

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name Mavrakos Candy Company

Other names/site number Home of Mavrakos Candies

Name of related Multiple Property Listing \_\_\_\_\_

## 2. Location

Street & number 4709-4717 Delmar Blvd.

N/A	not for publication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

N/A	vicinity
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State MO Code \_\_\_\_\_ County St. Louis (Independent City) Zip Code 63108

## 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 at the following level(s) of significance:

\_\_\_\_ national \_\_\_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D

B. K. De DEPUTY SHPO 5-25-24  
Signature of certifying official/Title Date

Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_\_\_ entered in the National Register
- \_\_\_\_\_ determined eligible for the National Register
- \_\_\_\_\_ determined not eligible for the National Register
- \_\_\_\_\_ removed from the National Register
- \_\_\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

Mavrakos Candy Company  
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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	<b>Total</b>

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/warehouse

INDUSTRY/manufacturing facility

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

OTHER/Two-Part Commercial Block

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

TERRA COTTA

roof: SYNTHETICS

other: \_\_\_\_\_

**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

Mavrakos Candy Company  
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 old or achieving significance within the past 50 years.

**STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**Areas of Significance**

INDUSTRY

**Period of Significance**

1926-1976

**Significant Dates**

1926

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

Mavrakos Candy Company  
Name of Property

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

**10. Geographical Data**

**Acreeage of Property** Less than one acre

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 38.651792 -90.258241      3 38.651238 -90.257949  
Latitude:                      Longitude:                      Latitude:                      Longitude:

2 38.651759 -90.257863      4 38.651264 -90.258316  
Latitude:                      Longitude:                      Latitude:                      Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927    or    \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone      Easting                      Northing

3 \_\_\_\_\_  
Zone      Easting                      Northing

2 \_\_\_\_\_  
Zone      Easting                      Northing

4 \_\_\_\_\_  
Zone      Easting                      Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Timothy P. Maloney and Karen Bode Baxter

organization Karen Bode Baxter, Preservation Specialist      date May 10, 2024

street & number 5811 Delor St.      telephone 314-353-0593

city or town St. Louis      state MO      zip code 63109

e-mail [karen@bodebaxter.com](mailto:karen@bodebaxter.com)

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.



Mavrakos Candy Company  
Name of Property

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**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: Mavrakos Candy Company

City or Vicinity: St. Louis

County: St. Louis (Independent City) State: MO

Photographer: Sheila Findall

Date Photographed: February 2024

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

- #1 of 40: Exterior, looking northwest at south façade and east elevation
- #2 of 40: Exterior, looking north at south façade 4709 and 4711 storefronts
- #3 of 40: Exterior, looking northeast down at south façade 4711 entry
- #4 of 40: Exterior, looking northwest up at south façade second floor east window
- #5 of 40: Exterior, looking northwest up at south façade second floor west end windows and lighting
- #6 of 40: Exterior, looking northeast at south façade and west elevation
- #7 of 40: Exterior, looking southwest at east elevation
- #8 of 40: Exterior, looking southwest at north elevation
- #9 of 40: Interior, first floor, looking southwest at 4709 storefront entry
- #10 of 40: Interior, first floor, looking north at 4709 storefront space
- #11 of 40: Interior, first floor, looking southwest at 4711 storefront entry
- #12 of 40: Interior, first floor, looking southeast at 4711 and 4713 storefront space from northwest corner
- #13 of 40: Interior, first floor, looking southwest at 4713 storefront entry
- #14 of 40: Interior, first floor, looking south at 4715 storefront space from north end
- #15 of 40: Interior, first floor, looking south at 4717 storefront space from north end
- #16 of 40: Interior, first floor, looking west in rear warehouse space from southeast end
- #17 of 40: Interior, first floor, looking south in rear warehouse space from mid north end
- #18 of 40: Interior, first floor, looking northwest in rear warehouse space from northeast end
- #19 of 40: Interior, first floor, looking northwest in rear warehouse space from northwest end
- #20 of 40: Interior, first floor, looking east in rear warehouse space from southwest end
- #21 of 40: Interior, first floor, looking north at stairs in rear warehouse space at mid-west end
- #22 of 40: Interior, second floor, looking southeast from the northwest corner of the Northwest Factory Room 1
- #23 of 40: Interior, second floor, looking north from the middle of south wall of the Northwest Factory Room 1
- #24 of 40: Interior, second floor, looking southeast from the northwest corner of the Northwest Factory Room 2
- #25 of 40: Interior, second floor, looking northwest from the southeast corner of the Northwest Factory Room 2

Mavrakos Candy Company

St. Louis (Independent City), MO

Name of Property

County and State

- #26 of 40: Interior, second floor, looking east from mid-west wall of the North Production Room
- #27 of 40: Interior, second floor, looking southeast from northwest corner of the Middle Production Room
- #28 of 40: Interior, second floor, looking northeast from southwest corner of the Middle Production Room
- #29 of 40: Interior, second floor, looking south at elevator from mid room of the East Production Room
- #30 of 40: Interior, second floor, looking north from the south end of the East Production Room
- #31 of 40: Interior, second floor, looking northeast from the southwest corner of the Middle Office
- #32 of 40: Interior, second floor, looking northeast down at south end stairs
- #33 of 40: Interior, second floor, looking southeast from the northwest corner of the South Office
- #34 of 40: Interior, second floor, looking northwest from the middle of the east end of the Open Factory space
- #35 of 40: Interior, second floor, looking northeast from the middle of the room of the Open Factory space
- #36 of 40: Interior, second floor, looking west from the southeast end of the Open Factory space
- #37 of 40: Interior, second floor, looking east from the southwest end of the Open Factory space
- #38 of 40: Interior, second floor, looking northeast from the southwest corner of the Open Factory space
- #39 of 40: Interior, second floor, looking northeast from the southwest corner of the West Cold Storage
- #40 of 40: Interior, second floor, looking northwest from the southeast corner of the East Cold Storage

### Figure Log:

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

- #1 of 25: Contextual Map of 4709-4717 Delmar Blvd. from Google accessed 8 February 2024
- #2 of 25: Site Map of 4709-4717 Delmar Blvd. from Google via Daft Logic accessed 9 February 2024
- #3 of 25: Sanborn Map 1951
- #4 of 25: Current Floor Plans of 4709-4717 Delmar Blvd. with Photo Log (Left First Floor-Right Second Floor)
- #5 of 25: Current Floor Plans of 4709-4717 Delmar Blvd. with Red lines identifying original partition walls (Left Second Floor-Right First Floor)
- #6 of 25: Mavrakos Candies, 4709-17 Delmar, 1944; photo from "Lost Tables: Mavrakos"  
<https://losttables.com/mavrakos/mavrakos.htm>
- #7 of 25: John L. Mavrakos & John A. Mavrakos; photo from "Lost Tables: Mavrakos"  
<https://losttables.com/mavrakos/mavrakos.htm>
- #8 of 25: Mavrakos Candies, 4709 Delmar, 1939 Associated Retail Confectioners Convention; photo from "Lost Tables: Mavrakos" <https://losttables.com/mavrakos/mavrakos.htm>
- #9 of 25: Photo of candy being made at Mavrakos; *St. Louis Post Dispatch* 27 July 1968 p.3
- #10 of 25: 1934 ad Blue Ribbon Candies; *St. Louis Post Dispatch* 13 March 1934 p.9
- #11 of 25: 1936 ad sixth store; *St. Louis Post Dispatch* 15 April 1936 p.25
- #12 of 25: 1939 ad lists store locations; *St. Louis Post Dispatch* 16 March 1939 p.6
- #13 of 25: 1939 ad for new store; *St. Louis Post Dispatch* 8 November 1939 p.23
- #14 of 25: WW II overseas box ad; *St. Louis Post Dispatch* 30 September 1943 p.15
- #15 of 25: No candy for civilians ad; *St. Louis Post Dispatch* 18 November 1943 p.15
- #16 of 25: WWII ad with letter; *St. Louis Post Dispatch* 28 November 1943 p. 46
- #17 of 25: WWII ad candy going to waves; *St. Louis Post Dispatch* 23 January 1944 p.10
- #18 of 25: 1947 ad listing the 7 locations; *St. Louis Post Dispatch* 28 September 1947 p.8
- #19 of 25: 1953 ad Mavrakos Thanksgiving Special; *St. Louis Post Dispatch* 23 November 1953 p.4
- #20 of 25: 1965 ad Mavrakos Milk Chocolate; *St. Louis Post Dispatch* 29 September 1965 p.31
- #21 of 25: Ad from "Throwback Thursday: Rossino's, Mavrakos Candy, Sappington Farmers Market & More"  
<https://stlouis.style/throwback-thursday-rossinos-mavrakos-candy-sappington-farmers-market-more/>
- #22 of 25: National Candy Company Building, 4230 Gavois Ave., photo taken March 27, 2024 by Sheila Findall
- #23 of 25: Jack Rabbit Candy Company, 1928 Dr. Martin Luther King Dr. (Formerly 1928 Franklin) photo taken April 3, 2024 by Sheila Findall
- #24 of 25: Bissinger's Chocolate Company, 4740 McPherson, photo taken March 27, 2024 by Sheila Findall
- #25 of 25: Merb's Candies, 4000 S. Grand Blvd., photo taken March 27, 2024 by Sheila Findall

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Mavrakos Candy Company
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

**Summary**

Completed in 1926, the Mavrakos Candy Company, located at 4709 Delmar Ave., St. Louis [Independent City], Missouri, is a two-story, flat roofed, red brick, two-part commercial block with a flat roofed, red brick elevator penthouse positioned above the fifth bay on the east elevation. Projecting through the flat roof are two massive saw-toothed skylights paralleling the façade, positioned on the east side to provide daylight to the middle of the second floor factory and there is a gabled skylight in the second column bay near the east elevation parapet. As was typical of many St. Louis factories and warehouses built at this time, the sides and rear elevations have exposed concrete structural framing with red brick walls and industrial steel windows across the rear elevation at the alley. The distinctive red brick façade is highlighted by a variety of white glazed terra details that frame and separate the façade into five vertical bays. corresponding to the five center-recessed entry storefronts that spanned the first floor and the large, 3-part multipaned, industrial steel windows on the second floor (See Figure 6), although three of the storefront openings have been bricked up within the original glazed terra cotta framed opening and the exterior framing of the other two storefronts have been updated with wood storefront framing and wood panels covering the original transoms and bulkheads (Photos 1 and 2). On the interior, the exposed concrete structural frame is supported by the mushroom capital, round concrete columns separating each of the five bays across and the eight bays deep floorplates. Across the front of the building, the first three column bays on the first floor were divided into five separate storefront spaces by plaster over structural tile walls spanning between these columns. Even with these five separate storefront spaces at the front of the building, the entire building was designed for the use of Mavrakos Candy Company—thus the sign “Home of Mavrakos Candies” spanned across the entire façade throughout the company’s tenure (See Figure 6). The entire building was used as its manufacturing facility with the candy factory and office headquarters on the second floor while the shipping and receiving warehouse occupied the rear of the first floor and the packaging/distribution center utilized much a portion of the first floor (including the two storefront spaces at 4715 and 4717). Their retail shop was located in the 4709 and 4711 storefront bays (4711 and 4713 would later be separately designated as the mail order office) at the front of the building. While a few drywall and glass partitions and some dropped acoustical tile ceilings have been added in the 1990s on the first floor to subdivide some of these storefront spaces for the new commercial tenant’s use, the original brick and plaster wall partitions that separate the storefront spaces and define the various areas of the first floor warehouse and second floor factory operations remain intact including the many original interior windows in these walls that transferred light throughout the interior from the skylights and the front and rear windows. Most notably, the second floor factory appears much as it did when the candy factory was in operation; except for deterioration from 40-plus years of disuse, little has changed on the entire second floor since 1978 when the candy company removed the equipment and moved the actual candy production from this building to their new factory in Bonne Terre. Mavrakos Candy Company ceased all other operations in the building in 1984 when the company was sold to Fannie May.

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Mavrakos Candy Company
Name of Property
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County and State
N/A
Name of multiple listing (if applicable)

## Setting

Located on the north side of the Delmar Boulevard, the Mavrakos Candy Company building extends to the property lines and alley (Lot 3), two lots from the east end of the block at Walton Avenue (Photos 1 and 6) and just three blocks east of the intersection with Kingshighway Boulevard; both boulevards are major arterial streets spanning the entire city of St. Louis and Delmar Boulevard (see Figure 1). Throughout most of the life of Mavrakos Candy Company, this three block stretch of Delmar Boulevard was lined with commercial buildings abutting the public sidewalk (see Figure 3 for the 1951 appearance of this block on the Sanborn fire insurance map). These commercial buildings housed a variety of retail stores, auto shops and small industrial operations (like the commercial laundry in that corner lot to the east, a cleaning/dyeing businesses at the west end of the block as well as the candy factory) that served the nearby residential areas, including the affluent Central West End neighborhood directly south of Delmar and the Fountain Park neighborhood to the north. Delmar Boulevard stretches nearly eight miles from downtown St. Louis and the riverfront (where it still retains its original name, Morgan Street) and extends to the city limits and into University City as one of the city's major commercial corridors; from Boyle (four blocks east of Mavrakos) west into University City, Delmar also served as a major streetcar line from 1900 to 1964 which encouraged the development of pockets of commercial properties along the line, including the densely packed commercial district east of Kingshighway over to Taylor (just two blocks east of the Mavrakos Candy Company) with the commercial buildings generally abutting each other and lining the public sidewalks. In the latter half of the twentieth century, this commercial district began to decline, like most others around the city, with the growth of the suburbs and the increased popularity of the automobile—along this stretch of Delmar, a number of the small commercial buildings were demolished, like those on either side and across the street from Mavrakos (See Figure 2). In fact, the buildings to either side of Mavrakos had been demolished between 1947 and 1960, while Mavrakos Candy Company was still in operation and successfully expanding its retail presence around the metropolitan area and the commercial laundry at the corner (4701) was demolished between 1975 and 1980, also while Mavrakos was still using the building.<sup>1</sup> For the last 25 years of Mavrakos operations at 4709-4717 Delmar, the building was as it appears today, a freestanding building surrounded by open lots, now paved as parking lots that today are surrounded by chain link fencing (to the north and west) and decorative iron fencing to the east.

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<sup>1</sup> *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1947-1948) 1741; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1952) 145; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1955) 136; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1960) 185; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1975) 119; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1980) 110.

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Name of Property
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N/A
Name of multiple listing (if applicable)

## Architectural Description

### *South Elevation*

The building has a terra cotta capped shaped parapet that is pierced by six, white terra cotta, rope pattern pilasters flanked by terra cotta quoining (originally capped with ball finials which are now missing) which separates each of the five window bays on the upper facade (Photo 1). The parapet angles up to wrap each of these pilasters, and center window bay has a taller shaped, arched parapet while the other bays have a terra cotta arrow centered where the parapet is slightly elevated (Photo 4). The large, rectangular, three-part industrial steel windows in each bay have terra cotta surrounds with a terra cotta pilaster separating each of the three window units with ball finials extending above the window lintels (Photos 4 and 5). There is a small triangle above each center window and the outer two windows in each bay are the original, fifteen-light, steel, industrial windows while the center window in each bay is an original, twenty-light, steel, industrial window (with a center pivot operator).

Originally, the large metal sign with embossed lettering, "HOME OF MAVRAKOS CANDIES," (see Figure 6) spanned the three central bays at the base of the second floor façade, between windows and the first floor terra cotta entablature but the iconic sign was removed after Mavrakos was sold in 1984. There are currently six decorative metal bracket light fixtures with ball globe lights mounted above a terra cotta storefront surround, which separates the first and second floors; while these fixtures are circa 2009 replacements ((Photo 5), they were designed to emulate the six original curved metal bracket, white glass globe lights that were mounted through the terra cotta storefront surround but positioned with the globe at approximately the same height as the replacements (the mounting bronze plates for most of the original fixtures are still in place).

Glazed terra cotta blocks surround the first floor storefronts (Photo 1), forming a large entablature and cornice spanning the entire façade that is visually supported by the glazed terra cotta blocks that form the corner pilasters (Photo 2) to frame all five of the storefront bays as a single opening; note in the historic photo (Figure 6) that there were no intermediary masonry pilasters between each of the storefront bays, simply the wood mullion that framed the display window glass and extended from the bulkhead (display window sill) up to the top of the transoms with the structural concrete column clearly visible behind these mullions on the interior. There were originally five storefront bays, each with center-recessed entries flanked by a single display window with a wood mullion separating each bay and what appears to have been a simple painted bulkhead running continuously under all the display windows. Above the display windows, there was a continuous transom spanning the façade, with 5-light obscured glass transom windows positioned above each storefront bay (some of which appear to have been operable windows) and the entry doors were full light wood doors with a small transom above for the address number.

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N/A
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Although today the display window units including their wood framing, the transoms and the bulkheads below have been removed from the three western storefront bays (4713, 4715, and 4717), and the openings bricked in (likely around 1998), this brick infill only extends up to the glazed terra cotta surround (in the same vertical plane as the framing around the original transoms and display window glass). From a close examination of the historic 1944 photo (Figure 6), it appears that 4715 and 4717 never had interior display window casing and actually have a black film or paint on the display window glass, likely because these two spaces were never used by other retail businesses (as confirmed by the analysis of city directories) and were utilized as part of Mavrakos operations, likely becoming the packaging rooms for Mavrakos at least by 1944 when Mavrakos was expanding its shipments to servicemen overseas (See 1951 Sanborn map notation, Figure 3). The storefront at 4713 did have an interior display window casing originally, which is partially intact today behind the brick infill wall but in recent years the back (interior) wall of the display case has been spanned by a new wood paneled partition wall with obscured glass clearstory (Photo 13), although the original recessed entry door framing and transom remain intact, as does the black and white checkerboard tile floor from the recessed entry and at least the ceiling of the display case.

While the two storefronts on the east end of the façade (4709 and 4711) have been partially rebuilt (Photos 2 and 3), they retain the original full light wood doors, the original center recessed entries with the black and white porcelain tile floors (Photo 3). On these two storefronts, recent renovations in 1998 and 2009 boarded over the transom windows and installed new wood framing around the display window glass and wood panel bulkheads, although it appears that portions of the original wood framing around the display window units and original entry doors remains intact along with the original recessed entries and recessed panel bulkheads, just covered on the exterior face with new wood framing and new plywood boards to simulate raised panels. Because it is now covered on both the interior and exterior, it is unclear, but possible, that the original transoms are also still in place. On the interior, the stained wood paneled, glass enclosed display window cases remain intact along with the original doors and their transoms (with the address numbers, 4709 and 4711) (Photos 9 and 11), as do the wood panel ceilings spanning across the top of the display window cases and the recessed doorways.

***East Elevation***

On the east elevation (Photo 7), the red brick wall with exposed concrete structural framing is divided into eight structural bays and is capped by a clay tile parapet. There were originally few windows on this elevation because of the neighboring building, but there was one original industrial steel window on the second floor of the fourth bay which was just beyond the back wall of the neighboring building and the steel window has been replaced with glass block mounted on the interior window sill (leaving the original steel window opening exposed to the elements (thus the tarp over the opening). On the second floor, in the seventh bay, an opening in the wall has been infilled with concrete block (with a wood board wall braced on the interior) and it may have originally had another industrial steel window in that area. On the first floor level, the original freight door opening in the sixth bay has also been infilled with concrete block



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N/A
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with a wood board wall on the interior. In the area of the seventh and eighth bays, there was historically a one-story garage on the neighboring property(See Figure 3), and this probably accounts for the skim coat of concrete (stucco) over the brick of these two bays. There is an flat roofed brick elevator penthouse extending above the fifth bay and a nonhistoric metal smokestack visible behind the parapet at the fourth bay.

***North Elevation (Rear/Alley Wall)***

The north elevation is also red brick with exposed concrete framing with a large window or freight door opening in nearly every one of the five structural bays (Photo 8). The rear wall has clay parapet caps, indicating that the building has an internal drainage system from the roof. The windows are the original steel industrial windows clustered into large rectangular openings of three window units (a twenty-light window flanked by twenty-five-light windows on either side). There are windows on the second floor in each bay except for the eastern most bay where there where two separate openings, one of which may have been a fire exit doorway, but it has been infilled with red brick while the other retains the original industrial steel window (one section as opposed to three). On the interior, all of these second floor rear window openings have had glass block installed (behind, the original steel windows) within the original masonry window opening, resting on the interior brick sills (Photo 26) and while it is possible that this was an alteration made while Mavrakos was operating in the building (since there are no other signs of renovations to the second floor after Mavrakos sold the building in 1984), it is also possible this was part of the exterior “refurbishment” of the building around 1998. On the first floor there is a replacement metal overhead garage door in the central bay which always seems to have been a locking bay. In the east most bay, there is a three-section folding freight door that has horizontal panels and square lights in each door section that has been covered on the exterior with temporary board-up materials but is still visible from the interior (Photo 18). In the westernmost bay, there is a two-section, industrial steel window with a narrow door with a tall transom to the west end of this bay (at the corner) that is covered on the exterior with temporary board-up materials but it is still visible from the interior as the original wood half-light (4-lights) door with a 3 over 3 light wood framed transom (Photo 19). The first-floor windows in the second and fourth bays match the second-floor windows and still retain the original steel industrial windows but they have metal security grates installed outside and CMU blocks infilling the masonry openings on top of the interior window sills.

***West Elevation***

On the west elevation, the red brick wall with exposed concrete structural framing is divided into eight structural bays and is capped by a clay tile parapet. There is a skim coat of concrete stucco on the first floor of the elevation on the front four bays of the building where the adjacent building originally abutted the Mavrakos building. There are no punched openings (windows or doors) on this elevation except for two small, 12-light, industrial steel windows near the rear of the second floor but they are currently walled over on the interior. Just recently (between November 2023 and February 2024 site visits and photography), graffiti artists managed to tag the west elevation with spray paint.

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***Interior Features***

*(Figure 4 floorplans provide a photo log and Figure 5 floorplans visually depict all original walls in red to differentiate them from later alterations.)*

First Floor Storefronts

On the interior, the first floor was originally divided into five separate storefront spaces at the front of the building (Photos 9 through 15) separated from the rear warehouse and shipping area at the third column line by a brick wall with industrial steel windows similar to those on the rear elevation. Within each of these storefront spaces, they retain the original plaster on tile wall partitions separating each of these storefront spaces. Note that the partition walls do not extend between column bays two and three on the wall line between the 4711 and 4713 storefront spaces (Photo 12), which appears to be the original condition (given the inspection of the original plaster ceiling above the dropped acoustical tile) since these two combined spaces served as the mail order center. The brick perimeter walls inside the storefronts are also plastered, except for the exposed brick, west end wall in 4717 which appears to have never been finished with plaster (Photo 15). At the back of the 4709 storefront space is the enclosed, concrete staircase to the second floor factory/offices and what appears to be an old shower room.

After Mavrakos vacated the building in 1984, the storefront spaces were all renovated for the Brown-Kortkamp Realty and Moving Company for their offices (in 4709, 4711 and 4713) and to create a large furniture storage area in the western two storefronts (4715 and 4717) with the alterations generally being additive, without removal of the original partition walls and doorways that remain intact. Most of these interior renovations appear to have been completed in 1998 according to the Randall Group Architects' plan files.<sup>2</sup> Each of the storefronts has newer vinyl tile or carpet added over the original concrete floors, dropped acoustical tile ceilings added in most of the storefronts (with the grids positioned below the mushroom column capitals) and three of the storefronts (4709, 4711, 4713) were subdivided into a series of offices with a number of different treatments primarily by building glass and wood paneled partition walls and office cubicles (none of which extend above the dropped acoustical tile ceiling height which was installed at this same time) (Photo 12). There was a drywall stud wall added spanning across 4709 (along with a wood bookcase on the wall) to separate that storefront space into two rooms (Photos 9 and 10) but the rear office did not receive a dropped acoustical ceiling, so the original finish plaster ceiling with the embossed plaster (to simulate a coffered ceiling) is still visible (Photo 10). In the front of the 4713 storefront, there is a full height wood paneled wall with an obscured glass clerestory that was built at the interior edge of the original display window cabinet (Photo 13) and across the rear portion of 4717, there is a wood framed glass partition wall which was added recently. The paired French doors on either side of 4715 (Photo 14)

<sup>2</sup> The Randle Group, Architects, "Brown-Kortkamp Realty & Moving Co. Exterior Remodeling and Site Improvement," [Architectural Plans] (St. Louis: The Randle Group, Architects, 1998) A2.

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appear to be newer doors set in what were likely original openings in the walls to internally connect the three western storefront areas for Mavrakos use of these areas for mail orders and packaging.

First Floor Warehouse

The entire section of the first floor behind the third column line was historically used as the warehouse and shipping area with an open floorplate with the exposed round concrete columns with mushroom capitals and concrete floors and ceilings (Photos 16 and 17); the concrete floor level is slightly elevated from the storefront spaces at the front of the building. Within this warehouse area, additional exposed brick walls (all original to the construction of the building) partitioned off rooms along both the east and west walls between the third through fifth column bays and there is another brick partition wall room at the northeast corner (where the original folding wood freight door remains along the exterior/north wall, Photo 18). There is also an L-shaped brick partition wall that defined the northwest section of the warehouse area as a separate work area (a two by three column bay area at the corner); although it does not appear that this area ever had actual doors across the openings in the east and south walls. Its south wall still retains the wood paneled door and original industrial steel windows (Photo 20) that provided borrowed light from the rear windows into the southern portion of the warehouse area; since one of the original freight doorways in the north wall opens into this room it is likely that this room served as an interior shipping/receiving dock. Around 1998, the entire warehouse area was converted into a storage locker facility for Brown-Kortkamp Realty and Moving Company with freestanding, corrugated metal wall lockers bolted into the original poured concrete floors (with only a net screening spanning across the top of the lockers which do not extend to the original concrete ceiling). At some point, the exposed brick walls, columns and ceilings in the warehouse section were painted and after Mavrakos sold the building, some drywall partitions were added inside the east and west corner rooms and a drywall stud wall was added across from the brick demising wall between the warehouse and storefront spaces to transform this area into an internal corridor between these original east and west corner rooms, but otherwise the warehouse area has had no alterations.

Stairs and Elevator:

At the back end of the east room in the first floor warehouse area is the freight elevator (enclosed in its own brick wall shaft); it retains the hinged metal clad door that swings open on the north wall into seventh column bay of the warehouse next to what was originally a freight door opening in the east wall. Remnants of the original wood caged freight elevator remain in the shaft and visible through the second floor elevator doorway (Photo 29) which does not appear to have had a door. The west stairs to the second floor are open, straight-run, concrete stairs with a metal pipe handrail running along the west wall of the building (Photo 21). The east stairs are full-turn, enclosed, concrete stairs with metal pipe handrails (Photo 32).

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Second Floor Factory and Offices

Very little has changed since Mavrakos vacated the second floor of the building which served as the candy factory (production area) and offices for the company. On the second floor, the ceilings are the poured concrete decking for the roof and the floors are generally the poured concrete (which served as the finish floor in some of the production areas although many of the central rooms have the rotting remnants of their original wood floors on sleepers, See Photos 25, 27, 28, 36). The mushroom capital concrete columns form a regular grid pattern on the entire second floor. The perimeter walls are painted exposed brick, except along the north wall, which has glazed brick. The partition walls are generally plaster walls although one small office just north of the elevator which has wood and glass paneled walls (Photo 29, 30). The doors are a mixture of full-light wood doors, one-light, one-panel wood doors, and two vertical panel wood doors with simple flat trim. The exposed brick walls have concrete bases and the plaster walls have flat wood bases. In the north room, there are remnants of the candy production, including a lighted hood over a raised concrete and tile covered platform where candy was spread and shaped as well as open metal shelving mounted on the opposite wall (Photo 26) and in other rooms some of the cast iron pulley wheels remain (Photos 27, 30).

There are smaller rooms paralleling the north (Photo 26), east (Photos 29 through 33) and west walls (Photos 22 through 25, 39, and 40) of the building, with the focal point being the large production room in the middle of the building (Photos 27 and 28) that is framed by plaster walls with banks of wood framed wood windows (that consist of tall, fixed, 3-light transoms above 6-light, vertical pivot sashes) lining these walls to transfer light from the adjoining spaces—the daylight transferred into this central room from the windows along both the north and south walls of the building as well as from the massive sawtooth skylights overhead, one of which is positioned at the south end of this middle production room and the other parallels it to the south (Photo 34), just inside the large open factory area (Photos 35 through 38) that spans across the south end of the building (at the façade).

At the northwest corner where the west stairs open into the second floor factory, there are two long narrow rooms paralleling the west wall of the building separated by another distinctive plaster wall lined with wood windows (Photo 22) which diffuses light from the windows on the north wall and through the windows into the middle production room (Photo 24). All of these interior wood windows seem to have originally been window units with a tall 3-light transom over a 6-light center (vertical) pivot sash (see the open sash at the far end of the middle production room, Photo 27) although a few of the pivot sashes are currently missing.

Along the west wall south of these two northwest corner rooms, are a pair of cold storage rooms, with their walls and ceilings covered with thick, painted, insulating wall panels that could be accessed through the heavy metal clad doors that opened into the middle production room as well as the open factory area at the south end of the second floor.

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Other distinctive spaces along the east side include the front (south) office which has a gabled skylight inside it (Photo 33) and the brick walls surrounding the middle office have large industrial steel windows as well as wood full light doors with 3-light transoms (on the north and south walls). Between these two offices is the east staircase that connects to the first floor at the back of the original Mavrakos retail shop in 4709).

Both of the large sawtooth skylights have steel I-beams supporting the underside of the sloped poured concrete roof on their south face with corrugated metal panels covering the ceiling and spanning between the beams while their vertical wall of windows faces north to provide diffused light to the interior; each of the seven steel, industrial windows in each skylight is divided into is a twenty-lights with a center/floating operator that pivots at the center of the window. At the base of the windows, the plaster skylight walls extend down to connect to the concrete roof/ceiling slab with columns underneath each corner and in the middle of the two column bay-wide openings (Photos 28, 34, and 35).

### Alterations and Integrity

Although the building was originally sandwiched between other commercial buildings that lined the north side of Delmar in this block, by 1960, during the height of the Mavrakos operations, the landscape was transformed by the demolition of the adjacent single storefront buildings, leaving the Mavrakos' large, broad commercial block near the east end of the block as a freestanding building, although the western third of the block also retains its massive cleaning company building, extending from the now empty narrow lot next to Mavrakos to the corner of the block to the west. Because these two large commercial buildings still dominate this block, the streetscape along the north side of Delmar in the three blocks from Walton to Euclid still retains its overall appearance as a small commercial district backing up to the surrounding historic residential neighborhoods.

On the front façade, the decorative terra cotta remains intact and in good condition and it retains all of the original steel windows on the second floor. While the display windows and transoms have been removed from the three western storefront bays and infilled within the terra cotta opening with brick, the two eastern recessed entry storefronts remain in their original configuration (although the transoms are covered with wood panels) and retain the original full light wood doors and the original black and white porcelain tile in the recessed entries. The most significant alteration is to the exterior in the three western storefronts that have been infilled with brick sometime prior to 1998 (with a metal man door on the west end of the façade). Despite this brick infill, the entire façade is still clearly and easily recognizable as the historic building and "Home of Mavrakos Candies" as seen in the 1944 photograph (See Figure 6 in comparison with Photo 1) because of the distinctive design of the entirely intact second floor brick and terra cotta façade as well as the terra cotta frame on the first floor. The historical significance of this building is its association with this candy business—the factory and offices (Criterion A: Industry) not its architectural merits (Criterion C: Architecture), so the most important factors in its historical integrity are not the original design of the façade but the features of the building that

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are more closely associated with the use of the building as the headquarters, offices and production of Mavrakos Candies.

While it is regrettable, blocking up storefronts with masonry walls installed within the original masonry opening for the historic display windows and entries was very common practice in St. Louis after World War II when retail businesses abandoned many of the commercial districts, with under-utilized buildings and warehousing creating an increased need for security.<sup>3</sup> Many other National Register nominations of St. Louis buildings have also recognized this common practice in St. Louis and noted that such blocked up openings did not have a serious impact on the overall integrity of the building as long as the infill material is placed such that the original masonry openings are clearly discernable, as is the case here with the distinctive glazed terra cotta surround on the Mavrakos building, which framed all five storefront systems as a single unit, only the wood framed display windows and transoms were removed to be infilled with a brick wall at that same plane within the original masonry opening trimmed by glazed terra cotta. In addition, parts of the slope to the central recessed entry is still visible as is its porcelain tile entry floor and some of the original display window framing remains on the interior.

Most of the original industrial steel windows remain on the sides and rear as well as all the steel windows on the front façade, but on the secondary elevations a few windows have been infilled with brick or glass block and it is unclear when these alterations were made. The alterations on the east elevation appear to date to renovations between 1998 and 2009 which seem to have resulted from the deterioration of that side wall: the one large second floor window opening in front of the elevator shaft has had the original steel window removed and the opening infilled with glass block and near the rear of this elevation CMU block has been used to infill one column bay of the wall on both the first and second floor and it is not clear if this was to repair damaged brick walls or to eliminate window openings. On the rear, one opening has been bricked in with closely matching brick, likely originally a emergency egress doorway to a fire escape but it is not clear when this alteration was made, although it is likely the fire escape was not removed until after they moved the candy factory out of the second floor in 1978. Glass block was installed from the interior within the rear window openings of both the first and second floor, but it left the original steel windows in place and it is not clear if this alteration was made while Mavrakos was still using the building or if it was part of the 1998 or 2009 renovations which originally planned to convert both the rear warehouse area of the first floor and the entire second floor into a series of storage lockers, but the first floor storage lockers were never fully installed or put into use, and the second floor was not altered at all.

The interiors of both levels, which are most closely associated with the historic significance of the building, still retain almost all of their original partition walls (See Figure 5), including the most significant partition walls—the walls that defined its functions and use as the Mavrakos Candy Company factory, storefronts and headquarters. All of the demising walls dividing the five storefront spaces (the opening between the 4711 and 4713 storefronts between column bays

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<sup>3</sup> Ibid.



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2 and originates with Mavrakos use of these two spaces as their mail order center) and all of the original, exposed brick walls dividing up the open warehouse area at the back of the first floor behind the storefronts remain as well as well as the distinctive plaster walls around the central room on the second floor that are lined with wood interior borrowed-light windows.

While the original retail space and offices have been modified by the addition of a few glass and drywall partition walls (to accommodate a real estate company offices in 1998 and a second time in 2009 for the same real estate company), these simply subdivided the original storefront spaces, retaining most of the original demising walls that formed the perimeter walls of each of the five storefront spaces while inserting office cubicles and a few partition walls and adding acoustical tile dropped ceilings (although the plaster ceilings remains above the dropped ceilings). The only alteration to the original demising walls that defined the five storefront spaces was the removal of the walls between two column bays at the back between the 4711 and 4713 storefronts to open up these two areas for the use by a single office space; physical evidence above the dropped ceilings added during the 1998-2009 renovations indicates that these sections of the original demising wall were roughly removed when the dropped ceilings were installed).<sup>4</sup> At the rear of the first floor in the former factory space, there are corrugated metal storage units that are not built-in, just inserted and affixed to the concrete floor, leaving the warehouse space in its original volume, with high concrete ceilings supported by the mushroom capital columns. The alterations on the first floor are additive, mostly from the renovations around 1998 for the realty and moving/storage business, which included adding several drywall partitions and some glass and wood paneled walls to subdivide portions of some of the storefront spaces for offices (none of which extend beyond the dropped acoustical ceilings installed at this time), building a series of partial height office cubicles and filling the warehouse area with corrugated steel storage compartments.

On the second floor, except for the removal of small sections of the partition walls at the north and south end of the room along the east wall north of the elevator and a portion of the wall near the north stairwell (See Figure 5), the second floor retains its original layout as well as the most of the historic materials and finishes, not having changed (or been used) since the factory ceased operations on the second floor. Besides the deterioration of materials due to water damage from the leaking roof and 40-plus years of disuse of the second floor, the only noticeable alterations from the original construction on the second floor were the addition of glass block on the interior of the rear window openings (leaving the steel windows in place outside), installation of insulated walls and ceiling panels along the west side cold storage room (See Photo 39) and the yellow tile cladding one wall (See Photo 25) which all appear to be renovations completed by Mavrakos; the only alterations on the second floor after Mavrakos sold the building in 1984 was the construction of a pergola-like structure in the southeast corner of the front room (See Photo 37) and the temporary plywood wall installed to brace repairs to the damaged exterior wall on the east side (See Photo 30).

<sup>4</sup> Ibid, MAK Architects, Inc., "Exterior Renovations & Site Improvement Brown Kortkamp Realty Co., [Architectural Plans] (St. Louis: MAK Architects, Inc., 2009) A1.

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**Summary**

Built in 1926 to serve as the headquarters for the Mavrakos Candy Company, the two-story commercial building located at 4709-4717 Delmar Blvd., St. Louis [Independent City], Missouri housed the company's offices, manufacturing, and distribution center, as well as one of the company's numerous retail locations (see Figure 6).<sup>5</sup> The Mavrakos Candy Company is significant locally under Criterion A: Industry for its role as a major candy manufacturer in St. Louis. Mavrakos Candy Company became the largest local chocolate company in St. Louis. With its banner sign as the "Home of Mavrakos Candies" across the front of the building, Mavrakos Candy Company supported nation-wide mail orders and at its peak 18 retail locations, over sixty franchises in a four state area, and shelf space in grocery stores and drug stores throughout the region. The company produced chocolates and confections based on the family recipes of the owner, John L. Mavrakos, with a product line that included Pecan Burrs, Molasses Puffs, Heavenly Hash, and Coconut Crescents (see Figures 19 and 21). The company grew to the point that during World War II Mavrakos developed special recipes and packaging for his chocolates so that they could survive the temperature extremes and rigors of shipping into war zones, earning the exclusive rights to ship candy to servicemen abroad. The company continued to expand its retail locations after the war, including in the new shopping malls, and began opening franchises outside of the St. Louis metro area, with their candies made, packaged and distributed from this building. The Mavrakos Candy Company was one of the few candy companies that made chocolates for their own multiple retail locations in the St. Louis area as well as for franchises and grocery stores while most St. Louis candy companies only had a single retail location or were factories for large national companies that did not have any retail stores. The Mavrakos Candy Company was constructed specifically for the company and was an industry leader in utilizing new technologies to improve production—it was one of the earliest candy companies to air condition its building, allowing it to manufacture chocolates year-round, increasing its manufacturing capacity, and furthering the Mavrakos Candy Company's role in St. Louis' industrial development during the city's heyday as one of the nation's leading industrial centers (see Figure 9 and Figure 20). The period of significance is from 1926, when the Mavrakos Candy Company moved into the building, until 1976, when the Mavrakos family sold the company.<sup>6</sup>

**History of the Mavrakos Candy Company**

John L. Mavrakos (see Figure 7) was born in Hellinicon, Greece and immigrated to the United States in 1900, originally working at a shoe factory in Boston.<sup>7</sup> Mavrakos traveled to St. Louis in 1904 to visit the World's Fair and decided to stay, reported variously as working in shoe

<sup>5</sup> *Insurance Maps of St. Louis, Missouri, Volume 5* (New York: Sanborn Map Company, 1909 corrected to 1951) 30; St. Louis, Missouri, City of St. Louis, Division of Building and Inspection, Microfilm Room, Inactive and Active Building Permits.

<sup>6</sup> "Thomas Wotka Jr., Educator, Former Businessman," *St. Louis Post Dispatch*, 17 November 1998, 33.

<sup>7</sup> "John Mavrakos Dies; Founded Candy Firm," *St. Louis Post Dispatch*, 12 January 1976, 5.

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manufacturers or opening a string of shoeshine and hat cleaning stands.<sup>8</sup> In 1907, Mavrakos partnered with J. L. Murphy to open a candy shop and soda fountain at Olive and Vandeventer [non-extant building] then in 1909 they moved into a retail space at 4949 Delmar Blvd., which was also listed as 4953, (just two blocks west of the future Mavrakos Candy Company headquarters) but that building is non-extant.<sup>9</sup> Unfortunately, they did not have much success at their new location and in 1913 Mavrakos and Murphy dissolved the partnership with Mavrakos retaining the business.<sup>10</sup>

After the dissolution of the original partnership, Mavrakos and his wife, Madeline (they married in 1912), re-organized the business into the Mavrakos Candy Company with John as the president and Madeline as the vice-president. The new company eliminated the soda fountain and focused on making high-quality chocolate and candies.<sup>11</sup> The re-organized company not only are covered from the initial failure, but by 1921 the company had opened a second retail location at 219 N. 7<sup>th</sup> Street [non-extant] and with the rapid growth of their candy business, Mavrakos commissioned the construction of a two-story commercial block to be built two blocks east of the 4949 Delmar location at 4709-4717 Delmar Blvd (see Figures 6 and 8 ). With its five retail storefront bays across the façade and a sign spanning the façade emblazoned “Home of Mavrakos Candies,” the candy business moved into their new offices, factory, and distribution center in 1926. The 4709-4711 Delmar location also served as another retail shop for Mavrakos, joining the original 4949 Delmar Blvd. store and the downtown store (219 N. 7<sup>th</sup> St.) as retail locations.<sup>12</sup>

The construction of the dedicated factory allowed the company to increase production, and it could offer a dedicated mail order department that shipped anywhere for their customers, and it made it possible to open additional retail locations in commercial districts around the city (see Figure 10). The business continued to grow, even throughout the Great Depression and by 1936 there were six retail locations (see Figures 11 and 12). In 1939 the company purchased a building at 3131 S. Grand [extant] to house the company’s eighth retail location (see Figure 13 and 18); there were now shops in many of the city’s major commercial districts:

- 4709-4717 Delmar Blvd., which is along the Delmar streetcar line on the northern edge of the Central West End, the most exclusive neighborhood in St. Louis
- 4953 Delmar Blvd. [non-extant building], near the intersection of Delmar and Kingshighway, one of the city’s major arteries

<sup>8</sup> Ibid., Curt Mathews, “Mavrakos Candy Co. Is Expanding Sales Area to Surrounding Region,” *St. Louis Post Dispatch*, 20 March 1967, 41.

<sup>9</sup> Mathews; *The St. Louis Star Times*, 4 June 1915, 13; “About Mavrakos,” [Website] Available at: <https://mavrakos.wordpress.com/about/>, Accessed 26 January 2023.

<sup>10</sup> *The St. Louis Star Times*, 4 June 1915, 13; “About Mavrakos;” “John Mavrakos Dies; Founded Candy Firm;” “Mrs. J. A. Mavrakos Funeral Services,” *St. Louis Post Dispatch*, 24 December 1972, 20.

<sup>11</sup> Mathews; “About Mavrakos;” “John Mavrakos Dies; Founded Candy Firm;” “Mrs. J. A. Mavrakos Funeral Services.”

<sup>12</sup> *Insurance Maps of St. Louis, Missouri, Volume 5*; “Mavrakos Quality” [Advertisement] *St. Louis Post Dispatch*, 16 May 1921, 4.

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- Locust and 8<sup>th</sup> Street [extant building but extensively modified], in the heart of the central business district, across from the Old Post Office
- Grand and Washington [extant building], in Midtown, a major commercial and entertainment district and just blocks from Saint Louis University
- Olive and Broadway [extant building] on the east side of downtown
- Locust and 11<sup>th</sup> Street [extant building], in the center of downtown (see Figure 11)
- 3131 S. Grand [extant building], just one block from Tower Grove Park in the major commercial district that served much of the south part of the city of St. Louis (see Figure 13).<sup>13</sup>

By 1939, they also promoted the availability of Mavrakos candies in the suburbs, including in the 6 Glaser drug stores in St. Louis County, expanding its retail market beyond their own dedicated retail stores (see Figure 12).<sup>14</sup>

John A. Mavrakos (John L. Mavrakos's son, see Figure 7) had started working at the company in the early 1930s and became a full time employee after he graduated from Washington University in 1935; he later served as a major in the U. S. Army in North Africa and Italy during World War II.<sup>15</sup> In 1943, he wrote to his father complaining that the candy he and the men received from home was often broken during shipping and chocolates would be melted. In response, John L. Mavrakos began to work on new recipes and new packaging that would allow the candy to survive shipping overseas.<sup>16</sup> After working for a year with government officials Mavrakos convinced the government to give him exclusive rights to ship candy to servicemen overseas.<sup>17</sup> Once Mavrakos was granted the exclusive rights, the Mavrakos Candy Company devoted its production to supplying the troops, advertising special "Overseas Gift Boxes" that were 3 pound, 12 ounce boxes with candies "chosen for their ability to stand long, hard travel, each piece individually wrapped so it can be carried in a pocket, and all packed in a box that will reach its destination in good order(see Figure 14)."<sup>18</sup> While their retail shops remained open where customers could still purchase individual pieces of candy or even boxes of chocolates distributed from their factory, sugar rationing meant all of Mavrakos package sales went to servicemen and servicewomen. Other wartime ads included letters from servicemen writing about how much they appreciated a taste of home or apologizing that there was no candy available for the domestic market (see Figures 15, 16, and 17).<sup>19</sup>

<sup>13</sup> "Keep Sweet for St. Patrick's Day," [Advertisement] *St. Louis Post Dispatch*, 16 March, 1939, 6; "Mavrakos Candies," [Advertisement] *St. Louis Post Dispatch*, 15 April 1936. 25; *St. Louis Post Dispatch*, 3 December 1939, 30.

<sup>14</sup> "Keep Sweet for St. Patrick's Day."

<sup>15</sup> "About Mavrakos;" "John Mavrakos Dies; Founded Candy Firm;" "John A. Mavrakos Dies; Headed Candy Firm," *St. Louis Post Dispatch*, 10 January 1975, 12.

<sup>16</sup> "About Mavrakos."

<sup>17</sup> *Ibid.*

<sup>18</sup> "For Christmas Overseas," [Advertisement] *St. Louis Post Dispatch*, 30 September 1943, 15.

<sup>19</sup> "How to Keep a Wave Brave," [Advertisement] *St. Louis Post Dispatch*, 23 January 1944, 10; "This V-Mail Letter Tells Our Story," [Advertisement] *St. Louis Post Dispatch*, 28 November 1943, 46; "Whod'a Thought Candy Was One of the Things We're Fighting for!" [Advertisement] *St. Louis Post Dispatch*, 18 November 1943, 15.

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Immediately after the war, the Mavrakos Candy Company again began producing boxes to sell to the general public but sugar shortages in 1945 limited production, even causing some other St. Louis candy manufacturers to temporarily close. John A. Mavrakos warned a reporter in August of that year that as demand increased in the cooler months some of the other candy manufacturers would only be operating three hours a day while others would close entirely, but that the Mavrakos factory would remain open and working full-time to make candy to satisfy the growing consumer demand for chocolates.<sup>20</sup> Also in 1945, home from the war, John A. Mavrakos became president of the company while John L. Mavrakos became chairman of the board.<sup>21</sup>

By 1946 the Mavrakos Candy Company production was returning to pre-war norms and Mavrakos even considered a \$500,000 expansion of the manufacturing facilities once materials were available (although it appears this addition was never completed) and they set goals to expand to a total of 18 retail locations in the St. Louis metropolitan area, opening the first of these additional stores at Forsythe and Central [extant] in downtown Clayton in 1947 (a suburb and the county seat just west of the city of St. Louis, see Figure 18). Mavrakos increased to nine locations by 1953 (see Figure 19).<sup>22</sup>

During the 1950s as suburban shopping malls began to change the retail business landscape with the development of the first indoor malls in the St. Louis metropolitan area, the Mavrakos Candy Company began to open locations in these new malls:

- in the Northland Shopping Center in 1956 [non-extant]
- in Crestwood Mall in 1958 [non-extant]
- and in South County Center in 1963 [non-extant].<sup>23</sup>

While the company was expanding, John A. Mavrakos was also working to improve the industry as a whole and in 1959 he was named “Candy Man of the Year” for his role in founding the Retail Candy Store Institute and as a past president of the Associated Retail Confectioners of the United States.<sup>24</sup> 1959 was also the year that the Mavrakos Candy Company entered into an agreement with Bettendorf-Rapp, one of the largest grocery store chains in the St. Louis region, to become the first Mavrakos Candy Company franchise.<sup>25</sup> The Mavrakos’ also looked for innovations from around the world and in 1964 they hosted German, Dutch, and Swiss candy makers from the European Confectioners Industry to discuss the candy industry. Mavrakos

<sup>20</sup> “2 Soft Drink Firms Closed, Lack Sugar,” *St. Louis Post Dispatch*, 10 August 1945, 14.

<sup>21</sup> “John A. Mavrakos Dies; Headed Candy Firm.”

<sup>22</sup> “And Now There are 8. [Advertisement],” *St. Louis Post Dispatch*, 28 September 1947, 8; “Mavrakos Candies...Another Good Thing to be Thankful For,” [Advertisement] *St. Louis Post Dispatch*. 23 November 1953, 4; “\$500,000 Expansion Plan by Mavrakos Candy Co.,” *St. Louis Post Dispatch*, 10 June 1946, 17.

<sup>23</sup> “Many New Satellite Stores Join Famous-Barr in Ceremonial Openings This Weekend at Huge South County Shopping Center,” *St. Louis Post Dispatch*, 16 October 1963, 30; “Carefully Planned,” *St. Louis Post Dispatch*, 13 August 1958, 60; “Last Leases in Northland Are Signed,” *St. Louis Post Dispatch*, 17 June 1956, 103.

<sup>24</sup> “Candy Man of the Year,” *St. Louis Post Dispatch*, 28 June 1959, 15.

<sup>25</sup> Mathews.

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explained the company's direct mail business and suggested that the European confectioners should promote Valentines Day.<sup>26</sup>

In the ensuing years, the Mavrakos Candy Company continued to expand and by 1967 the company had fourteen stores in St. Louis, a fifteenth store in Jefferson City and franchise outlets in Missouri, Illinois, Arkansas, and Oklahoma while the Mavrakos Candy Company turned out approximately 4,000,000 pounds of chocolate a year.<sup>27</sup> The company continued to expand, with a seventeenth store opening in another St. Louis suburb, Warson Woods (approximately 8 miles west of downtown St. Louis) in 1969, by which time Mavrakos candies were also being sold in 20 grocery stores and 60 franchise locations.<sup>28</sup>

The company continued to grow but in 1975 John A. Mavrakos died suddenly of a heart attack at the age of 61. Shortly after his son's death, John L. Mavrakos sold the company to long-time employee Thomas H. Wotka Jr., although he retained his role as chairman of the board until his own death in 1976.<sup>29</sup> In 1978, Wotka began construction of a new factory in Bonne Terre, approximately 60 miles southwest of St. Louis, and ceased using the Mavrakos headquarters for candy production, although he continued to use the Mavrakos Candy Company building as the business headquarters and a distribution center.<sup>30</sup> Under Wotka's leadership the company opened the 18<sup>th</sup> location in Lambert Airport [non-extant] in 1982 but in 1984, he sold the company to Fannie May, which converted the stores into Fannie May shops, no longer producing any "Mavrakos" candies and the distinctive Mavrakos recipes were later given to Dan Ayer, founder of the Chocolate, Chocolate, Chocolate Company who revived the Mavrakos brand name and recipes in 2009.<sup>31</sup>

### History of the Candy Industry

The candy industry in the United States started slowly, with most candy in the late eighteenth and early nineteenth centuries being made at home and, until the invention of Dutch cocoa in 1828, most of the candy made was sugar or honey based. By the mid-1800s there were over 300 candy manufacturers in the United States, although most were still small scale regional operations making candy in the back of a retail location.<sup>32</sup> By the 1850s, candy manufacturers

<sup>26</sup> Saint Louis, Missouri, Missouri Historical Society, Clippings Collection, *Mercantile and Manufacturing III*.

<sup>27</sup> Mathews.

<sup>28</sup> Ibid; Saint Louis, Missouri, Missouri Historical Society, Clippings Collection, *Mercantile and Manufacturing III*.

<sup>29</sup> "John A. Mavrakos Dies; Headed Candy Firm," "John Mavrakos Dies; Founded Candy Firm," "Thomas Wotka, Jr. Educator, Former Businessman."

<sup>30</sup> "Sweet Town," *St. Louis Post Dispatch*, 11 December 1981, 1; "50 Candy Makers Laid Off by New Mavrakos Owner" *St. Louis Post Dispatch*, 1 May 1978, 43..

<sup>31</sup> "About Mavrakos;" "Mavrakos Candy Co. Opened a Store at St. Louis Lambert International Airport," *St. Louis Post Dispatch*, 26 April 1982, 15; Charles Haddad "Fannie-May Buys Mavrakos Candy Co.," *St. Louis Post Dispatch*, 30 June 1984, 8.

<sup>32</sup> Julie Ann LaMouria, *National Candy Company Factory National Register Nomination* (Washington D.C.: National Park Service, 5 November 2009) 8-5; Melinda Winchester, *Jack Rabbit Candy Company Building National Register of Historic Places Nomination* (Washington D.C.: National Park Service. 9 February 2007) 8-6;



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started building dedicated factories to mass produce candy to be distributed to retailers on a regional, and later, a national scale, although most candy companies were still single location operations.<sup>33</sup>

As the nineteenth century progressed and new technologies were being developed, many of the innovations were adapted to the candy manufacturing industry. After the Civil War, many candy factories and candy companies began to use steam, allowing for more consistent and accurate temperature control, which is crucial to achieve the correct consistency for sugar-based candies and the correct temper for chocolate based candies. New equipment also made the cooking process more efficient, allowing candy makers and chocolatiers to increase their production.<sup>34</sup> The increased efficiency also allowed manufacturers to expand their product lines and develop brand names, distinct packaging, and manufacturer's labels in addition to the name of the individual type of candy.<sup>35</sup>

In 1904 when the World's Fair was held in St. Louis, over a thousand candy producers came to the fair.<sup>36</sup> In addition to their products, many of the companies demonstrated new equipment, including chocolate enrobers, candy bar making machines, and refrigeration equipment, all of which further increased the efficiency and the abilities of candy makers.<sup>37</sup> Another major technological development introduced at the World's Fair—air conditioning—also helped increase production in the candy industry in the early twentieth century. Prior to the development of air conditioning, most candy makers closed during the summer because the heat and humidity would interfere with the processes involved in making chocolates and other candies.<sup>38</sup> The development of air conditioning and its subsequent use in candy factories and kitchens further increased the availability of candy since it was now much easier for customers to purchase candy year round. At the same time, year round production also helped the employees who would have year round work, making the job more attractive which in turn helped retain employees, further increasing efficiency.

Many candy companies were founded by immigrants, in part because of the relatively low start-up costs. A newly arrived immigrant could start making candy in their own kitchen and then sell the candy from a pushcart.<sup>39</sup> Once candy makers saved up the capital, they could then open a dedicated location with a candy kitchen in the rear and retail space in front. These stores had counter service rather than self-serve options so the retail space could be relatively small with most of the stock stored in the rear, allowing the candy makers to maximize the space used for

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"Herman Goelitz, Inc.," *Encyclopedia.com*, [Website] Available at: <https://www.encyclopedia.com/books/politics-and-business-magazines/herman-goelitz-inc>, Accessed 28 September 2023.

<sup>33</sup> Ibid.

<sup>34</sup> LaMouria, 8-6.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> Winchester, 8-6.

<sup>38</sup> LaMouria, 8-8.

<sup>39</sup> Winchester, 8-9; Kelly Moffitt, "From Pixie Stix to Jelly Belly, What Famous Candies Got Their Start in the St. Louis Area?" *St. Louis on the Air*, [Website] Available at: <https://news.stlpublicradio.org/show/st-louis-on-the-air/2016-10-31/from-pixy-stix-to-jelly-belly-what-famous-candies-got-their-start-in-the-st-louis-area>, Accessed 26 January 2023.

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producing the candy. In St. Louis alone, candy companies founded by immigrants besides the Mavrakos Candy Company included Switzer's Candy Company, the Crown Candy Kitchen, the Goelitz Candy Company (which is now known as the Jelly Belly Candy Company), and Bissinger's Chocolates.<sup>40</sup> The Mavrakos Candy Company was part of a long tradition of immigrants founding candy companies and successfully growing them from small shops into large companies with factories and multiple locations.

### Candy Industry in St. Louis

As the candy industry developed, by 1880 there were 31 separate candy companies in St. Louis, most operating out of simple storefronts; that number increased to 48 companies by 1898, and they were still basically individual retail shops with the production in the back of the shop. The turn of the century saw St. Louis emerge as one of the nation's leading manufacturing centers, and in the early twentieth century, some of the St. Louis based candy businesses became factory operations, distributing their products in multiple states, and becoming the primary market maker for packaged chocolates and candies for many of the southern states.<sup>41</sup> The St. Louis candy industry continued to grow, so that by 1910 42 companies were advertising in the city directory classified ads and by 1914 the U.S. Census of Manufacturers listed 63 confectionary manufacturers in St. Louis employing 1,640 people.<sup>42</sup> By 1920, there were 89 candy companies listed in the city directory classified ads and the ensuing decade would continue to see growth in the industry with thousands of new brands and types of candy developed in the decade.<sup>43</sup> By 1930, there were still 61 candy manufacturers in St. Louis despite the onset of the Great Depression the year before, although by 1935 the number of companies advertising in the city directory had collapsed to 17 companies.<sup>44</sup> The industry began to recover by 1940 when city directory listings increased to 22 and had increased to 23 by 1946, despite World War II rationing and a sugar shortage in 1945.<sup>45</sup> By 1952, the market had improved and there were 29 candy manufacturers listed in the city directory but the 1950s also saw a period of consolidation as many smaller companies were bought by their competitors or closed because the smaller companies could not compete so that by 1955 there were only 17 companies listed and by 1960

<sup>40</sup> Moffitt, "Oh, Those Sweet Greek Americans," *The National Herald*. 30 April 2005; Winchester, 8-9; Saint Louis, Missouri, Missouri Historical Society, Vertical Files, "Bissinger's"; "About Mavrakos"; Dann Woellert, "The Hyde Park House That Candy Corn Built," *The Food Etymologist*, [Website] Available at: <https://dannwoellertthefoodetymologist.wordpress.com/2022/11/05/the-hyde-park-house-that-candy-corn-built/>, Accessed 28 September 2023; Switzer's Authentic Candy, "Switzer's Authentic Candy: Our Story," *Switzer's Authentic Candy*, [Website] Available at: [www.switzercandy.com/about/our-story](http://www.switzercandy.com/about/our-story), Accessed 8 November 2023.

<sup>41</sup> Winchester, 8-6.

<sup>42</sup> Ibis; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1910)2320, 2359.

<sup>43</sup> LaMouria, 8-7.

<sup>44</sup> *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1930) 2214, 2218, 2229; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1935) 1951, 1962.

<sup>45</sup> *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1940) 2051, 2062; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1946) 2267, 2270.

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there were only 15 companies, as there were in 1965.<sup>46</sup> The trends of consolidation continued and by 1970 there were only 7 candy manufacturers listed in the city directory and that number had dropped to 6 by 1975.<sup>47</sup>

Throughout the growth and consolidation of the St. Louis candy manufacturing industry, the Mavrakos Candy Company was an exception to the two most common trends in the industry. Most of the candy companies were single retail locations that made the candy in the rear of the store, like Merb's Candy Store, Bissinger's Chocolate Company, or the Crown Candy Kitchen. At the same time, there were a few large manufacturing locations that shipped candy nationally but did not have their own retail locations, like the National Candy Company, the Herman Goelitz Candy Company, and the Switzers Candy Company. The Mavrakos Candy Company was one of the few companies (along with the Busy Bee Candy Company) that had a factory that supplied their multiple retail stores, but it appears Mavrakos was the only one of the St. Louis candy companies to have franchise locations and shelf space in grocery and drug stores.<sup>48</sup> The Mavrakos Candy Company's unusual position in the candy manufacturing market as a regional candy company that had a factory to make candies for their own multiple retail locations as well as other stores and franchises makes the company an important example of its dual role as a manufacturer and retailer in the candy market, making the Mavrakos Candy Company important to the history of both commerce and manufacturing in St. Louis.

### Comparisons: The Other Major St. Louis Candy Companies

The National Candy Company was incorporated in 1902 when Vincent L. Price (father of the actor), merged his business with Osgood H. Peckham, August J. Walter, and Francis W. Seward, who had all owned candy factories in St. Louis. After the new combined company was formed, the company initially maintained separate factories and by 1904 the company was operating 22 factories across the country, most of which were making sugar-based candies rather than chocolates. The company consolidated its St. Louis operations in 1928 when it opened a nine-story factory in south St. Louis [4230 Gravois Ave., NR listed 11/5/09, extant, See Figure 22] that would operate year-round while maintaining its other factories around the country. Even after the companies consolidated, they continued to market their products under the individual candy names. Five years after the construction of the National Candy Company's factory, the company finally began to market all of its products under the National Candy Company name. Unlike Mavrakos Candy Company, the National Candy Company did not have its own retail locations and instead sold to independent retailers across the country. The company (and its factory) were purchased by the Chase Candy Company in St. Joseph, Missouri, which moved its

<sup>46</sup> *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1952) 2309, 2319; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1955) 2152; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1960) 136, 125, *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1965) 169, 155.

<sup>47</sup> *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1970) 134, 145; *Polk-Gould City St. Louis Directory* (St. Louis: Polk-Gould Directory Company, 1975) 106.

<sup>48</sup> "Busy Bee" Candy Company," *Campell House*. [Website] Available at: <http://campellhousemuseum.square.site/product/busy-bee-candy/14>, Accessed 8 January 8 2024.

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headquarters into the National Candy Company Building and continued to market the National Candy Company brands as well as its own brands.<sup>49</sup>

The Jack Rabbit Candy Company was started by Eugene Tuchschildt, Charles Vogel, and his brother, Joseph Vogel, all first-generation Americans, in 1919 and focusing on coconut bars, sugar puff balls, and a variety of hard candies, which differentiated it from Mavrakos Candy Company because Jack Rabbit did not make chocolates. The company had a factory at 600 N. 2<sup>nd</sup> [non-extant] in an area that is now part of the Gateway Arch National Park grounds. The company was successful enough that it incorporated in 1923 with a value of \$10,000. The company continued to grow and by 1940 the company expanded to a manufacturing building at 1928 Dr. Martin Luther King, Jr. Boulevard (formerly Franklin Avenue) [NR listed, 2/9/07, extant, See Figure 23] in a building that had been a furniture factory although its downtown location remained open until 1944. Despite the downturn in the candy industry during World War II because of sugar rationing, the company doubled its capital stock in 1942 but the company closed in 1952 after the death of Charles Vogel.<sup>50</sup>

The Bissinger Chocolate Company was started by French immigrant Karl Bissinger in 1927 in a shop at 4740 McPherson [extant] in the Central West End (See Figure 24 for a current photograph of the large commercial block today in which Bissinger's utilized one storefront as well as had their candy production center in the back of the commercial block until 2017). The Bissinger family received a royal writ to produce confections for the French throne in the seventeenth century and were still making candy in France when Karl Bissinger moved to the United States to open a confectioner's shop using his mother's recipes that were collected in an 1899 book. After Bissinger's wife died, he incorporated the company and sold it to five long time employees for one dollar, with the provision that he would be president for life but he died only five months later. By 1974 the employee-owners decided to sell out. Bud Kolbern purchased the company and expanded production to start a mail order business. The mail order business was successful enough that by 1983 the company had to build a second factory and sales went from 15,000 pounds annually to 100,000 pounds annually with mail order customers that included Ceasar Romero, Nancy Sinatra, Lee Trevino, Vincent Price, and Warren Buffett. In 2017 the company was sold to the Abel family, which operates the Chocolate, Chocolate, Chocolate Company (which opened in 1981 and also revived the Mavrakos brand using the original Mavrakos recipes in 2009).<sup>51</sup> Throughout its history, Bissinger's only sold their chocolates through their one store, rather than having multiple retail locations as Mavrakos did.

In 1888 Joe Murphy, an Irish immigrant who came to America after participating in the Fenian Rising of 1867, formed the Murphy-Switzer Candy Company with his wife Margaret and Margaret's brother, Fred Switzer, whose parents had immigrated to the United States after the Irish Potato Famine. Joe Murphy's family had run a candy store so he used the family recipes to make the candy with Margaret in their kitchen while Fred sold the candy from a pushcart on the riverfront. The company focused on caramels, butter scotches, and other mallow-type candies,

<sup>49</sup> LaMouria, 8-5 through 8-9

<sup>50</sup> Winchester, 8-8 through 8-11.

<sup>51</sup> Missouri Historical Society, "Bissinger's"

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although later they would become famous for their licorice. Although the company went bankrupt in 1893, it reorganized and continued operations and Fred Switzer acquired sole ownership of the company and changed the name to the Switzer Candy Company. Around 1900, the company moved into the 1874, five story stove factory (Excelsior Manufacturing Company) building at 612-14 N. 1<sup>st</sup> Street [non-extant] adjacent to the Eads bridge and remained at the location until the 1960s, when the company merged with Beatrice Foods. During World War I the company began to focus on licorice because of sugar rationing and became one of the largest licorice brands in the country.<sup>52</sup> Switzer Candy Company focused production on licorice and other mallow-type candies, as opposed to chocolates like Mavrakos Candy Company and Switzer's never had any retail locations, selling to retail businesses across the nation.

Emma Merb was born in Missouri around 1887 and in 1921 she opened Merb's Candy Store, which is best known for its bionic apples, which are large Granny Smith apples covered in caramel and crushed pecans, and its chocolate covered strawberries. The company expanded to include two additional locations in the 1990s (well after the period of significance for Mavrakos Candy Company). They continued to make all the candy at the original and only store [4000 S. Grand Blvd., extant, See Figure 25], during the period when Mavrakos expanded its production to support numerous retail locations. Merb's is still in business today at their original location. The store has been family owned and operated throughout its history.<sup>53</sup>

The Busy Bee Candy Company was one of the few candy companies in St. Louis besides the Mavrakos Candy Company that had a factory that supplied multiple retail locations.<sup>54</sup> The Busy Bee Candy Company was founded in 1881 by Walter, Gilbert, and William Candy with a candy factory and retail location at 417 N. Seventh St. (non-extant).<sup>55</sup> The company had expanded to seven locations by 1939, all of which were supplied by the single Busy Bee factory, where the company made chocolate candies as well as sugar and nut based candies.<sup>56</sup> Like the Mavrakos Candy Company, the Busy Bee Candy Company had multiple retail locations supplied by a

<sup>52</sup> Switzer's Authentic Candy; Melissa Wilkinson, "Candy Men: The Story of Switzer's Licorice," *Webster Kirkwood Times*, 5 October, 2020, [Website] Available at: [https://www.timesnewspapers.com/webster-kirkwoodtimes/candy-men-the-story-of-switzer-slicorice/article\\_6509d9c0-03f7-11eb-81bd-2b40eb2a75a2.html](https://www.timesnewspapers.com/webster-kirkwoodtimes/candy-men-the-story-of-switzer-slicorice/article_6509d9c0-03f7-11eb-81bd-2b40eb2a75a2.html), Accessed 28 September, 2023; Rene Knot, "Switzer Licorice's Humble Beginnings Lead to Sweet Success in St. Louis," *KSDK*, [Website] Available at: <https://www.ksdk.com/article/features/switzer-licorice-st-louis-history/63-fe6ea19c-47f0-434a-83c0-92f3b333165b>, Accessed 8 November 2023.

<sup>53</sup> Merbs Candies, "Merbs Candies" [Website] Available at: <https://MerbsCandies.com>, Accessed 9 November 2023, United States Census Bureau, "Emma Merbs," Ancestry.com, [Website] Available at: [https://www.ancestry.com/1940-census/usa/Missouri/Emma-Merb\\_30h1qn](https://www.ancestry.com/1940-census/usa/Missouri/Emma-Merb_30h1qn), Accessed 9 November 2023; Rease Kirchner, "Traditional Candies at St. Louis Sweet Shop Landmark Merb's Candies," *RFT*, 25 April 2012.

<sup>54</sup> "A Big Busy Bee Box," [Advertisement] *The St. Louis Star and Times*, 19 December 1939, 3.

<sup>55</sup> "Busy Bee Chocolates," [Postcard] *E-Bay*, [Website] Available at: <https://www.ebay.com/itm/275555996405>, Accessed 6 May 2024; "Campbell House Museum," *Facebook*, [Website] Available at: [https://www.facebook.com/campbellhousemuseum/photos/a.395443579411/10159409659534412/?type=3&paipv=0&eav=AfYvtnwHoBYKy09PHArxJSqQIpwyoRfW2oQq86r96vLAYryU3PliFxTxMB0n9W48Q&rd\\_rdr](https://www.facebook.com/campbellhousemuseum/photos/a.395443579411/10159409659534412/?type=3&paipv=0&eav=AfYvtnwHoBYKy09PHArxJSqQIpwyoRfW2oQq86r96vLAYryU3PliFxTxMB0n9W48Q&rd_rdr), Accessed 6 May 2024.

<sup>56</sup> "A Big Busy Bee Box," "Busy Bee Candy."

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single manufacturing site but the Busy Bee Candy Company with only eight locations by 1939 was considerably smaller than the Mavrakos Candy Company.<sup>57</sup> The Busy Bee Candy Company closed in 1959 and its building has been demolished.<sup>58</sup>

### Conclusion

The Mavrakos Candy Company is an important example of the candy industry in St. Louis as one of the largest chocolatiers in St. Louis for more than 60 years. The company had a regional presence, making it larger than most of the other chocolatiers in St. Louis and an important company in the larger candy industry in St. Louis. The company used family recipes developed in Greece before Mavrakos immigrated to the United States, following in the footsteps of many immigrant families who relied on the ease of entry into the market to establish a family business that would grow into a major manufacturing concern. The company followed the pattern of starting with a small retail location making small batches of candy only to later expand to occupy an entire factory building, increasing its market presence nationally through its mail order sales, shipping not only nationwide but also overseas during World War II. At the same time, it retained the iconic image of the small retail candy store with its operations throughout the metropolitan area expanding to 18 retail stores in St. Louis alone. The Mavrakos Candy Company is an excellent example of the growth of the candy industry in St. Louis and the development of a chocolate company from a small family run business into a major industry with multiple retail locations throughout the Midwest.

<sup>57</sup> "A Big Busy Bee Box."

<sup>58</sup> "Campell House Museum."



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Mavrakos Candy Company
Name of Property
St. Louis (Independent City), MO
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N/A
Name of multiple listing (if applicable)

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N/A
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Name of Property
St. Louis (Independent City), MO
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Name of Property
St. Louis (Independent City), MO
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Name of Property
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Mavrakos Candy Company
Name of Property
St. Louis (Independent City), MO
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St. Louis (Independent City), MO
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**Verbal Boundary Description** (Describe the boundaries of the property.)

A lot in City Block 3762 measuring 96 feet 6 inches by 160 feet 6 inches, Aubert Place Addition, Block 4, Lot 3 and addressed as 4709-4717 Delmar Blvd.

**Boundary Justification**

This lot incorporates all of the land associated with this building historically.

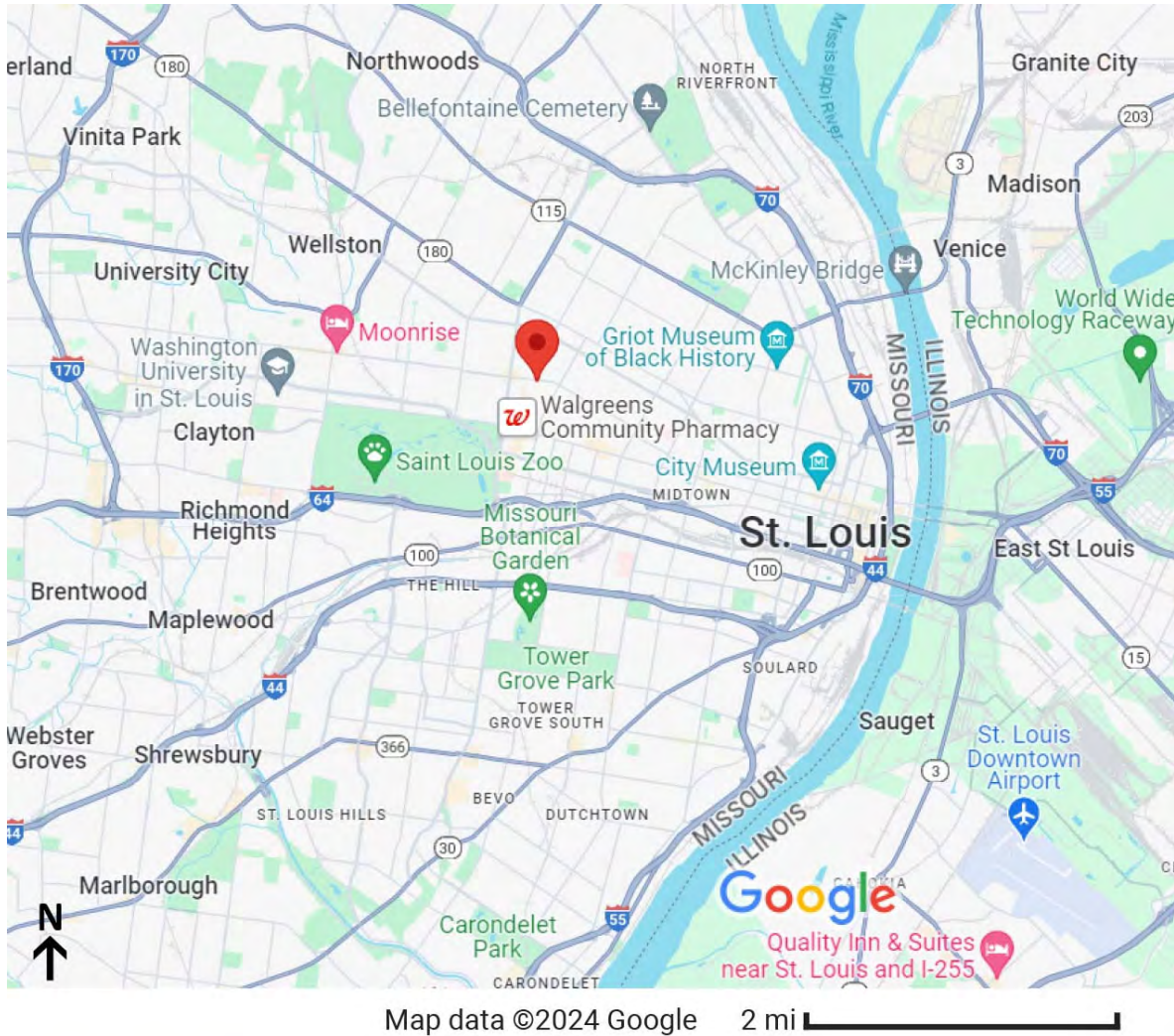


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Mavrakos Candy Company
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Figure 1: Contextual Map of 4709-4717 Delmar Blvd. from Google, Accessed 8 February 2024

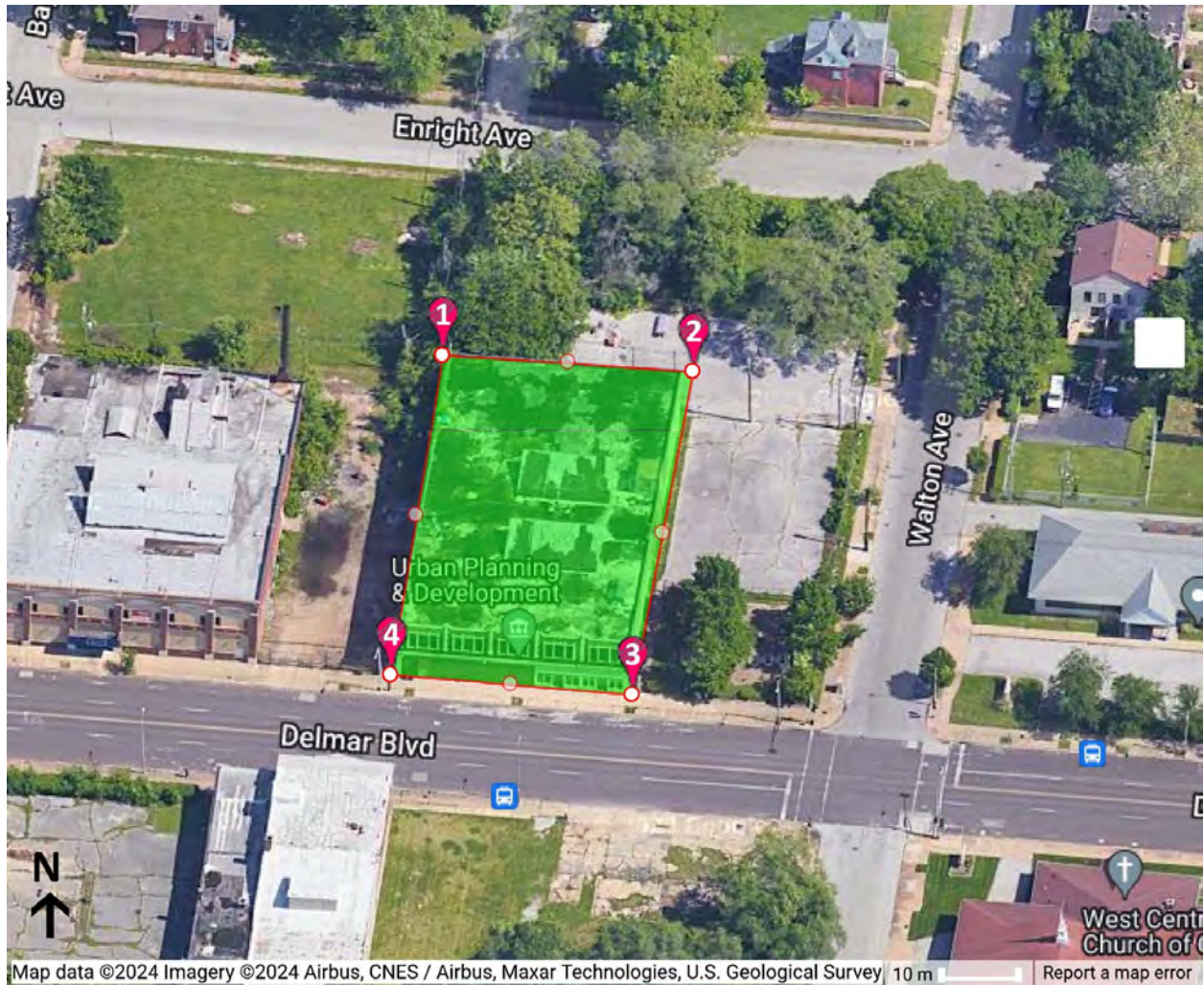


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Mavrakos Candy Company
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Figure 2: Site Map of 4709-4717 Delmar Blvd. from Google via Daft Logic, Accessed 9 February 2024



Latitude/Longitude Coordinates

- Point 1: 38.651792, -90.258241
- Point 2: 38.651759, -90.257863
- Point 3: 38.651238, -90.257949
- Point 4: 38.651264, -90.258316



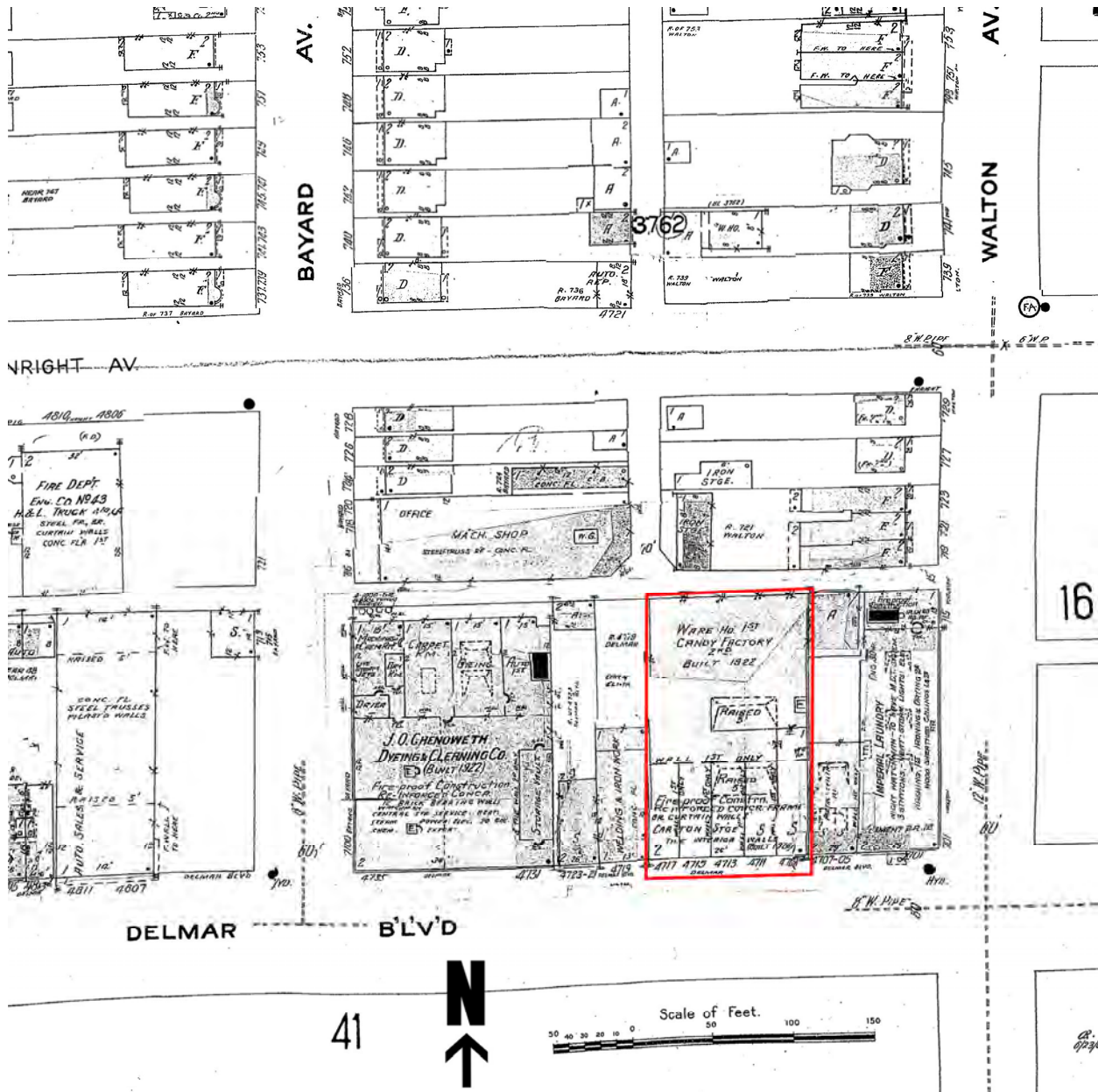
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Figure 3: Sanborn Map 1951

Insurance Maps of St. Louis, Missouri, Volume 5. New York: Sanborn Map Company, 1909,  
1909 corrected to 1932, 1909 corrected to 1951.

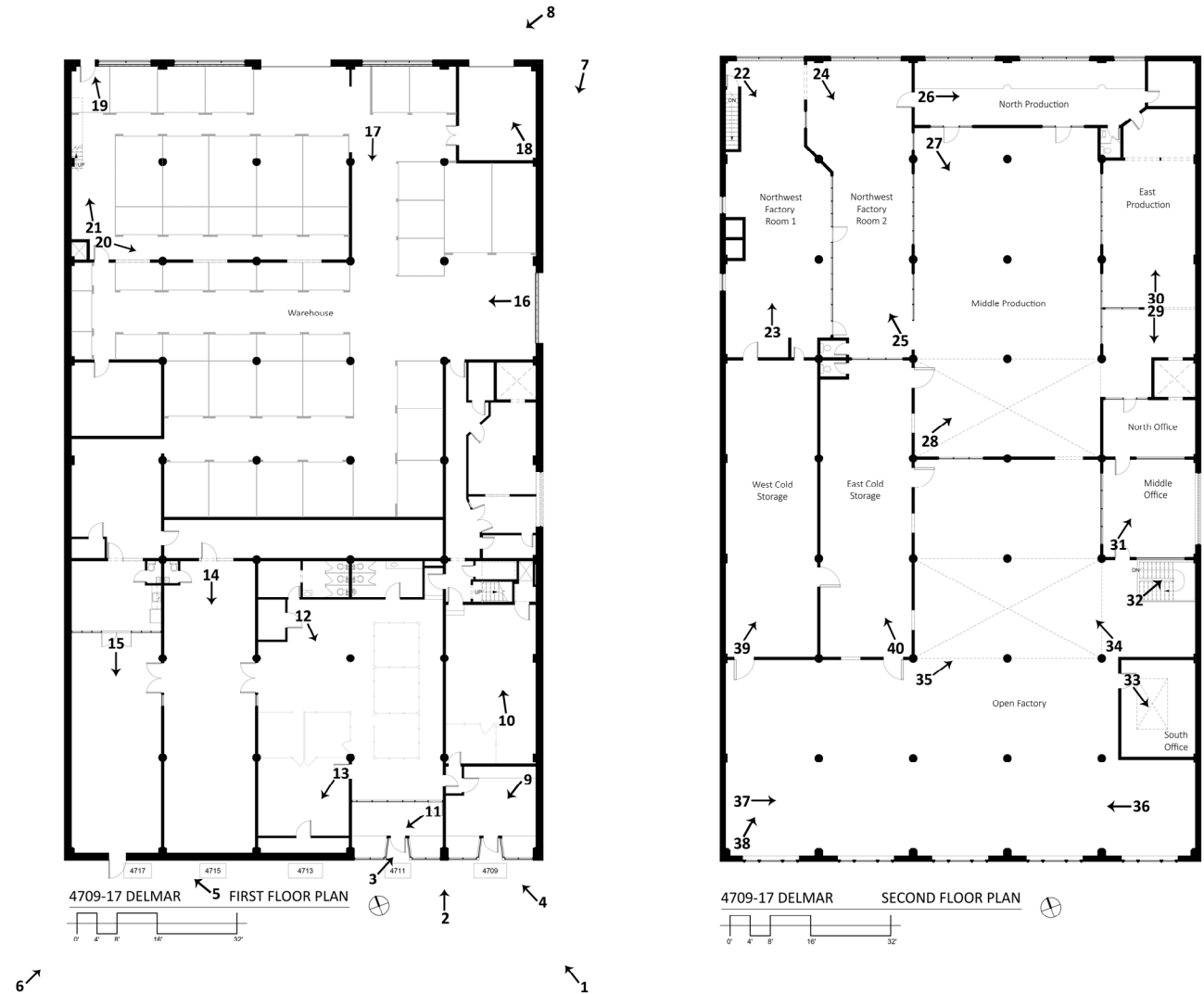


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Mavrakos Candy Company
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Figure 4: Current Floor Plans of 4709-17 Delmar Blvd. with Photo Log (Left First Floor-Right Second Floor)

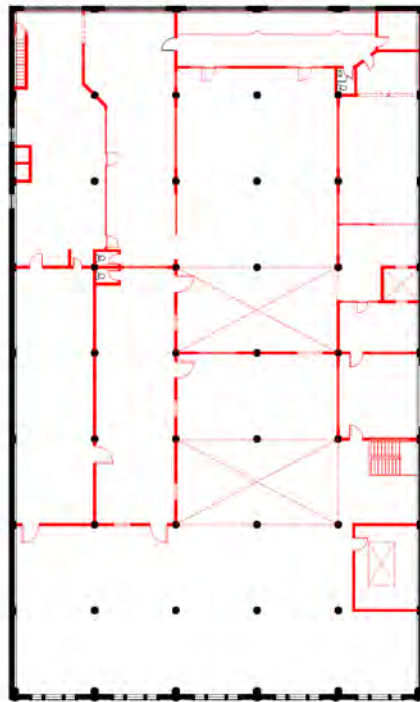


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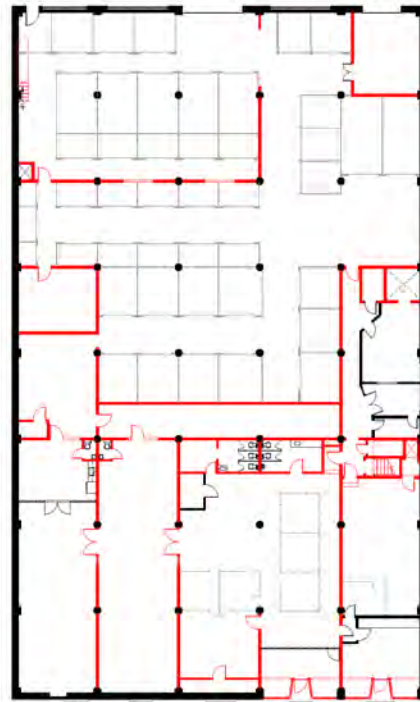
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Mavrakos Candy Company
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**Figure 5: Current Floor Plans of 4709-4717 Delmar Blvd. with Red lines identifying original partition walls (Left Second Floor-Right First Floor)**



4709-17 DELMAR SECOND FLOOR PLAN



4709-17 DELMAR FIRST FLOOR PLAN



EXISTING FLOOR PLANS  
©2009 Delmar Blvd  
10/2009

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Mavrakos Candy Company
Name of Property
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**Figure 6: Mavrakos Candies, 4709-17 Delmar, 1944; photo from “Lost Tables: Mavrakos,” *Lost Tables* [Website] <https://losttables.com/mavrakos/mavrakos.htm>. Accessed 26 January 2023.**



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Mavrakos Candy Company
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Figure 7: John L. Mavrakos & John A. Mavrakos; photos from "Lost Tables: Mavrakos" *Lost Tables* [Website] <https://losttables.com/mavrakos/mavrakos.htm>. Accessed 26 January 2023.



John L. Mavrakos



John A. Mavrakos



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Mavrakos Candy Company
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**Figure 8: Mavrakos Candies, 4709 Delmar, 1939 Associated Retail Confectioners Convention;**  
photo from "Lost Tables: Mavrakos" *Lost Tables* [Website]  
<https://losttables.com/mavrakos/mavrakos.htm>. Accessed 26 January 2023.





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**Figure 9: Photo of candy being made at Mavrakos; "Sweet Trip to Candy Shop," *St. Louis Post Dispatch* 27 July 1968 p.3.**



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Mavrakos Candy Company
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Figure 10: 1934 ad "Mavrakos Blue Ribbon Candies" *St. Louis Post Dispatch* 13 March 1934 p.9.

Carpenter Real Estate Co., and at 1530 Wash street.



**Mavrakos**  
CANDIES



**5 STORES**  
**IN ST. LOUIS**

4933 DELMAR BLVD.  
LOCUST AT EIGHTH  
GRAND AT WASH'N  
OLIVE AT B'DWAY  
4709 DELMAR BLVD.

**Here's to Pleasure!**

Our prize winning candies are probably chock-full of vitamins and calories—good for aches and pains—good for nerves and brains—but who cares? What we want to tell you is that Mavrakos Candies are pals to your palate—taste-thrilling, tongue-tickling bits of goodness that will make you reach for more and more.

**BLUE RIBBON CANDIES**

Almost a hundred pieces of delicious sweets to every pound—and each piece made to give you pleasure. The pound **\$1.50**

**WE SHIP AND DELIVER CANDY ANYWHERE**

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Mavrakos Candy Company
Name of Property
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Name of multiple listing (if applicable)

Figure 11: 1936 ad sixth store; "Mavrakos Candies," *St. Louis Post Dispatch* 15 April 1936 p.25.

**Mavrakos**  
**CANDIES**

*Have You Seen Our New Store  
at 11<sup>th</sup> and Locust?*

MANY of the visitors who have already been in tell us that it's one of the most attractive and inviting retail stores they've ever seen!

We're very proud, of course, to see the "Mavrakos" sign over such an outstanding establishment, with its many features of beauty, good taste, comfort and convenience. But we're prouder still that we have both the desire and the ability to *make the quality of candy* which has made this new 6th Mavrakos store possible.

Really, you thousands of St. Louisans, through your appreciation of this supreme quality and goodness of Mavrakos Candies, and your loyal patronage of our other 5 stores, are the ones to be congratulated upon the opening of this new, 6th store. We thank you—and hope to continue to serve you through the years to come.

Sincerely,  
**MAVRAKOS CANDY CO.**  
*John Mavrakos,*  
PRESIDENT

The 6th MAVRAKOS CANDY STORE is now open at 11th and Locust  
LOCUST AT 11TH  
4953 DELMAR BLVD.  
LOCUST AT EIGHTH  
GRAND AT WASH'N  
OLIVE AT BROADWAY  
4709 DELMAR BLVD.

WE SHIP AND DELIVER CANDY ANYWHERE

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Mavrakos Candy Company
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 12: 1939 ad lists store locations; "Keep Sweet on St. Patrick's Day," *St. Louis Post Dispatch* 16 March 1939 p.6.

**Mavrakos**  
CANDIES

**KEEP SWEET**  
— on St. Patrick's Day

Here's an unusually designed candy box. It's a green shamrock, and brimming full of choice sweets in keeping with the occasion. Chocolates, Candy Potatoes, Green Bon Bons, other St. Pat's Novelties—they're all there . . . Full Pound **Candy-Filled SHAMROCK 98¢**

**IRISH SWEETHEARTS**  
A beautiful green heart-shaped box, tied with a green satin bow, is filled with Milk and Dark Chocolates, Bon Bons, and appropriate St. Pat's Day pieces. **\$1.75**  
Two Pounds

**SALTED CASHEWS**  
Choice Cashews, toasted to a turn and daintily salted. Midget Size. Special, lb. **33¢**

4709 Delmar Blvd.  
4953 Delmar Blvd.  
Locust at Eighth  
Grand at Washington  
Olive at Broadway  
Locust at Eleventh

Mavrakos Candies at the 6 Glaser Drug Stores in the County

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Mavrakos Candy Company
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N/A
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Figure 13: 1939 ad for new store; "Mavrakos Candies—A Cordial Invitation to Visit Our New Store," *St. Louis Post Dispatch* 8 November 1939 p.23.

**Mavrakos**  
Candies

*A Cordial Invitation  
to Visit Our*

**NEW STORE**

at  
**GRAND AND HARTFORD  
(3131 SOUTH GRAND)**

**OPENING DAY  
•  
THURSDAY  
NOVEMBER  
9th**

Now, another Mavrakos Store to serve you! This newest store, located at 3131 South Grand Boulevard, brings to residents of the South Side extra convenience in selecting these fine confections.

Naturally, we are very proud of this beautiful new store with its handsome appointments and cheerful environment ... but we are prouder of the growing demand for Mavrakos Candies by St. Louisans in general which made this newest store possible—a loyal appreciation which we can only repay by our determination to continue making Mavrakos Candies as pure, wholesome and delicious as candies can be made. Thank you, St. Louis!

*Sincerely yours,*  
MAVRAKOS CANDY COMPANY  
*John Mavrakos*  
PRESIDENT

The seven Mavrakos Stores are now located at  
3131 South Grand • Prospect 0088

501 Olive	8th at Locust	11th at Locust
524 No. Grand	4709 Delmar]	4953 Delmar

We Ship and Deliver Candy Anywhere  
FOR MAIL AND PHONE ORDERS: 4709 DELMAR BLVD. • FOREST 1950

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Continuation Sheet

Section number Figures Page 44

Mavrakos Candy Company
Name of Property
St. Louis (Independent City), MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 14: WW II overseas box ad; "For Overseas Christmas," *St. Louis Post Dispatch* 30 September 1943 p.15

employers and union leaders re-bonus. situation.



*for Christmas*  
**OVERSEAS**

Who could think of a more welcomed Christmas greeting for a fighter than a box of choice Mavrakos Candies? Here's a gift especially planned for your boys overseas—Selected Mavrakos Candies, chosen for their ability to stand long, hard, travel, each piece individually wrapped so it can be carried in a pocket, and all packed in a box that will reach its destination in good order. Can be shipped to soldiers between now and October 15—to sailors until November 1st. We take care of the shipping.

**The Overseas Gift Box**  
Three pound and 12 ounces of candy in an assortment that will reach the heart of every service man. **\$3.00** Plus Postage

☆



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Mavrakos Candy Company
Name of Property
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N/A
Name of multiple listing (if applicable)

Figure 15: No candy for civilians ad; "Whod'a Thought Candy Was One of the Things We're Fighting For!" *St. Louis Post Dispatch* 18 November 1943 p.15

**Whod'a thought  
Candy**  
**was one of the things  
we're fightin' for!**

Over here, in normal times, candy is just one of the little extra niceties of life—one of the added pleasures of living.

But "over there", in wartime, soldiers tell us that candy from home is more than a wholesome, enjoyable food. It's a symbol—a symbol of the sweetness and love that is America. Candy is a symbol of the goodness that our fighters are battling to restore.

We at Mavrakos are doing every possible thing to assure plenty of candy to our people in the Armed Forces. That may mean that civilians occasionally have to do without. For the past 8 months, not a pound of Mavrakos Candies has been shipped to a civilian; while hundreds of thousands of pounds have gone to fighters. It's worth the temporary sacrifice, isn't it?

501 OLIVE (1)  
8th AT LOCUST (1)  
11th AT LOCUST (1)  
524 NO. GRAND (3)  
4953 DELMAR (8)  
4709 DELMAR (8)  
3131 SO. GRAND (18)

**Mavrakos  
Candies**

Downtown Store Hours—9:30 A. M. to 6:00 P. M.  
Other Store Hours—9:30 A. M. to 9:00 P. M.

★ ★ ★ BUY WAR SAVINGS STAMPS IN OUR STORES ★ ★ ★

National Register of Historic Places  
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Mavrakos Candy Company
Name of Property
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N/A
Name of multiple listing (if applicable)

Figure 16: WWII ad with letter; "This V-Mail Letter Tells Our Story," *St. Louis Post Dispatch* 28 November 1943 p. 46.



**This V-Mail Letter Tells Our Story**

We have been trying to tell you why, even at the risk of disappointing many of our civilian customers, we have persisted in providing Mavrakos Candies first of all to members of the Armed Forces.

Maybe we haven't told it convincingly. But this letter, written voluntarily by a fighter "over there," tells it perfectly. Read it—especially the last sentence in which he says, "It (Mavrakos Candy) revives new hopes that the day will soon come when we can return to our homes to enjoy the many pleasures that have become dim in our minds, but never to be forgotten."

**Mavrakos Candies**

Downtown Store Hours—9:30 A. M. to 6:00 P. M. ★ Other Store Hours—9:30 A. M. to 9:00 P. M.

★ ★ ★ BUY WAR SAVINGS STAMPS IN OUR STORES ★ ★ ★



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Mavrakos Candy Company
Name of Property
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N/A
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Figure 17: WWII ad candy going to waves; "How to Keep a Wave Brave," *St. Louis Post Dispatch* 23 January 1944 p.10



# HOW TO KEEP A *Wave* BRAVE!

All America salutes those smart-looking, competent girls who wear the uniform of the WAVE! They are doing a wonderful job—and they are doing it bravely!

But once in a while, we suspect, in the secrecy of her own pillow, even the most stout-hearted WAVE may find her lip trembling and her lashes moist. That's when she needs the assurance that she hasn't been forgotten by the folks back home.

So the friends and families of many a WAVE are saying "Good girl!" regularly with a box of Mavrakos Candy. That's one reason we haven't been able to supply *you* with all the candy you might have wanted.

We're sure you'll agree it's a *good* reason, won't you?

501 OLIVE (1)  
11th AT LOCUST (1)  
3131 SO. GRAND (18)  
8th AT LOCUST (1)  
524 NO. GRAND (3)  
4953 DELMAR (8)  
4709 DELMAR (8)

## Mavrakos Candies

Downtown Store Hours — 9:30 A. M. to 6:00 P. M.  
Other Store Hours — 9:30 A. M. to 9:00 P. M.

★ ★ ★ BUY WAR SAVINGS STAMPS IN OUR STORES ★ ★ ★

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N/A
Name of multiple listing (if applicable)

Figure 18: 1947 ad listing the 7 locations; "And Now There Are 8," *St. Louis Post Dispatch* 28 September 1947 p.8.

Forsythe at Central,  in Clayton

OLIVE AT BROADWAY *...and now there are 8!*

EIGHTH AT LOCUST *Yes, eight Mavrakos*

ELEVENTH AT LOCUST *CANDY STORES*

GRAND AT WASHINGTON *to Serve You!*

GRAND AT HARTFORD

4709 DELMAR

4953 DELMAR

*Now 8 Stores*

Olive at Broadway  
Eighth at Locust  
Eleventh at Locust  
Grand at Washington  
Grand at Hartford  
4709 Delmar  
4953 Delmar  
Forsythe at Central,  
in Clayton

**FIRST THERE WAS ONE.** And then there were two. And they grew—and they grew—until finally there were seven. Seven conveniently located MAVRAKOS Candy Stores to accommodate your shopping needs.

Now there are eight! Another beautiful new MAVRAKOS Store opens Friday, October 3rd, at Central Avenue and Forsythe Boulevard, in Clayton.

Easy to reach from any part of the County. Easy to park. And oh, so easy to select those wonderful MAVRAKOS Candies that St. Louisans love so well.

Won't you drop in soon—and often?

**Mavrakos**  
Candies

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Mavrakos Candy Company
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Figure 19: 1953 ad Mavrakos Thanksgiving Special; "Mavrakos Candies...Another Good Thing To Be Thankful For," *St. Louis Post Dispatch* 23 November 1953 p.4

4A Mon., Nov. 23, 1953 ST. LOUIS POST-DISPATCH

# MAVRAKOS CANDIES



*... Another Good Thing to be Thankful for!*

## MAVRAKOS THANKSGIVING SPECIAL

(PICTURED ABOVE)



**JUNIOR JOY BOX**  
Filled with wonderful Lollipops, Candy Cranberries, a cunning Chocolate Turkey, and other amazing goodies.

**75¢**

**PLANTATION MIX**—Pecans, almonds, filberts, cashews, and Virginia nuts—roasted to flavorful goodness and delicately salted.....**1.29**

**CREAM MINTS**, assorted pink and white.  
Half-lb. Box **.49¢**

**WOODLAND GOODIES**—Assorted, choice nut meats are coated with a tasty, transparent, brittle glaze—Um-m-m, wonderful!.....**1.18¢**

**CHOCOLATE TURKEYS**, solid milk chocolate—and mighty good. Various sizes.....**.29¢** and up

Assorted Dark and Milk Chocolates, plus Nut Candies, English Toffee, and Thanksgiving Novelty Pieces, are all selected for your delight in this attractive package—especially planned for this happy time.

**1.75** 1-lb. box      **2.95** 2-lb. box

**SPECIAL**  
Imported **WHOLE Cashews**, roasted in our own ovens—salted just the way you like them.....**98¢**

**9 STORES IN ST. LOUIS**  
For Mail Orders,  
Address 4711 Delmar,  
St. Louis 8  
Phone RDedale 7000



Write for beautifully illustrated folder describing Mavrakos assortments for Christmas giving—or just good eating!

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Mavrakos Candy Company
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Figure 20: 1965 ad Mavrakos Milk Chocolate; "Special...While it Lasts," *St. Louis Post Dispatch* 29 September 1965 p.31



**Special**  
... WHILE IT LASTS!

Mavrakos  
**MILK CHOCOLATE**  
IN TWO POUND BLOCKS

1st pound \$1.39  
2nd pound .10

**2 POUNDS... ONLY \$1.49**

This is the same smooth, creamy Milk Chocolate used by Mavrakos' master candy-makers in all their fine candies. Poured into a big block and scored for easy breaking into bite-size pieces.

REGULAR YEAR 'ROUND PRICE  
\$1.39 FOR ONE POUND

For Mail Orders and the Store Nearest You Call FO 1-7000

**SPECIAL**  
2 pounds @  
only \$1.49

Mavrakos  
Candies  
...they say the sweetest things

OVER 50 YEARS OF FINE CANDY MAKING

National Register of Historic Places  
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Figure 21: Ad from Ted White, "Throwback Thursday: Rossino's, Mavrakos Candy, Sappington Farmers Market & More," *St. Louis Style*, [Website] <https://stlouis.style/throwback-thursday-rossinos-mavrakos-candy-sappington-farmers-market-more/>

**YOU CAN BUY SUPERB**

**Mavrakos**  
Candies

**FOR AS LITTLE AS A DIME!**

*Yes, you'll find Mavrakos Quality—  
Mavrakos Flavor—in these Luscious  
MAVRAKOS 10¢ Candy Bars!*

You don't have to spend much money to get top candy quality. The same fine ingredients—the same years of experience—the same taste-thrilling recipes that make all MAVRAKOS Candies so good go into the making of these candy bars that sell for just a dime.

Drop in at a MAVRAKOS Store for a single bar or an assortment anytime. They're always available—they're always wonderful!

**MAVRAKOS PENOCHIO**... Maybe you call them Pralines—but whatever you call them, they're great made the Mavrakos way. Big whole pecan meats in a real maple patty made with rich cream.....**10¢**

**MAVRAKOS KICK**... A smooth, chewy marshmallow center, covered with an inviting blend of sweet milk chocolate and fresh shredded coconut.....**10¢**

**MAVRAKOS SUPER MINT**... A soft, smooth, giant cream mint coated with either dark or milk chocolate—as you like it.....**10¢**

**MAVRAKOS LICORICE STRINGS**... That old fashioned tangy licorice flavor that you've loved ever since you were a kid. A lot of it for just....**10¢**

**MAVRAKOS ECLAIR**... Marshmallow in the middle—with a coating of flavorful milk chocolate that's dotted with choice pecan meats.....**10¢**

**MAVRAKOS PEANUT BAR**... Crisp and brittle—and chock full of peanuts that have been roasted just exactly right!.....**10¢**

**MAVRAKOS RAISIN PATTY**... Big rich raisins hide coyly in a patty of sweet dark chocolate—to give you new palate pleasure at every bite...**10¢**

**MAVRAKOS PEANUT PATTY**... Lots of peanuts—lots of rich sweet milk chocolate—what a flavor combination!.....**10¢**

**[ MAVRAKOS LOLLIPOPS... A lot of fun—a lot of real wholesome goodness! Assorted pure flavors, and only.....**2 for 5¢** ]**

Downtown Store Hours—8 A. M. to 7 P. M.  
Other Store Hours—8 A. M. to 9 P. M.

**Mavrakos**  
Candies

Mail Order Address—4711 Delmar

**EIGHT STORES:**  
501 OLIVE  
8th AT LOCUST  
11th AT LOCUST  
524 N. GRAND  
3131 SO. GRAND  
4953 DELMAR  
4709 DELMAR  
7901 FORSYTHE



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N/A
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**Figure 22: National Candy Company Building, 4230 Gravois Ave., photo taken March 27, 2024 by Sheila Findall**



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N/A
Name of multiple listing (if applicable)

**Figure 23: Jack Rabbit Candy Company, 1928 Dr. Martin Luther King Dr. (Formerly 1928 Franklin)  
photo taken April 3, 2024 by Sheila Findall**



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Name of Property
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N/A
Name of multiple listing (if applicable)

**Figure 24: Bissinger's Chocolate Company, 4740 McPherson, photo taken March 27, 2024 by Sheila Findall**





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County and State
N/A
Name of multiple listing (if applicable)

**Figure 25: Merb's Candies, 4000 S. Grand Blvd., photo taken March 27, 2024 by Sheila Findall**











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