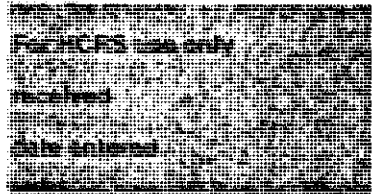


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Chemical Building

and/or common

2. Location

street & number 721 Olive Street _____ not for publication

city, town St. Louis _____ vicinity of _____ congressional district #3--Richard Gephardt

state Missouri code 29 county St. Louis City code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious *
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Melvin Dubinsky, Estate of Harold W. Dubinsky and Alan Pervil

street & number 721 Olive Street

city, town St. Louis _____ vicinity of _____ state MO 63101

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis City Hall

street & number Tucker Boulevard and Market Street

city, town St. Louis _____ vicinity of _____ state MO 63103

6. Representation in Existing Surveys

title Architectural Survey of the Central Business District, St. Louis has this property been determined eligible? yes no

date October, 1975; revised, April, 1977 federal state county local

depository for survey records Landmarks Association of St. Louis, Inc.
706 Chestnut Street, #1217

city, town St. Louis _____ vicinity of _____ state MO 63101

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United States Department of the Interior
Heritage Conservation and Recreation Service

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Continuation sheet Chemical Building, St. Louis Item number 6

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Missouri State Historical Survey -
1981

State

Historic Preservation Program
Department of Natural Resources
P. O. Box 176
Jefferson City,

MO 65102

Item #9

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(Mimeographed.) n.p.: c. 1940.

Condit, Carl. The Chicago School of Architecture. Chicago: The University of
Chicago Press, 1964.

The Inland Architect and News Record 25 (May, 1895): 39.

St. Louis Builder 8 (October, 1901).

Schuyler, Montgomery. "Henry Ives Cobb." Great American Architects Series Number 2.
New York: The Architectural Record, 1896.

Sherer, S. L. "Interesting Brick and Terra-Cotta Architecture in St. Louis. III.
Commercial, Institutional, Etc." Brickbuilder 12 (May, 1903): 100.

Item #10, cont.

south alley of CB 181; thence turning west continue 125 feet along the north wall
of the Chemical Building; thence turning south continue approximately 115 along the
east side of N. Ninth Street to point of origin.

Item #11, cont.

2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City

January 22, 1982
314/751-4096

Missouri 65102

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The 1896 Chemical Building designed by Chicago architect Henry Ives Cobb and its 1903 annex designed by the St. Louis firm of Mauran, Russell & Garden to replicate Cobb's oriemed design commands consideration for its distinctive and durable architectural presence on the important downtown St. Louis corner of Eighth and Olive Streets. Both portions of the building were constructed for the Chemical Building Company, formed originally to provide new facilities for the Chemical National Bank but never used for this purpose. A comparison of Cobb's building (Photo #1) and the building as it appears today (Photo #2) reveals the faithfulness of the annex design to the original.

The Chemical Building rises seventeen stories from the street level, where periodic alterations have been made. At the second story wide cast iron panels with Renaissance designs cover the piers and frieze above recessed bay windows. Paired, decorative cast iron brackets (tripled on either side of the major entrance on Olive) support the projecting bay windows which rise from the third through the sixteenth stories. Wide decorative terra cotta bands wrap around the elevations between the third, fourth and fifth stories. Between other stories terra cotta moldings define upper and lower edges of the spandrels and continue across the piers. The fourteenth story is faced with "rusticated" brick and set off by decorative terra cotta bands. The fifteenth and sixteenth stories are given a vertical lift by the omission of horizontal moldings between them. Pilasters with molded capitals terminate in arches at the sixteenth story. Palmettes form the keystones; palmettes are repeated in the spandrels. Above, a projecting cornice edged with copper is surmounted by the original parapet with decorative molding.

The ornamental cast iron furnished by Christopher and Simpson and the terra cotta by Winkle Terra Cotta Company were products of St. Louis' highly developed capacity to manufacture these building materials. Structural steel for the building came from the DePaw Mills of Indiana.¹ Other iron work can be seen at the rear elevation where a staircase housing with stepped windows rises from the third through sixteenth stories in a fashion similar to that of Burnham & Root's Rookery. (Photo #3) The cantilevered iron staircase inside rises compactly in tight turns of the marble stairs. The iron panels above and below the windows are ornamented by double and solo fish patterns. The view of the rear elevations also reveals the use by Mauran, Russell & Garden of doubled windows for the annex. On the "new" west facade, windows appear in the projecting bays of the parapet, which are blind in Cobb's design.

Remodelings have affected only the first story facades, except for the major entrance on Olive marked by two stories of highly polished stone and 1930's stainless steel lettering.

¹John Albury Bryan, "Iron in St. Louis Architecture Between 1800 and 1900," c. 1940 (Mimeographed.) Bryan wrote that the iron work was originally painted to match the brick and terra cotta.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1896; 1903 **Builder/Architect** Henry Ives Cobb; Mauran, Russell & Garden
respectively

Statement of Significance (in one paragraph)

The undulant, red brick and terra cotta Chemical Building built in 1896 from plans by Chicago architect Henry Ives Cobb is significant as the outstanding St. Louis example of the Chicago-style oriemed office building and a direct descendant of Holabird & Roche's Tacoma Building of 1886-89 (demolished). The west facade, extended north with a 1903 addition by St. Louis architects Mauran, Russell & Garden, exactly replicated Cobb's design. Distinguished also by rich cast iron ornament now the color of oxidized copper at the first two stories of its facades, the Chemical Building's projecting bays are visible blocks away from its site at the northeast corner of Eighth and Olive Streets. (Photo #2)

In 1875, a four-story store and office building stood on the site of the Chemical Building--evidence of the steady progression of minor commercial building into what had been an upper-middle class residential enclave. This change was hastened by the beginning of construction of the massive Federal Building (St. Louis Old Post Office) in 1876, on the entire block to the west. When the city's east-west rail capability was dramatically enhanced by the completion of the Eads Bridge over the Mississippi in 1874, St. Louis' commercial district (once strung out along the river) began to focus in a cluster in the blocks west of Broadway. Serious investment capital was attracted to a St. Louis no longer so tightly linked to the economically crippled post-war South.

Prominent architects first from the east and then Chicago were invited to design major office buildings worthy of the city's growing prosperity and optimism in this new center of commercial and financial activity. The first of these was the Turner Building, designed in 1883 by the eminent Boston firm of Peabody & Stearns and built immediately north of the Chemical Building site. It was followed by major office buildings by Shepley, Rutan & Coolidge and Adler & Sullivan's Wainwright Building. The sixteen story Union Trust Building, which in 1893 was the giant of the city, occupied the corner site just east of the Chemical Building's site. Cobb's building would be the last designed by prominent architects from outside the city until after World War II.

Though now regarded as one of the gems of the Central Business District, at the time of its completion in 1896 (Photo #1), the Chemical Building was accorded a lukewarm reception by the anonymous St. Louis correspondent for The Brickbuilder who did not even mention architect Henry Ives Cobb by name:

It contains no special features, other than those found in other first-class office buildings. It is seventeen stories high, in what Barr Ferree is pleased to call the degenerate Chicago style; its many angular bays and the numerous ornamented horizontal lines suggest, to use a common expression, that the architect had found "a good thing," and was tempted to "push it along." He has left

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no quiet spot upon which we may rest the eye, and, although we may be awed by its great height we find it lacks the impressive simplicity and imposing grandeur of its less pretentious neighbor, the Union Trust Building....The architect has given us quite a surprise by the use of very vivid red brick and terra-cotta, quite out of the ordinary in this day of lighter colors.¹

Henry Ives Cobb, FAIA, (1859-1931) was born and educated through high school in Brookline, Massachusetts. After travel in Europe he studied engineering at M.I.T. and the Lawrence Scientific School at Harvard, then entered the architectural firm of Peabody & Stearns. In 1882, he began work in Chicago where he formed a seven-year partnership with Charles S. Frost, continuing on his own in Chicago from 1899 until moving to New York in 1902. Except for the 1884 Chicago Opera House, described by Carl Condit as "one of the triumphs of the early period" of the Chicago School because of its expanses of glass at the first two stories, the work of Cobb's immensely successful practice shows much more interest in the allusive power of historical styles than in the expression of structure and function which pre-occupied many Chicago architects of the late nineteenth century.²

When Cobb's only St. Louis building was completed, the first ground floor tenants were tailors and candy and tobacco shops. Lippe's Oyster and Chop House occupied the basement. Nelson C. Chapman, wealthy scion of a lumber baron and a co-owner of the building, was one of the first tenants. (Henry Ives Cobb was listed in 1901 as one of the seven owners of the building, but it is not known if he was one of the original investors.) Insurance companies and law firms provided the bulk of tenants along with several architects including John Laurence Mauran (Shepley, Rutan & Coolidge's St. Louis partner, and soon to marry Chapman's niece) on the sixteenth floor.

In 1901, the St. Louis Builder announced that plans had been made to raze the Turner Building and replace it with an annex to the Chemical Building.³ The passing of the Turner Building was mourned by architectural critic S. L. Sherer in The Brickbuilder in 1903:

The first of our modern fireproof office buildings, its beauty has not saved it from falling a victim to the inexorable demand for light. It is unfortunate that so beautiful and interesting a structure should disappear from view, for the educational influence of such a monument is beyond computation in money.⁴

The problem of blockage of light and air by the new skyscrapers was addressed by a new building code in 1897 which set 150 feet as the limit for new construction--a limit already exceeded by the Chemical and Union Trust Buildings. Early in 1902 drawings were prepared for an addition by Mauran, Russell & Garden (formed in 1900 by Mauran and Ernest J. Russell and Edward G. Garden of his Shepley, Rutan & Coolidge staff). Originally planned as an eight story building to take up only half the depth of the Turner lot, a change was announced in the July, 1902 Builder:

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The increased capital and the granting by the Board of Appeals of a permit for the erection of a 16 story annex to the Chemical Building will insure a magnificent addition to the group of office buildings within a stone's throw of the Federal Building.⁵

A c. 1925 photograph provides a close-up view of the cast iron and terra cotta of the first three stories with the virtually seamless Mauran, Russell & Garden addition and the bustling street life of pre-Depression St. Louis. (Photo #4) St. Louis' diversified economic base helped it weather the Great Depression better than many cities but private development downtown ceased and did not resume until the 1960's. That same decade saw the demolition of twenty downtown buildings; many were replaced by garages or surface parking lots. Even the Old Post Office and the Wainwright Building narrowly escaped the headache ball.

The first professional architectural survey of the downtown, completed in 1975, identified many remaining buildings of outstanding merit including the Chemical Building. In 1976, it was designated an official City Landmark.

Of the ground floor shops of today's Chemical Building, only the cigar and tobacco shop at 723 Olive retains the character and aroma of the late nineteenth century. Occupants of the shop since at least 1900, Moss & Lowenhaupt's name is etched in the glass of the mezzanine above the shop, now concealed behind a neon sign of 1940, and appears also on bronze panels in the recessed entryway to the shop with its pressed tin ceiling and wood cabinets. The shop also boasts the building's only remaining canvas window awning.

The 1896 critic of the Chemical Building who found it lacking in "impressive simplicity" also made a pronouncement about gray brick, used for the Union Trust Building:

There seems to be no better color, especially for downtown buildings, as it gives the appearance of solidity, and it is defaced less by smoke and dirt than any other color....⁶

But time has been kinder to the Chemical Building than to the Union Trust. The Chemical's red brick and terra cotta are still fresh, and its vigorously articulated facades have been far less diminished by street level alterations than Alder & Sullivan's now grimy gray skyscraper.

FOOTNOTES

¹Brickbuilder 6 (September, 1896): 177.

²One of a series of articles reporting on office operations of major Chicago architects published in the May, 1898 Inland Architect described the efficient

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operation of Cobb's two-floor office and reveals the tight control he maintained over the products of his 100 to 130 person work force. The general superintendent.. .."has supervision over all superintendents, not only in Chicago but in other cities. And all work in other cities is done by the superintendent in charge, all drawings being made in Chicago, and everything is done through the Chicago office." (Unfortunately for historians of his architecture, Cobb ordered the work of his Chicago office destroyed before his departure from New York.)

³St. Louis Builder 8 (October, 1901).

⁴Brickbuilder 6 (September, 1896): 177.

⁵St. Louis Builder 9 (July, 1902).

⁶Brickbuilder 8 (September, 1896): 177.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Granite City, IL/MO

Quadrangle scale 1:24,000

UMT References

A

1	5	7	4	4	4	3	5	4	2	7	9	1	1	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

The Chemical Building is located in City Block 181; beginning at the northeast corner of Olive and N. Ninth Street continue approximately 125 feet east along the north side of Olive; thence turning north continue approximately 115 along the west side of the north/

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By c 1981, Landmarks Association of St. Louis, Inc.

name/title Jane M. Porter, Researcher and Carolyn Hewes Toft, Editor

organization Landmarks Association of St. Louis, Inc. date 18 September 1981

street & number 706 Chestnut Street, #1217 telephone (314) 421-6474

city or town St. Louis, state MO 63101

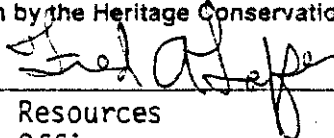
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature



Director, Department of Natural Resources
and State Historic Preservation Officer

date January 22, 1982

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I hereby certify that this property is included in the National Register

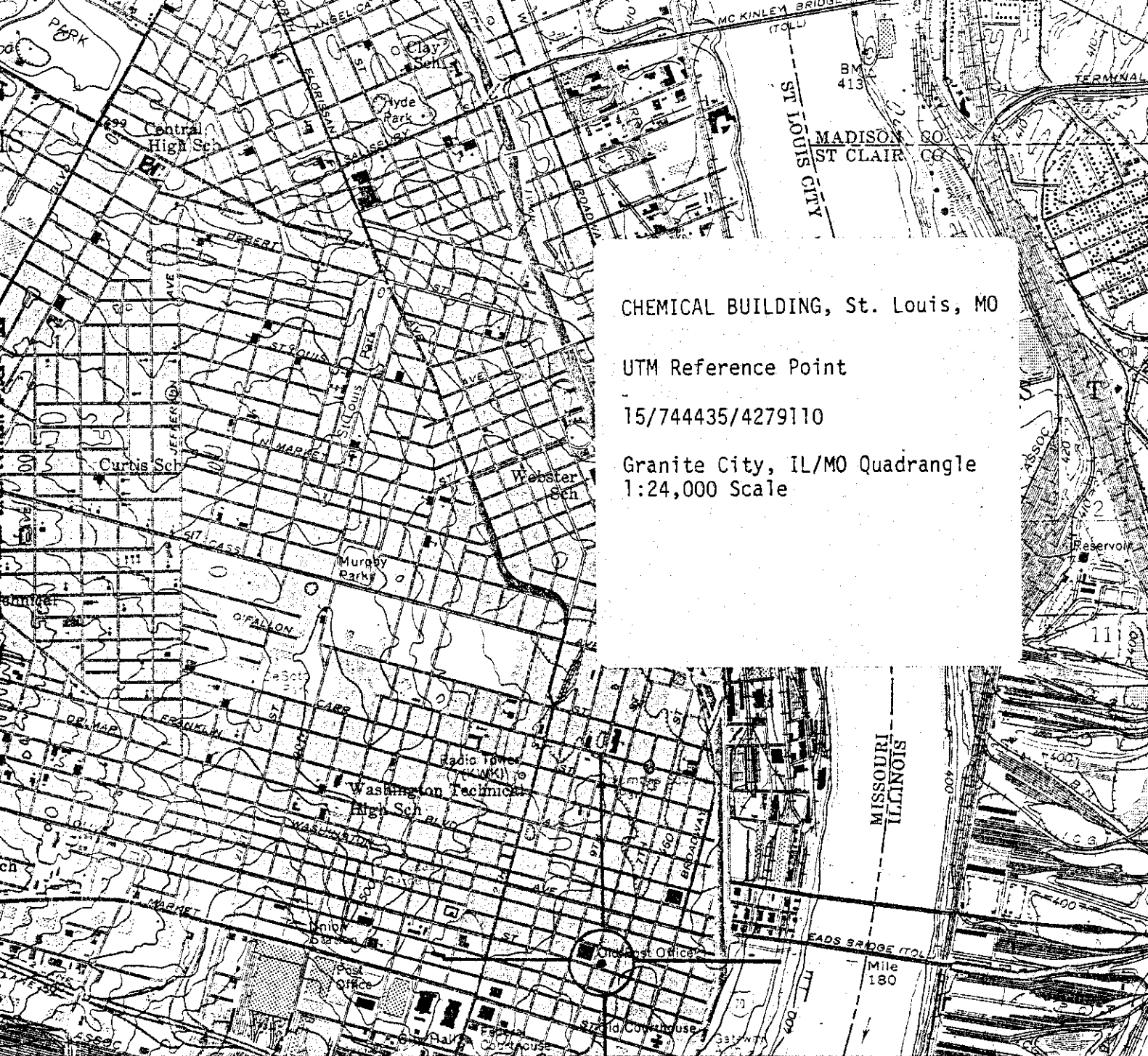
date

Keeper of the National Register

Attest:

date

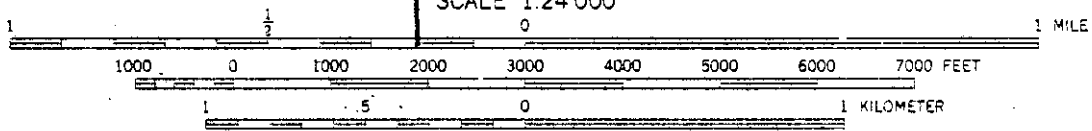
Chief of Registration



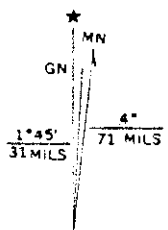
CHEMICAL BUILDING, St. Louis, MO
 UTM Reference Point
 15/744435/4279110
 Granite City, IL/MO Quadrangle
 1:24,000 Scale

742 12'30" (1 MI. TO 1-74) 744 (CAHOKIA), 2 1/2 MI. TO 155 745 10' (1.5 MI. TO JUNG. 1-55 & 70)

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1974 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801.
 AND BY THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION
 MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revision
 Survey
 This inf
 Purple

Photo Log:

Name of Property: Chemical Building

City or Vicinity: St. Louis [Independent City]

County: St. Louis [Independent City] State: MO

Photographer: Jill R. Johnson (unless otherwise noted)

Date

Photographed: 1978 (unless otherwise noted)

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

1 of 4. S and W elevations, facing NE. Photo taken by unknown, 1901.

2 of 4. S and W elevations, facing NE.

3 of 4. N and E (rear) elevations, facing SW. Photo taken by Jane M. Porter, Sept. 1981.

4 of 4. S and W elevations, facing NE. Photo taken by unknown, circa 1925.





R

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