

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Chouteau Building

other names/site number N/A

2. Location

street & number 4030 Chouteau (also 1029 S. Vandeventer) [N/A] not for publication

city or town Saint Louis [N/A] vicinity

Saint Louis

state Missouri code MO county Independent City code 510 zip code 63110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally
[] statewide [X] locally.

(See continuation sheet for additional comments [].)

Mark A. Miles

16 FEB, 2006

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources
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 certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

Chouteau Building
Saint Louis(Independent City), Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object		
		1	Total

Name of related multiple property listing.	Number of contributing resources previously listed in the National Register.
N/A	N/A

6. Function or Use

Historic Function COMMERCE/TRADE/business	Current Functions COMMERCE/TRADE/business
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification LATE VICTORIAN/Renaissance/Second Renaissance Revival	Materials foundation Concrete walls Brick
_____	_____
_____	roof Asphalt
_____	other Limestone

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

8. Statement of Significance

Applicable National Register Criteria

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

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 of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Commerce

Periods of Significance

1921

1921-1955

Significant Dates

1921

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Howard, Norman B.

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

(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: _____

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	739475	4279050			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] 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.)

11. Form Prepared By

name/title Karen Bode Baxter, Sara Bularzik, Mandy Ford, Timothy P. Maloney

organization Karen Bode Baxter, Preservation Specialist date February 10, 2006

street & number 5811 Delor telephone (314) 353-0593

city or town Saint Louis state MO zip code 63109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Husley and Summers Enterprises, Inc., c/o H. Meade Summers III, Vice-President

street & number c/o Hilliker Corp, 2001 S. Hanley, Suite 300 telephone (314) 781-0001

city or town Saint Louis state MO zip code 63144

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Chouteau Building
St. Louis (Independent City), MO

Narrative Description

SUMMARY

Built in 1921, the Chouteau Building, addressed as 4028-4030 Chouteau and 1029 Vandeventer, is located on the west side of Hemp Avenue in St. Louis (Independent City), Missouri. It is situated on a wedge-shaped city block, only one short block west of this trilateral intersection of Manchester, Vandeventer and Chouteau Avenues, all of which historically were streetcar lines until the mid-twentieth century. By far, this seven-story, Second Renaissance Revival, limestone and brick office building is the tallest building in the surrounding area; towering over the one and two story commercial buildings that are prevalent along the major arteries. The building is 9 bays deep and 3 bays wide with openings vertically aligned and entrances centered on each of the three street elevations (north, south, and east elevations) where the building abuts the public sidewalks. While late nineteenth and early twentieth century commercial buildings dominate the area to the south along Vandeventer and to the west along Manchester, the area to the north and east have historically been more industrial, dominated by train lines and now U.S. 40. The Chouteau Building visually marks the east entrance into the working-class neighborhood that is now listed on the National Register of Historic Places as the Forest Park Southeast Historic District (NR listed 12/20/01), including the commercial district along Manchester Avenue (Boundary Increase, NR listed 6/16/05). While the building is missing its decorative cornice, as are many of St. Louis' tall buildings and it has had minor modifications to the entry doors, the overwhelming scale and decorative detail of the exterior remains intact as do the public areas on the interior, the elevator and stairwell lobby, and as such the building retains sufficient integrity to reflect its historic appearance.

EXTERIOR FEATURES

Due to its size and prominent location, especially considering that each elevation is generally visible from at least one of the intersecting streets, each elevation of this seven-story building is treated as though it is the primary façade. Architectural detailing continues along each elevation, tied together by the parapeted flat roof, the symmetrical entries and fenestration patterns and the facades, and one-over-one sashed windows. Architectural embellishments are restrained but are certainly reflective of the Second Renaissance Revival, divided horizontally into three distinct sections by pronounced belt courses, with a rusticated limestone ground floor and brick walls on the upper levels. Window surrounds distinguish the second floor openings, while brick pilaster strips and corners connect the middle and upper sections, extending through the decorative stone dentil course that forms a continuous sill for the seventh floor. Only the projecting cornice, visible in an historic photograph, is missing at the top of the pilaster capitals and seventh floor windows, where it originally provided a division to the parapet which served visually as an attic story.

Concrete sidewalks extend from the streets to the barely visible, smooth limestone watertable. The first floor is constructed of smooth blocks of limestone. Architectural details on the first floor are also limestone; they include pilasters that delineate the bays, lug limestone sills and surrounds, and a wide entablature with dentils that provides a visual delineation between the first floor and the upper floors. Openings on the first floor are larger than the windows above, usually spanning between the pilasters (which usually accommodates two windows on the upper levels). The end bays have single lights. Stretcher courses of red brick with recessed, narrow mortar joints and interlocking brick corners (that give the appearance of quoins) constitute the exterior walls on the upper floors. These upper floors are punctuated by one-over-one windows that are vertically aligned with one another. The second floor windows have limestone surrounds with keystones and a beltcourse of limestone blocks along the sill line; the third through sixth floors have lug limestone sills. Windows historically were one-over-one, double-hung, single pane, wood sash windows but were replaced in 1989 with aluminum, one-over-one, sash windows. Between the sixth and seventh floors there is a projecting limestone belt course, matching the dentil course above the first floor. Limestone blocks create caps for the pilasters and at the corners of the building. As happened to many of the taller, historic buildings in St. Louis, possibly during the 1961 renovations noted in building permit files, the projecting cornice was removed; leaving discolored and slightly damaged brick exposed in its place. The parapet is capped with coping tiles.

EAST ELEVATION

The east elevation spans the one block long Hemp Avenue (the shortest street in the city of St. Louis), which was initially a narrow alley. The façade is divided into 9 bays with brick pilasters delineating each bay. The main entrance to the building is located in the center bay and guarded on each side by limestone pilasters with attached metal light fixtures. The original entry doors have been replaced with metal framed, single-light, glass doors with full-height sidelights on each side; a blue fabric awning is centered above the entryway and has the words "The Chouteau Building" inscribed in white. Above the awning is a 5-light transom.

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Chouteau Building
St. Louis (Independent City), MO

Narrative Description (continued)

For compliance with ADA requirements, since stairs create a barrier from the main entrance to the elevators, the window in the bay north of the center bay was converted into an entryway with paired aluminum framed glass doors with transoms above. A concrete ramp with a metal handrail extends from the north end of the east elevation to the new entry; this approach retained the historic opening and has minimal effect on the visual appearance of the façade. The 3 bays on either side of the entrance have windows divided by a vertical mullion while the upper floors have adjacent sashed windows. In the second through sixth floors the windows in the center bay are shorter than the other windows.

SOUTH AND NORTH ELEVATIONS

The south and north elevations are nearly identical. They are three bays wide, with paired windows in the end bay and single windows in the center bay with brick pilasters separating the bays. The entrance on each of these elevations is centered and has replacement, paired, aluminum doors with a single light transom above. The words "Chouteau Building" are engraved in the limestone above the entryway; separating the doorway from the single light window with a lug limestone sill centered over the inscription. Windows on the first floor match those of the inner bays on the east elevation. The windows on the upper floors match those on the east elevation, with adjacent windows in the outer bays and single windows (same size) in the center bay. There is a one-story, limestone extension at the west end of the south elevation; and its ornamentation is very restrained with the paired, one-over-one windows match the profile and appearance of the adjacent historic windows. This one-story extension abuts a separate, one-story building. The north elevation replicates the south elevation except that the paired window in the west bay of the first floor forms a commercial storefront with a kick plate below it, although the framing has been replaced.

WEST ELEVATION

The west elevation maintains the visual appearance of the east elevation, with some slight variation. First, this elevation is divided into 10 bays, instead of 9, divided in half by an exterior chimney. The two bays at each end have single windows; the inner three bays on each side have adjacent windows, except for the first floor, which has smaller windows. Attached to the bays south of the chimney is a 1-story, painted brick garage building.

INTERIOR FEATURES

Historically, this building has always been an office building. Major modifications to the interior occurred as early as 1922, but these appear to be primarily for the first floor bank area and today's appearance reflects those changes. The first floor lobby (originally for the bank) retains its original marble floors, historic letterbox and chute, directory panel and coffered plaster ceiling, using several classical moldings (an egg-and-dart pattern and a Greek key pattern with acanthus leaves above). The flooring in front of the two adjacent elevators on the west wall and the metal framing around the elevators is historic, but the interior cabs appear to be more modern replacements. The marble stairs leading to the upper floors are historic, though now carpeted, the marble wainscoting and the metal railing appear to be original.

The upper level office spaces and their configuration have been altered over the years, but generally retain their sense of space and long corridors. Some isolated historic detailing remains, including very narrow, metal trim around doorways, three member baseboards and at least one historic single-panel, wood door. In the 1940s, acoustical tile was installed over the original plaster ceilings (tiles typical on most floors). The elevator lobbies on each floor remain intact, although the floors are carpeted.

ALTERATIONS AND INTEGRITY ISSUES

Despite the loss of the original cornice, the exterior of this building retains a high degree of historic integrity as it still projects itself as an imposing, massive edifice, a cornerstone for the local community. Although the doors are metal-framed replacements, they are located in the historic door openings; the replacement windows are one-over-one sash windows, as they were historically. On the interior, the historic configuration of the elevator lobbies, stairwells, and long halls remains intact and modifications to these areas are primarily cosmetic. Modifications have usually been restricted to less public areas, within the offices, with carpeting on most floors, wood paneling applied over the historic plaster and removal of most gypsum block interior walls (during the 1960s). The visual character of both the exterior and interior of the building has been retained and it still expresses itself as an excellent example of restrained Second Renaissance Revival style.

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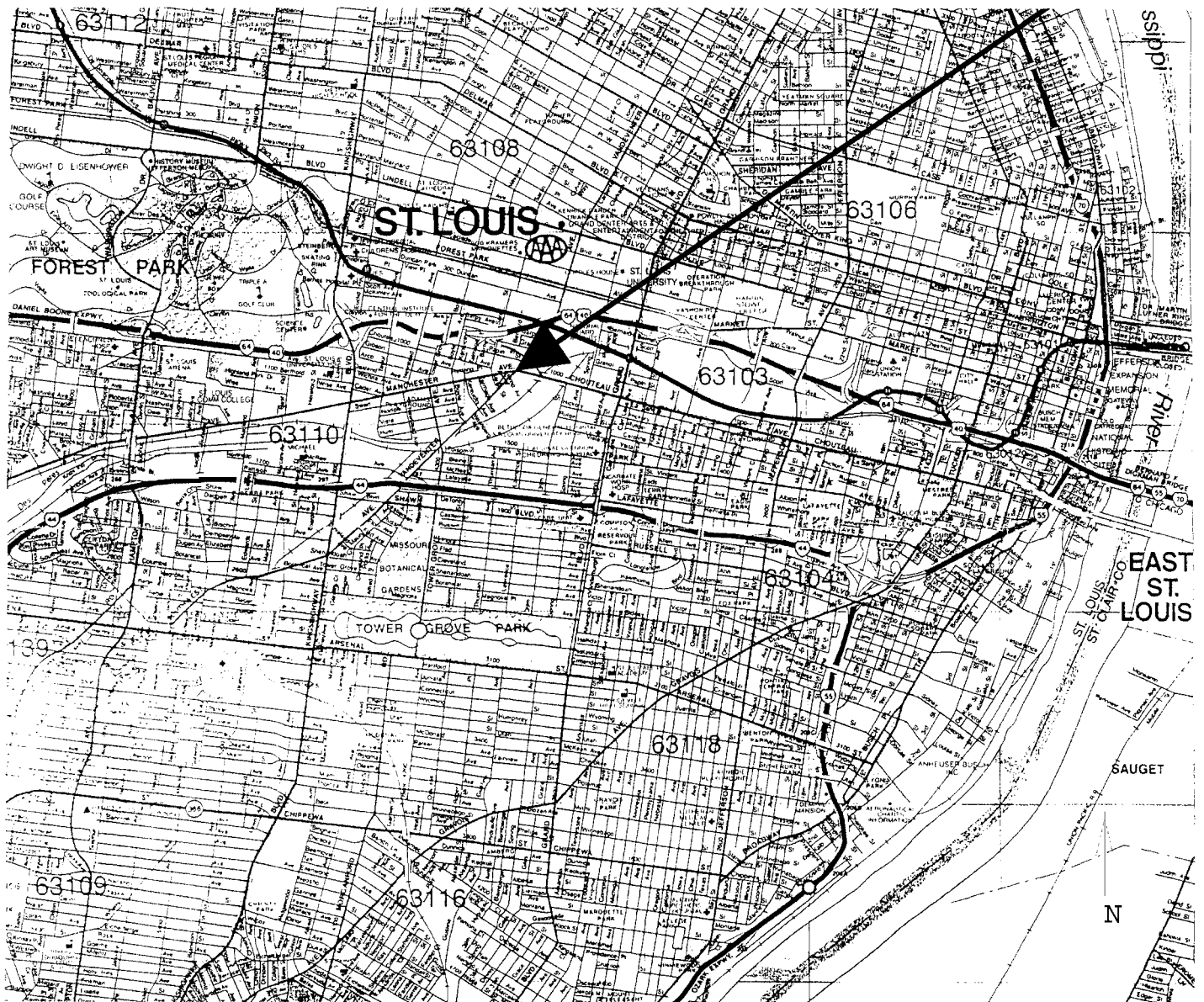
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Chouteau Building
St. Louis (Independent City), MO

Map of City of St. Louis, MO

Locating Property



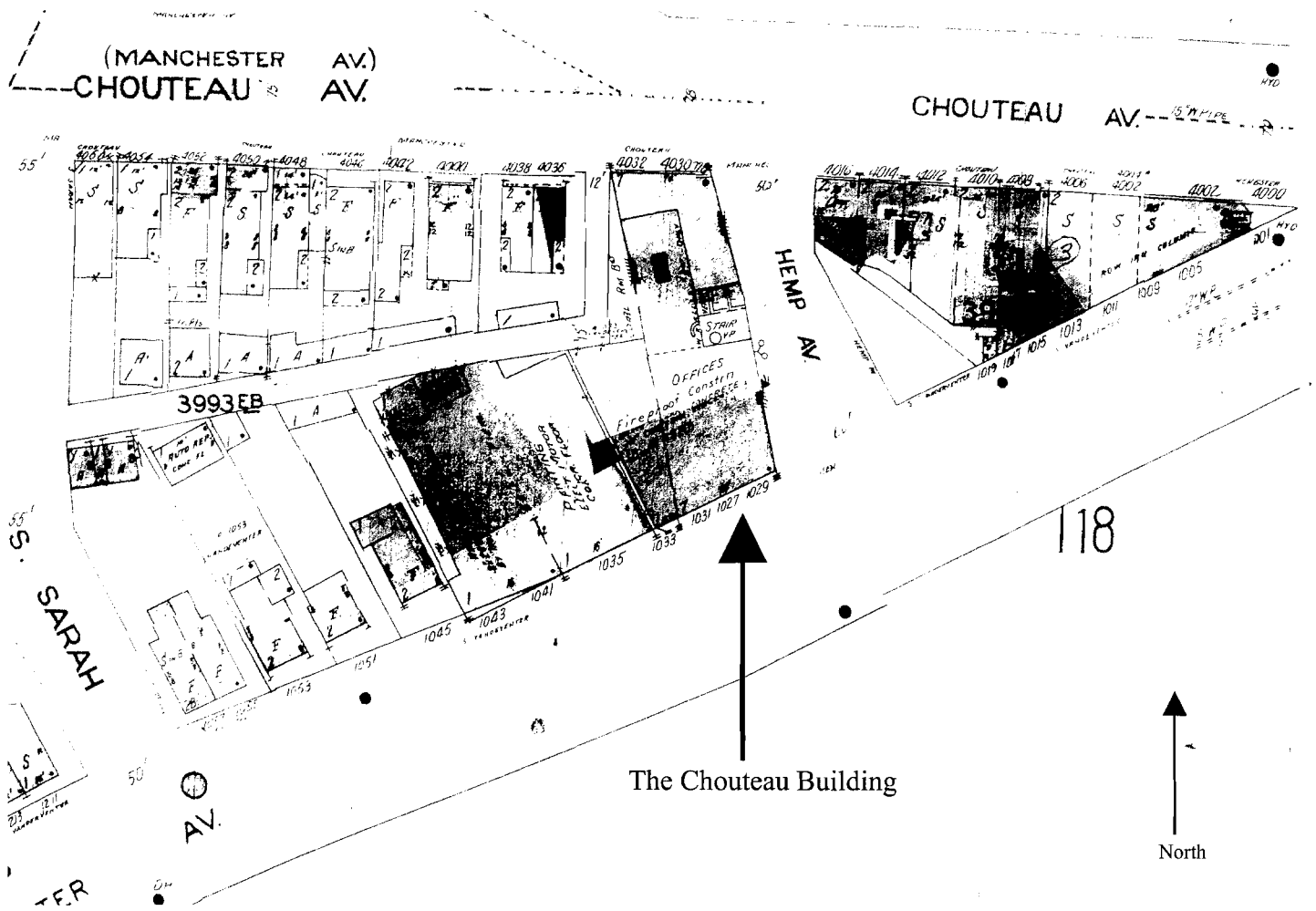
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Chouteau Building
St. Louis (Independent City), MO

Site Plan of Property



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Chouteau Building
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From: Streets and Streetcars of Saint Louis:
A Sentimental Journey, page 107

Intersection of Manchester and Sara, looking east



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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance

SUMMARY

Completed in 1921, the Chouteau Building, located at 4030 Chouteau (also addressed as 1029 South Vandeventer) in Saint Louis [Independent City], Missouri is locally significant under Criterion C: Architecture, as a good example of the application of the Second Renaissance Revival Style to a taller office building. The seven-story office building dominated the skyline in the regional commercial district west of the central business district in downtown Saint Louis. Its distinctive Second Renaissance Revival design utilizes classical ornamentation on all four elevations in the decorative details: varying window treatments with window surrounds, pediments and other details on different sections of the building, and these details help organize the exterior into three horizontal divisions with pronounced belts and different articulation to the walls and windows. For its architectural significance, the period of significance is 1921, the year the building was completed. The Chouteau Building is also significant under Criterion A: Commerce for its role as an important office building at the intersection of three major streets, all of which had historically served as streetcar lines as well: Manchester, Chouteau, and Vandeventer. These arterial streets connect the central business district and the Mississippi riverfront to the east with four of the city's major parks (Forest Park to the west, O'Fallon and Fairgrounds Parks to the north, and Tower Grove Park to the south), while passing through numerous residential districts of varied affluence. The very prominence of the Chouteau Building in the skyline attests to its importance in the commercial development of Saint Louis and the expansion and growth of the city to the west. Its location at the nexus of three streetcar lines demonstrates the importance of that development to the growth of the city, which made it feasible for a tall office building to exist outside of the central business district downtown. In fact, the building actually benefited by offering businesses an office location that was not downtown and even benefited being closer to many residents of the city than an office downtown would be. At the same time, the streetcar lines and major arterial streets insured easy access to the building from all parts of the city and is a physical example of the effect the streetcar lines had in making it possible for businesses to thrive outside of downtown. Throughout its history, the Chouteau Building was home to offices for a number of financial institutions, including the Chouteau Trust Company and the Chouteau Mortgage Company. It also housed numerous union offices, construction company offices, doctors and dentists' offices, and the offices for varied small businesses, which included sales representatives, real estate agents, and equipment company sales offices. It continues to be used for the same purposes today and as such its period of significance extends from its construction in 1921 through 1955, the mandatory 50-year cut off for listing in the National Register. It is an excellent example of the spread of business throughout Saint Louis in response to the streetcar lines and growth of the city as well as an excellent example of Second Renaissance Revival style office building in an area dominated by more modest one to three story commercial buildings, acting not only as a business anchor in the area, but also as a visual anchor that dominates the skyline in the area.

BUILDING HISTORY

The building permit was taken out for the Chouteau Building on August 5, 1920 and construction was completed the next year.¹ The owner of the building, the Chouteau Trust Company, moved into its new building in that year and started business with \$135,000 in capital and surplus.² The Chouteau Trust Company shared its building with the Chouteau Mortgage Company, also moving into the building in 1921.³ The Chouteau Trust Company continued to have success as the building became fully occupied, increasing its operating capital and surplus to \$150,000 by 1923.⁴ By then, the Chouteau Building was home to not only the Chouteau Trust Company and the Chouteau Mortgage Company, but also the Collier Credit Company, the Western and Southern Life Insurance Company, the Amalgamated Association of Street and Electrical Railyard Employees of America, The Saint Louis-San Francisco Railyard Company, the Lewis Oil Company, the United States Veterans Bureau, Bolz Cooperage Corporation, and the Manchester district offices of the Saint Louis Provident Association.⁵ In addition to these larger offices, the building also housed a hairdresser and a number of small offices, including a real estate agent, a dentist, and a number of doctors.⁶ These original tenants of the building are representative of the businesses that occupied the building throughout its historic existence. By 1925, the Chouteau Trust Company had \$300,000 in capital and surplus, and the company's building remained close to full occupancy, with not only the retention of many of the previous tenants, but also the addition of Kiel and Daues Bricklaying and Contracting Company, Boaz-Kiel Construction Company, and Blackburn-Crean Construction Company, while the United States Veterans Bureau expanded to occupy offices on the fourth through the seventh floors of the building.⁷

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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

During the Great Depression, the Chouteau Trust Company remained in business and managed to stay in the building until 1939, but even by 1938 the trust company was sharing its office in the building with the Bank of Eureka, Park Savings and Trust Company, the Sarah-Olive Bank, and the West End Bank.⁸ The building also experienced a number of vacancies during the Great Depression.⁹ During the 1930s, the building saw many of its larger tenants leave the building, including the Saint Louis Provident Association, which was out of the building by 1935, and the United States Veterans Bureau, which left at the same time.¹⁰

After the end of the Great Depression and World War II, the Chouteau Building again began to approach full occupancy. By 1946 the building housed the offices of the Electrol Company (which sold oil burners), the Shippers Guide Company (a publishing company), the Western Union Telegraph Company, the Coates Company (a shipping company), the Meat Cutters Union Local Number 88, the Mantle Club of Saint Louis, Dist. Number 26 of the Amalgamated Association of Street Electrician, Railyard and Motor Coach Employees of America Local 788, the Continental Can Company, the Dixon Engineering Company, the Federal Milk Market Administrator, the National Gypsum Company, and numerous manufacturing representatives, sales agents, doctors offices, advertising companies, and contracting companies.¹¹ Although the Chouteau Trust Company and the Chouteau Mortgage Company failed to survive the depression, the Chouteau Building constructed for the use of those companies (as well as an investment in the extra office space the company leased) continued to house many of the same types of businesses.

COMMERCIAL GROWTH ALONG MANCHESTER

The Chouteau Building is located at the intersection of Chouteau and South Vandeventer, where Chouteau meets Manchester. Each of these three streets supported the major Manchester streetcar line running from downtown Saint Louis into the commuter suburbs to the west that began to develop around the turn of the century, such as Maplewood. The streetcar line known as the Manchester line, which encompassed Routes 53, 54, 55, and 56 ran out Chouteau from Broadway downtown then followed Manchester further west after the two streets intersected, right at the corner on which the Chouteau Building is located. The line along Vandeventer, The Sarah Line, which was also known as Route 42, connected O'Fallon Park in north Saint Louis to Tower Grove Park (and the Missouri Botanical Gardens) in south Saint Louis, while the line that ran west along the more residential section of Chouteau west of Vandeventer extended to Kingshighway where it skirted the east side of Forest Park into the Central West End and also extended along the south side of Forest Park toward Clayton and other streetcar suburbs and was known as the Taylor line, encompassing route 18.¹²

The area around the Chouteau Building began to develop in earnest further west in the late 1890s after the Manchester streetcar line was finished.¹³ Between Vandeventer and Kingshighway, Manchester Avenue, which was already known as the road to Jefferson City, quickly developed into major a commercial center. At the same time the Forest Park Southeast neighborhood, just west of the Chouteau Building, saw the development of a residential district that had two story residential buildings averaging \$8,000-\$13,000 with many single family homes and some multi-family flats and apartments interspersed into the neighborhood.¹⁴ This neighborhood, south of the exclusive Central West End, offered middle class and working class people an escape from the crowded conditions immediately surrounding downtown.¹⁵ It also demonstrated continued growth of the city as well as the pattern of westward migration within the city that continues to this day.

The Forest Park Southeast neighborhood helps to demonstrate the growth of the city along the streetcar lines. These houses would have been too far away from downtown in an era before the automobile, and continued to grow at a time when automobiles were still rare. The development of the streetcar lines made this new residential area not only affordable for middle class families, but also accessible to the central business district where many of the jobs were located.¹⁶ As this neighborhood and others like it began to grow and the city expanded, these new neighborhoods also developed commercial districts. Many of these small commercial districts were largely dedicated to neighborhood businesses, such as the initial business development at this stretch of Manchester Avenue on the south side of the Forest Park Southeast neighborhood.¹⁷ Some of these small commercial districts grew into larger metropolitan commercial areas; especially North Grand at Fairgrounds Park, Midtown at Lindell Boulevard, South Grand near Tower Grove Park, and along Manchester Avenue that used the streetcars to draw people from all areas of the city. This growth of commercial activity

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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

outside of the central business district opened the way for larger scale commerce. Like these major commercial districts, the area around this section of Manchester Avenue's commercial district experienced growth as the area began to have enough local population to support larger businesses and the convenience of reaching the area made traveling to such a streetcar commercial district more appealing and less trouble.¹⁸

Although most of the city was developed by 1900, the area along Manchester Road was still less densely developed, the road itself was not paved, and the streetcar tracks were laid directly on the dirt road.¹⁹ At the same time, the growth of the city saw the development of new residential areas further west, beginning a pattern of migration westward away from downtown and its nearby residential areas. This development was a large part of the reason the streetcar was built from downtown out Chouteau to Manchester and then to communities further west outside of the city limits, such as Maplewood. The streetcar line allowed businesses along Manchester to grow in areas that previously would not have been able to survive, but the streetcar line insured that there would be foot traffic in front of the businesses and an opportunity to have a successful business. While Chouteau came out of downtown paralleling the railroad tracks and what was then Mill Creek Valley, most of the retail businesses extended west from the Chouteau Building along Manchester, where most of the residential areas are located.²⁰ Once the streetcar came through the area, it provided a convenient means of transportation from the new residential developments to the west of the Chouteau Building back into the downtown central business district. The development of these streetcar lines made commercial development along Manchester more desirable, since any building would now be at the intersection of major thoroughfares, not only making it easy to access the building but also insuring a constant supply of people who would be passing the building regularly.

The growth of the residential area and the subsequent development of the commercial area outside of downtown combined to make office buildings feasible in the area. The Chouteau Building was one of the first of the office buildings built in one of these commuter commercial districts, and also turned out to be the tallest and most imposing edifice in the area located at the intersection of three major streetcars and three arterial streets. The construction of the Chouteau Building represents an important step in the development of this section of Saint Louis. The fact that the Chouteau Building was at the intersection of three of these streetcar lines made the placement of the building even more important and the Chouteau Building not only dominates the skyline in the area physically, it also is located at the most attractive intersection in the area. The Chouteau Building was immediately the dominant building in the commercial corridor along Manchester as soon as it was completed, visually forming the entrance to the business district.

By 1920, when the Chouteau Trust Company took out the building permit for the Chouteau Building and the surrounding area had been fully developed, Manchester had developed into a major route downtown for thousands of people.²¹ This growth made the location an ideal spot for a new office building, as demonstrated not only by the existence of the Chouteau Building itself, but also by the number of other smaller office buildings nearby that were built in the same era. These buildings include the Drozda Building, which housed a number of physicians, lawyers, and a dentist, and the Manchester Bank Building, which also housed numerous offices for doctors, dentists and lawyers. However, the Chouteau Building is considerably larger than either of these buildings, or any of the others in the area. The Chouteau Building's physical dominance of the area coincides with the fact that it was the largest office building in the area and was one of the keys to the development of the area as a commercial district that included numerous offices as well as retail businesses and was devoted to businesses of all types rather than just a small commercial/retail district typical of many of the streetcar line-inspired commercial districts in the city. Like the other major commercial districts in the city during the early twentieth century, office buildings would be built at the key intersections, while the Chouteau Building marks the entrance to the Manchester Avenue Commercial District, the Continental Building towers over Midtown at Grand and Lindell and the Dickman Building (listed 1999-12-30) and Southwest Bank Building serve as bookends for the South Grand Commercial District.

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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

CHOUTEAU TRUST COMPANY

The Chouteau Trust Company was founded in 1912 with offices located at 4002 Chouteau. That building was later demolished and is now the location of Hemp Avenue, the one-block-long street along the façade of the Chouteau Building. After the Chouteau Building was completed in 1921, the Chouteau Trust Company moved into the building, with Lewis W. Hemp as president, J. W. Weston as vice-president, Stephen L. St. Jean as secretary and treasurer, all of whom had held their positions since at least 1919 and were joined by E. A. Keathan as the assistant secretary and treasurer of the company.²² Lewis W. Hemp was also the president of Hemp and Company and Hemp Avenue, which runs right past the Chouteau Building and was named for him.²³ By 1925, the other directors included Weston (who was also president of the Blackmer and Post Pipe Company), Stephen L. St. Jean, F. L. Cornwell (an attorney), E. G. H. Kessler (a CPA), Carl Anschuets (president of the Mission Inn Construction Company), William T. Koken (also president of the Banner Iron Works), Joseph Griesedieck (president of the Falstaff Coporation), E. W. Hilgeman (president of the Consumer Glue Company), Henry W. Kiel (president of Boaz-Kiel Construction Company), and F. H. Kreismann, president of the Saint Louis Mutual Life Insurance Company. Kiel became the vice-president of the Chouteau Trust Company in 1927, after Hemp left the company and J. W. Weston became president. Kiel was later mayor of Saint Louis.²⁴ By 1930, the last year the officers were listed in the city directory for the Chouteau Trust Company, J. W. Weston was still the president, Harry Kiel was the vice president, Stephen St. Jean had also become a vice president, H. N. Wagner was the secretary and treasurer, and E. A. Keathan was the assistant secretary and treasurer. Despite the impressive list of directors, by 1938 the listing for the Chouteau Trust Company in the city directory declared that the Chouteau Trust Company's liquidating office was occupying the building, and by 1940 the company no longer appeared in the city directories and was out of business, one of the many businesses to go under during the Great Depression.²⁵

ARCHITECT NORMAN B. HOWARD

The Chouteau Building was designed by Saint Louis architect Norman B. Howard. Howard was first listed in the city directory in 1904 as a laborer.²⁶ In 1907, Howard and his brother formed Howard and Howard, a contracting company.²⁷ Howard and Howard only lasted as a construction company until 1911, and in 1912 Norman B. Howard was listed in the city directory as an architect, a listing that continued until 1939.²⁸ There is no listing for Norman B. Howard from 1940-1943, but in 1944 his listing in the city directory reappeared, although no career was listed next to his name.²⁹

Norman Howard's most noted local projects, besides the Chouteau Building, were both in University City, Saint Louis County, Missouri, a commuter suburb of Saint Louis that shares a boundary line with the city to the northwest. The first was a project Howard undertook to design the storefront additions for already existing commercial buildings at 6265-6277 Delmar and 6307-6309 Delmar in 1928-1929. These storefronts were a Jacobethan style addition to the front of apartment buildings, providing angled recessed entries and display windows facing Delmar.³⁰ Howard also designed an Art Moderne style home in University City in 1938. The home, located at 7943 Delmar has 'speed stripes' made from bands of contrasting brick and highlighting the curved corners and smooth surfaced form of the house. The building also features form-following iron railings, no roof overhangs, and yellow brick typical of the Arte Moderne style in Saint Louis.³¹

ENDNOTES

¹St. Louis, Missouri, City of Saint Louis, Division of Building and Inspection, Microfilm Room, Inactive and Active Building Permits.

²Ibid; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1921, p. 821.

³ Ibid.

⁴*Gould's St. Louis Red-Blue Book*. St. Louis: Polk-Gould Directory Company, 1923, p. 689.

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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

ENDNOTES (continued)

⁵Ibid.

⁶Ibid.

⁷*Gould's St. Louis Red-Blue Book*. St. Louis: Polk-Gould Directory Company, 1925, p. 779.

Gould's St. Louis Red-Blue Book. St. Louis: Polk-Gould Directory Company, 1927, p. 885; *Gould's St. Louis Red-Blue Book*. St. Louis: Polk-Gould Directory Company, 1929, p. 878; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1931, p. 1704; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1933-1934, p. 1786; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1936, p. 4030; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1938, p. 1504; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1940, p. 1572; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1944, p. 1529; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1946, p. 1635; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1948, p. 1712; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1952, p. 115; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1955, p. 108.

⁹*Gould's St. Louis Red-Blue Book*. St. Louis: Polk-Gould Directory Company, 1927, p. 885; *Gould's St. Louis Red-Blue Book*. St. Louis: Polk-Gould Directory Company, 1929, p. 878; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1931, p. 1704; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1933-1934, p. 1786; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1936, p. 4030; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1938, p. 1504; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1940, p. 1572; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1944, p. 1529; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1946, p. 1635; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1948, p. 1712; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1952, p. 115; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1955, p. 108.

¹⁰*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1933-1934, p. 1786; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1936, p. 4030.

¹¹*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1946, p. 1635.

¹²Andrew D. Young, *Streets & Streetcars of St. Louis: a Sentimental Journey*, Saint Louis: Archway Publishing, 2002, 8)

¹³"Forest Park Southeast Historic District." National Register of Historic Places Inventory—Nomination Form. St. Louis (Independent City), [NR listed 16 June 2005] Section 8, p 181.

¹⁴Ibid, p185

¹⁵Ibid, p186

¹⁶"Forest Park Southeast Historic District Boundary Increase." National Register of Historic Places Inventory—Nomination Form. St. Louis (Independent City), [NR listed 16 June 2005] Section 8, p 20-21.

¹⁷Ibid.

¹⁸ Ibid.

¹⁹Ibid., p. 22.

²⁰Ibid.

²¹Ibid.

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Chouteau Building
St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

ENDNOTES (continued)

²²*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1912, p. 452; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1921, p. 821.

²³*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1925, p. 167; "St. Louis Street Index: H Street Names" [web page]. St. Louis Public Library, 1994 [cited 8 July 2005]. Available from <http://www.slp1.lib.mo.us/libsrc/h-street.htm>.

²⁴*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1925, p. 167, 1927, p. 885; James Neal Primm, *Lion of the Valley: St. Louis, Missouri, 1764-1980*. Saint Louis: Missouri Historical Society Press, 3d, 1998, p. 422.

²⁵*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1938, p. 1504; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1940, p. 1572.

²⁶*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1904, p. 995.

²⁷*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1907, p. 854.

²⁸*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1912, p. 1012, 1939, p. 578.

²⁹*Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1939, p. 578; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1940, p. 560; *Gould's St. Louis (Missouri) City Directory*. St. Louis: Polk-Gould Directory Co., 1944, p. 566.

³⁰Judy Little. *University City Landmarks and Historic Places*. University City: City of University City, 1997, p. 8.

³¹*Ibid*, p. 43.

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St. Louis (Independent City), MO

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Section number 10 Page 13

Chouteau Building
St. Louis (Independent City), MO

Verbal Boundary Description

Parcel 1: Lots 4 and 5 in Block 25 of McRee City Subdivision and in Block 3993-E.B. of the City of St. Louis, together fronting 100 feet on the South line of Chouteau Avenue, by a depth Southwardly of 77 feet 4-3/4 inches, more or less, along the East line of said Lot 4 and 98 feet 3-3/8 inches, more or less, along the West line of said Lot 5 to an alley 15 feet wide.

Parcel 2: The Northern 15 feet of Lot 28 and all of Lot 29 in Block 25 of McRee City Subdivision, and in Block 3993-E.B. of the City of St. Louis together fronting 65 feet 4 inches, more or less, on the North line of Vandeventer Avenue, as widened under provisions of Ordinance No. 30931, 3/4 inches along the East line and 132 feet 11-1/2 inches along the West line to an alley 15 feet wide.

Parcel 3: Part of Lots 1 and 2, all of Lot 32 and part of Lot 33 and that portion of alley, vacated under provisions of Ordinance No. 30974, in Block 25 of McRee City Subdivision and in Block 3993-E.B. of the City of St. Louis, beginning at the intersection of the West line of Hemp Avenue (as dedicated in Plat Book 20 page 45) with the South line of Chouteau Avenue, thence Westwardly along the South line of Chouteau Avenue 49 feet 7 inches to the East line of an alley, dedicated on said plat recorded in Plat Book 20 page 54, thence Southwardly along the East line of said alley 79 feet 2-1/4 inches to the North line of Lot 32, thence Westwardly along said North line, being the South line of an alley 15 feet wide, 20 feet 11-1/4 inches to the Northwest corner of said Lot 32, thence Southwardly along the West line of said Lot 32, a distance of 93 feet 10 inches to the North line of Vandeventer Avenue, thence Eastwardly along said North line of Vandeventer Avenue 65 feet 11 inches to the West line of said Hemp Avenue, thence Northwardly along the said West line 138 feet 2-1/2 inches to the place of beginning.

Boundary Justification

These boundaries incorporate all of the property that has been historically associated with this building and the property's current legal description. Except for public sidewalks, the building and adjacent parking lot encompass the entire lot.

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Chouteau Building
St. Louis (Independent City), MO

Photo Log

Photographer: Sheila Findall
June 2005

Negatives with photographer: Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

Photo #1: Exterior, east façade and north elevation, facing southwest

Photo #2: Exterior, south elevation and east façade, facing northwest

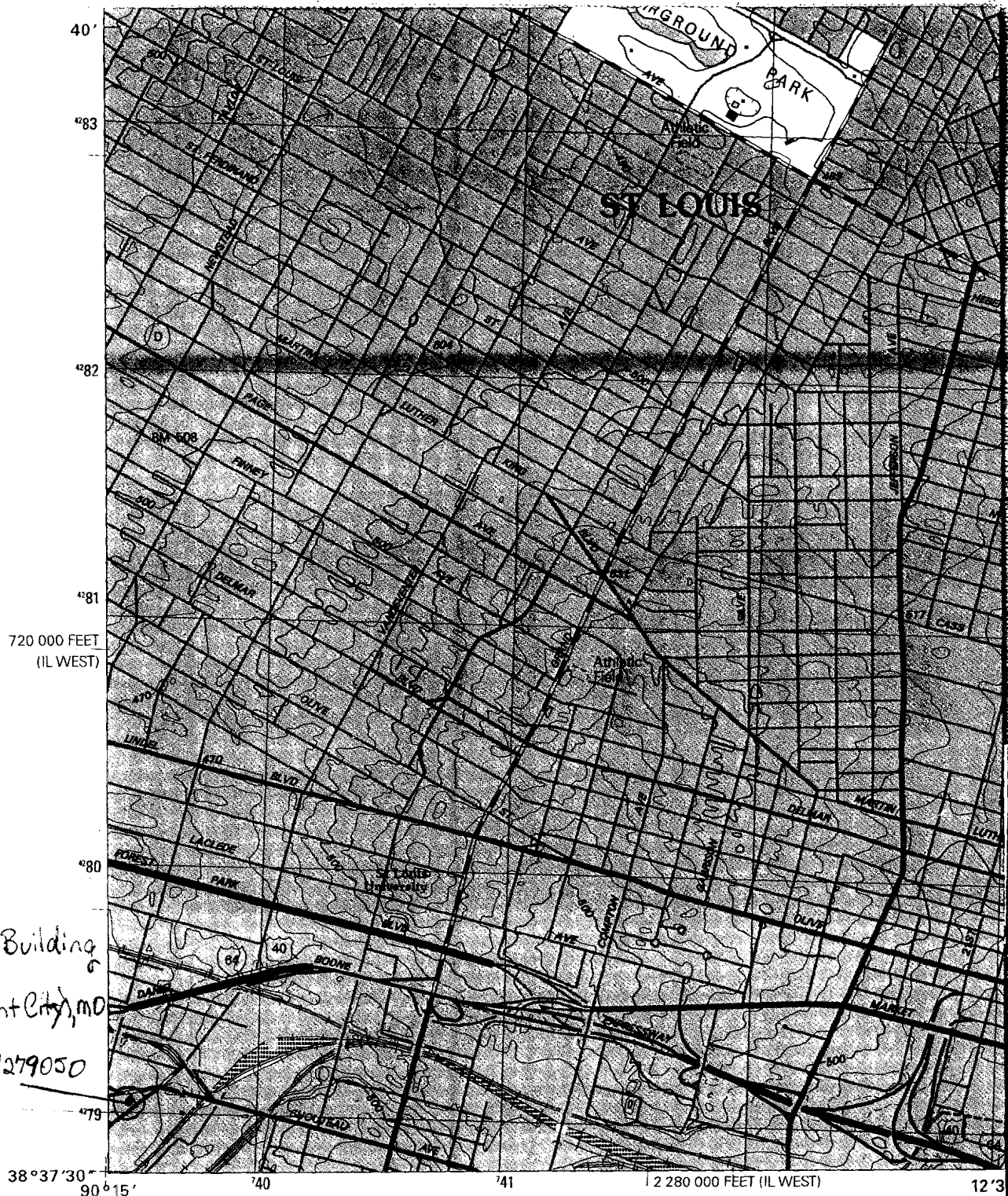
Photo #3: Exterior, north elevation and west elevation, facing southeast

Photo #4: Interior, first floor lobby, facing northwest

Photo #5: Interior, first floor lobby, facing south toward stairs

Photo #6: Interior, first floor lobby, looking up at ceiling

Photo #7: Interior, first floor lobby, looking southeast at stairwell



Produced by the United States Geological Survey

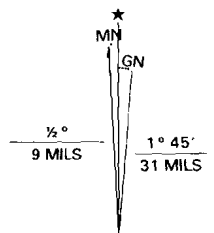
Topography compiled 1952. Planimetry derived from imagery taken 1993 and other sources. Photoinspected using imagery dated 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1954. Boundaries, other than corporate, verified 1999

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

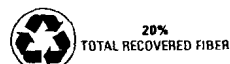
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Contours that conflict with revised planimetry are dashed

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



UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET





Chouteau Building
St. Louis (Independent City), Mo
Photo No. 1



Chouteau Building
St. Louis (Independent City), MO
Photo No. 2



Chouteau Building
St. Louis (Independent City), MO
Photo No. 3



Chouteau Building
St. Louis (Independent City), Mo
Photo No. 4



Chouteau Building
St. Louis (Independent City), Mo
Photo No. 5



Chouteau Building
St. Louis (Independent City), MO
Photo No. 4



Chouteau Building
St. Louis (Independent City), mo
Photo No. 7