

**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 Lumber Exchange Building

and/or common Upper Midwest Building

2. Location

street & number 425 Hennepin Avenue/10 South 5th Street N/A not for publication

city, town Minneapolis N/A vicinity of congressional district Fifth

state Minnesota code 22 county Hennepin code 053

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	<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 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	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input checked="" 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 Lumber Exchange Corporation

street & number 1000 1st Bankplace west

city, town Minneapolis N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Hennepin County Government Center

street & number 300 South Sixth Street

city, town Minneapolis state Minnesota

6. Representation in Existing Surveys

title Statewide Historic Sites Survey has this property been determined eligible? yes no

date 1974 federal state county local

depository for survey records Minnesota Historical Society -240 Summit Avenue - Hill House

city, town St. Paul state Minnesota

7. Description

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

Describe the present and original (if known) physical appearance

Construction of the Lumber Exchange Building began in 1885. Erected in two distinct phases, the building fronts on both Hennepin Avenue and on Fifth Street in downtown Minneapolis. The first phase, fronting on Fifth Street, was completed by 1887 and the second and larger phase, fronting on Hennepin Avenue, was completed by 1890. Designed by the Minneapolis architectural firm of Long and Kees in the popular Richardsonian Romanesque style, the total cost of the building and site reached nearly \$1,200,000.

Issac Atwater in his 1893 publication, The History of the City of Minneapolis, Minnesota, described the site of the Lumber Exchange as commanding: "It is situated on high ground in the business portion of the city and the width of Hennepin Avenue ... sets off its great height to admirable advantage". At the time of construction in 1885, the twelve storey Lumber Exchange possessed the largest frontage of any structure in the city, measuring 170' and 142' on Hennepin Avenue and Fifth Street respectively, making it "one of the most imposing and expensive buildings in the city..." The large commercial structure was originally comprised of two large banking rooms and five hundred business offices.

The "U" plan building consists of loadbearing stone and brick perimeter walls with an interior columnar skeletal support system. Initially the interior system was of both iron and wood; however, after a fire in 1891, wood was replaced by iron wherever possible. The skeletal support system was then faced with terra cotta making the building as fireproof as any during the 1890's. The two primary exterior facades, although appearing to be faced uniformly with the same stone type, are described as having a granite base compared with the Lake Superior brownstone (over a backing of brick) facing the upper stories. The remaining facades are faced with brick. Filling the "U"-shaped area of the structure is a three storey atrium which is now being reopened after having been closed off for a number of years.

The Hennepin Avenue facade, comprised of multiple bays of windows, is punctuated by three Romanesque arch entryways and a projecting four story bay. The Fifth Street facade is distinguished by a single Romanesque arch entryway. An unusual feature of this facade is its undulating appearance created by the atypical use of two narrow projecting bays separated by a single row of recessed windows. Springing from the top of the entryway, these bays terminate at the seventh storey. Two corbelled, bulbous columnar elements rise from the bays and culminate in conical forms at the eleventh storey. Positioned on the cornice directly above the two columns were once two beehive shaped minarets. The round tower at the joining of the Hennepin Avenue and Fifth Street facades was initially crowned by a cupola. Both the decorative cupola and the minarets were removed by the turn of the century. Decorative ornamentation has been used sparingly, confined primarily to plant and animal forms carved into the arch entryways. The fenestration of the building consists of rectangular sash windows integrated with the Romanesque arch type. Both the decorative cornice and the upper two stories were faced with a plain brown brick after being rebuilt during the 1950's.

The building has recently been extensively renovated on both the exterior and the interior. The "Rotunda" lobby, accessible from the Hennepin Avenue side of the building, has retained its original marble walls, floor and staircase. The upper lobby balcony is sheathed in marble wainscoting. Decorative motifs of hand carved stone and plaster in forms of Syrian floral designs and winged gargoyles have been preserved. Decorative (See Continuation Sheet, p. 5)

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1885-1890 ~~XXXXXXXX~~ **Architect** Long and Kees

Statement of Significance (in one paragraph)

The Lumber Exchange building is significant as one of the last surviving Richardsonian Romanesque business blocks in the city, for its early fire resistant design by a locally prominent architectural firm and for its commercial association with the Minneapolis' lumbering industry. The architectural firm of Long and Kees executed the design for the building which was constructed in two phases in 1885 and in 1890. The Richardsonian Romanesque design represented the early talents of the newly formed partnership of Franklin B. Long and Frederick G. Kees, which began in 1884. The firm also designed the two major Romanesque style buildings remaining in the city: Minneapolis City Hall, 1891 (N.R. 1974) and the Masonic Temple building, 1888 (N.R. 1975). The building's design attracted national attention by architects and engineers when its fire resistant properties of terra cotta sheathing, applied over wood and iron structural members served as a successful test of fireproofing in a 1891 fire in a nearby building. Thereafter, terra cotta was extensively used as a method of fireproofing. The Lumber Exchange was constructed to function as the nucleus for the lumber trade and housed the operations of both local and out-of-state trading concerns and distributors. The lumbering industry is ranked as one of the most significant forces in the economic development of Minnesota. After the decline of the lumber industry the building continued to function as a trade center for wholesale garment distributors in the Upper Midwest.

9. Major Bibliographical References

Minneapolis Planning Department, Heritage Preservation Commission. National Register Inventory - Nomination Form: Lumber Exchange. Prepared September, 1978

10. Geographical Data

Acreege of nominated property Approx. one acre

Quadrangle name Minneapolis South

Quadrangle scale 7.5

UMT References

A

1	5	4	7	8	5	8	0	4	9	8	0	5	4	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

See continuation sheet - page 6

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 Camille Kudzia

organization City of Minneapolis Heritage Preservation Commission

date September, 1981

street & number 210 City Hall

telephone 612-348-6655

city or town Minneapolis

state Minnesota

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

title Russell W. Fridley State Historic Preservation Officer

date 4/7/83

For HCRS use only

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

Entered in the National Register

date 5/19/83

Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

Lumber Exchange Building, Minneapolis, Hennepin Co., MN

CONTINUATION SHEET

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elements lost through previous remodelings have been recreated by craftsmen commissioned by the current owners. The upper stories still boast the original marble floors and arched ceilings, and many of the office spaces possess the original windows and doors.

Several period pieces, once belonging to other landmarks throughout the United States and Europe, have been salvaged and incorporated into the re-modeled buildings.

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CONTINUATION SHEET

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Lots 90, 91 and that part of Lot 89 described as beginning at most westerly corner thereof, thence southeasterly along northeasterly line of 5th Street South distance 4 feet, thence northeasterly at right angles 99 feet, thence southeasterly at northeasterly line of 5th Street South distance 167.06 feet southeasterly from most westerly corner of Lot 90, thence northeasterly at right angles 79 feet, thence southeasterly at right angles 4 feet, thence southwesterly at right angles to northeasterly line of 5th Street South, thence northwesterly to the beginning. Auditors Subdivision #152.