

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 6 1983
date entered

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

1. Name

historic Union Market

and/or common

2. Location

street & number Broadway end Lucas Ave, All of St. Louis City Block 121 not for publication

city, town St. Louis vicinity of

state Missouri code 29 county City of St. Louis code 510

3. Classification

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

4. Owner of Property

name 75-year lease to: Lipton Associates

street & number 800 Chestnut Street

city, town St. Louis vicinity of state MO 63101

5. Location of Legal Description

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

street & number Market Street at Tucker Boulevard

city, town St. Louis, state MO 63103

6. Representation in Existing Surveys

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

date 1975; revised April 1982 federal state county local

depository for survey records Landmarks Association of St. Louis, Inc.
721 Olive Street, Room 1113

city, town St. Louis state MO 63101

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2. Missouri State Historical Survey State
August 1983
Historic Preservation Program
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, MO 65102

Item #9

BIBLIOGRAPHY

Greater St. Louis, February 1923; October 1924; October 1925; November 1925.

Know St. Louis Weekly, 29 March 1925.

Hyde, William, and Conard, Howard L., eds. Encyclopedia of the History of St. Louis. 4 Vols. St. Louis: The Southern History Company, 1899.

St. Louis, Missouri. Missouri Historical Society. Philip Taylor, Market Master, Comp. "A Brief History of the Public Markets and Private Markets Referred to as Public Markets in the City of St. Louis, Missouri," 1961. (Mimeographed.)

St. Louis Post-Dispatch, 14 February 1925; 5 November 1925; 16 November 1927.

St. Louis Realty Record and Builder, February 1909.

St. Louis Star-Times, 4 April 1933.

Scharf, J. Thomas. History of St. Louis City and County. 2 Vols. Philadelphia: Louis H. Everts and Co., 1883.

7. Description

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

Describe the present and original (if known) physical appearance

Constructed in 1924-25, the Union Market is a four-story, reinforced concrete structure with speckled buff brick curtain walls trimmed with white terra cotta. Located at the northern edge of St. Louis' central business district, the building was designed with a spacious street level market area and three upper floors of parking facilities; it has survived in good condition with only minor alterations.

Measuring 270 feet on Broadway and North Sixth Street and 195 feet on Lucas Avenue and Convention Plaza, the building occupies a full city block. North and south elevations are articulated with seven pointed arches and east and west elevations with five which mark the first story interior market area and second story garage level; ornamental cast iron grill work screens the arches. Battered buttresses capped with terra cotta rise from pink granite bases between the arches and at the corners of the building. (Photo #1) At the southeast corner original garage entrances open to a two-way ramp. (Photo #1-far left) At the third story garage level on all elevations, small windows are grouped in threes above the arches and in pairs at the corners; they are surmounted by a projecting band of terra cotta richly embellished with shell motifs and cable and fluted moldings. The fourth story is articulated with single windows aligned with first story arches and trimmed with simple courses of terra cotta.

The interior of the building features reinforced concrete columns and floors on all stories except the fourth where steel is employed in the columns and roof structure. Market room walls are faced with white enameled brick and floors are terrazzo; stalls remaining in the market area elevated on low platforms to compensate for the slope of the floor. In the center of the south side of the market, a mezzanine level is designed with a balcony visually supported by large decorative plaster consoles and enclosed by a filigree metal railing.

Alterations to the building have been minor. On the first story, interior partition walls have been constructed to enclose a few areas including a bus terminal installed in the 1930s. The only notable changes to the exterior have been the uniform opening (circa 1969) of most of the street level archways to the impostes, the installation of glass offices and storefronts behind the arches and the opening of the northeast corner of the building at the first story (Photo #1-right). Photograph #2 illustrates the south and east elevations of the building before the alterations occurred and the otherwise close resemblance of the original structure to the building today. Current rehabilitation plans propose to maintain the original market/garage uses and return the building as close as possible to its original appearance.

8. Significance

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

Specific dates 1924-25 **Builder/Architect** Mauran, Russell & Crowell/E. E. Christopher

Statement of Significance (in one paragraph)

Union Market, St. Louis, Missouri, qualifies for listing in the National Register of Historic Places under Criteria A and C, and is significant in the following areas: **ARCHITECTURE**: One of only four extant market buildings remaining in St. Louis, Union Market was constructed in 1924-25 as the city's largest, most architecturally significant and functionally progressive market. Occupying a full city block, the building's strong presence and individuality are established by bold rhythms of large Gothic arches and battered buttressing at the lower stories. Speckled buff brick curtain walls are handsomely accented by horizontal bands of terra cotta ornament. The three-story garage above the market space was one of the city's early indoor parking facilities. **COMMERCE**: For over five decades, Union Market has served as one of the city's two principal markets and has continued a tradition of marketing established on the same site during the Civil War.

The construction in 1866 of the first Union Market¹ (located in the north half of the same city block where the present building stands) brought nineteenth century St. Louis its largest and finest market. Although by 1883 the city owned and operated seven markets throughout the city, centrally located Union Market far outranked the others in value of land and improvements² and by the turn of the century, it still boasted the largest patronage.³ Over the years, however, the market's haphazard growth with additions beyond the original building indicated a need for more space which prompted designs for a new, larger market building as early as 1899. A decade later, the old market was declared a "disgrace to the city" and a "menace to the highly improved property on Washington Avenue nearby."⁴ Observing that the market no longer served downtown residents who were shopping elsewhere, proposals were made to "move the market west and open the present site for newer and better things."⁵ Despite "perennial discussion" of plans to rebuild or relocate, no action was taken until 1923 when an 87 million dollar bond issue allotted one million dollars for the construction of a new Union Market. The adoption of the ten-year construction program was viewed as a new era for the city -- providing civic improvements needed for many years and demonstrating that St. Louis no longer was an "example of ultra conservatism or mossbackism."⁶

The first of the bond issue projects scheduled for completion, Union Market was under construction by late August 1924. At the cornerstone laying ceremonies in February 1925, Mayor Kiel underscored the significance of building the new market on a site used for market purposes since 1866: "We have made a mistake of jumping around too much. Property values have been constantly changing as the result." He urged a "civic policy of stabilizing property values by replacing old public structures with new upon the sites where the old have been long established."⁷

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Reported to be the second largest market of its kind in the world, new Union Market was a worthy successor to the faded glories of the old market. A model of cleanliness and progressive functional design, the plan improved upon other local markets by restricting market stalls to the inside of the building where market functions were separated into clearly ordered spaces installed with the most up-to-date equipment for handling food products. Located on the ground floor of the four-story building, the market area displayed terrazzo floors, white enameled brick walls and stalls with glassed-in showcases -- features designed to achieve a "perfect sanitary condition at all times." In addition, a fish market in the southwest corner and a restaurant were both partitioned off from the main area. In the center of the south side of the market area, a mezzanine floor was reserved for the market master's office and a waiting room; the balcony surrounding the mezzanine provided space for band music performances. Truck delivery was received directly in the basement which was divided into space for employees' lockers, vegetable cleaning and storage of refrigerated foodstuffs and fish; a special elevator was provided for the transport of fish to the market floor.⁸ A special feature of the building was the six hundred car garage which occupied the upper three floors.

The exterior of the building also introduced new achievements in market design in St. Louis. The first market to depart from nineteenth century conventional red brick classical forms, the buff brick and white terra cotta building evoked an Italian Gothic spirit and presented impressive monumental facades on all four elevations. According to a document placed in the cornerstone, preliminary sketches for the new market were drawn up by prominent St. Louis architects, Mauran, Russell & Crowell and "detailed plans based on these sketches" were completed by the office of the Board of Public Service.⁹ Chairman of the City Plan Commission from 1917 to 1937, Ernest John Russell, most likely worked with fellow Commission member Edward E. Christopher (chief architect for the Board of Public Service) who was credited with the market design by a local newspaper. Both Russell and John Lawrence Mauran worked in the St. Louis office of the Boston firm Shepley, Rutan & Coolidge before forming a partnership in 1900; M.I.T.-trained William DeForrest Crowell was made a partner in 1911. The firm earned a distinguished reputation for designs of major churches, commercial and residential buildings in St. Louis as well as for buildings outside Missouri. Russell served as national President of the American Institute of Architects from 1932 to 1935 and was actively involved in St. Louis civic life in various capacities.

Scarcely two years after the market opened in November 1925 with three days of fanfare and festivities, it was reported that the "finest market in the nation. . . if not an actual failure, it is obviously not a success." Notwithstanding the fact that the building was a "thing of beauty" with "every known devise for handling food cleanly and attractively," the market was struggling to hold its own and one-fifth of the stalls were unoccupied. Among the leading factors attributed to its failure were the appearance of chain stores with lower prices, neighborhood stores, delivery service and shopping by telephone. In short, the new market was already obsolete, "a memorial

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to the habits of a passing age; a marker to shifting customs." The "shawl" trade of "older-fashioned" wives and mothers who took pride in personally selecting family food was being supplanted by the modern housewife who "just won't be bothered any more than necessary with the labors of homekeeping."¹⁰ A few years later the situation had not improved and only thirty-three of the one hundred stalls were rented. Blame was placed on City Hall policies which, in contrast to those of large markets in other cities, did not allow merchants a percentage share in gross receipts or promote group advertising.¹¹

Efforts to increase city revenue and usage of the market included the conversion of a portion of the building to a bus terminal in the mid-1930s and more recently, partial occupancy as a senior citizens' center. Although the market never fully realized its commercial potential, it was able to maintain a number of long-term tenants over the years whose stalls continued to attract a steady clientele. Declining occupancy, however, prompted the city to close the market in the fall of 1982 and seek redevelopment in the private sector on a leasehold basis. After denying various proposals which unsuccessfully attempted to finance redevelopment projects, the city has entered into a seventy-five year lease agreement with a developer who plans to return the building as closely as possible to its original appearance and bring new shops, food stalls and fresh produce stands to the market while continuing to utilize the upper stories as a parking garage. Planned amenities are being coordinated with the owners/developers of the Old May Company Department Store (listed: National Register-June 23, 1983) located immediately south of the Market. The complementary projects should help reestablish the historic northern edge of the Central Business District.

FOOTNOTES

¹A wagon market is reported to have existed on the site during the Civil War years.

²J. Thomas Scharf, History of St. Louis City and County, 2 vols. (Philadelphia: Louis H. Everts and Co., 1883), 1: 750.

³William Hyde and Howard L. Conard, eds., Encyclopedia of the History of St. Louis, 4 vols. (St. Louis: The Southern History Co, 1899), 3: 1361.

⁴St. Louis Realty Record and Builder, February 1909.

⁵Ibid.

⁶Greater St. Louis, February 1923, p. 32.

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⁷St. Louis Post-Dispatch, 14 February 1925.

⁸Greater St. Louis, October 1925 and November 1925; Know St. Louis Weekly, 29 March 1935; St. Louis Post-Dispatch, 14 February 1925 and 5 November 1925.

⁹William E. Rolfe, "Historical Sketch of the St. Louis Union Market," (1925) as quoted in, Philip Taylor, Market Master, comp., "A Brief History of the Public Markets Referred to as Public Markets in the City of St. Louis, Missouri" (1961), collection of the Missouri Historical Society, St. Louis, Missouri. (Mimeographed.)

¹⁰St. Louis Post-Dispatch, 16 November 1927.

¹¹St. Louis Star-Times, 4 April 1933.

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State Contact Person

1. James M. Denny, Chief, Registration
and Survey
Department of Natural Resources
Division of Parks & Historic
Preservation
Historic Preservation Program
P.O. Box 176
Jefferson City,

August, 1983

314/751-4096

Missouri 65102

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreeage of nominated property approximately 1.25 acres

Quadrangle name Granite City, IL/MO

Quadrangle scale 1:24,000

UTM References

A

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

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

E

Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

Union Market is located in City Block 121 and fronts 270 feet on Broadway and Sixth Street; and 190 feet on Lucas Avenue and Convention Plaza.

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

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By © 1983, Landmarks Association of St. Louis, Inc.

name/title Mary M. Stiritz, Research Associate

organization Landmarks Association of St. Louis, Inc. date 12 August 1983

street & number 721 Olive Street, Room 1113 telephone 314-421-6474

city or town St. Louis state MO 63101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Director and State Historic Preservation Officer

title Department of Natural Resources

date 4/23/83

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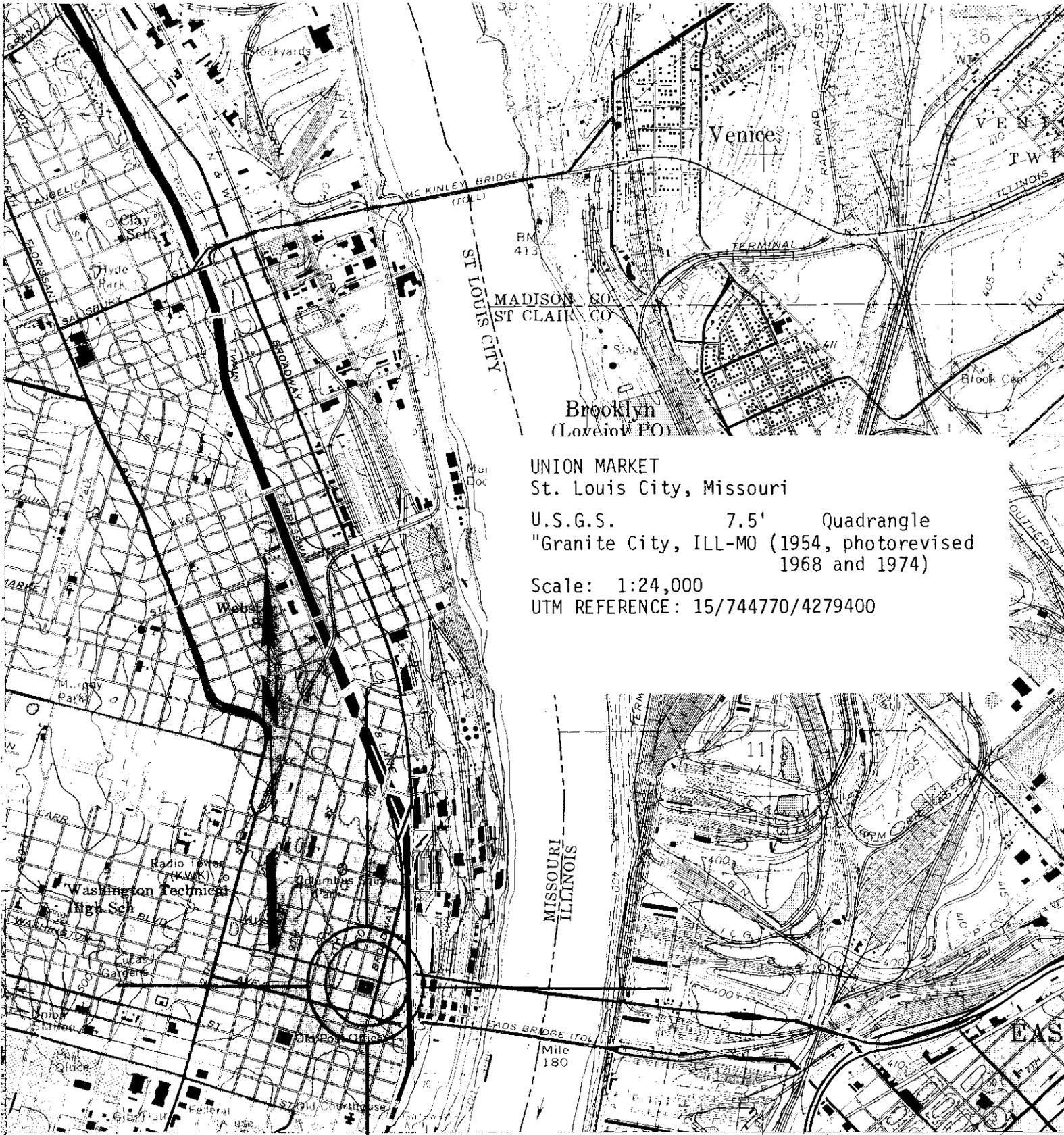
I hereby certify that this property is included in the National Register

Keeper of the National Register

date 1/16/89

Attest:

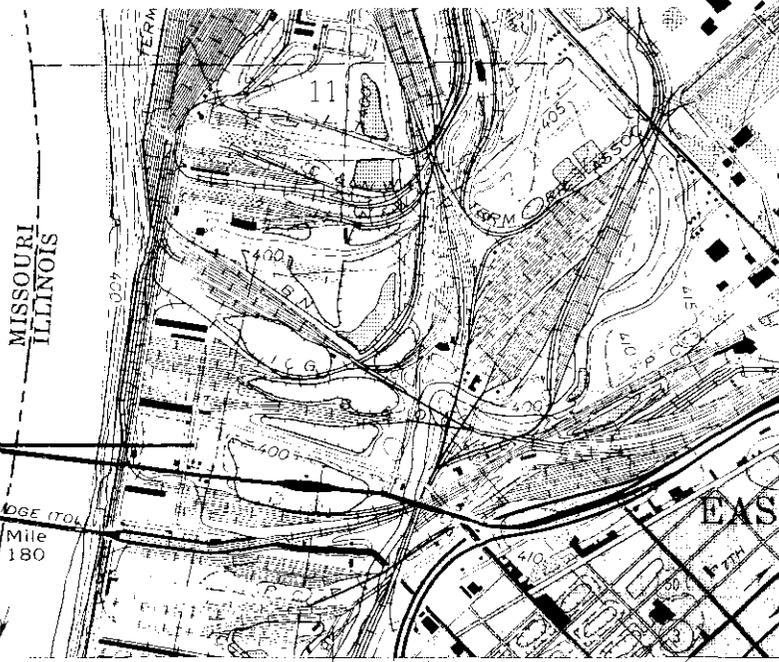
date _____



UNION MARKET
St. Louis City, Missouri

U.S.G.S. 7.5' Quadrangle
"Granite City, ILL-MO (1954, photorevised
1968 and 1974)

Scale: 1:24,000
UTM REFERENCE: 15/744770/4279400



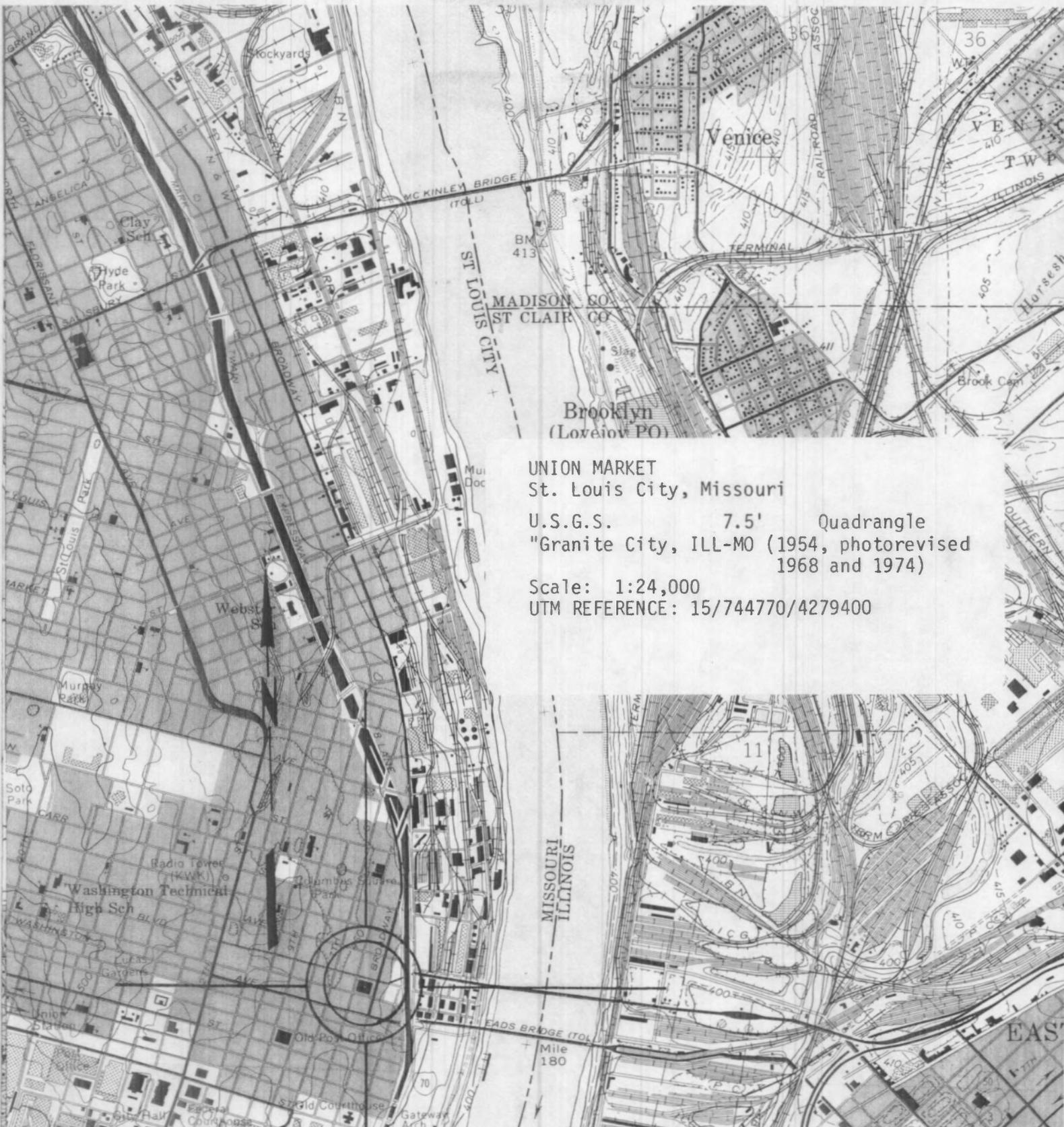
SCALE 1:24,000

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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092



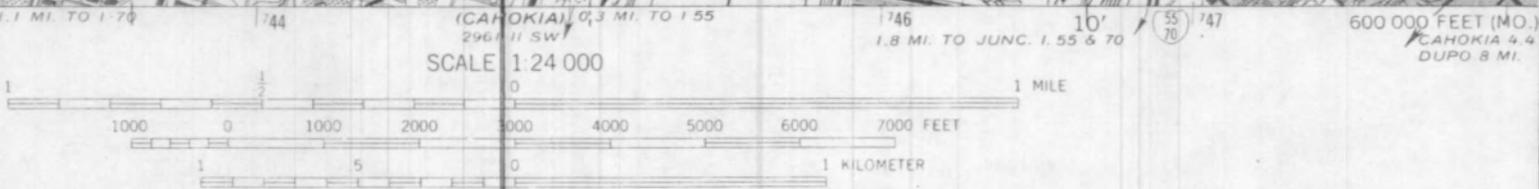
QUADRANGLE LOCATION



UNION MARKET
St. Louis City, Missouri

U.S.G.S. 7.5' Quadrangle
"Granite City, ILL-MO (1954, photorevised
1968 and 1974)

Scale: 1:24,000
UTM REFERENCE: 15/744770/4279400



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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
STATE GEOLOGICAL SURVEY URBAN ILLINOIS 61001



UNION MARKET
St. Louis, Missouri

#1 of 2 Broadway (east) and
Convention Plaza (north)
elevations.

Date: 1980
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing southwest.



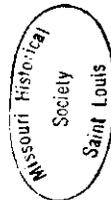
UNION MARKET
St. Louis, Missouri

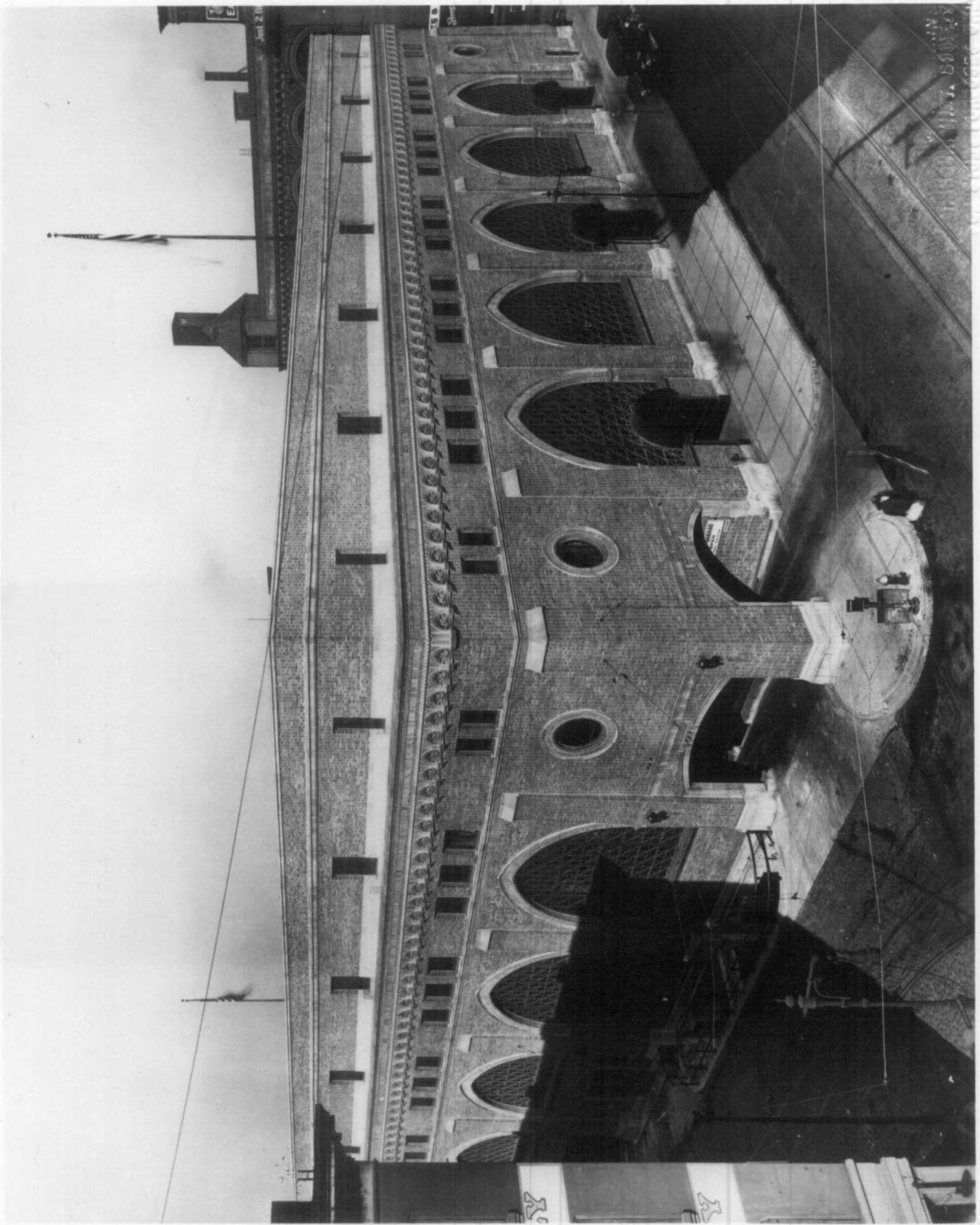
#2 of 2 Broadway (east) and
Lucas (south) elevations.

Date: c. 1930
Negative & Photocopy: Missouri
Historical Society,
St. Louis, Missouri.

Camera facing northeast.

THIS PICTURE MAY NOT BE REPRODUCED WITHOUT
PERMISSION OF THE MISSOURI HISTORICAL SOCIETY.





THE UNIVERSITY OF CHICAGO PRESS
1900

#1

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
OVERALL VIEW AT NORTHEAST CORNER

Photographer: Steve Knarr 3/1/82



#2

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
DETAIL OF TERRA COTTA FRIEZE AT
SOUTHEAST CORNER

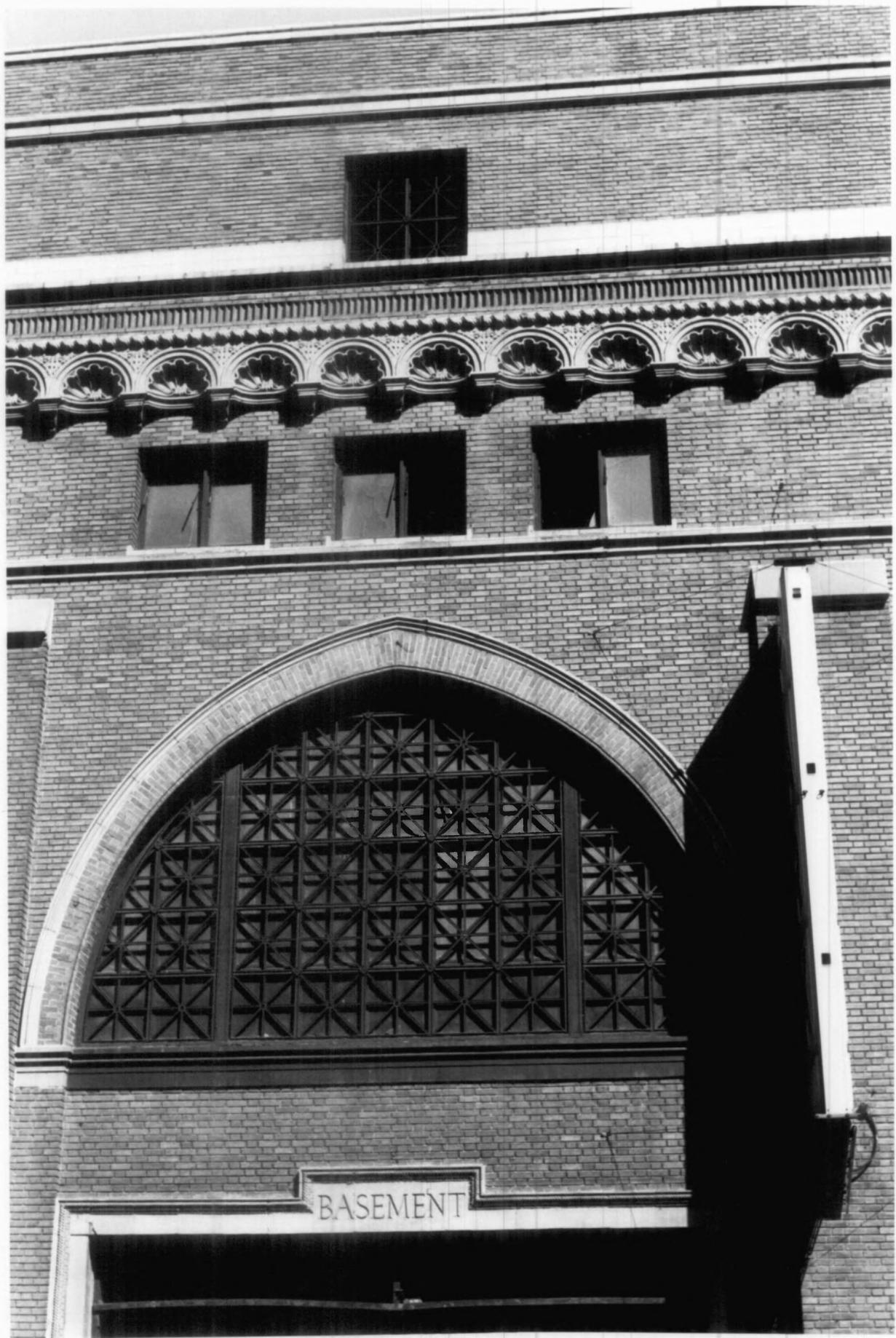
Photographer: Steve Knarr 3/1/82



#3

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
DETAIL OF ENTRY TO PARKING GARAGE

Photographer: Steve Knarr 3/1/82



BASEMENT

#4

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
OVERALL VIEW OF NORTH FACADE

Photographer: Steve Knarr 3/1/82



#5

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
VIEW OF MARKET FLOOR THROUGH BALCONY
RAIL

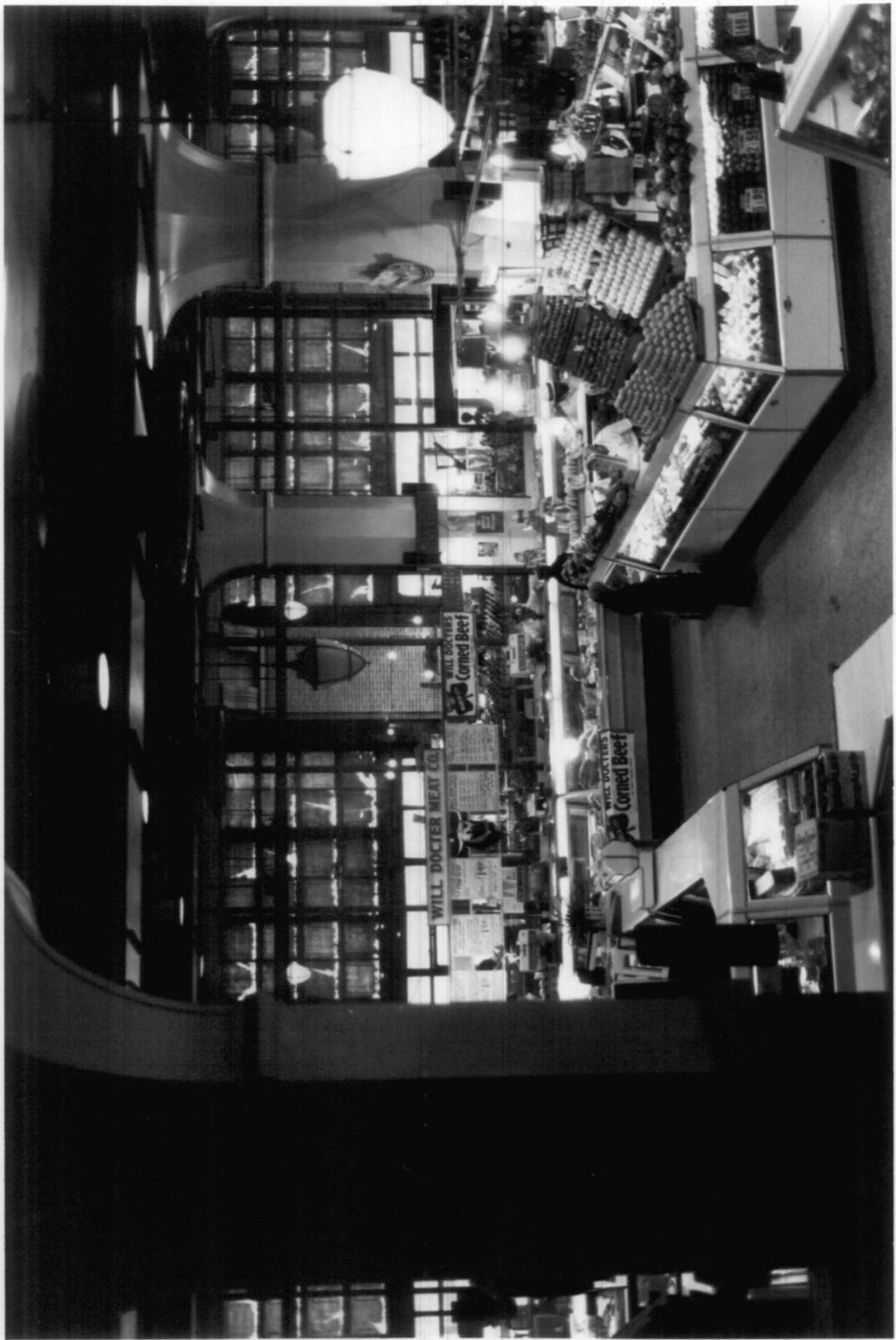
Photographer: Steve Knarr 3/1/82



#6

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
VIEW OF EXISTING FRUIT STAND FROM
BALCONY

Photographer: Steve Knarr 3/1/82



#7

UNION MARKET BUILDING - 1924
ST. LOUIS CENTRAL BUSINESS DISTRICT
INTERIOR OF PRESENT UNION MARKET SPACE
DETAIL OF COLUMN AND ORNAMENTAL IRON
WORK OF BALCONY

Photographer: Steve Knarr 3/1/82



DELI SANDWICHES
ROAST BEEF 2.15
CORN BEEF 2.15
PASTRAMI 2.15
HAM & CHEESE 2.15
SALAMI 2.15
—all above sandwiches on white, rye,
or wheat including a kosher pickle

CREGG'S
SPECIAL SANDWICHES
POOR BOY on french bread 2.00
REUBEN on rye bread 2.00
HAM & TURKEY 2.00
TUNA SALAD 2.00
ALL CHEESE SANDWICHES 1.50
HOT KNISHES
20¢ extra for cheese

Cregg's
CHEESE
SANDWICHES