

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

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 an 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.

**Name of Property**

historic name Coca-Cola Syrup Plant

other name/site number Temtor Fruit & Products Co. , Best-Clymer Mfg. Company

**Location**

street & town 8125 Michigan Avenue n/a not for publication

city or town St. Louis n/a vicinity

state Missouri code MO county St. Louis code 510 zip code 63111

**State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Mark A. Miles MARCH 17, 2008  
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 Date

\_\_\_\_\_  
State or Federal agency and bureau

**National Park Service Certification**

I hereby certify that the property is: Signature of the Keeper Date of Action

- 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:) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Coca-Cola Syrup Plant  
Name of Property

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

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

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

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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

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

n/a

n/a

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

Industry/manufacturing facility

**Current Function**  
(Enter categories from instructions)

vacant/not in use

**7. Description**

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

Other: Multi-story brick building

**Materials**  
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Coca-Cola Syrup Plant  
Name of Property

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Narrative Statement of Significance**

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

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical 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 # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

Industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1920-1957  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1937  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)  
N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Clymer, Harry G.  
\_\_\_\_\_  
\_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

Coca-Cola Syrup Plant  
Name of Property

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

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 7/3/8/3/5/7 4/2/6/9/8/9/7  
Zone Easting Northing

2 / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Melinda Winchester & Julie Wooldridge

organization Lafser & Associates date 10-01-07

street & number 1028 N. Kingshighway Ste. 1 telephone 573-339-4625

city or town Cape Girardeau state MO zip code 63701

## 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

name/title SMMM, LLC

street & number 7525 S. Broadway telephone 314-631-9915

city or town St. Louis state MO zip code 63111

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

---

### Summary:

The Coca-Cola Syrup Plant at 8125-8129 Michigan Avenue sits on the southwest corner of Michigan and Davis Streets, facing southeast. Designed in 1919-1920, by St. Louis architect H.G. Clymer, this C-shaped industrial style building is four stories high with large window bays on the primary façades and a basement. A one-story brick addition, constructed in 1939, is nestled within the center of the C-portion at the rear of the building. The roofline is level with the original terra cotta coping. Many of the original metal industrial style windows have been replaced with glass block ranging from 1953 to 1977 but all of the original windows are intact on the rear and inner elevations. Current rehabilitation efforts are planning to restore the metal windows where they have been removed. The main entrance is located on the southeast corner with the name "*Coca-Cola*" carved in a limestone panel above the door and reflects an Art Deco influence. The building is in excellent condition retaining integrity through workmanship, design, location and material. It continues to convey its significance as a twentieth-century industrial building within a historical industrial area of Carondelet that developed around the rail lines that ran to the river.

### Exterior Features:

The Coca-Cola Syrup Plant encompasses the entire City Block 3179 bounded by Michigan Avenue on the east, Virginia Street on the west, Davis Street on the south and Poepping Street on the north. The site is 295' x 345' and is enclosed by a chain link fence and asphalt parking/shipping area to the west. The area surrounding the plant is primarily residential with some other light industrial sites to the west and northeast.

The east façade of the building contains thirteen bays separated by brick piers. The building is three-stories high with brick exterior walls and a concrete foundation that steps along the decline of the lot with a full basement used for tank and product storage. (Photo 1) The last two bays to the north and the stair tower were actually the first portion of the building constructed in 1919. The remainder was constructed in 1920 and then the addition in 1939. The window openings are symmetrically spaced within each bay with brick sills and soldier brick lintels. Glass block was added to the original window openings from 1953 to 1977 when Coca-Cola updated the facility. A few windows at the basement level have been in-filled with brick. A brick parapet slightly projects above the roofline with a terra cotta coping intact on all elevations. (Photo 2) The original entrance is still intact with an Art Deco influence of black and silver doors and a round recessed transom window. (See Figure 1) A "*Coca-Cola*" insignia is engraved above the entrance in a limestone panel. (Photos 3 & 4) Brick piers create a projecting door surround with a limestone base and capital.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

---

At the north end of the building across Poepping Street on City Block 3163 is the International Food Company who also has used the building at 8125 Michigan for storage. A green metal conveyor was constructed in 1995 to connect the two buildings. A green metal retaining wall was also put up at the same time to secure the complex between the two buildings. (Photos 5 & 6)

The south elevation contains eight bays with the same window fenestration as the east façade. A walk-in door is flanked by two overhead shipping doors located in the last two bays to the west. The parapet wall at the roofline in bays two and three is accentuated with a slight peak flanked by small piers.(Photo 7) The west end of this portion of the building has three bays with industrial windows on the second and third floors and seven smaller metal windows on the first floor. A metal chimney is centered on this elevation and projects slightly above the roofline. (Photo 8)

The north elevation contains thirteen bays with the same window fenestration as the south façade except that the original multi-light metal industrial windows are intact. The last three bays to the west contain a large loading passage through the width of the façade into the interior courtyard parking and loading area. Historical Sanborn maps indicate the train rails came through this passage up until 1939 which was critical for the transportation of goods from the earlier occupants, Temtor Fruit and Products Company.(See Figure 2) A large smokestack rises up to eighty feet above the roofline and a a stair tower projects slightly above the roofline at the east end. (Photo 9)

The west elevation (interior of the C-shape) contains the original metal multi-pane industrial windows on the second and third levels with brick sills and lintels. Very little has changed on the rear elevation. (Photo 10) A one-story brick addition was added in 1939 by Coca-Cola that contained shipping and receiving offices. A large overhang projects over concrete loading docks that are present on all non-common elevations. Two small bands of white metal windows are present on the one-story addition and a set of stairs that lead from the parking area to the platform are located on the southwest corner.( Photo 11) The window openings directly behind the loading docks have been in-filled with red brick. On the south end of the west elevation three small metal industrial windows are still intact. (Photo 12) A stair tower with narrow metal industrial windows projects from the north side of the south elevation.(Photos 12 & 13) A green metal storage building is located at southwest corner of the property that is non-contributing to the site. (Photo 10)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

---

### Interior Features:

From the original main entrance on Michigan, you enter into a vestibule area of the building that contains the original wood wainscoting and baseboards and a set of stairs that lead up to the executive offices. A pair of original full-light wood and glass doors continues to remain intact. (Photo 14) The perimeter walls of the southeast corner and south elevation of the building are lined with the original executive offices with wood and glass partition walls. Each office has frosted glass windows with divided transoms, a wood and glass entry door and eight-inch high wood baseboard trims. (Photos 15 & 16) Beyond the executive offices on the second floor to the north, the building is open and supported by concrete mushroom columns; floors and ceilings are all concrete. The basement, second, third and fourth floors are identical layouts. (Photos 17, 18 & 19) There is an enclosed concrete stairwell located in the center of the building at the west side. (Photo 20) Another enclosed stairwell is located at the northeast corner of the building and in the center of the south elevation. A freight elevator is located on the east side of the building just outside the executive offices. The one-story addition contains the shipping and receiving offices which consists of glass, metal and brick interior partition walls. These are located just inside from the loading docks at the rear. (Photo 21) The basement was used primarily as a tank warehouse and cold storage for syrup and associated materials. Two of the syrup tanks (located in the basement just outside the cold storage room) are still intact. Remnants of two other tanks are adjacent. (Photos 22 & 23)

### Integrity:

The building is in good condition with few alterations to the original footprint. Several features that convey its significance as an industrial production facility remain evident. The most major alteration has been infill of window openings at ground level and on Michigan and Davis Streets. However, these changes began in 1953 based upon building permits and continued throughout the 1970s when security issues became a major concern for the company. Rehabilitation plans include restoring the original openings with reproduced metal industrial windows. The Coca-Cola Syrup Plant continues to convey its early twentieth century factory design and historical character.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Property Name Coca-Cola Syrup Plant  
County, MO St. Louis (Independent City), MO

## Locating Property:





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 5

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

## Basement - Floor Plan

**Basement**

Basement  
10/10/10

9-11
<b>project name</b> Coca-Cola Syrup Plant
<b>client name</b> Coca-Cola
<b>Basement</b>
<b>a-101</b>

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

## First Floor-Floor Plan

<b>g+u</b>	
project name Coca-Cola Syrup Plant	
client name Coca-Cola Bottling Co.	
date 1988	
scale 1/4" = 1'-0"	
sheet no. a-102	
total sheets 10	
drawing no. 102	
drawing title 1st floor plan	
a-102	


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

## Second Floor- Floor Plan



**project name**  
Coca-Cola Syrup Plant

**client name**

**2nd floor plan**

**a-103**

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 8

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

## Third Floor- Floor Plan

<b>e+ll</b>	
<b>project name</b> Coca-Cola Syrup Plant	
<b>client name</b>	
<b>3rd floor way</b>	
<b>a-104</b>	

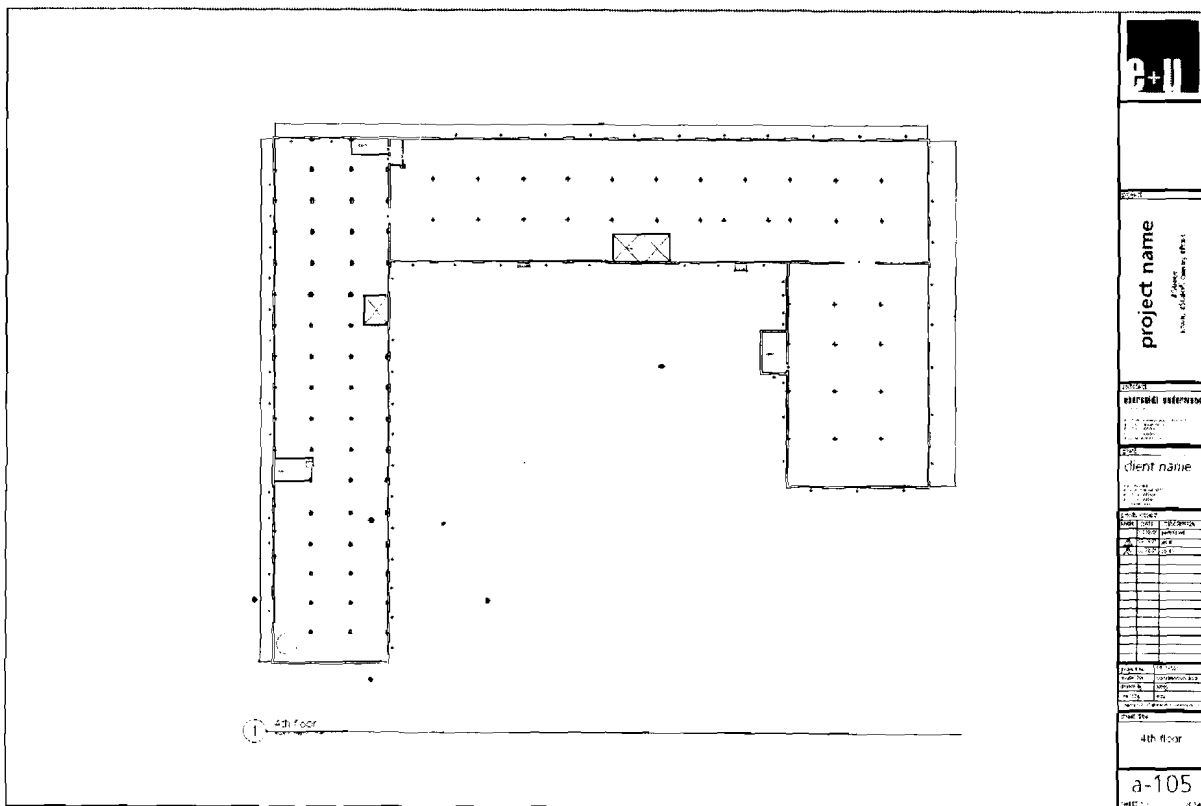
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 9

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

## Fourth Floor-Floor Plan



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 10

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

### Summary:

Built in 1919-1920, the Coca-Cola Syrup Plant, located at 8125-29 Michigan Avenue in Saint Louis, Missouri is eligible for listing in the National Register of Historic Places under Criterion A: Industry for its association with a fruit and goods preservative company and the most successful tenant, the Coca-Cola Company from 1937 until 1988. Designed in 1919 by St. Louis architect, Harry G. Clymer, the Coca-Cola Syrup Plant is a typical, concrete-framed brick industrial building that was significant as a manufacturing center for Carondelet since the early twentieth century. Located adjacent to the railroad, the site offered the industries that occupied the building an essential outlet for distribution of their goods. The building has had two primary occupants since its construction, the Temtor Fruit & Products Company, 1920-1928 and the first and only Coca-Cola Syrup Plant in St. Louis, 1937- 1988. Although, Coca-Cola Bottling plants are numerous, the syrup plants were few due to the strict control of the Coca-Cola formula by the corporation. The Coca-Cola Syrup Plant on Michigan Avenue was the only syrup plant in the state of Missouri from its construction to closure and one of only two syrup plants serving the Midwest Region. The Coca-Cola Company had fifteen total operational syrup manufacturing plants serving the United States from 1895 to the present. The period of significance begins in 1919, the original construction date and runs until 1957, the fifty year closing date for periods of significance where activities begun historically continue to have importance but no more specific date can be defined.

### Elaboration:

The building was designed by St. Louis architect Harry G. Clymer in 1919 and 1920.<sup>1</sup> Clymer began his architectural career at the age of 16 and worked as a clerk in such firms as Alfred J. Rosenheim and William B. Ittner. He opened his own firm in 1916 and practiced in St. Louis until 1930 when he moved to Michigan. A few of his well-known local commissions are the Ford Motor Company Building on Laclede, an addition of the Moon's Buggy Company and the State Normal School in Springfield, MO.<sup>2</sup> Commissioned by his cousin, Milton G. Clymer founder of Best-Clymer Manufacturing, Harry designed a new building for the rapidly expanding company and its' new enterprise Temtor Fruit & Products Company. Clymer's company was considered a "big success story" by Greater St. Louis Magazine in 1920 for its ingenuity in the successful commercialization of the preservation of fruit products. The origin of the company began with Milton G. Clymer, Sr. in 1874. He was considered one of the first persons in the West to make preserves for the general market and he peddled his goods throughout the neighborhood grocers. Operated entirely by the family, Milton, Mary and the children, the company grew into the Mound City Preserve Company by 1881 and operated

<sup>1</sup> Permit No. K9104, 15 August 1919, City Block 3179, Permit No. A-1115, 7 March 1920, City Block 3179, Inactive Building Permits, Microfilm Room, Division of Building and Inspection, City of St. Louis, St. Louis, Missouri.

<sup>2</sup> Walter B. Stevens. *History of St. Louis, The Fourth city 1764-1909 Vol. II.*, St. Louis, Missouri. 1911. pgs 536-538.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 11

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

Louis, the family enjoyed prosperity and a good education when the unexpected death of Mr. Clymer occurred in 1883.<sup>4</sup>

At this time, his mother pulled young Milton Jr. out of school and put him in charge of the family business. After operating the family business for about four years, Milton seized the opportunity to sell the growing company at a sizeable profit to the American Preserve Company. He then accepted a position as a superintendent in a factory for American Preserve located in Cincinnati, Ohio. In 1896, he returned to St. Louis and organized the Columbia Preserve Company with a personal investment of \$3,000.00. In 1899, the company was reorganized into the St. Louis Syrup and Preserving Company with Milton Clymer as the vice president. By the turn of the century, the company had become one of the leading enterprises in St. Louis with a reputation of turning out a product of excellence and satisfaction.<sup>5</sup>

Clymer's work philosophy was one of providing the highest standards in production with honest labels and pure ingredients. Demand was high for his products and he felt that the public appreciated his honesty<sup>6</sup>. In 1906, the rapid growth and success of the company caught the eye of the Rockefeller Corporation who purchased the company and merged with the Corn Products Company.<sup>7</sup> Clymer maintained the position of preserving department superintendent for six years with Corn Products and once again ventured into his own proprietorship, the Best-Clymer Manufacturing Company. Organized in 1913, with a capital stock of \$150,000.00 the company quickly grew to \$1,000,000.00 of capital stock and \$850,000.00 of preferred stock by 1919.

Due to the competitiveness of the business and a chance to once again expand his own company, Clymer quickly took advantage of the opportunity to acquire the Corn Products Company (the Rockefeller Corporation Company) in Granite City, IL who had been ordered by the United States Supreme Court to dissolve its company due to the fact that it was deemed a trust. In order to purchase the Corn Products Company, Clymer formed the Temtor Fruit & Products Company who bought it for \$4,500,000.00. He also had Temtor take over all of the \$1,000,000.00 in company stock of the Best-Clymer Company. At the time of this acquisition, Clymer owned two of only four preserve manufacturing companies in St. Louis as listed in the St. Louis city directory giving him an exceeding advantage in the local market.

Clymer built a new facility for the Temtor Fruit & Products Company in 1919 at 8125 Michigan Avenue in a rapidly growing industrial area in Carondelet. The site turned out to be

<sup>4</sup> Gould's St. Louis Directory for 1875, 1885 and 1896.

<sup>5</sup> Stevens, 835.

<sup>6</sup> Greater St. Louis, Little Stories of Big Successes," August 1920.

<sup>7</sup> St. Louis Globe Democrat, "Preserve Company that started on a Stove." February 10, 1922.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 12

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

an advantageous site for the syrup plant due to its proximity to the Missouri Pacific Railroad line. In 1909, the rail line consolidated many smaller subsidiary lines including the St. Louis Iron Mountain & Southern which had been serving the Carondelet iron ore and smelting industries. The early industry in Carondelet (1857) had been centered around the foundries, marineways and drydocks along Davis, Vulcan and Water Streets. Shortly after their development other industries and commercial businesses began to occupy the area closest to the river and along South Broadway which continues today to be the primary commercial street.<sup>8</sup> Prior to prohibition, Klausmann's Brewery (1878) on South Broadway near the River Des Peres operated a large successful complex. The brewery buildings were torn down in 1937. Iron ore was one of the area's critical natural resources that continued to provide economic growth and industry to the area. In the early twentieth century great iron deposits were uncovered in the Lake Superior region that caused a competitive contention that could not be won by the small town of Carondelet.<sup>9</sup> Soon the local associated industries began to fail causing an economic downturn in Carondelet and many were left unemployed.

The Temtor Fruit & Products Company was one of the earliest industrial manufacturers to be built up in the western part of Carondelet. Aided by the expansion of the rail lines from Davis Street at the river westward following Tesson to the River Des Peres where the line split and ran a north/south route. (See Figure 6 & 7- Sanborn Map 1938) Between 1909-1939, the area west of South Broadway along the Missouri Pacific Railroad had continued industrial growth. Industries such as, Monsanto Chemical Company, Andrews Industries, manufacturers of trunks and trailers, the International Paper Company and the Polar Wave Ice Company occupied many of the blocks surrounding the site of Temtor Company. (See Figure 3. Sanborn Maps) Scattered among many eras of residential neighborhoods, this area continues to be one of Carondelet's remaining industrial centers.

The depression hit the Temtor Company hard in 1928 causing it to be acquired by Preserves and Honey, Inc. from New York for more than \$1,000,000.00. They would operate under the new name of Michigan-Davis Company producing honey, syrup and preserves. A report at the stockholders meeting showed that the company had been unable to show an adequate return on its investment because of unfavorable freight rates and a demoralized market for its products.<sup>10</sup> The transaction however, allowed the company to liquidate its liabilities without filing bankruptcy and laying off numerous workers.

In 1937, the Michigan-Davis Company sold the land and building at 8125-8129 Michigan to the Coca-Cola Company for \$240,000.00.<sup>11</sup> At the time of its inception, the only other syrup plant serving the Midwest was located in Chicago. Missouri had an earlier plant located in Kansas City from 1915-1924 but was closed due to a bottlers strike. The Coca-Cola syrup

<sup>8</sup> The Carondelet Centennial. Carondelet Centennial Association, St. Louis, MO 1951.

<sup>9</sup> Norbury, Wayman. *Carondelet. History of St. Louis Neighborhoods*. St. Louis, Mo. : St. Louis Community Development Agency, 1979.

<sup>10</sup> *St. Louis Globe Democrat*, "Best-Clymers Holding Company Dissolved." December 22, 1937.

<sup>11</sup> *St. Louis Globe Democrat*, "Holding Concern's Dissolution Asked." October 24, 1937.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 13

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

plant in St. Louis was St. Louis's and Missouri's only syrup manufacturing plant for the Coca-Cola Company during its entire operational years. It also offered employment to over a hundred individuals in the Carondelet area during an economic downturn.<sup>12</sup> The Coca-Cola Company whose headquarters are located in Atlanta, GA held very tight control of its secret syrup formula to ensure competitors would not gain access to it. Only two executives at a time had access to the formula. Because of this level of security, the company produces the concentrate in the syrup facilities and then sells it to various Coca-Cola bottlers. The independent bottlers hold exclusive rights to produce the finish product, distribute throughout their territories and hold contracts with retail companies to sell the merchandise.<sup>13</sup> Coca-Cola only had fifteen syrup manufacturing plants in the United States from 1895 to the present. There were four in Canada and one in Havana.

Coca-Cola has become a world renowned name and has dominated the soft drink market throughout the 20<sup>th</sup> century. The first Coca-Cola recipe was invented in 1886 by an Atlanta pharmacist, John Pemberton who developed the formula for medicinal purposes. He claimed it cured such ailments as morphine addiction, dyspepsia, headache and impotence. It was initially sold for five cents a glass at Jacobs' Pharmacy in Atlanta, Georgia on May 8, 1886. The original formula roused quite a controversy with its highly addictive recipe incorporating the use of coca leaves from South America, in which cocaine is derived. The original recipe called for five ounces of coca leaf per gallon of syrup or an estimated nine-milligrams per glass.<sup>14</sup> In 1903, cocaine was no longer used an additive to Coca-cola instead "spent" coca-leaves which is the leftovers of the Cocaine-extraction process with trace levels at a molecular level, was substituted. Today, a non-narcotic coca leaf extract prepared by a federally approved company is used in the production of the Coca-cola syrup.<sup>15</sup>



Photo Courtesy of Coca-Cola Heritage



By the turn of the century, Coca-cola was being distributed all over the United States and by the 1920s new president, Robert Woodruff had launched an international marketing campaign which included the 1928 Amsterdam Olympic Games, billboard advertising (see Figure 3) and a rallying of free cola to the U.S troops during World War II. (See Figure 4 &5)

<sup>12</sup> Annual Report of Coca Cola Company 1938, Missouri Secretary of State.

<sup>13</sup> <http://en.wikipedia.org/wiki/Coca-Cola>

<sup>14</sup> Is it true Coca-cola once contained cocaine?([http://straightdope.com/classics/a2\\_033.html](http://straightdope.com/classics/a2_033.html)) .Retrieved on 10-18-2007.

<sup>15</sup> Ibid.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 14

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

---

The Coca-Cola Company arrived in St. Louis, Missouri in 1902, opening the first bottling works at 1109 Clark Avenue. In 1924, the bottling plant was moved to a new facility at North Market and Garrison Avenue.<sup>16</sup> Due to the rapid expansion of the company and demands for the distribution of the product under the leadership of Woodruff, a new syrup plant was opened in South St. Louis at 8125 Michigan which was owned and operated by corporate headquarters out of Atlanta. The company had an authorized capital stock of 4,000,000 shares of Class "A" stock, no par value, and 1,000,000 shares of Class "A" stock. A good faith payment of \$28,000,000 was paid up front at the time of acquisition.

The plant would distribute syrup to not only the local bottlers in St. Louis but throughout Missouri, Iowa, Kentucky, Tennessee and into portions of Illinois.<sup>17</sup> It employed approximately a hundred persons and could produce enough drums of syrup to successfully distribute throughout its territory. Once it was distributed, the bottlers would finalize the production process and ship it to retailers for resale. St. Louis currently has six bottling plants currently operating in the area. The investment to the local community by Coca-Cola showed the faith the company had in its future success and to the economic viability of the area.

By the 1950s, Carondelet had begun to suffer a significant population loss and the development of Interstate 55 in the 1960s caused further economic loss and hardship.<sup>18 19</sup> The Cola Syrup Plant served the community for over fifty years and continued to play a significant role in the manufacturing community of Carondelet until its closure in 1988.

---

<sup>16</sup> *St. Louis Post Dispatch*, "Business Plus 100 Years of Coke in St. Louis." Monday, July 8, 2002.

<sup>17</sup> Oral interview with Don Lauman, Coca-Cola Enterprises, St. Louis, MO October 20, 2007.

<sup>18</sup> Booker Associates. *Carondelet Commercial/Industrial Study*. St. Louis Development Corporation, 1990 .

<sup>19</sup> *Carondelet*. Missouri Historical Society, St. Louis, MO. 1993.pgs. 2-9

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

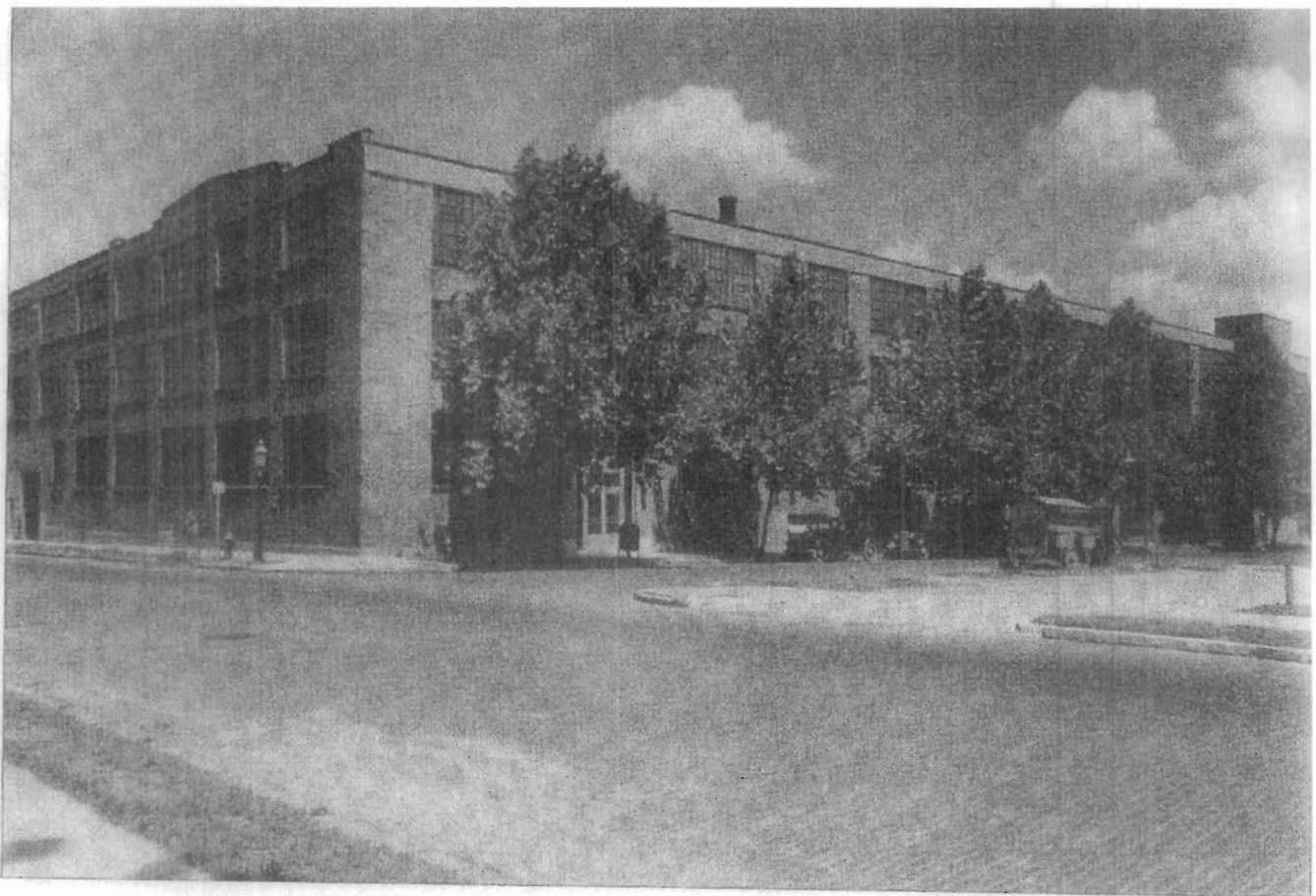
Section number 8 Page 15

**Property Name** Coca-Cola Syrup Plant  
**County, MO** St. Louis (Independent City), MO

---

From Coca-Cola A History in Photographs 1930-1960

Figure 1



The St. Louis, Missouri syrup plant in the mid-1930s.

United States Department of the Interior  
National Park Service

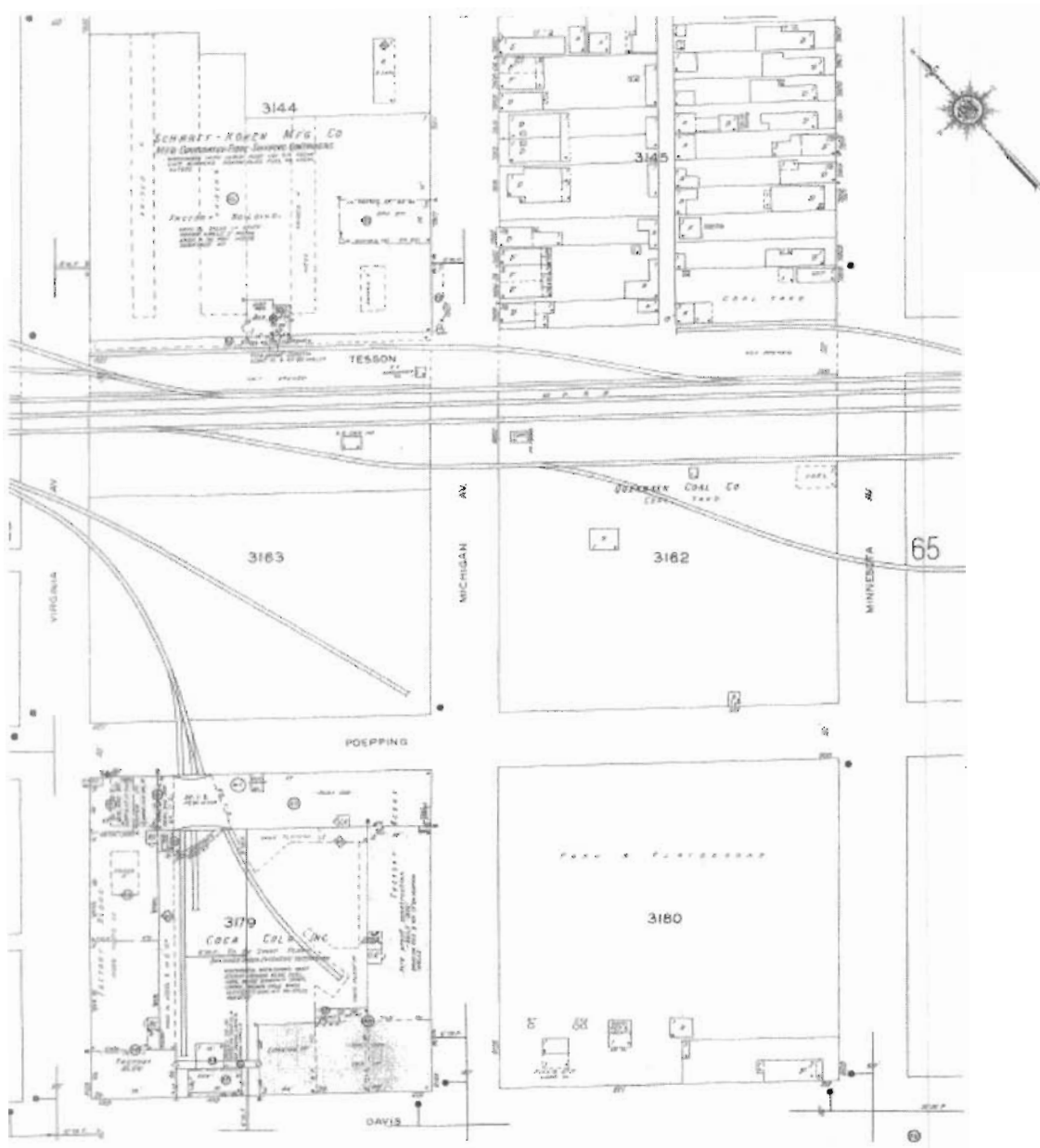
# National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Property Name **Coca-Cola Syrup Plant**  
County, MO **St. Louis (Independent City), MO**

1924 Sanborn Fire Insurance Map

Figure 2



United States Department of the Interior  
National Park Service

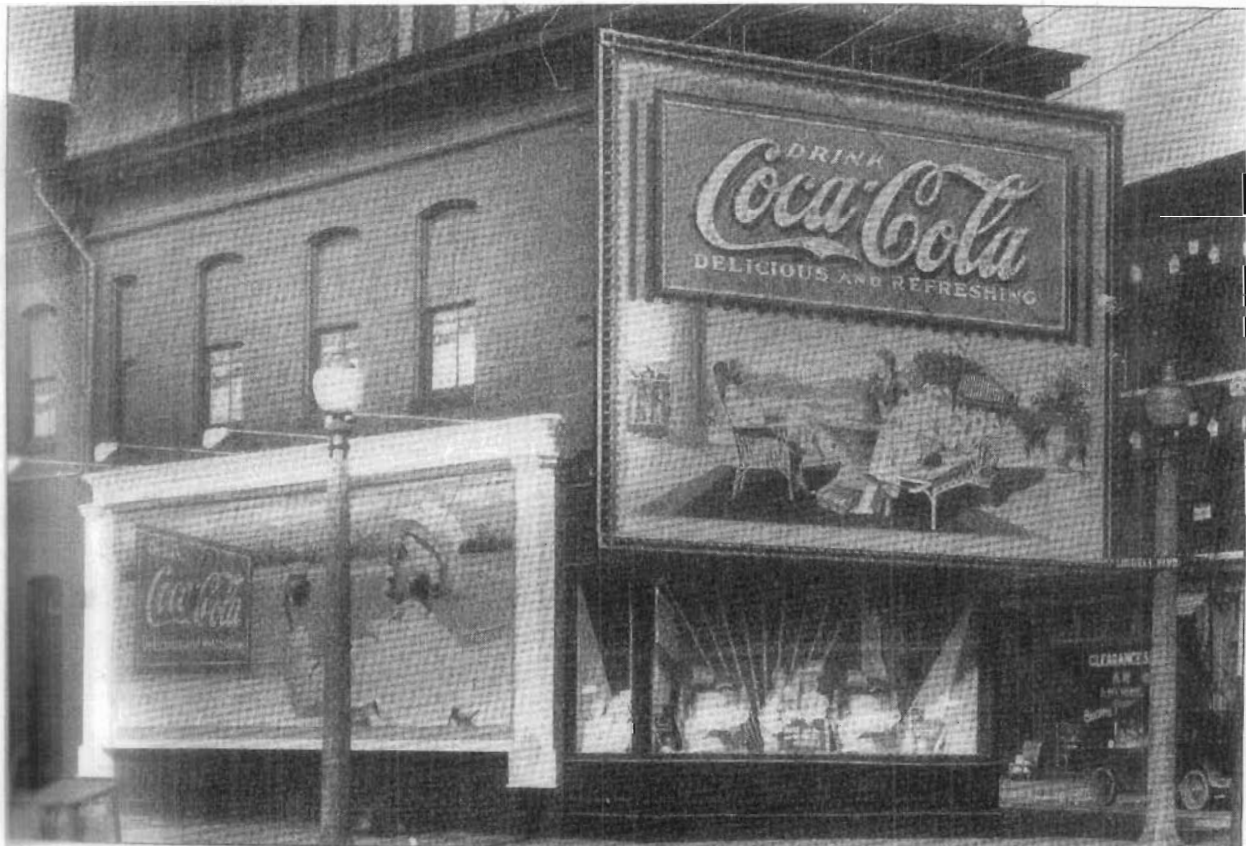
## National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Property Name Coca-Cola Syrup Plant  
County, MO St. Louis (Independent City), MO

From Coca-Cola A History in Photographs 1930-1960

Figure 3



A 1931 neon sign and billboards on Lindell Boulevard, St. Louis, Missouri

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 18

Property Name **Coca-Cola Syrup Plant**  
County, MO **St. Louis (Independent City), MO**

---

From Coca-Cola A History in Photographs 1930-1960

Figure 4





United States Department of the Interior  
National Park Service

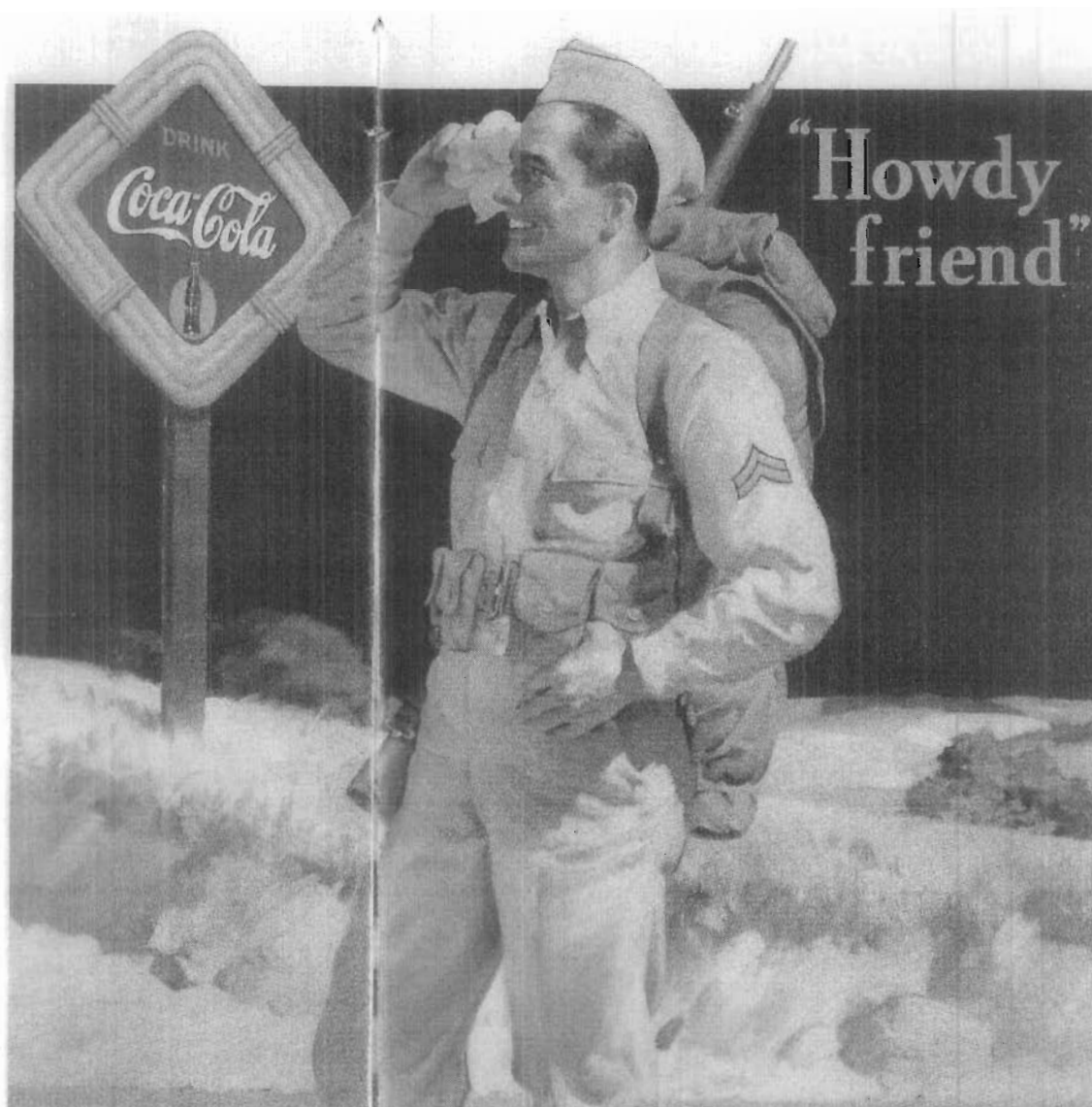
### National Register of Historic Places Continuation Sheet

Section number 8 Page 19

Property Name Coca-Cola Syrup Plant  
County, MO St. Louis (Independent City), MO

From Coca-Cola A History in Photographs 1930-1960

Figure 5



United States Department of the Interior  
National Park Service

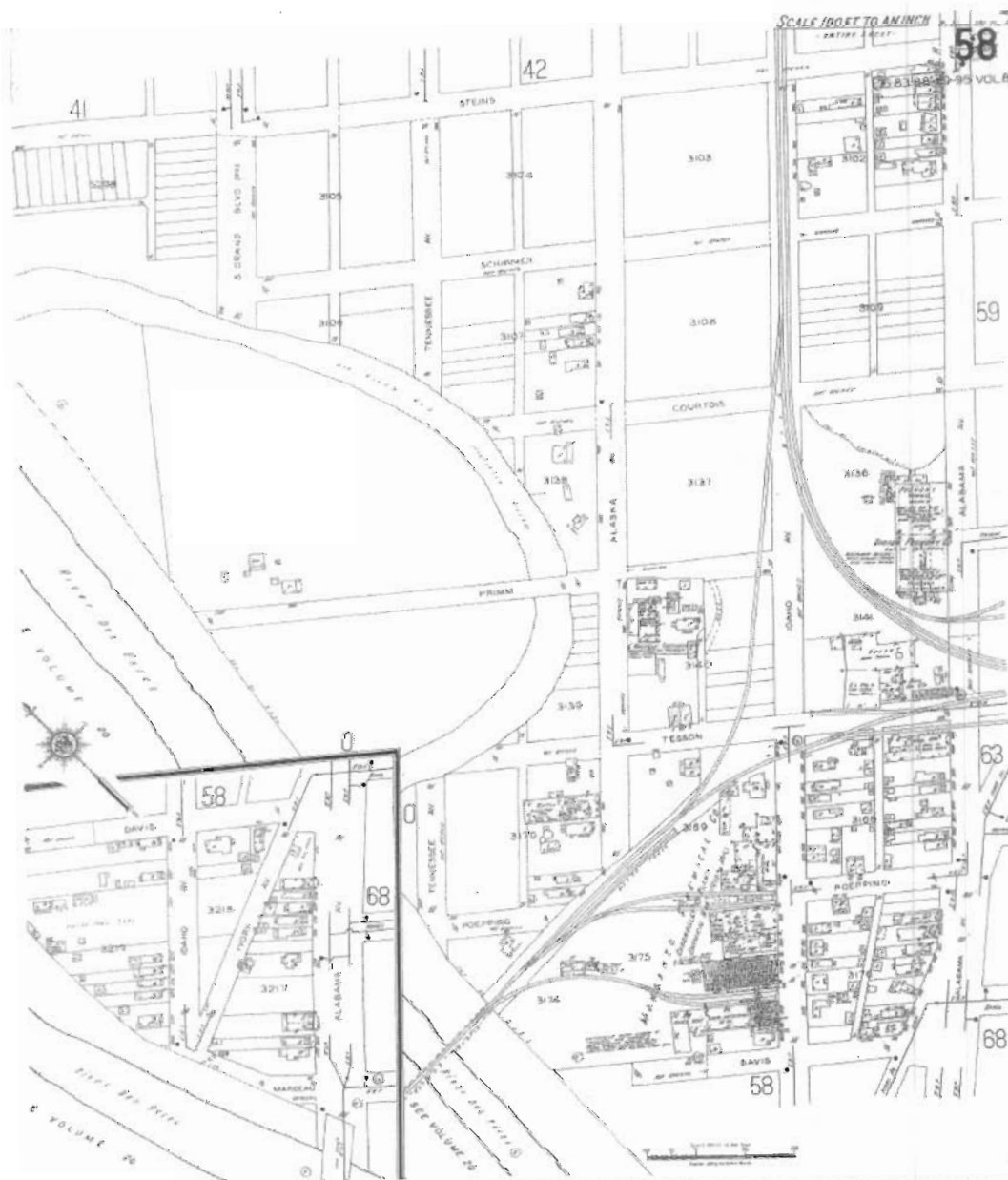
# National Register of Historic Places Continuation Sheet

Section number 8 Page 20

Property Name **Coca-Cola Syrup Plant**  
County, MO **St. Louis (Independent City), MO**

1938 Sanborn Fire Insurance Map

Figure 6





United States Department of the Interior  
National Park Service

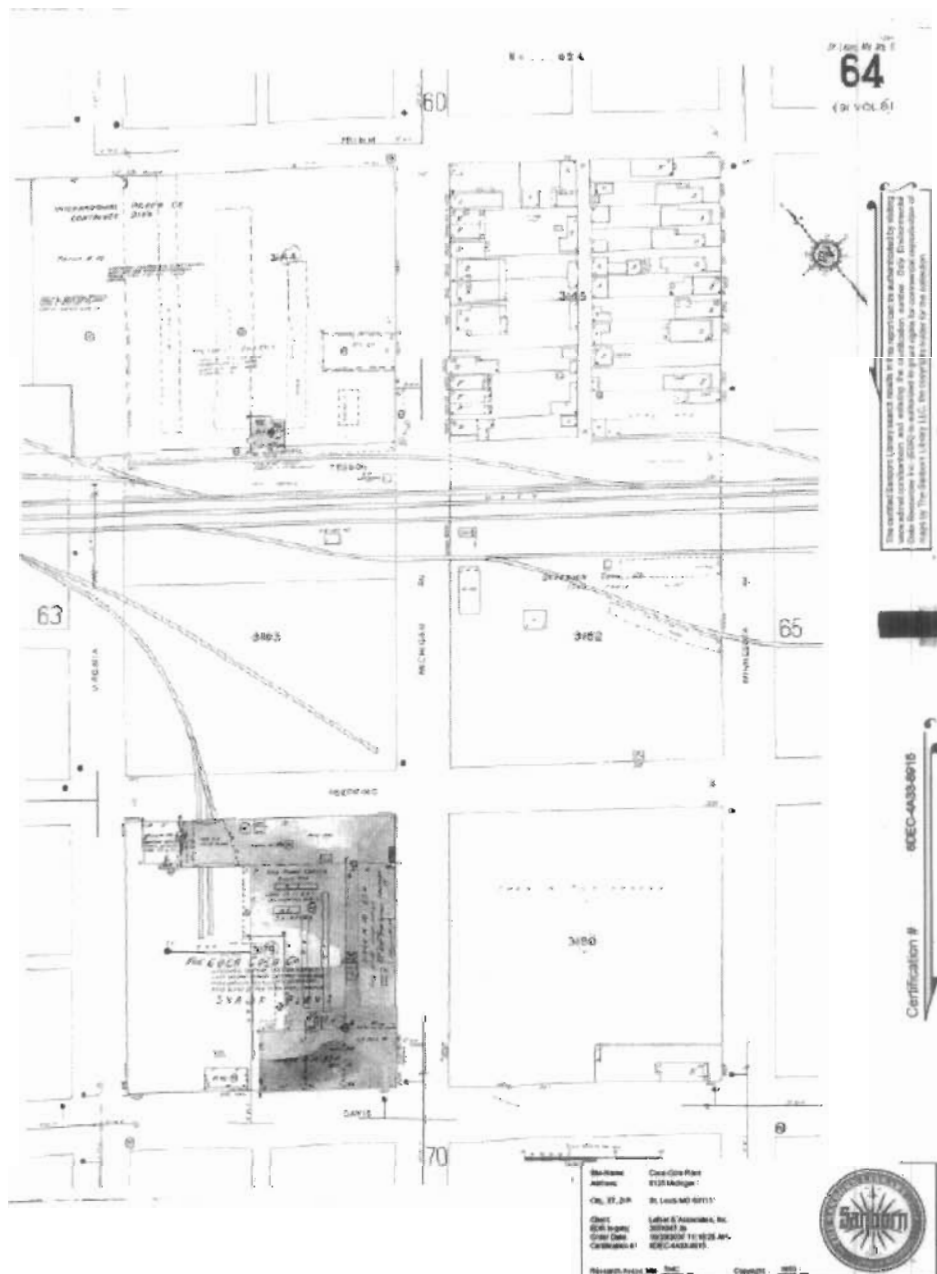
# National Register of Historic Places Continuation Sheet

Section number 8 Page 21

Property Name **Coca-Cola Syrup Plant**  
County, MO **St. Louis (Independent City), MO**

1938 Sanborn Fire Insurance Map

Figure 7



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   9   Page   22  

Property Name Coca-Cola Syrup Plant  
County, MO St. Louis (Independent City), MO

---

### **Bibliography:**

Applegate, Howard. *Coca-Cola: a history in photographs 1930-1969*. Osceola, WI: Iconigrafix, 1996.

*Carondelet*. Missouri Historical Society, St. Louis, MO. 1993.pgs. 2-9

City of St. Louis building permit and engineering records. Microfilm Department, St. Louis City Hall, St. Louis, Missouri.

Coca-Cola Company. *The Chronicle of Coca-Cola since 1886*. Atlanta, GA: Coca-cola, 1990.

*Greater St. Louis*. "Little Stories of Big Successes." August 1920.

Hoy, Anne. *Coca-Cola: the first hundred years*. Atlanta, GA: Coca-Cola Company, 1986.

Oliver, Thomas. *The real Coke, the real story*. New York: Penguin Books, 1987.

Pendergast, Mark. *For God, Country, and Coca-Cola*. New York: Basic Books, 2000.

St. Louis City Directories: *Gould's Blue Book, Gould's Commercial Directory, Gould's Red-Blue Books*  
*Gould -Polk*.

Stevens, Walter B. *History of St. Louis, The Fourth city 1764-1909 Vol. II.*, St. Louis, Missouri. 1911.

The Carondelet Centennial. Carondelet Centennial Association, St. Louis, MO 1951.

Watters, Pat. *Coca-cola: an illustrated history*. Garden city, NY: Doubleday, 1978.

### **Articles:**

*St. Louis Globe Democrat*, "Best-Clymers Holding Company Dissolved." December 22, 1937.

*St. Louis Globe Democrat*, "Holding Concern's Dissolution Asked." October 24, 1937.

*St. Louis Post Dispatch*, "Business Plus 100 Years of Coke in St. Louis." Monday, July 8, 2002.

### **Online Resources:**

<http://en.wikipedia.org/wiki/Coca-Cola>

Is it true Coca-cola once contained cocaine?([http://straightdope.com/classics/a2\\_033.html](http://straightdope.com/classics/a2_033.html)) .Retrieved on 10-18-2007.

### **Other Resources:**

Booker Associates. *Carondelet Commercial/Industrial Study*. St. Louis Development Corporation, 1990.

Lauman, Don. Interview by preparer. St. Louis, MO. October 20, 2007.

Missouri Secretary of State. Coca Cola Company Annual Reports and Incorporation Documents.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Photographs \_\_\_\_\_ Page 23 Property Name Coca-Cola Syrup Plant  
County, MO St. Louis (Independent City), MO

---

### Verbal Boundary Description:

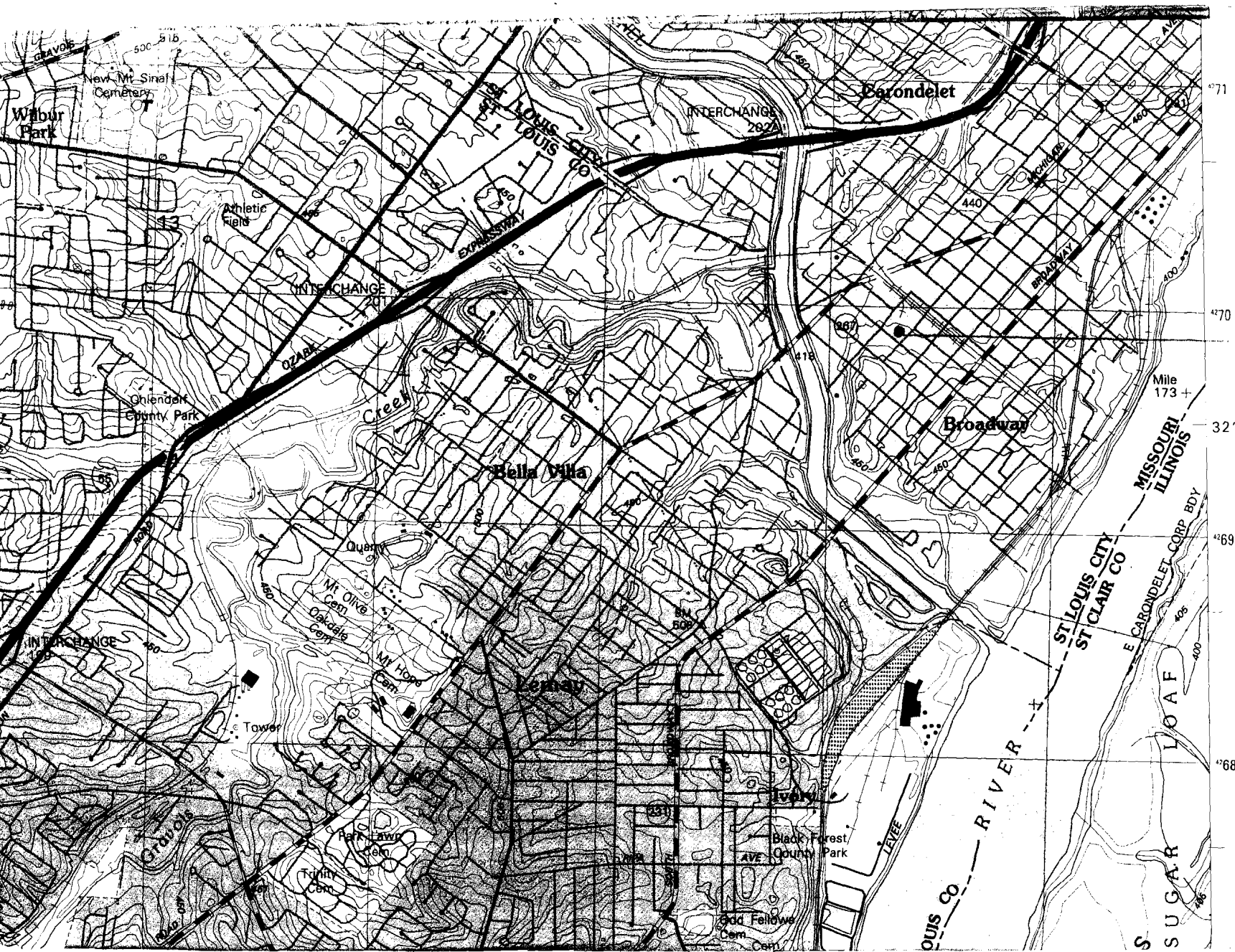
All of City Block 3179, bounded on the north by Poepping Street, the east by Michigan Street, the west by Virginia Street and the south by Davis Street.

### Boundary Justification:

The nominated property includes the entire parcel historically associated with Tetmor Fruit & Products Company and the Coca-Cola Syrup Company Building located at 8125-8129 Michigan Street, St. Louis (Independent City), Missouri.

### Form Prepared by:

Melinda Winchester & Julie Wooldrige  
Lafser & Associates  
1028 North Kingshighway, Suite 1  
Cape Girardeau, MO 63701  
573-339-4625



32° 15' 15" N  
 90° 15' 15" W  
 N 15  
 E 738207  
 Z 4269897







10 7 10 15

Coca-Cola







*Coca-Cola*

07 07 15





BNE  
PALLET

4508

48233

4823450

07 10 16



No Parking

No Parking

264

24

10:10:16



107 10 16



DAVIS  
VIRGINIA

THE  
STATION

'07 10 16







07 10 16



07 10 16



M.R.M.  
Warehouse  
1155 N.  
HICKMAN

01:10:38





112

07 10 16



07 10 16



'07 10 16





'07 10 16





07 10 16



2017 10 16



07 10 16





EXIT

07 10 16



07 10 15







07:10:15