERIOR

##### *West Façade*

The west facing façade is the main façade and features much of the ornamentation of the building. The west facade progresses vertically in three sections -- base, shaft, and capital -- and these divisions are clearly delineated. The façade consists of twelve stories and is divided into six bays of paired double-hung windows. Brick piers separate each bay horizontally and the bays are separated vertically with terra cotta spandrels.

##### *Base*

The lower two stories serve as the base and they are separated from the shaft by a continuous sill that protrudes slightly from the building. Underneath the sill is a decorative cornice. It is in place between the second and third stories and separates the base from the shaft. The first story features five retail storefront bays and an entrance bay at the far left of the building. Each storefront bay is framed in decorative bands in recognition of the shops and grand entries from street level. Historically, Illinois Light and Power had placed a large marquee in between the last two bays on the right side of the building, which prominently displayed their name in Art-Deco script. The main entry bay is situated in the far left corner of the building and consists of a wide double door recessed entry which features ornamental piers in a continuous motion from the base marble piers throughout the large recessed entry. Above the main entry the name Spivey is featured prominently in recessed black lettering in granite that surrounds the entry and extends to the far left window bay on the second floor. The door surround is also constructed in granite. The entry bay features a transom that was underneath the Spivey marquee. Historically there was a large canopy that hung directly beneath the transom and the Spivey marquee and extended out the width of the sidewalk. The historic doors have been lost. However the terrazzo on the floor remains, as does the ornamentation that accents the entry.



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SPIVEY BUILDING

The storefront bays featured large display windows that are surrounded by a terra cotta continuous sill that encased both the display window and a large rectangular transom above it. Each storefront had a large glass pane in which the displays were prominently shown. Marble panels are featured at the corners of each bay from which the continuous sill originates.

The second story is mostly free of ornamentation. The window surround above the entrance and marquee finishes is constructed of granite. The paired window bays on the second story do not include the terra cotta spandrels, which are located on the third floor through the tenth floor. The second and third floors are separated by the continuous sill. This sill and adjoining cornice separate the base from the shaft. Directly above the cornice are the third floor window bays in which the decorative spandrels begin in between the third and fourth floors.

*Shaft*

There are six window bays across the shaft portion of the building; they are accented between each story by terra cotta spandrels. The bays are organized into vertical bands. There is a plate between each window. In the bays that feature two windows in a paired pattern there is a spandrel under each window. Every bay features two spandrels. This pattern repeats itself until the tenth floor.

The terra cotta spandrels have Sullivanesque-like detailing. The shape of the ornamentation is oval with the lines overlapping at the bottom, and is characterized by the typical linear interlaces resembling naturally occurring elements such as foliage. Each spandrel is the same and, as noted before, the pattern repeats throughout the entire shaft of the building.

In between each window bay is an uninterrupted brick pier. The mullions between the paired windows are also brick. The piers are capped by another continuous sill. Below the sill a stone square accent is located at the end of each pier. The piers between the windows in the bay are capped by terra cotta capitals. The top of the capitals are level with the top of the windows at the tenth floor. This helps to define the separation between shaft and capital.

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SPIVEY BUILDING

*Capital*

The parapet, or capital of the Spivey Building is one of its most impressive components. It caps the entire structure. It is highly ornamental and links the bays. The bays in the capital mimic the bays at the base to a certain degree. There are still six with terra cotta surrounds, the same pattern found in the base. The bays are also taller, as are the bays in the base. The parapet is two floors in height, making it even more dramatic in appearance. Between the double sash windows on the eleventh floor and the operable transoms on the twelfth floor is yet another decorative spandrel. These panels are approximately a quarter of the width of the spandrels that appear on the shaft and have a different ornamentation. The mullions in each match the granite surrounding the entry bay. The parapet has seven terra cotta capitals.

The pier between the bays in the parapet is also granite and has Art Deco-like detailing. The crenellation on the parapet is a feature usually associated with the Gothic Revival style.

*North Façade*

The north façade is bereft of ornamentation and consists of two single rows of double sash windows that progress vertically up the building. There is no division of base, shaft, and capital like there is on the main façade. Floors one and two are much larger than three through twelve and in the north façade is much wider on the first two floors than it is on the upper levels. On the northwest corner there is a skim-coat of concrete that was added sometime after the original construction. In some areas it is cracking and the brick can be seen underneath. The same type of brick is used on each side of the building. There are two access doors on this side of the building. The north façade faces the alley that leads to the parking lot behind the building. The top of the building on the northeast corner houses the elevator engine room, which is the tallest point of the structure.

*East Façade*

The east façade is the rear of the building. Again, as the first two floors are larger than the rest of the structure, these two floors jut out behind the building. On the first floor there are two more access doors, one at either end, with a row of double-hung windows in between the two doors. On the second floor, there are five bays, each with two double sash windows. Above that there is a row of double sash windows on the far right, or north side, with a smaller double sash window directly to the left of it. (These windows provide egress to the bathrooms and janitor closets.) In the middle of the building there are three bays each containing two double sash windows. To the left of these bays is another double sash window, that is contained in the row and follows the structure through the twelve stories.

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SPIVEY BUILDING

*South Façade*

The south façade is dominated by the presence of the Journal building on the first two floors. The Journal building is a two-story structure adjacent to the Spivey Building. As noted previously, both buildings were owned by A.T. Spivey and the Journal building predates the Spivey. The Spivey Building's fire escape is the predominate feature on the south façade and it terminates on the roof of the Journal building. The fire escape is made of wrought iron and is typical of fire escapes of that period with access provided through a double sash window. On either side of the fire escape are two sets of double sash windows. They are in single vertical bands as opposed to the paired bays that can be seen on the main facade of the structure.

**INTERIOR**

The interior of the Spivey Building consists of three floor plans: floor one, floor two, and floors three through twelve.

*First Floor*

The size of the first floor is 80' x 132'. The lobby and main storefronts were located on the west side of the first floor. Access to the main lobby was through the main entry bay on the northwest corner of the building. Immediately through the main entry is a vestibule that led to the main lobby. The floors in this area and throughout the building are terrazzo and remain intact. Immediately to the right and contained in the vestibule are stairs that lead only to the basement. Originally there was crown moulding with classical detailing throughout the main lobby. Some of the moulding is intact. Directly to the south of the entrance vestibule is the main lobby which is somewhat diminutive in size. Featured prominently in the lobby is the main staircase with a sculptured bronze railing and posts. The stairs are terrazzo and the baseboards are marble. The terrazzo is completely intact and much of the marble remains as well.

To the left of the staircase is the elevator bay, which features a set of two elevators. The lobby surrounding the elevators is small and remnants of the marble wainscoting are there. The elevator doors were made of black cast-iron and each elevator had an arrow indicator, displaying which floor it was servicing.

To the right of the staircase was a retail area that held several small retail stores. The stores could be accessed through a corridor to the right of the main staircase. Each store had a large display area that could be seen from the street. However, according to our research and early pictures of the building, there were no separate entrances to the retail stores from the street.

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SPIVEY BUILDING

Behind the retail area was a very large office space. Illinois Light and Power Company (I.L.P.C.) occupied this space for a period of at least fifteen years beginning from the date of completion of the Spivey Building in 1927. Illinois Light and Power was Spivey's first official tenant and their lease made the development possible. This very large space filled nearly three-quarters of the entire first floor. The space was accessed through a corridor to the right of the staircase and through another hallway directly to the east of the lobby and elevator bay. I.L.P.C probably used this space for sales and customer service. They occupied the entire second floor as well and most likely used that space for day to day business, file storage, and in house record keeping, etc. Illinois Light and Power was Spivey's most prominent tenant at the time and their office space was considered "Class A" and was most likely some of the finest space in the city.

### *Second Floor*

The second floor has the same dimensions as the first. The second floor was accessed by both the elevators and the staircase. The elevators open onto a small elevator lobby. A janitor closet and bathroom are located off a corridor directly to the left as you exit the elevator. To the right there is access to the office space located off a corridor next to the staircase. To the right of the lobby were offices that faced Missouri Avenue, which were most likely reserved for upper management. To the left of the staircase was a large open space that opened both to the west and the east. This area was probably used as a large open office space for account managers, bookkeepers, accountants, and the like. The open area would allow a supervisor to keep a watchful eye over the days business activities. The space was well lit and open, and had a multitude of windows. There may have been partitions but the columns provided some separation.

### *Third through Twelfth Floors*

The third through the twelfth floors are 46' x 80' in size and have the same floor plan. The lobby where the stairs and the elevator are located is the same as the second floor with the janitor closet and bathroom in the same place throughout the entire structure. Facing west from the staircase a hallway leads left to a large office space and there are also smaller offices directly west of the staircase that face Missouri Avenue. These offices were accessed by doorways directly in front of the staircase lobby. On the upper floors these west facing offices offered, and still do to this day, the best views of the Mississippi River and St. Louis, Mo. from East St. Louis or any point in Illinois. Mr. Wimmer, the contractor who built the building, and Mr. Spivey both had offices on the eleventh and twelfth floors respectively. The office to the left of the staircase was a large space that occupied most of the square footage on each floor. These spaces were divided according to each tenant so that there was a public area for clients and smaller offices towards the back. This larger space had views to the west, south, and east.

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SPIVEY BUILDING

These spaces have been remodeled at some point during the last forty years. A drop ceiling, paneling, newer doors, and partition walls have been added. Behind some of these newer additions some historic elements remain, such as crown moldings and some original marble. The original terrazzo floors remain throughout the entire building and retain a high degree of integrity. The stairs are terrazzo and have marble baseboards and retain a high level of integrity. The original bronze railing, balusters, and newel posts are also intact, and the newel posts have Art-Deco detailing. Most of the doorways feature transoms, which in some cases were probably the original doorways. Much of the interior glass has been broken by vandals, but again much of this interior glass has been added during interior remodeling, which was probably conducted in the mid nineteen fifties.

**Statement of Significance**

*Summary*

The Spivey Building at 417 Missouri Avenue in East St. Louis meets Criterion C for designation on the National Register as a locally significant example of a skyscraper in the Commercial Style with Sullivanesque details. Its period of significance is 1927, the year it was built.

The exterior of the Spivey retains an extremely high degree of integrity despite being subjected to severe weather with little or no protection from the elements over the past several decades. Every one of the spandrels contained in the window bays remain, and for the most part they are all completely intact. The Spivey Building is one of the only buildings that exemplifies the past of East St. Louis as a center of commerce. It has unique ornamental and is the only skyscraper in East St. Louis. It is one of the few truly representative pieces of architecture left in the city that displays East St. Louis as an important place in the growth and development of the region and as one of America's fastest growing cities in the early part of the twentieth century. While East St. Louis was nominated as "The All American City" in 1960 by "Look" magazine, much of that history has been lost forever. The Spivey Building, however, remains intact and provides an example of the past.

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SPIVEY BUILDING

The Spivey Building also served as a central location for the city's best professional services such as physicians, dentists, lawyers, insurance agencies, judges, politicians, retail, and entertainment. It was built as a sign of progress, wealth, and prosperity. Even though the Spivey has been vacant for at least two decades and has suffered as a result of East St. Louis decline since the sixties it retains a high degree of integrity, especially in its façade, and it continues to absolutely dominate the East St. Louis skyline.

*Background*

East St. Louis was first settled by Native Americans who established a large river community in the fertile area surrounding the Mississippi River. Around 1698 missionaries from Quebec, led by Father Jolliet de Montigny arrived at the site of what is now East St. Louis. The French began to colonize the area and settled there throughout the eighteenth century. The year of 1770 saw the first settlement develop around a grist mill. Richard McCarthy who built a group of cabins named it St. Ursula. A few years later Capt. James Piggot, who is widely regarded as the father of East St. Louis, settled near East St. Louis. Piggot served as a judge in the region and built the first landing on the East St. Louis riverfront in 1796. Shortly after he built the first ferry between East St. Louis and St. Louis, Missouri. The village continued to grow slowly over the next several years, and in 1818 a charter was passed and the village became known as Illinoistown. By 1844 Illinoistown had become a thriving river community and in 1861 a second charter was approved in which the name was changed to East St. Louis.

By 1905 East St. Louis was one of the fastest growing cities in the state of Illinois. It was the third largest city in the state behind Chicago and Peoria with a population of 39,385 and would be passing 50,000 soon after. America was undergoing a period of substantial growth and prosperity. Cities became crowded and congested and the logical place to grow was up. As a result, the skyscraper became exceedingly popular. Cities started to be associated with their skylines. It was very important and a source of pride for the citizens of a city as its downtown structures became more impressive. The Spivey Building was the pride of the community; it was the city's first skyscraper and it housed the some of the city's most celebrated professionals.

The developer of the Spivey Building was A. T. Spivey, a newspaperman, who had bought the East St. Louis Journal around 1915. The Journal made a net profit of eighty thousand dollars in 1927 and helped propel Spivey to his standing as an outstanding businessman and politician. He purchased the lot where the Spivey Building now stands at a price of eighty thousand dollars around 1925 and was prepared to build East St. Louis' tallest building. He contacted William Wimmer who owned Wimmer Contracting in order to provide the general contracting duties and hired Albert B. Frankel, a well known local architect, who had offices in the First National Bank Building, to provide architectural services. Frankel was known for his residential designs. His ornamental designs employed in the spandrels, cornices, granite sills, and the entry vestibule have characteristics in the Sullivan-esque style. Construction on the Spivey Building began in 1927 and was completed in approximately 8 months.

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SPIVEY BUILDING

The first tenant of the Spivey Building was the Illinois Light & Power Company. This reputable firm signed a lease prior to construction for part of the first floor and the entire second floor at a price of \$35,000 per year for a term of fifteen years. It was this lease that enabled Spivey to obtain the necessary financing and begin construction on the Spivey Building.

Architectural Significance

*Summary*

The Spivey Building is eligible for listing in the National Register under Criterion C for architecture, as an excellent local example of a skyscraper in the Commercial Style. East St. Louis was a highly prosperous community at the time of the Spivey's construction yet no other building in the area displays the style or elements of the Spivey. The Spivey Building displays characteristics found in the works of Sullivan, Burnham, and Root, Holabrid & Roche and William Jenney. It was a part of the Commercial Style movement that was sweeping across the country at the time and also reflects what was happening in St. Louis Missouri, from an architectural standpoint, especially after the 1904 Worlds Fair, of which St. Louis was the host. Given East St. Louis' proximity to St. Louis it was natural that architects in the area were being influenced by these new trends, being introduced in some cases for the first time. The Spivey Building was a perfect example of the tripartite scheme with base, shaft, and capital which is similar to the form of a classical column. The façade presents an extremely intricate and highly ornamental design. The shaft of the building truly resembles the fluting of the column. The window bays and spandrels create the appearance of fluting, and the dramatic parapet caps the building in the same manner as a classical capital.

*Commercial Style*

The Commercial Style developed near the turn of the twentieth century and most likely got its start in Philadelphia and New York. However, it reached its pinnacle in Chicago and is sometimes referred to as the Chicago Style: "In no other city has commercial architecture become so exclusively utilitarian as in Chicago."<sup>1</sup> Commercial Style buildings are five to sixteen stories, according to Marcus Whiffen, and they employ straight fronts, flat roofs, and their façade derives from the fenestration. Architects such as William Le Baron Jenney, Adler and Sullivan, Holabird and Roche, and Burnham and Root made the Commercial Style famous and interpreted it into their own styles. Some of examples of these structures are the Wainwright Building, the Troesch Building (known as the Chicago Joint Board Building), the Wirt Dexter Building, and the Monandnock Building. One hallmark of the Commercial Style's construction method is a steel skeleton with masonry exterior, all of these buildings followed that technique as does The Spivey Building. The simple masonry is often accented with extensive ornamentation of terra cotta, tile, cut stone, or concrete. The Commercial Style paid tribute as well to classical influences in its treatment of the skyscraper in the tripartite scheme of base, shaft, and capital. The windows as well created another distinctive element in Commercial Style buildings. They were typically set in symmetrical bays that repeated throughout the entire façade. These bays featured rectangular windows that were usually paired or appeared in sets of three, usually with accents, such as decorative spandrels, between the bays.

<sup>1</sup> Marcus Whiffen, *American Architecture Since 1790* (Cambridge, MA: The MIT Press, 1992), p. 186.

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SPIVEY BUILDING

Many times the bays resembled the fluting of a classical column. The ornamentation of commercial style buildings varied from utilitarian to highly ornate.

The Spivey Building exhibits many elements of the Commercial Style. The Spivey features a steel skeleton with a brick exterior. Its main façade is mostly flat and composed of brick, with recessed bays and continuous sills. It exhibits symmetrical window bays with extensive ornamentation on terra cotta panels between the horizontal window rows. Its façade is decorated in the classical tripartite manner of base, shaft, and capital. The east, south, and north façade are utilitarian in their window rows and have little ornamentation. It is a simple rectangular building, and is technically a skyscraper at twelve stories.

The Murphy Building is the only other example of the Commercial Style in East St. Louis, however, it is only four stories and its integrity has been severely compromised due to the fact that a portion of the building is collapsing. The Murphy Building has four sets of horizontal window rows and a grand entry bay with statuary accenting the bay. The name "Murphy Building" also adorns the arched entry bay, which is flanked by two storefront bays. The top row of windows are arched, and the building is capped by a moderately protruding cornice.

## CONCLUSION

The Spivey Building is located at 417 Missouri Avenue in East St. Louis, Illinois. It is a significant reminder of the history of East St. Louis. The Spivey Building was built at a time when East St. Louis was experiencing significant economic prosperity. However, much of that history has been lost as the city has experienced extreme blight and decay, over the past forty years. The Spivey Building is an example of the Commercial Style. It was built with a steel skeleton and a brick and terra cotta exterior. The exterior is highly ornamental and displays the separation of base, shaft, and capital. The building lies in the heart of the East St. Louis commercial district, which served as the main center of commerce on the Illinois side of the St. Louis metropolitan area during the first half of the twentieth century. The building served as the premier office building in East St. Louis's commercial district. It is surrounded by other office buildings as well as banks and mercantile businesses. It was constructed with steel and masonry and displayed a high level of ornamentation, which remains intact. The detailing and construction techniques displayed a high degree of ornamentation as most other office buildings in the area were much less decorated. The design of the building reflects the pride and status that was given to the Spivey Building. It reflects the significant level of achievement and success that the city of East St. Louis was attaining at the time.

It continues to dominate the skyline of East St. Louis just as A.T. Spivey had intended it to do almost 75 years ago. The Spivey Building should serve as a reminder of this important history for generations to come and once again serve as East St. Louis's premier office building. It can continue to serve the community as a living landmark for years to come.



United States Department of the Interior  
National Park Service

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SPIVEY BUILDING

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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SPIVEY BUILDING

Geographical Data

Verbal Boundary Description:

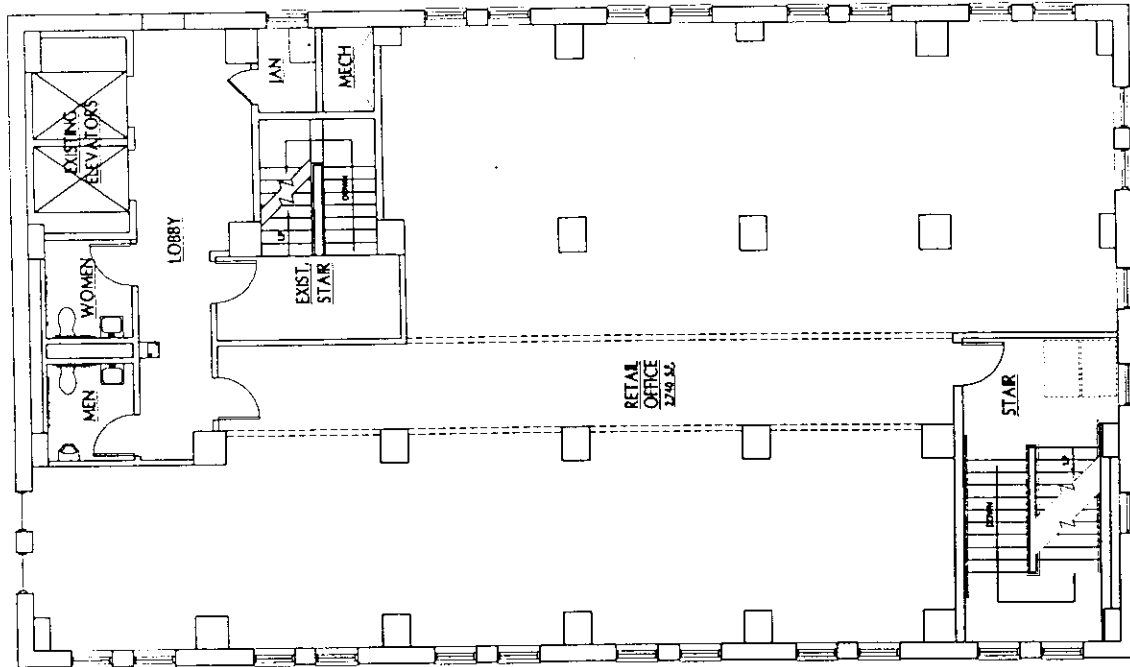
A part of Lot 5 and all of Lot 6 in Bartmer's Subdivision; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats B on page 19 and a part of Lots 1 and 2 in Block 4 in the town of East St. Louis; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats A on pages 51 and 52, all being more particularly described as follows:

Beginning at a point on the Northeasterly line of Missouri Avenue, said point being 187.77 feet Southeasterly of the intersection of the Southeasterly line of Collinsville Avenue with the Northeasterly line of Missouri Avenue, said point of beginning also being 0.27 feet Southeasterly of the most Westerly corner of said Lot 5 in Bartmer's Subdivision; thence Southeasterly along the Northeasterly line of Missouri Avenue, a distance of 79.73 feet to a point 30 feet Southeasterly of the most Westerly corner of said Lot 1 in block 40 in the Town of East St. Louis, thence, at right angles, Northeasterly a distance of 132 feet 7 inches, more or less, to a point on the Southeasterly extension of the Northeasterly line of Lot 6 in said Bartmer's Subdivision; thence, at angles, in a Northwesterly direction, a distance of 15.68 feet to the most Easterly corner of Lot 6 in said Bartmer's Subdivision; thence continuing in a Northwesterly direction, along the Northeasterly line of said Lot 6 and the Northeasterly line of said Lot 5 in said Bartmer's Subdivision, a distance of 64.11 feet, more or less, to the most Northerly corner of said Lot 5; thence Southwesterly, along the Northwesterly line of said Lot 5, a distance of 67 feet to a point; thence, at right angles, in a Southeasterly direction, a distance of 0.46 feet to a point; thence Southwesterly, in a straight line, a distance of 65 feet 7 inches, more or less, to the point of the beginning.

Situated in the County of St. Clair and the State of Illinois; 417-421 Missouri Avenue, East St. Louis.

Boundary Justification:

The boundary includes the aforementioned blocks that have been historically associated with the property.



**3-10 FLOOR PLAN**

NORTH SCALE: 1/4" = 1'-0"

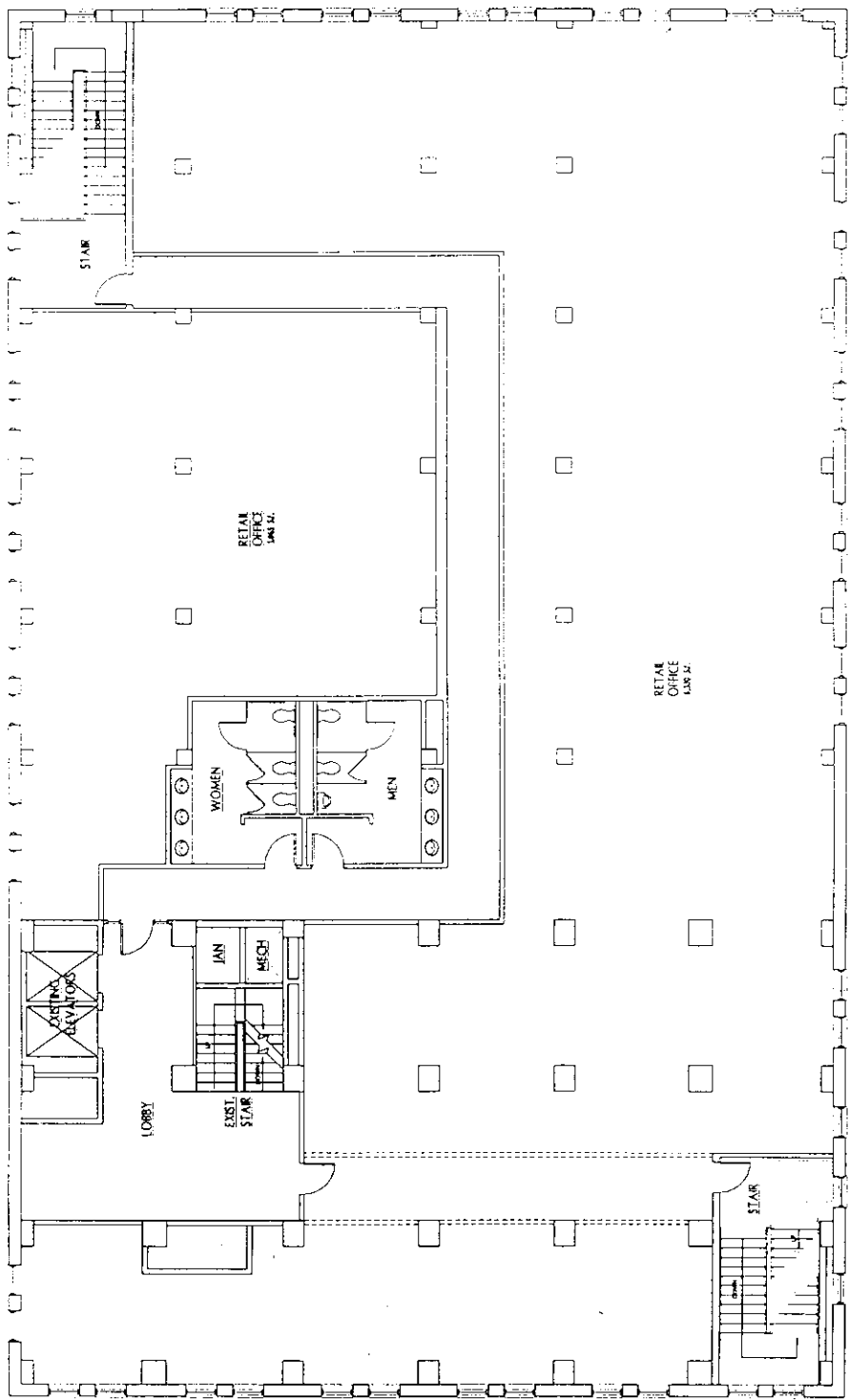
3,800 GROSS S.F.


# THE SPIVEY BUILDING

501 ST. LOUIS AVE, EAST ST. LOUIS, ILLINOIS



MAY 22, 2001



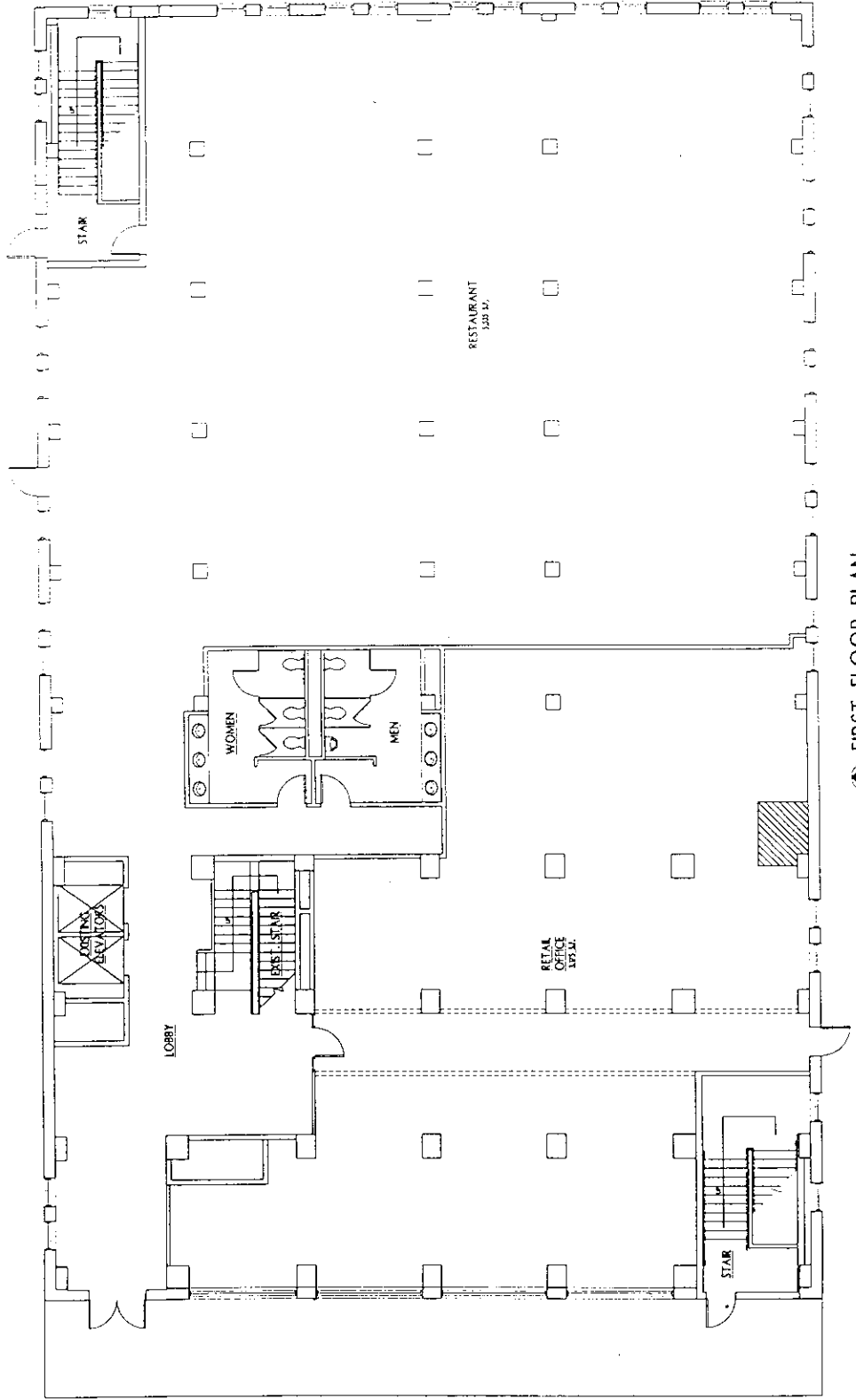

**SECOND FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"  
 10,790 GROSS S.F.

# THE SPIVEY BUILDING

501 ST. LOUIS AVE, EAST ST. LOUIS, ILLINOIS



MAY 22, 2001



FIRST FLOOR PLAN  
 NORTH SCALE: 1/4" = 1'-0"  
 10,790 GROSS S.F.

MISSOURI AVE



# United States Department of the Interior

NATIONAL PARK SERVICE  
NATIONAL REGISTER OF HISTORIC PLACES  
SUITE 400 (OFFICES) or SUITE LL99 (ARCHIVES)  
800 NORTH CAPITOL STREET, NW  
WASHINGTON, DC 20002

The Director of the National Park Service is sending you the following announcements and actions on properties for the National Register of Historic Places.

As you may be aware, the US Postal Service (USPS) is irradiating mail in selected USPS facilities, including our mail facility here in Washington D.C., to sterilize it from possible anthrax contamination using high-energy electron irradiation technology. We have concerns about the effects of irradiation on nominations to the National Register that pass through these facilities. We are advising you to avoid using USPS for envelopes and flats that contain National Register nominations, Determinations of Eligibility, and other correspondence. We strongly recommend using an alternate shipper such as United Parcel Service (UPS) or Federal Express (FedEx) for sending nominations to the National Register of Historic Places. Use only the address above.

For further information contact Edson Beall via voice 202/343-1572, fax 343-1836, or e-mail:EdsonBeall@aol.com

JAN 25 2002

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/14/02 THROUGH 1/18/02

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARKANSAS, CHICOT COUNTY, Liberto, P. and J.--Rosa Portera Building, Main St., Eudora, 92001348, REMOVED, 1/14/02 (Ethnic and Racial Minority Settlement of the Arkansas Delta MPS)

ARKANSAS, CLARK COUNTY, Benjamin Mercantile Building, 410 Main St., Arkadelphia, 90001378, REMOVED, 1/14/02

ARKANSAS, DALLAS COUNTY, Brewster House, US 79, Fordyce, 83003464, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Koonce Building, 3rd St., Fordyce, 83003525, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Old Fordyce Post Office, E. 2nd St., Fordyce, 83003530, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, DALLAS COUNTY, Princeton Methodist Church, AR 9, Princeton, 83003533, REMOVED, 1/14/02 (Dallas County MRA)

ARKANSAS, FAULKNER COUNTY, First Baptist Church, Davis and Robinson Sts., Conway, 82000813, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, MILLER COUNTY, First Methodist Church, 400 E. 6th, Texarkana, 82000863, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, MILLER COUNTY, Lightfoot, Dr. J. A., House, 422 Pecan St., Texarkana, 95000792, REMOVED, 1/14/02

ARKANSAS, PERRY COUNTY, Cypress Creek Bridge, Co. Rd. 64, over Cypress Creek, Perry vicinity, 90000537, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, POLK COUNTY, Scoggin House, 1215 Port Arthur Ave., Mena, 78000616, REMOVED, 1/14/02

ARKANSAS, PULASKI COUNTY, Forrey-Smith Apartments, 409 Ringo St., Little Rock, 82000892, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, PULASKI COUNTY, Forrey-Smith Apartments, 1019 W. 4th St., Little Rock, 82000893, REMOVED, 1/14/02 (Thompson, Charles L., Design Collection TR)

ARKANSAS, PULASKI COUNTY, Pulaski County Road 71D Bridge, Co. Rd. 71D over Bayou Meto, Jacksonville, 95000652, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SALINE COUNTY, Saline River Bridge, Co. Hwy. 365, over the Saline River, Benton, 90000529, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SEBASTIAN COUNTY, Vache Grasse Creek Bridge, Co. Rd. 77A over Vache Grasse Cr., Milltown vicinity, 95000563, REMOVED, 1/14/02 (Historic Bridges of Arkansas MPS)

ARKANSAS, SHARP COUNTY, Metcalf House, Gin Dr., Evening Shade, 82002138, REMOVED, 1/14/02 (Evening Shade MRA)

ARKANSAS, WHITE COUNTY, Roper House, Hill Street, McRae, 91001346, REMOVED, 1/14/02 (White County MPS)

CALIFORNIA, LOS ANGELES COUNTY, McCarty Memorial Christian Church, 4101 W. Adams Blvd., Los Angeles, 01001456, LISTED, 1/17/02

CALIFORNIA, SHASTA COUNTY, Cascade Theatre, 1731 Market St., Redding, 01001459, LISTED, 1/17/02

CONNECTICUT, LITCHFIELD COUNTY, Terryville Waterwheel, 262 Main St., Plymouth, 01001412, LISTED, 1/04/02

ILLINOIS, PIATT COUNTY, South Charter Street Historic District, Roughly bounded by Marion and South Market St.s, Sage Dr., and South State St., Monticello, 01001464, LISTED, 1/17/02

ILLINOIS, ST. CLAIR COUNTY, Spivey Building, 417 Missouri Ave., East St. Louis, 01001462, LISTED, 1/17/02

IOWA, BUCHANAN COUNTY, Otterville Bridge, Bordner Dam Rd. over Wapsipinicon R., Independence vicinity, 98000759, REMOVED, 1/14/02 (Highway Bridges of Iowa MPS)

IOWA, DUBUQUE COUNTY, Kidder, Zephaniah, House, 206 1st Ave. NE, Epworth, 78001218, ADDITIONAL DOCUMENTATION APPROVED, 1/18/02

IOWA, JONES COUNTY, St. Luke's Methodist Church, 211 N. Sycamore, Monticello, 01001461, LISTED, 1/17/02

IOWA, MARSHALL COUNTY, Marshalltown Downtown Historic District, Roughly bounded by 2nd St., State St., 3rd. Ave., and E. Church St., Marshalltown, 01001463, LISTED, 1/17/02

IOWA, POLK COUNTY, Home Lodge No. 370 A F and A M, 603, 605, 607, and 609 E. Locust St., Des Moines, 99000738, REMOVED FROM ELIGIBLE LIST, 1/14/02

IOWA, POLK COUNTY, Seth Richards Commercial Block, 300-310 Court Ave., Des Moines, 01001460, OWNER OBJECTION DETERMINED ELIGIBLE, 1/16/02

IOWA, TAMA COUNTY, Conant's Cabin and Park, IA 96, 3 mi. E of Gladbrook, Gladbrook vicinity, 00000920, ADDITIONAL DOCUMENTATION APPROVED, 1/18/02

LOUISIANA, CADDO PARISH, Star Cemetery, off 2100 blk of Texas Ave., Shreveport, 01001478, LISTED, 1/17/02

MASSACHUSETTS, BERKSHIRE COUNTY, Main Street Historic District, 1-57 Main St., 1-2 Pine St., 2 Sergeant St., Stockbridge, 01001466, LISTED, 1/17/02

MASSACHUSETTS, MIDDLESEX COUNTY, Graniteville Historic District, Broadway, Church, Cross, First, Fourth, N. Main, River School, Second, and Third Sts., Westford, 01001467, LISTED, 1/17/02