

Stockyards Exchange Building  
200 North Concord Street  
South Saint Paul  
Dakota County  
Minnesota

HABS No. MN-151

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
Rocky Mountain Regional Office  
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P.O. Box 25287  
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HISTORIC AMERICAN BUILDINGS SURVEY  
 STOCKYARDS EXCHANGE BUILDING

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**Building Name:** Stockyards Exchange Building  
**HABS Number:** MN-151

**Location:** 200 North Concord Street  
 South Saint Paul, Minnesota

**Original Owner:** Saint Paul Union Stockyard Company

**Present Owner:** South Saint Paul Housing and  
 Redevelopment Agency

**Date of Construction:** 1887: Main Building  
 1912: Annex (first through third floors)  
 1927: Annex (fourth through sixth floors)

**Architect:** 1887 Main Building: C. A. Reed  
 1912 Annex: A. H. Stem  
 1917 Annex: A. H. Stem

**Present Use:** Abandoned

**Significance:**

In 1979, the Stockyards Exchange Building, including the 1887 building and the 1912/1917 annex, was determined to be of sufficient national significance to be listed in the National Register of Historic Places. The building was nominated for its association with the development of the St. Paul Stockyards which, in the early 1900's, became "the United States largest stocker, feeder, and milch cow market...", and also with the development of meat packing in Minnesota which "supplied dressed meat to a large part of the world". The Stockyards Exchange Building is also recognized for its local significance of having served the community of South Saint Paul as the first Post Office, first meeting place for the City Council, first bank (Stockyards National Bank), and as a meeting place for community groups.

Although the 1887 building is primarily associated with the beginning of these significant developments, the annex additions were constructed by the original business and were the direct result of the increased growth and success of that business. The

annex allowed the business to grow and expand, while remaining in its original location, at a time when the industry reached its peak of production. The 1887 building and the annex continued to serve the same business until 1977, when reductions in the industry necessitated moving the business to a new smaller building.

Of secondary significance is the recognition of the 1887 building as a fine local example of late 19th Century commercial architecture in Richardsonian Romanesque style, designed by the local architect C.A. Reed, and the recognition of the annex as an example of early 20th Century office building design. It is also notable that the Stockyard Company remained in the same location for 90 years and that the interiors are relatively unaltered since their construction.

## Part I. Historical Information

The construction of the Stockyards Exchange Building and the incorporation of the City of South Saint Paul are inextricably connected not only to each other, but also to the development of the livestock market and the meat packing industry which nurtured them.

The year 1887 began with the Minnesota Legislature incorporating the City of South Saint Paul. This same year saw the incorporation of the Saint Paul Union Stockyard Company and the construction of their new headquarters, the Stockyards Exchange Building. This new building not only served as the corporate offices for the new business, but also provided the City with its first bank (the Stockyards National Bank), and included space for its first civic activities such as the Post Office, City Council Chambers and meeting space for local fraternal and community groups.

The Stockyard Company chose C.A. Reed of St. Paul as the architect for their new building. For his design, Reed selected the Romanesque Revival style which reflected the civic importance of the building. This style had been popularized by the Boston architect H.H. Richardson and his designs for civic buildings on the east coast. Locally this style was also chosen for such important buildings as the James J. Hill mansion on Summit Avenue in St. Paul and the Minneapolis City Hall/Courthouse.

Reed set the building into a hillside with its three story front facing the bluff of the City to the west and its four story back overlooking the stockyards complex to the east. The building is rectangular in shape topped by a high pitched hip roof with gabled dormers centered on each facade. There are round towers or turrets at each of the four corners, which are topped with metal domes, and a rusticated stone arched portico serves as the building's main (west) entrance. The building is clad with a two-story rusticated stone base and smooth red brick on the upper two stories with stone lintels and sills at the windows.

It appears that the 1887 building provided ample space for the Union Stockyards Company until approximately 1906 when C.A. Reed, now a partner in the firm of Reed and Stem of St. Paul and New York, was commissioned to design an addition. For unknown reasons, this building was never constructed.

By 1912, after 25 years of use, the original 25,500-square-foot building was too small for all of the company's operations and they again went back to Reed and Stem for the design of an addition to house the headquarters of the Stockyards National Bank. C.A. Reed had died in 1911 resulting in the annex being designed by A.H. Stem. The 19,200 square foot, three story addition was positioned ten feet to the north of the original building, and the two buildings were connected by a narrow link structure. This 64 foot by 93 foot annex utilized the new technology of reinforced concrete, being constructed with a reinforced concrete frame. The design of this addition is a reserved use of the Classic Revival style. The major decoration of this addition is reserved for the front (west) facade with terra cotta columns and cornices up to the top of the second floor and terra cotta surrounds on the third floor windows. The remainder of the building is of brick with patterns formed by various types of brick coursing.

In 1917 a second, 19,200 square foot, three story addition was added above the 1912 addition. Again Reed and Stem designed in the Neoclassical style and were able to blend the second addition to the first to produce a homogeneous building. The design of these additions shows a great respect for the original 1887 building by providing exteriors which are of similar scale with rather plain facades and which serve as a backdrop to the more vibrant Romanesque Revival style of the 1887 building.

## Part II. Architectural Information

### A. General Statement

The original 1887 building was designed in the Romanesque Revival style popular at the time due to the influence of Boston architect H.H. Richardson. The building demonstrates many of the characteristics of this style including a massive, rusticated rough stone base, and the use of round forms, in this case at the corners of the building, where round towers project from the plane of the facade. The building was set into the hillside, with a three story front facade facing west, towards the city and a four story facade facing east, towards the stockyards and the Mississippi river. The building is rectangular in shape with a high-pitched hip roof. The floors of the building above the stone base are clad in brick, with the shingled roof and metal clad domes on each corner tower.

The 1912/1917 annex to the Stockyards Exchange Building is a simple Classical Revival building. The 1912 portion of the annex was dominated by decorative terra cotta columns, cornices and window surrounds. The first floor windows were covered with

iron bars. The second floor windows were divided horizontally into three sections with the upper transom having a decorative multi-pane sash. The fixed sash of the second floor windows was also used for painted signage. The third floor windows were one over one double-hung wood sash windows with square terra cotta surrounds or lintels. The original entrance was in the right bay of the west facade. The entrance opening originally had a suspended canopy and was flanked by wall-hung globe light fixtures. To the south of the entrance on the south elevation there was a small, metal frame entrance vestibule.

Except for the removal of a cornice above the third floor windows, all the elements of the original 1912 annex were retained in the 1917 expansion. The most significant exterior alteration to the 1912 portion occurred in the 1960s or 1970s with the redesign and rebuilding of the entrance. The suspended canopy was removed, the original entrance opening was resided, removing the terra cotta detailing, and the opening was infilled with an aluminum frame, glass and brick. The new entrance design also replaced the small metal frame vestibule on the south elevation with a large aluminum frame, glass and brick entrance vestibule with a flat built-up roof.

The west side of the 1912 annex was dominated by the decorative terra cotta. The three floors added to the annex in 1917 were faced in brick, which changed the dominant appearance of the facade from terra cotta to brick. The 1917 addition also altered the composition of the west facade from a two-part division of base and top to a three-part division of base, body and top.

While relatively intact, the building does show its seventeen years of neglect. The exterior windows show weathering and rot due to the lack of paint. The terra cotta capitals have been damaged by vandals and moisture. The interior of the building is primarily intact, but some cosmetic damage has occurred due to vandalism. There has been some damage to the ceiling of the sixth floor due to roof leakage. The internal concrete frame structure is intact, as is a majority of the interior finishes and trim, including terrazzo flooring in the hallways, glazed brick wainscots, interior transoms, and oak base, chair rail and crown moldings.

## B. Description of Exterior

1. 1887 Building: The original 1887 building is rectangular with a round tower or turret at each of the four corners. The base is of rusticated stone, one story high at the front (west) and two stories high at the rear (east). The stone base terminates in a smooth stone band with a stone cornice. The two floors above the base are clad in red brick, terminating in a decorative frieze of brick with accents projected beyond the plane of the wall, directly below the metal soffit of the roof eave. The roof is a high-pitched hip form, surfaced with asphalt shingles. At the roof, a brick and stone clad gabled dormer, flanked by stone chimneys, is centered on each of the four facades. The line of the fascia/cornice at the roof eave continues around the tower at each corner,

and one story of each tower extends above this cornice line at the attic level. Another cornice line at the top of tower forms the base of the metal dome of the tower at each corner. On the west side, the main entry to the building includes a rusticated stone arch portico which is an extension of the building's base, including the terminating smooth stone course and cornice. There are small stone piers at the corners of the portico roof.

The smaller north and south facades have 3 evenly spaced window openings on each floor, and a pair of windows in the dormers. Each corner tower has 3 evenly spaced windows at each floor, with five evenly spaced windows at the attic level. The larger east and west facades have a centered grouping of three windows, with 3 evenly spaced windows to each side of the center group. The east and west dormers have a group of three windows as well. At the east facade the center windows are at heights slightly different from the rest of the windows, since these windows fall at the stairway landings, and the smooth course at the top of the stone base is raised to surround the group of windows directly above the arched entry opening, between the second and third floors. The windows on the first through third floors are wood sash double-hung windows with flat stone lintels and stone sills. The second floor windows also have an additional upper transom sash. At the first (lower) floor, the windows on the three exposed sides (north, east and south) have segmented stone arches. The north facade of the 1887 building was modified somewhat with the connection of the annex.

2. 1912/1917 Annex: The annex has also changed little from the views of the historic photographs. The exception is the main entry area, where the original split-level entrance at the southwest corner has been infilled and replaced with the addition of a modern side entry vestibule. This vestibule addition abuts the northwest turret of the 1887 building. The 1912/1917 annex is essentially a rectangle in plan and was constructed in two phases with the first three floors completed in 1912, and floors four through six added in 1917.

The primary (west) facade is a symmetrical five bay facade. The five and one-half story elevation is divided horizontally into a three parts. A one and one-half story terra cotta faced base, a three story body and a tall one story cap. The base consists of a raised basement and the second or main floor and is finished with decorative glazed terra cotta window surrounds, pilasters and cornice. The windows are picture windows divided into three horizontal parts; a narrow operating bottom sash, a large fixed sash and a small operating transom sash.

The body of the building consists of floors three through five and is faced in brick. The third story windows, which date to the 1912 portion of the annex, have terra cotta blocks surrounding the window openings. The fourth and fifth floor, part of the 1917 annex addition, have simple window openings with stone sills. There are rectangular panels of brick headers between the third and fourth floor windows and the fourth and fifth floor windows.

The body of the facade is separated from the cap by a moderate pressed metal cornice. This originally was painted white. The top consists of the sixth floor and has taller window openings with decorative brick surrounds. The windows consist of single and paired one over one double hung wood sash windows and fixed three and four light wood transoms. The cap is topped with a large pressed metal cornice and a brick parapet with stone coping.

The south facade consists of three bays. The front (west) bay has the same treatment as the west side and single one over one double-hung wood sash windows. The remaining bays have brick cladding and paired windows. The rest of this facade is the seven story elevator and stair tower that connects the 1912 and 1917 additions to the 1887 building.

The north facade consists of six bays. The second floor window openings, except for the eastern most and western most, have been infilled with brick. There is also a elevated walkway to the building to the north. The windows on the third, fourth and fifth floors are paired one over one double hung wood sash. The windows on the sixth floor are paired one over one double hung wood sash with transoms.

The rear (east) facade is a symmetrical five bay division with paired windows. The north side and rear elevations retain the three part horizontal division of base, body and cap but use brick corbelling to divide the parts. The full height of the basement level (first floor) is exposed and is differentiated with a thicker wall capped with a stone water-table.

The roof of the building is a gently sloping built up roof with one skylights. It is surrounded by a brick parapet with stone and clay tile coping.

### C. Description of Interior

1. 1887 Building: The original building was constructed of interior and exterior masonry bearing walls supporting wood- framed floors and a timber-framed roof structure. The first (lower) floor contained the boiler room, and other office and storage areas. The second (main) floor contained the public offices of the building. The third and fourth floors were used for offices, and the attic spaces were used for storage.

Interior wall surfaces were finished in plaster, floors were hardwood, and ceilings were of pressed metal. Significant amounts of oak woodwork were also installed, including raised panel wainscot, storage cabinets and casework, doors and fireplace mantels. Most of this original material is still present in the building, and most items that have been dismantled appear to have been stockpiled in the building. The wood structure of the 1887 building and the interior finishes have been damaged by moisture and years of neglect.

2. 1912/1917 Annex: The exterior walls of the annex were constructed of structural clay tile with brick cladding on the exterior and lath and plaster on the interior. The interior dividing walls were constructed with a gypsum block called Pyrobar (manufactured by the United States Gypsum Company) and finished with plaster. All floors of the annex align with the floors of the 1887 original building.

The interior of the 1912/1917 annex contain significant portions of the original materials and finishes, including terrazzo flooring; glazed brick wainscots in the corridors; oak millwork including doors, frames, base, chair rails and cabinets; as well as many original light fixtures. The concrete structure of the 1912/1917 annex has been somewhat affected by the infiltration of water and freeze/thaw damage.

The first floor contained office and storage areas with a small mechanical room. The original glazed brick wainscot, interior doors and transoms remain, as do most of the original light fixtures. Several of the first floor windows have been infilled with brick or concrete masonry. The original entry at the southwest corner was altered with the addition of the side vestibule. The remainder of the first floor is in relatively good condition.

The second floor has undergone the most alterations in the 1912 portion of the annex. This area was originally used by the Stockyards National Bank, and later by other bank organizations. Remodeling work included the addition of a suspended ceiling which obscures the original highly-detailed decorative plaster ceiling, and the replacement of all original wall and floor finishes. Several windows on the north wall have been infilled with brick and finished on the interior with plaster. Two large vaults were added, as were stairs which accessed the elevated walkway connecting with the building across the alley to the north. This floor was also altered when the original split-level entry was enclosed and the side vestibule was added.

On the third through sixth floors the majority of the original finishes and millwork remain, including many of the original light fixtures and interior transoms. The central hallways on these floors retain the terrazzo flooring. Some alterations have occurred, including the addition of temporary partitions constructed of wood studs and paneling, which were added in open floor areas to create private offices. Other alterations include the removal of original dividing walls, the addition of suspended ceilings, and changes in doors and doorways.

#### D. Site

The Stockyards Exchange Building and annex occupies the entire lot. The main (west) facade is separated from Concord Exchange Street by approximately ten feet of sidewalk. This sidewalk is relatively unchanged from the photographs except that the city of South Saint Paul added several trees, light fixtures, planters and bollards in the 1970s. The buildings surrounding the Stockyards Exchange Building 1912/1917 annex

are all of more recent construction. The Globe Publishing Building, across the alley to the north, was built to support the banking functions in the 1912/1917 annex and is connected to the annex with an above ground walkway spanning the alley.

Concord Exchange Street on the west side of the building was historically the major street, as can be seen in the historic photographs. Recently, in order to widen this route to four lanes it was necessary to relocate the major route to the east of the building, replacing the original Chicago North Western Railroad bed. This is probably the major change to the building's environment on the east side of the building, but it helped to maintain the environment along the building's main (west) facade.

### Part III. Sources of Information

#### Historic Photographs

The following three historic photographs show the development of the Stockyards Exchange Building and its additions. These photographs are from the collection of the Minnesota Historical Society (MHS) Collection and are reproduced here with permission.

1. **View from the Southwest, ca. 1920, by C.P. Gibson (MHS: MD2.9/SP3.1/p2)**

This photograph reveals details of the building and site which are no longer extant. A low iron fence surrounds the site of the 1887 building. Hitching posts are seen along Grand Avenue (Carroll Blvd.) Building signs are placed in front of an iron railing on top of the stone portico. The copper finials on the turrets are higher and more ornate than those existing today. Also visible are the iron braces between the chimneys flanking the dormers. Lettering identifying the various firms in the building can be seen in several windows. On the main (second) floor, leaded glass is visible in many of the exterior transoms. The 1912/1917 annex can be seen in the background.

2. **View of 1912 Building from the West, 1915 (MHS: MD2.9/SP3.1/r4)**

This is a post card photograph taken shortly after completion of the 1912 portion of the annex, and prior to the 1917 addition to the annex. This view shows the original main entry off of Concord Street with an adjacent side entrance vestibule to the south. Over the main entry is a suspended canopy, and wall-hung light fixtures flank the entry. This photo has been retouched to erase the adjacent 1887 building and link.

3. **View of the 1912 Building from the Southwest, ca. 1920 (MHS: MD2.9/SP3.1/p4)**

This view shows more details of the 1912/1917 annex, the link and the original relationship between the annex and the 1887 building. The original entry can be seen with its suspended canopy and side vestibule. Lettering on windows was also used here to identify businesses in the building.

**Bibliography**

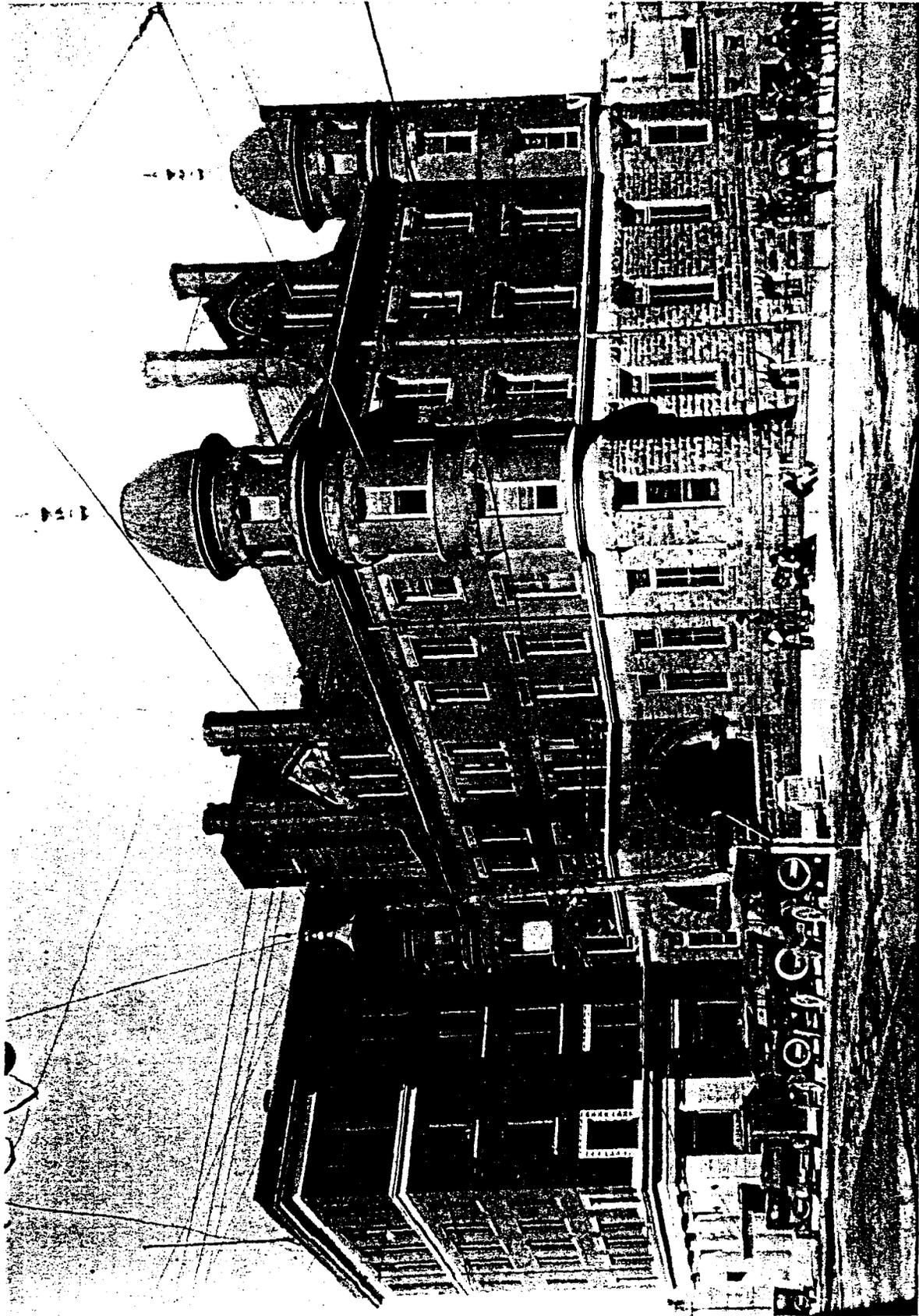
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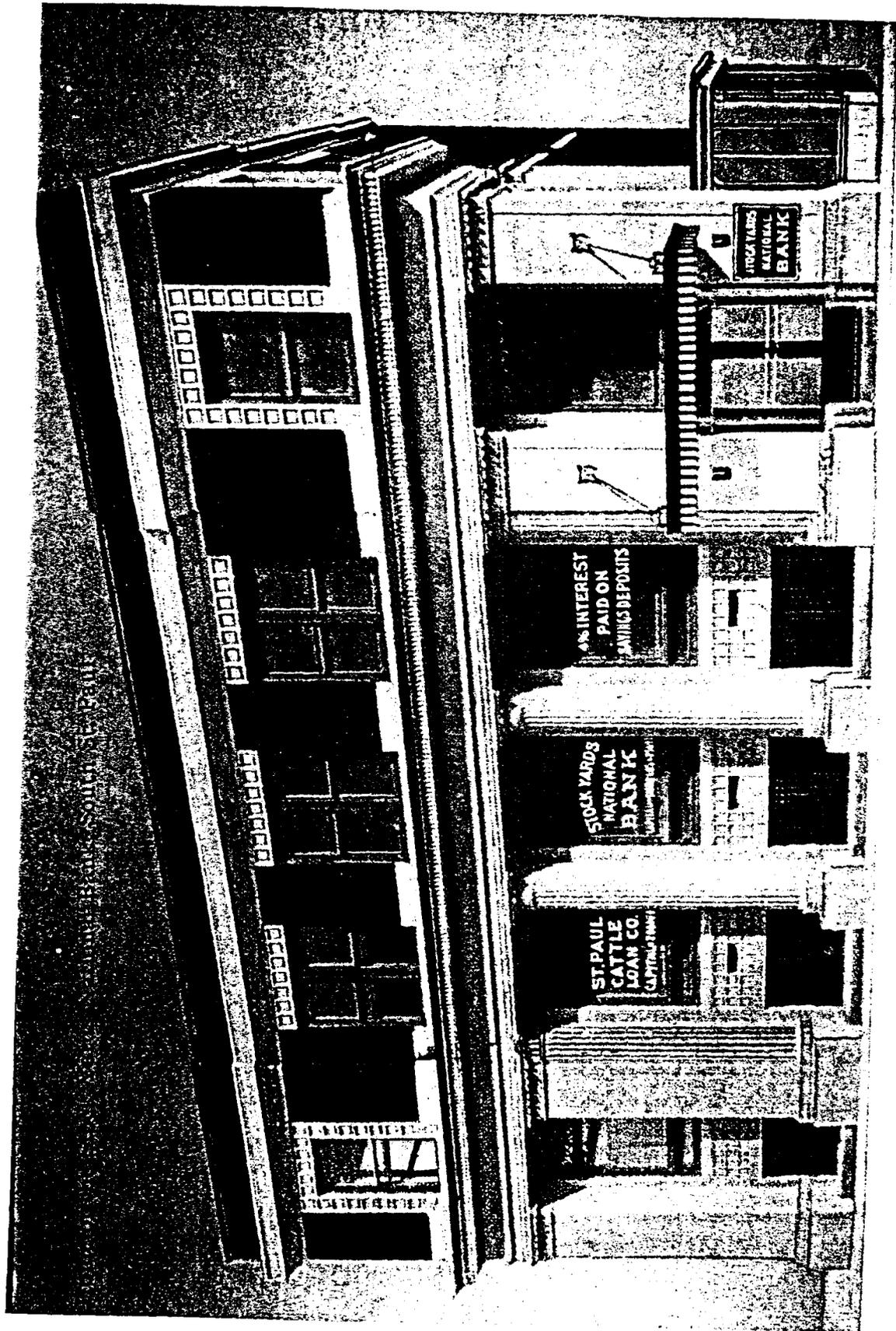
**Project Information**

The South Saint Paul Stockyards Exchange 1912 & 1917 Additions was documented for the Historic American Buildings Survey by Miller-Dunwiddie Associates of Minneapolis, Minnesota and sponsored by the South Saint Paul Housing and Redevelopment Agency. Recording was conducted under the direction of the Rocky Mountain Regional Office of the National Park Service by Jennifer Hanson, Fred Zlock, Tom Altenhoff and Kenneth Martin during the Summer of 1994. Large-format photography and the written history were by Kenneth Martin.

Historic Photograph: View from the Southwest, ca. 1920, by C.P. Gibson



Historic Photograph: View of 1912 Building from the West, 1915



**Historic Photograph: View of the 1912 Building from the Southwest. c. 1920**

