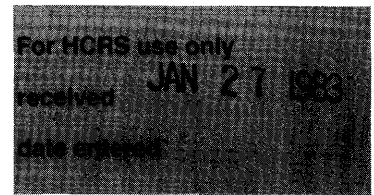


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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



1. Name

historic Krank Building

and/or common Iris Park Place

2. Location

street & number 1855 W. University Avenue N/A not for publication

city, town St. Paul N/A vicinity of congressional district 4th

state Minnesota code 232 county Ramsey code 123

3. Classification

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

4. Owner of Property

name Palen-Kimball Company

street & number 2505 W. University Avenue

city, town St. Paul N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Ramsey County Courthouse

street & number 15 W. Kellogg Boulevard

city, town St. Paul state Minnesota 55102

6. Representation in Existing Surveys

title Historic Sites Survey of St. Paul and Ramsey County has this property been determined eligible? yes no

date 12/80-11/82 federal state county local

depository for survey records Ramsey County Historical Society
75 W. Fifth Street, Room 323

city, town St. Paul state Minnesota 55102

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	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The A. J. Krank Manufacturing Company Building, a three story brick factory built in 1926, is located on University Avenue, the major thoroughfare in St. Paul's Midway, a wholesaling and industrial area which derives its name from its strategic location between Minneapolis and St. Paul. The building is located directly opposite Porkey's—a 1950's example of roadside architecture which is one of the few drive-ins still standing in the Twin Cities, and opposite Lake Iris Park, the heart of the Lake Iris Park neighborhood which was planned in the 1880's as a middle class commuter suburb, but which now contains many subdivided, deteriorating Victorian houses isolated from the surrounding residential and commercial areas by four major traffic arteries.

Unlike most of the buildings on University Avenue, the Krank Building is set back approximately seventy-five feet from the street. This feature enhances its appearance by setting it apart from others on the street and by providing one of the few substantial green spaces in front of a commercial building on all of University Avenue. Immediately west of the Krank Building is the five story, University of Minnesota Administrative Services building, constructed ca. 1960. This tall building has no setback and thus provides the Krank Building's front lawn with a sense of enclosure, and gives it an illusion of shelter from the traffic of busy University Avenue. There is a narrow alley between the Krank Building and the University of Minnesota Building which leads to the Krank Building parking lot. Behind the parking lot are the Minnesota Transfer Railway Company's tracks, though the spur which was once located on the east side of the Krank Building is no longer in use and has been covered over with blacktop.

The Krank Building is a three story, rectangular building which is 160' long and 80' wide. The building is faced in dark brown and red brick and brightly colored architectural terra cotta. Almost all of the terra cotta work on the main facade depicts urns and vases of flowers, which was probably a symbolic reference to the Krank Company's involvement in the cosmetics industry. The building sits on a cement base with concrete footings and it was constructed employing structural slabs and mushroom capped cement column supports between the floors. The main facade is eight bays wide, and its design is basically symmetrical. Dividing the bays are brick piers which extend to the top of the facade. The two piers at the corners of the main facade are wider than those in the middle. They project slightly, and are capped by tall, thin rectangular terra cotta panels depicting urns filled with roses.

Within each bay there is a tripartite grouping of rectangular "steel factory sash" which have 14" x 20" lights, and which have one wide expanse of glass in the center flanked by thin panels of glass.* The larger, middle expanses of glass have central panes that swing out from the base to provide ventilation. The windows are divided by brick piers which extend from the base to below the cornice level. They are capped by thin cream colored terra cotta bands, and are topped by diaper patterned brickwork at the cornice level. This arrangement of brick piers and vertically aligned large window openings adds a vertical emphasis which contrasts with the horizontal massing of the building, and which gives the building an Art Deco flavor.

The second bay on the main facade contains the main entrance to the building; while the corresponding bay on the east end of this facade was designed as a display case for the Krank Company's products, and now serves as a window. It is almost identical to the bay which contains the entrance. The first story of each of these bays projects slightly and has buff colored cut stone pilasters and lintels adorned with green and yellow architectural terra cotta. The pilasters and lintels enframe the entrance and display

(continued)

*Information derived from notations on the architects' drawings.

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INVENTORY -- NOMINATION FORM**

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Krank Building, 1855 W. University Ave., St. Paul, MN; Ramsey Co.

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area openings, and are affixed to brick piers. The pilasters have decorative terra cotta capitals and bases which depict sheaves of grain. The lintels are adorned with central cut stone panels flanked by green and yellow figures which depict the male equivalent of mermaids with bands of palmette molding. The main entrance is recessed and is framed by a band of rope molding. The brick piers to which the pilasters and lintels are affixed extend several feet above each lintel and are crowned with terra cotta caps which support freestanding, round cream colored terra cotta bowls of green, yellow, lavender, and pink terra cotta roses which form spheres.

Between the first and second stories on the main facade are alternating thin and wide terra cotta spandrels; the thin ones each being adorned with a tall cream colored urn with floral garlands draped around it, and the wide panels each being decorated with two such urns, with a cream and peach colored grid pattern in the background, and with a floral garland draped between them.

Though the architectural terra cotta is the main decorative feature of the exterior design, the building also has some brick patterning, characteristic of commercial buildings constructed in St. Paul from ca. 1915-1930. At the cornice level there is a wide band of polychromatic diaper brickwork. The windows have soldier course lintels and header sills, and there is a soldier course at the base of the building. The remaining brickwork on the main facade is laid in stretcher bond with 3/8" mortar joints. The side and rear walls of the building were not intended to be seen from the street, and are **strictly** functional in design. There is an entrance on the west side wall, several doors on the rear wall, and a loading dock on the east side wall.

The architects drawings indicate that originally the first floor contained Mr. Krank's office, a display area for the company's products, a general office, a warehouse, the shipping room and other ancillary functions. The second floor of the building was the main factory space. It also contained "Miss Hunt's office and waiting room"--presumably she must have been a factory supervisor. There was a balcony which cut through the middle of this floor and the third floor, and which was illuminated by a skylight. The third floor contained more warehouse space, the kitchen and the lunchroom, a laboratory, grinding and honing rooms, and a "consulation room." The basement of the building was used for storage, and also contained the company's box factory, boiler room, and a package chute which led from the Minnesota Transfer Railway tracks and loading dock on the east side of the building. The drawings for the Krank Building show more restrooms and coatrooms for "girls" than for "men", suggesting that the company employed more female than male workers. The exterior of the building is remarkably intact. The architectural terra cotta and most of the brickwork is in good condition. Originally there were two tall cast iron lamps with 10" glass domes which flanked the entrance. There were also glazed steel panels between the second and third story windows which suggested that the windows continued all the way from the second through the third story level, without a break for the floors.

(continued)

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Krank Building, 1855 W. University Ave., St. Paul, MN; Ramsey Co.

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These panels have since been removed and the area has been covered with concrete. The original front door has been replaced, and a brick base has been added below the display case (it was originally as tall as the doorway on the opposite side of the facade). Some repairs have been made to the brickwork, and some of the windows and doors have been replaced on the side and rear walls. In contrast to the basically intact exterior, little of any significance remains of the original interior design. Present plans call for an extensive renovation of the building to adapt it for use as retail and office space.

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 checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1926 **Builder/Architect** Toltz, King and Day (architect)
Pike, Cook and Co. (contractor)

Statement of Significance (in one paragraph)

The A. J. Krank Manufacturing Company Building, built in 1926 and designed by one of the state's most prominent architectural and engineering firms, Toltz, King & Day, is architecturally significant as one of the finest industrial buildings constructed in St. Paul in the 1920's, as one of the most sophisticated industrial buildings on University Avenue in St. Paul's Midway District, and as one of the finest examples of the use of architectural terra cotta in the city. The Krank Building is also significant for its associations with the history of the Midway area, and the development of the cosmetics industry in the state.

The Toltz, King and Day firm (known as Toltz, King, Duvall and Anderson since 1959) is the second oldest architectural and engineering firm in business in the Twin Cities.¹ Max Toltz (1857-1932) was born in Germany where he studied civil engineering. He left Germany, and eventually arrived in St. Paul in 1882. After holding various positions of increasing responsibility with the St. Paul, Minneapolis and Manitoba, its successor the Great Northern, and the Canadian Pacific Railroads, Toltz established the Toltz Engineering Company in 1910. Wesley Eugene King (1879-1959), a graduate of the University of Minnesota's civil engineering program, began working for Toltz in 1910. In 1919 King and Beaver Wade Day (1884-1931) joined Toltz in ownership of the firm which was renamed Toltz, King and Day. Day was a graduate of the University of Pennsylvania Architecture School and he became the chief architect for the firm.

Some of the firm's best known local architectural and engineering projects include the Como Park Conservatory, a National Register site, and two structures which have been determined to be eligible for the National Register by the Federal Government; the Robert Street Bridge and the Hamm Building. The Hamm Building is faced entirely in terra cotta, and has panels with urns which bear a resemblance to those on the Krank Building, though most of the ornamentation on the former is more strictly classical and more stylized than on the Krank Building which was built seven years after the Hamm Building was completed.

The architects' drawings for the Krank Building indicate that two architects played major roles in the design; Roy Childs Jones and Milo Williams. Roy Childs Jones devised the initial plans and did the first set of working drawings for the building, while Milo Williams did most of the final ink on vellum presentation drawings. Of the two, Jones is by far the best known and most illustrious. Jones was born in Kendallville, Indiana, and studied at Purdue and at the University of Pennsylvania where he received his Master of Architecture degree in 1912. After working for two of the most influential architectural firms in the country--Holabird and Root of Chicago, and McKim, Mead and White of New York, Jones joined Toltz, King and Day. He was the firm's major designer and draftsman from 1919-1928. He went on to become the head of the School of Architecture at the University of

(continued)

¹Information on the firm of Toltz, King, and Day was provided by Jeanne Stenerson, architectural historian for the firm which is known today as Toltz, King, Duvall, and Anderson.

9. Major Bibliographical References

Building Permit #20108 (issued 3/31/1926), City of St. Paul Building Permits Division.
 Conversation with Herb Arneson, former long-time employee of TKDA, June, 1982.
 Conversation with Arndt Duvall, partner in TKDA, June, 1982.
 (continued on continuation sheet)

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name St. Paul West

Quadrangle scale 7.5

UMT References

A

1	5
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4	8	5	8	6	0
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4	9	7	7	9	8	0
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 Zone Easting Northing

B

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 Zone Easting Northing

C

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D

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Verbal boundary description and justification

Lots 22-23, Merriam's Out Lots, except the southerly 125.5 feet of the westerly 1.25 feet of the said Lot 22, according to the map or plat thereof on file and a record in the office of the Register of Deeds, Ramsey County.

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

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

11. Form Prepared By

name/title Patricia Murphy, survey directory; Greg Carstens, student intern
Historic Sites Survey of St. Paul

organization and Ramsey County

date June, 1982

street & number 75 W. Fifth Street

telephone (612) 292-0090/222-0701

city or town St. Paul

state Minnesota 55102

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Russell W. Fridley

Russell W. Fridley

title State Historic Preservation Officer

date

1-12-83

For HCRS use only

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

Entered in the
National Register

date

6/24/83

John Alan Byers
Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
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Krank Building, 1855 W. University Ave., St. Paul, MN; Ramsey Co.

CONTINUATION SHEET

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Minnesota, a position which he held until he retired in 1953. He died ten years later. Little is known of Milo Williams, although several employees of the firm remember that he was a St. Paul native who was a fine draftsman, and that he was not a registered architect.

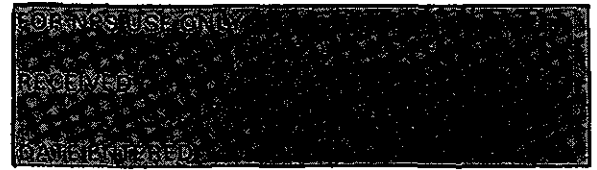
The founder of the Krank Company, Alfred J. Krank, was born near New Ulm, Minnesota in 1866. He came to St. Paul in 1877 and lived here until his death in 1928. After graduating from high school, Krank became an apprentice for the St. Paul cutlery firm of Christian Franke and Herman Schnell. In 1885 he attempted to establish his own cutlery firm, but was unsuccessful and returned to Herman Schnell's firm in 1886. Krank soon became Schnell's partner, and in 1903 he took over the business, renaming it Alfred J. Krank, Incorporated. Krank expanded the business to become a wholesale and retail supplier of barber shop and beauty parlor furniture and products. Krank's firm was located at 132-142 East Sixth Street (between Jackson and Robert Streets) in downtown St. Paul, though a Minneapolis store at 108 S. 4th Street was opened later.

Within a few years after he acquired the business, Krank and noted chemist Dr. N. Lehman developed a remedy to treat a skin problem from which Krank suffered (the specific nature of his problem is unknown). Krank was so pleased with the product that he supplied it to his friends. Its popularity convinced Krank to manufacture it and similar beauty and health care items so in 1910 he formed the A. J. Krank Manufacturing Company and began to make cosmetics, creams and shampoos. By the mid-1920's the Krank Company had over 220 employees, and their products were sold throughout the world with wholesale branches in England, France, Spain, Mexico, and India.

In 1925 the company began plans for a new factory in the Midway area, following the precedent established by many St. Paul firms in the opening decades of the 20th century. These firms moved from downtown St. Paul to the newly created, rapidly expanding industrial and commercial area known as the Midway because of its strategic location halfway between St. Paul and Minneapolis. Many of the businesses who moved to the Midway erected strictly utilitarian buildings, perhaps since they were constructed simply as factories. The Krank Company, in contrast, erected an elegant and richly adorned but functional building that was to be used for manufacturing as well as for sales purposes. Construction of the Krank building began in April, 1926, and was completed by late August, the same year. The building cost approximately \$150,000 to construct, was designed by Toltz, King & Day, and was built by a large Minneapolis contracting firm, Pike and Cook Company.

(continued)

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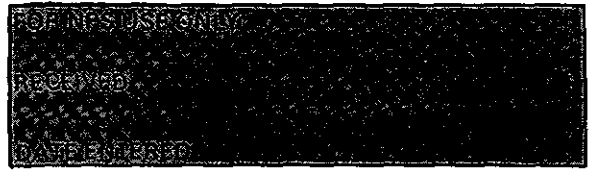
One of the assets of Krank's new location was its proximity to major transportation lines, both for the employees and for shipping and receiving purposes. The company was located on the University Avenue "interurban" streetcar line which was the first streetcar line to connect the streetcar systems of Minneapolis and St. Paul. The new site was conveniently situated near the tracks of the Minnesota Transfer Railway which was organized in the mid-1880's by numerous railroad lines which ran through the Midway area. The Minnesota Transfer Railway Company (now the Minnesota Belt Line and Transfer Railroad) transferred freight and livestock between the various railroad lines which ran through the Twin Cities, and built an exchange terminal in the Midway area which was a major factor contributing to the development of industry and business in that area. By 1920 there were 125 industries on the Minnesota Transfer Railway's track system, and fifty others on tracks of other railways in the Midway district.² The Krank Building was designed with its own spur to the Minnesota Transfer Railway tracks which ran to a loading dock on the east side of the building.

Members of the architectural and engineering firm that designed the Krank Building remember Mr. Krank as a jovial man who had a zest for living. Two of his passions were tennis and driving about town at high speeds. Unfortunately, the latter sport brought him to an untimely end. Only two years after the Krank Building was completed, on September, 26, 1928, Alfred Krank was killed when his car crashed into a trolley car near Lake Minnetonka. His son Walter took over the business until 1930 when William and Albert Washburn became the new president and vice-president of the company. They continued to operate the Krank factory at 1885 W. University Avenue until 1941 when it was combined with the newly formed Washburn Lab., Inc., a cosmetics factory with headquarters in the Rossmor Building at 500 N. Robert Street in downtown St. Paul. This firm was bought out by Bristol-Meyers in 1971.

After the Washburns moved their company to 500 N. Robert Street, several different tenants occupied the Krank Building including Northwest Orient Airlines, Control Data, and the St. Paul Open School. Most recently the building has been called Hammond Building, and it has been the home of a number of small retail businesses, including the Hammond Trophy company. The new owners of the building, the Palen-Kimball Company, are undertaking an extensive renovation of the building to bring it back to its original splendor as one of the architectural gems of University Avenue.

²"Midway District is Vital Part of St. Paul." The Examiner, May 12, 1922, p. 8.

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NATIONAL PARK SERVICE



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Conversation with Jeanne Stenerson, architectural historian for TKDA, June, 1982.
Gibson, C. P., photographer. 2 Photographs of Krank Building, ca. 1927-28
from the Audio-visual library of the Minnesota Historical Society.
"Indians and Oxcarts on Streets Here as Business was Started."
St. Paul Pioneer Press, April 27, 1924.
"A. J. Krank Dies in Trolley-Auto Crash." St. Paul Dispatch,
September 26, 1928.
"Manufacturer and Son Direct Big Plant Here." St. Paul Pioneer Press,
December 5, 1926.
R. L. Polk's St. Paul City Directories. Scattered volumes, 1920-1975.
Stenerson, Jeanne. "TKDA History: Beaver Wade Day and Roy Childs Jones."
TKDA Insider, September-October, 1981 (staff newsletter, not issued on
a regular basis).
"TKDA Yesterday--Toltz, King and Day." TKDA Today, Winter,
1981 (quarterly newsletter for friends and clients of TKDA).
Toltz, King and Day. Architects' drawings of the **Krank** Building on file in
the archives of TKDA.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper Melvin Lynn
11/19/89

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Note: These changes apply to
Krank Building in Ramsey County,
Minnesota.**

REFERENCE NUMBER: 83000934

STATE: MINNESOTA

COUNTY: Ramsey

RESOURCE NAME (HISTORIC): Krank Manufacturing Company

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988
Date