

United States Department of the Interior
National Park Service

563233

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.

1. Name of Property

Historic name: Osborn Building

Other names/site number: Ecolab Building

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: 370 North Wabasha Street

City or town: Saint Paul State: MN County: Ramsey

Not For Publication: N/A Vicinity: N/A

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 local

Applicable National Register Criteria:

A B C D

	<u>10/29/18</u>
Signature of certifying official/Title: Amy Spong, Deputy SHPO, MN Dept. of Admin	
Date	
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

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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:)

 12/13/18
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/office building

Current Functions

(Enter categories from instructions.)

COMMERCE/office building

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: METAL/Stainless Steel, STONE/Granite;
Roof: SYNTHETICS/Rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Osborn Building, located at 370 North Wabasha Street in Saint Paul, Minnesota, was built in 1968 to house the headquarters of Economics Laboratory Inc. (present-day Ecolab Inc.), a detergent manufacturer. The twenty-three-story, International Style office building was designed by the local architecture firm, Bergstedt Wahlberg and Wold Architects, and completed by Hagstrom Construction at a cost of \$9 million. The midcentury modern building exhibits International Style principles of rectilinear forms devoid of applied ornamentation and open, fluid interior spaces. The rectangular-plan, twenty-story tower has a steel frame and reinforced concrete floors and sits on a two-story reinforced concrete base with an additional below-grade basement. The vertical stainless steel ribs at the exterior run the height of the building and frame the vertical rows of fixed aluminum windows. The tower rests on polished black granite piers and the glass and stainless steel lobby is recessed behind the piers. The office floors above the lobby are designed as open spaces with movable-panel walls and the circulation core, concentrated along the east wall, includes elevators, stairs, mailroom and bathrooms. The Osborn Building retains a high level of interior and exterior integrity and continues to reflect the date of construction, 1968.

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Narrative Description

Location and Setting

The Osborn Building occupies two tax parcels in downtown Saint Paul at the southeast side of Lot 9 of the City of Saint Paul plat.¹ The Osborn Building (present-day Ecolab Corporate Center) sits on the block bound by North Wabasha Street at the west, Fifth Street East at the south, Cedar Street at the east and Sixth Street East at the north.² The block slopes to the south towards Cedar Street where the building's exposed two-story reinforced concrete podium is visible. The Osborn Building occupies the south side of the block and is set back approximately 80 feet from North Wabasha Street. The Capital Centre Plaza (present-day Ecolab Plaza) occupies the site to the west of the Osborn Building; the plaza is approximately 200 feet along North Wabasha Street and 80 feet along Fifth Street East. The Capital Centre Plaza was developed by Saint Paul's Housing Redevelopment Authority (HRA) in 1968 and is owned by the City of Saint Paul, not Ecolab. It is used as a public open space for those visiting or working downtown. The plaza was renovated in the 1990s and currently has metal benches, light standards and aggregate concrete flooring.³ The fifteen-story Capital Centre Building (present-day Ecolab University Center) sits at the northwest corner of the block and was built in 1973. The Osborn Building and Capital Centre Building are connected by a one-story, private pedestrian walkway, which was built in 1973. This enclosed walkway sits on the Alliance Bank Center property and there is an easement (use agreement) between the owners of the Osborn Building and Capital Centre Building for continued use of the walkway. The stainless steel and glass portion of the walkway at the south is part of the Osborn Building and sits on the Osborn Building property; the walkway meets the Capital Centre Building walkway at the property line. The Capital Centre Building portion of the walkway at the north is buff aluminum and glass and is taller than the Osborn Building walkway. The east elevation of the Capital Centre Building abuts the four-story parking ramp and skyway, informally called Skyway Building (1970-71), of the Northwestern National Bank (present-day Alliance Bank Center). The Skyway Building (1971) crosses Cedar Street and connects to the sixteen-story Northwestern National Bank (1971, present-day Alliance Bank Center), which occupies the entire block at the east.⁴ The Skyway Building of the Alliance Bank Center abuts the north property line of the Osborn Building.

¹ The tower portion of Osborn Building (1968) sits on the parcel with the following legal address: "All of Lots 15 and 16 and parts of Lots 13 and 14 (Nwly 160.6 feet and the Swly 165.75 feet of Nely 262.04 feet) of Block 9, City of Saint Paul-St. Paul Proper (PID062822120036). The two-story podium (1972) of the building and its rooftop plaza located at the east of the tower (1972) sits on a parcel with the legal address: All of Lots 15 and 16 and parts of Lots 10, 11, 12, 13 and 14 (Nwly 160.6 feet and Nely 96.29 feet) of Block 9 of the City of Saint Paul-St. Paul Proper" (PID 062822120037).

² The streets are not exactly aligned with a north-south direction and for ease of description the North Wabasha Street building elevation will be referred to as the west elevation; the remaining elevations are described accordingly.

³ The stainless steel sculpture, entitled *Skygate* by R.M. Fischer, was placed at the southwest corner of the plaza in 2000.

⁴ The Skyway Building, also referred to as the Skyway Concourse, was part of the Northwestern National Bank development and remains under the bank ownership.

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The Osborn Building is located in the center of Saint Paul's downtown business district and is surrounded by commercial properties. The block at the north is occupied by the former Dayton's Department Store (1963). The block at the west is occupied by the thirteen-story Lawson Commons (1998). The six-story Northern States Power Company Building (1932) sits on the block at the south and is occupied by Ecolab Global Communications Center and is connected to the Osborn Building by a tunnel under Fifth Street East. The Central Corridor LRT ("Green Line") runs on Cedar Street at the east of the block.

Exterior

The main entrance of the Osborn Building on North Wabasha Street is at street level and faces the Capital Centre Plaza (Photos 1 and 3). Due to the nature of the sloped block, the twenty-story tower of the Osborn Building sits on a podium that slopes down Fifth Avenue and has two exposed stories at the Cedar Avenue elevation; there is an additional below-grade basement level. The poured concrete wall of the podium meets the sidewalk edge at East Fifth and Cedar Streets; the Cedar Street elevation has a raised concrete planting bed and a loading dock entrance (Photo 2).

The twenty-story tower of the Osborn Building is rectangular in plan and measures 80 feet along the east-west elevations and 113 feet along the north-south elevations. The cube-shaped tower is clad with vertical stainless steel ribs that extend the height of the building and flank fixed windows with black aluminum frames. Glass throughout the building is tinted. The stainless steel "fins" are twenty inches deep and are installed at four feet and three inches intervals (Photo 7). The two-story base of the tower rests on columns clad with polished black granite and the two-story glass lobby is recessed behind the columns. The flat roof has a rubber membrane and short parapet. The glass lobby is visible behind the piers at the north, south and west elevations; the ground floor of the east elevation is clad in polished black granite with a central glass and aluminum entrance. A reflecting pool clad with black polished granite originally circled the building, but was disabled and filled with plantings in the 1990s. The black granite walls of the reflecting pool remain at the west and east elevations, but have been moved to create smaller planting beds at the west entrance.

Entrances are centered at front and rear elevations, while slightly off center on either side; entrances at the north, south and west elevations have paired stainless steel doors and a double-door system to control interior temperature; the main (west) entrance has a stainless steel revolving door next to the paired doors. The main entrance at the North Wabasha Street elevation (west elevation) has a stainless steel canopy (ca. 1990s) and aluminum letters that read "Ecolab" (Photos 1 and 3). The entrance at the east (rear) elevation has a central, projecting stainless steel and glass entry system, which was built ca. 1973 (Photo 4). The east entrance was built after the Northwestern Telephone Exchange Company Building (1912) was razed in 1969 and the plaza and basement addition at the east was built. The second floor above the lobby houses the mechanical system; mechanical louvers are recessed behind the stainless steel ribs at this floor. The twentieth floor of the tower is a mechanical floor with mechanical louvers recessed behind

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the stainless steel ribs. An aluminum sign that reads "Ecolab" is attached to the ribs at the west and east elevations at the twentieth floor.

A one-story aluminum and glass walkway addition (1973) at the north elevation connects the Osborn Building to the Capital Centre Building (Photo 6). The private pedestrian walkway extends to the property line and the Capital Centre Building walkway connects to the addition at the property line and is differentiated in design with a higher roofline. The non-contributing addition of the glass and aluminum Osborn Building has a flat roof.

The two-story reinforced concrete podium at the east of the Osborn Building tower was added in 1972 following the demolition of the Northwestern Telephone Exchange Company Building. A plaza was built on the roof of the building podium addition and is accessed from the Osborn Building main lobby. This plaza has a curved black granite bench encircling a red metal sculpture entitled "Above Above (1972)" by Alexander Liberman. The sculpture is the property of Ecolab Inc. and was removed from the site in summer 2017. The rear plaza is surrounded by an aluminum railing and abuts the Skyway Building at the north.

Interior

Each floor of the 270,000 square-foot Osborn Building has 8,000 square feet per tower floor. The building interior is characterized by open floor plans and a structural grid of steel columns. The square columns are clad in polished granite at the lobby and in drywall at the upper floors.

The two-story glass lobby has entry systems at all four elevations (Photos 8 and 9). Entrances at the north, south and west have inset stainless steel and glass entry systems with double-leaf stainless steel doors and a double-door system to control interior temperature; the west entrance has a central, stainless steel revolving door. The square columns and east wall are clad with polished black granite. The terrazzo floor is carpet-covered. A wood reception desk (ca. 1990s) is located in the center of the lobby. Windows in the lobby are floor-to-ceiling fixed stainless steel sash with perimeter. The hot water loop heating system at the base of the windows is boxed in stainless steel.

The second floor above the lobby is a mechanical floor and services the upper floors; the mechanical floor has a poured concrete floor and is windowless.

The building's consolidated service cores are situated along the east wall of the building tower. Each core consists of six elevators, two stairwells, janitor closet (one per floor), mail chute, inset drinking fountains and restrooms (two per floor). Elevator doors are aluminum and elevators are carpeted. The majority of the elevator lobbies have plastic and aluminum lowered ceiling grids. In 2001, aluminum doors were installed between the elevator lobby and the open office areas for additional security. The stairs are concrete and steel with black aluminum railings and brushed aluminum handrails. The majority of the doors at the service core are hollow metal with painted metal frames. The service core remains identical at all floors, but the office configuration was designed to be flexible and there are no formal corridors.

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The third through nineteenth floors of the tower house office spaces (Photos 11 and 12). The asbestos floor tiles have been abated and the concrete base floor has been carpeted. The upper office floors were designed to offer maximum flexibility for tenant use and retain the custom-designed, aluminum, ceiling grid with a movable wall panel system. The asbestos acoustic panels in the grid have been replaced and lighting strips have been upgraded in some areas. The hot water heating system is located along the outside walls at every floor. Some floors have later additions of more permanent sheetrock offices; the seventeenth, eighteenth and nineteenth floors were renovated in the 1980s and the original ceiling grid system was removed.

The building's mechanical floors are located at the third and twentieth floors of the tower. There are three basement levels below the lobby and are referred to as the Lower Level, Cedar Level and Plaza Level. The three basement levels extend east of the tower where the Northwestern Telephone Exchange Company Building was located until demolition in 1969. Two basement stories are exposed at Cedar Avenue and have a strip of fixed aluminum windows along Cedar Street. These spaces are generally finished with carpet and vinyl tiles and house additional office space as well as a cafeteria. The interior loading dock is located in the north portion of the basement. A carpeted tunnel (ca. 1980s) leads to the south under Fifth Street East and connects to the Northern States Power Company Building (present-day Ecolab Global Communication Center).

Integrity

The Osborn Building retains a high degree of interior and exterior integrity and continues to convey the building's period of significance of 1968. At the exterior, the original design features and materials remain. The reflecting pool around the perimeter of the tower has been disabled and filled with plantings. The fountains have been removed and the polished granite walls of the reflecting pool have been moved to create a smaller planting bed. Interior alterations are limited to the removal of asbestos floor tiles at the upper floors and the removal of the ceiling grid at the seventeenth, eighteenth and nineteenth floors.

The two-story podium (one story is below grade) at the east was built in 1972 following the demolition of the Northwestern Telephone Exchange Company Building in 1969. This addition is not visible from North Wabasha Street due to the steep incline of the site. The addition extended the three, below-grade basement levels of the tower and only two levels are above-grade at Cedar Street (Photo 5). The reinforced concrete podium of the original tower was continued into a seamless wall along East Fifth Street. The addition was built below the lobby floor of the tower and does not block views of the Osborn Building tower. The one-story aluminum and glass enclosed walkway addition at the north was built in 1973 to connect the Capital Centre Building (present-day Ecolab University Center) (Photo 6). The design of the walkway continues the aluminum and glass design of the tower and is set back from the North Wabasha Street elevation. These two additions were not considered in the architect's original plans and were built after the completion of the Osborn Building. Furthermore, these additions

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are not fifty years old. Both additions are considered non-contributing additions, but do not compromise the exterior integrity of the original design.

The Osborn Building thus retains excellent overall integrity of location, setting, materials, workmanship, design, feeling and association.

8. Statement of Significance

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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.)

- 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

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Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1968

Significant Dates

1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bergstedt Wahlberg and Wold, Architect
Hagstrom Construction, Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Osborn Building at 370 North Wabasha Street in Saint Paul, Minnesota is locally significant under Criterion C in the area of Architecture as an excellent example of an International Style skyscraper.⁵ The twenty-three-story building was designed by the local architecture firm, Bergstedt Wahlberg and Wold Architects, as the headquarters of Economics Laboratory Inc. (present day Ecolab Inc.). Named after the company's founder, Merritt J. Osborn, the building is significant for its clear expression of International Style principles, including stainless steel exterior ribs highlighting the vertical cube, which rests on piers and is surrounded by a public plaza. The building was designed for one of the world's largest manufacturers of detergents and is an excellent example of the collaboration between an architecture firm and a corporation determined to express its distinct identity through a landmark headquarters building. The building's glass and stainless steel lobby, open office spaces and sleek design features add to the company's image of modernity and cleanliness. The midcentury modern building is considered one of Saint Paul's best skyscrapers and is the centerpiece of Saint Paul's urban renewal program, Capital Centre, which began in the 1950s and continued into the 1970s. The Osborn Building continues to reflect the date of construction, 1968.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Economics Laboratory, Inc.

Merritt J. Osborn (1879-1960) founded Economics Laboratory, Inc. in 1923. Osborn was raised in Buchanan, Michigan and moved to Chicago for a pharmaceutical sales position in 1898.⁶ In 1908, he moved his family to Saint Paul and worked for Eli Lilly and later sold "Digesto" for Hamm Brewing Company.⁷ After operating a failed automobile dealership, Osborn founded the Evaporato Company in 1923 in the Endicott Building and manufactured Absorbit, a carpet cleaning detergent.⁸ The following year, Osborn incorporated the firm under the name Economics Laboratory Inc. Osborn's son, Steve, joined the company in 1927 and his son, Edward, joined the following year.⁹ Following his father's death in 1960, Edward took control of the company.

⁵ A National Register Criterion A argument was not pursued in this application, however additional research on Economic Laboratories, Inc. may prove the building is eligible under commercial significance.

⁶ Economics Laboratory, Inc. *The First Forty Years: Pioneering in Service* (St. Paul: Economics Laboratory, Inc., 1964), 8.

⁷ *Ibid*, 9.

⁸ Helen Carciofini, ed. *Ecolab: Celebrating 75 Years of History* (St. Paul: Ecolab, Inc., 1998), 6.

⁹ *Ibid*, 9.

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Osborn added Soilax, a dishwasher detergent, to the company's cleaning products, which later included Electrasol, Finish, Dip-it and Jet-Dry. The company's germicidal detergent, Mikro-Kleane, was awarded a profitable Army contract during World War II.¹⁰ Economics Laboratory Inc. expanded the manufacture of detergents for institutional use, including hotels, hospitals, restaurants and schools and in dairy and food plant sanitation.

The early success of the company depended on the sales force, which was located in 35 cities by 1937.¹¹ In 1939, annual sales reached \$500,000 and \$1 million by 1942.¹² The International Division of Economics Laboratory Inc. started in Canada in 1933 and expanded to Europe in the 1950s.¹³ In 1957, the company reported \$28 million in sales and proceeded with a public offering of 100,000 shares at \$15 per share.¹⁴ Following the public sale, company sales expanded from \$25 million in 1957 to more than \$85 million by 1968.¹⁵ In 1962, the company built the Research and Development Center on 27 acres in Mendota Heights, Minnesota.¹⁶

As the company grew, office headquarters were relocated to various Saint Paul locations.¹⁷ In 1964, with \$48 million in sales and more than 1,400 employees, the president decided to build the firm's first headquarters to reflect the company's success.¹⁸ Edward Osborn stated, "I felt our building belonged in St. Paul. Not just anywhere in St. Paul, but at its very heart, where a rebirth is taking place."¹⁹ Osborn alluded to Saint Paul's urban renewal plans for Capital Centre and the company's location there.

Capital Centre Development

In 1944, Saint Paul's business leaders, citing the deteriorated state of the downtown infrastructure, formed the Central Business Development Committee to strategize revitalization efforts. Industrial designer and city planner Raymond Loewy was hired in January 1945 to develop a downtown development plan.²⁰ The St. Paul Housing and Redevelopment Authority (HRA), established in 1948, concentrated on housing revitalization around the State Capitol. In 1958, the St. Paul City Planning Board surveyed the condition of buildings in the downtown

¹⁰ *The First Forty Years: Pioneering in Service*, 45.

¹¹ *Ecolab: Celebrating 75 Years of History*, 13.

¹² *The First Forty Years: Pioneering in Service*, 27.

¹³ *Ibid*, 53.

¹⁴ *Ecolab: Celebrating 75 Years of History*, 28.

¹⁵ Economics Laboratory, Inc., *The Osborn Building: Capital Centre. St. Paul, Minnesota* (St. Paul: Economics Laboratory, Inc., 1968), 13.

¹⁶ The Research and Development Center was built to assist the manufacturing divisions, which were opened in Chicago (1927), Newark (1942), Santa Clara (1949) and Dallas (1958). The local firm, Bettenburg, Townsend, Stoltz and Comb Architects, designed the development center in 1962 and Wold Architects designed the later addition in 1971.

¹⁷ Headquarter locations included 2540 University Avenue (1925-26), 2694 University Avenue (1926-30), Minnesota Building (1930-33), Globe Building (1933-39) and the Guardian Building (1939-1968).

¹⁸ "Detergent firm seeks Merger OK," *Minneapolis Star*, June 19, 1964.

¹⁹ *The Osborn Building: Capital Centre. St. Paul, Minnesota*, 3.

²⁰ Carole Zellie and Garneth O. Peterson. "St. Paul Historic Context Studies, Downtown St. Paul: 1849-1975," (Prepared for the St. Paul Heritage Preservation Commission, 2001), 25.

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central business district and concluded that small parcels of land with separate ownerships posed a problem for planning coordination.²¹ The Minnesota Mutual Life Building, completed in 1955 at 345 Cedar Street, was one of the first new office buildings built during the early renewal efforts in downtown. The International style design features the hallmark horizontal ribbon of windows, but the heavy stone cladding and dark granite base lacked the elegance of midcentury modern counterparts like the later Osborn Building.²²

In 1961, Saint Paul appointed local business leaders to form the Metropolitan Improvement Committee, which prepared an urban renewal plan for twelve central city blocks known as Capital Centre.²³ The plan recommended the removal of 108 buildings and relocation of 371 businesses and was adopted by the St. Paul City Planning Board and the HRA.²⁴ The majority of the buildings in the plan area were razed between 1965 and 1970 with HRA funding, but redeveloped with private funds.²⁵ The Globe Building, which once housed Economics Laboratory Inc. offices, was razed for the Degree of Honor Protective Association Building in 1959. Like the Minnesota Mutual Life Building, the Degree of Honor was clad in polished stone, but the narrow lot contributed to the building's leaner, vertical emphasis. The YWCA was built on Kellogg Boulevard in 1961 and the Dayton's Department Store at Sixth and Wabasha Streets was completed in 1963. The "upright, rectangular high-rises" with exposed building skeletons typified this central development.²⁶

A major breakthrough in Capital Centre development occurred in 1965 when the city awarded a three-block area to the Davidson-Baker Company for redevelopment.²⁷ The redevelopment plan was estimated at \$26.8 million and called for "public open spaces" and "pedestrian passages" that take advantage of the sloped topography.²⁸ The new headquarters of Economics Laboratory Inc. was the first building planned in the three-block area and the design contract was awarded to Bergstedt, Wahlberg and Wold Architects in March 1965.²⁹ The site for the building was a surface parking lot and formerly hosted the Jewel Hotel, which burned down in 1950. The International Style Osborn Building, built in the center of the twelve-block Capital Centre redevelopment plan, was completed in 1968 and was followed in 1971 by the Northwestern National Bank (present-day Alliance Bank Center) one block to the east. The Northwestern National Bank built a skyway and parking ramp connection, Skyway Building, over Cedar Street to connect the Osborn Building block to the Northwestern National Bank.³⁰ In 1973, the Capital

²¹ Herbert C. Wieland, "Planning St. Paul's Central Business District," *Northwest Architect*, November 1962, 26-27.

²² Larry Millett, *Minnesota Modern: Architecture and Life at Midcentury* (Minneapolis: University of Minnesota Press, 2015), 78.

²³ Jeffrey A. Hess and Paul Clifford Larson. *St. Paul's Architecture: A History* (Minneapolis: University of Minnesota Press, 2008), 205.

²⁴ *Ibid*, 210.

²⁵ *Ibid*, 207-209; Larry Millett, *Lost Twin Cities* (St. Paul: Minnesota Historical Society Press, 1992), 270-271.

²⁶ Hess and Larson, 209.

²⁷ *Ibid*, 210.

²⁸ Robert Van Hoef, "St. Paul Today," *Northwest Architect*, January-February 1968, 20; "Capital Centre Schedules Projects," *Minneapolis Star*, February 4, 1965.

²⁹ "Architectural Firm Selected for Building," *Minneapolis Star*, March 9, 1965.

³⁰ The Skyway Building, also known as Skyway Concourse, shares the same tax parcel with the Northwestern National Bank (present-day Alliance Bank).

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Centre Building (present-day Ecolab University Center) was built to the north of the Osborn Building facing Capital Centre Plaza. That year, a one-story covered pedestrian passage was built at the north elevation of the Osborn Building to connect the two buildings.³¹

The coordination efforts between the Davidson-Baker Company and the HRA were not without complications. Much to the dismay of the Midwest Federal Savings and Loan Association of Minneapolis, the HRA awarded the Capital Centre Building parcel to the Northern Federal Savings and Loan Association of St. Paul.³² In a surprise move, Economics Laboratory Inc. submitted a letter in July 1969 requesting involvement in the parcel, but the two banks objected to extending the formal proposal period.³³ Funding issues stalled the Capital Centre Building, which was eventually developed in 1973 by Northern Federal Savings and Loan Association and the Shelter Development Corporation as a speculative office building.³⁴ The sixteen-story building, designed by Grover Dimond Architects, was described as a “reflective glass block” acting as a “mirror to its gleaming neighbor,” the Osborn Building, and effectively marked the end of the Capital Centre redevelopment project.³⁵ The Osborn Building, designed for a single client as a sign of the company’s product and philosophy, proved to be the “single universally acclaimed architectural accomplishment of Capital Centre.”³⁶

Bergstedt, Wahlberg and Wold Architects

The architects of the Osborn Building were instrumental in shaping the Capital Centre skyline. Bergstedt, Hirsch, Wahlberg, and Wold designed the Degree of Honor Protective Association Building at 325 Cedar Street in 1961. In 1951, Milton Bergstedt (1907-1998), a graduate of the University of Minnesota and Harvard University architecture programs, joined James Hirsch (1922-2003), a graduate of the University of Minnesota architecture program.³⁷ Charles Wahlberg (b. 1923) and Clark Wold (1926-1995), graduates of the University of Minnesota architecture program, joined the firm in 1954 and 1955 respectively.³⁸ Hirsch left the firm in 1962 and the firm, Bergstedt, Wahlberg and Wold Architects, is also responsible for the Farm Credit Banks Building (1967) at 375 Jackson Street.³⁹ The principal architect of the Osborn

³¹ The walkway addition sits on the Northwestern National Bank (Alliance Bank Center) land and was built along the west elevation of the Skyway Building.

³² “Two Loan Associations Bid for Building Site,” *Minneapolis Tribune*, August 7, 1969.

³³ “Economics Laboratory Seeking to Erect New St. Paul Building,” *Minneapolis Tribune*, August 27, 1969.

³⁴ “Air rights granted for building,” *Minneapolis Star*, March 4, 1971. Northern Federal Savings and Loan Association did not the corporate headquarters into the new building. The building was briefly referred to as the Northern Federal Building until Yorktown Investment Company of Edina, Minnesota firm purchased the majority of the ownership in 1973.

³⁵ Hess and Larson, 214.

³⁶ Hess and Larson, 210. In 1998, Ecolab (previously Economics Laboratory Inc.) purchased the Capital Centre Building for expansion purposes and renamed the building, Ecolab University Center. The white concrete arcade at the base of the building was replaced with a black granite base to match the Osborn Building.

³⁷ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: The University of Minnesota Press, 2010), 102.

³⁸ *Ibid.*

³⁹ The firm also designed the Economics Laboratory Inc. plant in Woodbridge, New Jersey in 1966.

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Building, Clark Wold, left to form Wold Architects in 1968. The firm, Bergstedt, Wahlberg and Bergquist, was renamed BWBR in 1974 and continues in practice today.⁴⁰

Osborn Building

In October 1965, Economics Laboratory, Inc. announced plans for the phased construction of a twenty-three-story administrative building in the Capital Centre redevelopment area.⁴¹ The building included three stories below North Wabasha Street street grade. Economics Laboratory Inc. referred to the proposed headquarters as a “landmark of the Upper Midwest” and announced, “exterior surfaces of metal and glass will be kept clean and shining to symbolize our business and to give image and identity to our company in the city of its origin.”⁴² The company president, Edward Osborn, directed the architects to “design an office building as modern and handsome as can be found anywhere, one that is flexible, functional and attractive but with the added distinction of cleanability. Build in cleanability as a function of design just as you build in air-conditioning or plumbing. Do it by the selection of materials, the shapes of surfaces; do it by shutting off the outside world with glass and bringing in filtered air; do it by leaving no place for dirt to hide.”⁴³

Bergstedt, Wahlberg and Wold Architects’ design was greatly influenced by International Style skyscrapers that successfully promoted the corporate image. The International Style, inspired by European architects including Walter Gropius and Ludwig Mies van der Rohe, was illustrated in the influential book, *The International Style*, by Henry-Russell Hitchcock and Philip Johnson in 1932. International Style architects avoided ornamental decoration, promoted regularity as a means of order and visibly articulated the building’s external structure. The clean designs were readily adopted by corporations hoping to promote a sleek, modern style. In 1952, Skidmore, Owings and Merrill designed the twenty-four-story Lever House (NRHP) in New York for the Lever Brothers soap company. The glass and steel tower, setback in a public plaza, is raised on columns that provide for an open, glass lobby. The glass-and-steel structure conveyed the image of cleanliness and modernity desired by the soap manufacturer.⁴⁴ Two years later, Mies van der Rohe and Philip Johnson designed the International Style Seagram Building (NRHP) in Chicago. Similarly, the glass-curtain wall of the Seagram Building was raised on stilts in an open plaza and presented a modern corporate image.

The Osborn Building opened on June 19, 1968 to overwhelming praise and was reviewed in the *New York Times* and *Time* as well as the local press. Like the Lever House and Seagram Building, the Osborn Building was an “International style box on polished stone stilts, set back from the street in a concrete plaza” but the design “was no foolish imitation or insipid sequel.”⁴⁵ The design was given “a vibrant personality by ribbing its twenty stories of glass with vertical

⁴⁰ Lathrop, 102.

⁴¹ “New St. Paul Structure May Rise 23 Stories, *Minneapolis Star Tribune*, October 27, 1965.

⁴² A New Landmark in the Upper Midwest,” *Minneapolis Star Tribune*, January 9, 1966.

⁴³ *The Osborn Building: Capital Centre. St. Paul, Minnesota*, 2.

⁴⁴ Alex Herrera, Lever House Landmark Designation completed for the New York Landmarks Commission, 1982, 2.

⁴⁵ Hess and Larson, 211.

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stainless-steel fins, so that the deeply striated façade seemingly rippled.”⁴⁶ Although the plaza remained under separate ownership, the architects provided design advice and maintained open views through the lobby, which gave the impression that the Osborn Building “floated above the plaza.”⁴⁷ Upon its completion the Osborn Building was hailed as the “highlight of Capital Centre” and was “the first skyscraper in Minnesota to really catch the clean, shiny, vertical spirit of post-Lever Brothers building design.”⁴⁸ It is considered “the finest midcentury office structure in downtown St. Paul” and “has an especially elegant glass-walled lobby reminiscent of the work of Ludwig Mies van der Rohe.”⁴⁹

Special design features of the Osborn Building included the flexible ceiling grid system for movable walls, skyways, high-speed elevators, an enclosed loading dock, custom acoustical ceilings and filtered air.⁵⁰ It was also the first high-rise building in Saint Paul to provide a Vertical Improved Mail System (VIM), which had a vertical conveyor belt deliver mail to each floor.⁵¹

While “function, flexibility, esthetics and budget” were of concern, the architects noted that “cleanability” features were important design elements for promoting the company’s corporate image as a detergent manufacturer.⁵² Touted as a “monument to cleanliness” the exterior stainless steel ribs of the Osborn Building were chosen for esthetics reasons and provided “an overall sparkling image” that “will forever look new.”⁵³ Maintenance of the stainless steel was expensive, and the architects designed an exterior cleaning system composed of two cantilevered, metal members anchored with weights and set upon a track embedded in the roof. Cleaners descended from this apparatus to clean the sides of the building. The cantilevered components could be repositioned by moving them along the track.⁵⁴ All windows were fixed to eliminate airborne dirt and electrostatic filters were installed to clean the air. All glass was tinted to reduce heat and glare and glass spandrels were chosen to minimize dirt-collecting surfaces.⁵⁵ Aggregate concrete in the plaza was chosen to act as a “dirt scraper.”⁵⁶ At the interior, the lobby was finished with “gleaming terrazzo, polished stone and stainless steel trim.”⁵⁷ Carpet was installed in the elevators and elevator vestibules to “remove remaining traces of street dirt.”⁵⁸

⁴⁶ Ibid.

⁴⁷ Frank Reilly, ed. “Economics Laboratory Dedicates New Headquarters,” *Soap and Chemical Specialties*, July 1968.

⁴⁸ Peter Altman, “Capital Centre is Hardly a Triumph,” *Minneapolis Star*, April 17, 1968.

⁴⁹ Millett, *Minnesota Modern: Architecture and Life at Midcentury*, 78.

⁵⁰ *The Osborn Building: Capital Centre. St. Paul, Minnesota*, 10.

⁵¹ Ibid.

⁵² Charles Wahlberg, “Designing an Administrative Building for Low Maintenance Cost,” *Building Maintenance and Modernization*, September 1968.

⁵³ E.B. Osborn, “Osborn Building Monument to Cleanability,” *Buildings*, February, 1969; Charles Wahlberg, “Designing an Administrative Building for Low Maintenance Cost,” *Building Maintenance and Modernization*, September 1968.

⁵⁴ The roof system remains, but is no longer used.

⁵⁵ Charles Wahlberg, “An eye-catcher doesn’t have to be a dirt-catcher,” *Buildings*, February 1969.

⁵⁶ Wahlberg, “Designing an Administrative Building for Low Maintenance Cost,” *Building Maintenance and Modernization*.

⁵⁷ Wahlberg, “An eye-catcher doesn’t have to be a dirt-catcher.”

⁵⁸ Ibid.

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Office floors were finished with asbestos tiles and lighting was provided in flush-mounted ceiling fixtures.⁵⁹ Each floor was designed with a "Sanitor" closet and all bathroom fixtures were wall mounted for easier floor cleaning. Water fountains, towel dispensers and mirrors were flush mounted and window and doorframes met the ceiling to eliminate dust-catching ledges.⁶⁰ The steel ceiling grid was designed to hold movable wall panels, which were clad in vinyl and wood paneling. The "demountable walls" are suspended off the floor to prevent dirt accumulation around baseboards.⁶¹ Painted plaster surfaces were avoided and replaced with plastic laminate, glass, aluminum and ceramic tile. In 1969, the Minnesota State Arts Council awarded the Osborn Building a design award noting "the commendable tone of artistic, clean functionalism set a standard for the construction of other exceptional buildings in the area."⁶²

The original 1966 plans of the Osborn Building proposed a phased plan of a thirteen-story tower with three below-grade floors and the possibility of seven additional stories (Figures 5 and 6). In 1967, Economics Laboratory Inc. announced that the company's success would allow them to continue the second phase of construction immediately. The third through ninth floors would be rented to commercial tenants. The Saint Paul Area Chamber of Commerce and its associated groups, Saint Paul Convention and Tourist Bureau, and the Better Business Bureau of Saint Paul, announced immediate occupation of the third floor. The Chamber president claimed "these new quarters in one of the major buildings in Saint Paul's Capital Centre redevelopment will, undoubtedly, affect the image of the Saint Paul Chamber" and "this location will further emphasize the dynamic and progressive spirit that is Saint Paul today."⁶³ Economics Laboratory Inc. departments occupied the tenth through nineteenth floors and included district sales, contract sales, insurance, technical services, purchasing, manufacturing, legal, insurance and accounting. The basement levels were occupied by the printing and marketing divisions, computer data processing, billing, telephone communications, mailroom and cafeteria.

A year after the completion of the Osborn Building, the HRA razed the Northwestern Telephone Exchange Company Building located to the east of the Osborn Building, and then occupied by the Minnesota Department of Employment⁶⁴ (Figure 8). Following negotiations with the Capital Centre developers, Economics Laboratory Inc. announced plans to expand the three-level basement or "podium" of the building to the east on the vacated land. The reinforced concrete addition, designed by Wold Architects, is two stories at Cedar Street (one level is below grade) and provides a loading dock entrance. A private plaza was designed for the roof and was accessed through a new opening at the east elevation of the Osborn Building lobby. The plaza continued the aggregate concrete paving of the Capital Centre Plaza and the polished black granite benches of the Osborn Building. A sculpture by Alexander Liberman was placed in the center of the plaza in 1972.

⁵⁹ The asbestos tiles have been removed and the offices are carpeted.

⁶⁰ Peter Marcus, "Corporations: A Cleansing Influence," *Time*, June 28, 1968.

⁶¹ "Osborn Building Almost Cleans Itself," *Minneapolis Tribune*, August 4, 1968.

⁶² Minnesota State Arts Council Awards Brochure 1969, Minnesota Historical Society Collection.

⁶³ "Chamber Will Move into New Third Floor Suite in Osborn Building," *St. Paul Pioneer Press*, May 3, 1968.

⁶⁴ City of St. Paul Demolition Permit #96567, May 2, 1969.

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In 1973, a second addition to the Osborn Building was completed at the north. The one-story, aluminum-and-glass building connected to the Capital Centre Building and advanced the heated walkway system in downtown St. Paul. Eventually, Economics Laboratory Inc. work force expanded to fill the Osborn Building.

Ecolab Inc.

Merritt J. Osborn died in 1960 and was succeeded by his son Edward as company president. Following Edward Osborn's death in 1978, Fred Lanners was named CEO of Economics Laboratory Inc. In 1986 the company was renamed Ecolab Inc. and the Osborn Building was named Ecolab Corporate Center. To accommodate company growth in the 1980s, Ecolab Inc. purchased the neighboring Capital Centre Building and Northern States Power Company Building for office use. In 2005, the company reported \$2.53 billion in sales and 22,400 employees. In 2015, Ecolab Inc. purchased the St. Paul Companies Building (1991, present-day Travelers Building) at 385 Washington Street in Saint Paul and moved the corporate headquarters to the building. In December 2017, Ecolab Inc. sold the Osborn Building to a group of investors under the incorporated name of Osborn370, LLC.

Conclusion

As one of the largest detergent manufacturers in the world, Economics Laboratory Inc. constructed a headquarters building worthy of the company's image. The Osborn Building, designed by Bergstedt, Wahlberg and Wold Architects, was completed in 1968 and is significant under National Register Criterion C for Architecture. The 23-story International Style office building, at 370 North Wabasha Street in Saint Paul, Minnesota, conveys an image of sleek modernity with its shiny façade of stainless steel ribs and glass lobby. The "built-in-cleanability" features extend throughout the interior and exterior design and the building retains a high level of integrity.

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Collections

Ramsey County Historical Society, St. Paul (RCHS)
Minnesota Historical Society, St. Paul (MHS)

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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): RA-SPC-5446

10. Geographical Data

Acree of Property .71 acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 15N Easting: 492564.67 Northing: 4976981.02

2. Zone: _____ Easting: _____ Northing: _____

3. Zone: _____ Easting: _____ Northing: _____

4. Zone: _____ Easting : _____ Northing: _____

Verbal Boundary Description (Describe the boundaries of the property.)

The Osborn Building occupies two tax parcels. The tower portion of Osborn Building (1968) sits on the parcel (PID06282212036) with the following legal address: "All of Lots 15 and 16 and parts of Lots 13 and 14 (Nwly 160.6 feet and the Swly 165.75 feet of Nely 262.04 feet) of Block 9, City of Saint Paul-St. Paul Proper." The two-story podium (1972) of the building and its rooftop plaza located at the east of the tower (1972) sits on a parcel (PID06282212037) with the legal address: All of Lots 15 and 16 and parts of Lots 10, 11, 12, 13 and 14 (Nwly 160.6 feet and Nely 96.29 feet) of Block 9 of the City of Saint Paul-St. Paul Proper."

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Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the parcel historically associated with the 1968 building and the parcel with the later building addition (1972).

11. Form Prepared By

name/title: Amy Lucas, Principal
organization: Landscape Research LLC
street & number: 1926 Penn Avenue South
city or town: Minneapolis state: MN zip code: 55405
e-mail alucas@landscaperesearch.net
telephone: 612-414-7949
date: May 15, 2018

Additional Documentation

Submit the following items with the completed form:

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

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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: Osborn Building

City or Vicinity: Saint Paul

County: Ramsey

State: MN

Photographer: Amy Lucas

Date Photographed: May 2017

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

Photo #1 (MN_Ramsey County_Osborn Building_0001)
Exterior, west and south elevations, camera facing northeast.

Photo #2 (MN_Ramsey County_Osborn Building_0002)
Exterior, south and east elevations, camera facing northwest.

Photo #3 (MN_Ramsey County_Osborn Building_0003)
Exterior, west elevation, entrance, camera facing east.

Photo #4 (MN_Ramsey County_Osborn Building_0004)
Exterior, east elevation, camera facing west.

Photo #5 (MN_Ramsey County_Osborn Building_0005)
Exterior, east elevation, basement podium, camera facing west.

Photo #6 (MN_Ramsey County_Osborn Building_0006)
Exterior, east elevation, looking to enclosed walkway at north elevation of building, camera facing west.

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Photo #7 (MN_Ramsey County_Osborn Building_0007)
Interior, west elevation, camera facing up.

Photo #8 (MN_Ramsey County_Osborn Building_0008)
Interior, first floor lobby, camera facing east.

Photo #9 (MN_Ramsey County_Osborn Building_0009)
Interior, first floor lobby, camera facing west.

Photo #10 (MN_Ramsey County_Osborn Building_0010)
Interior, first floor elevators, camera facing east.

Photo #11 (MN_Ramsey County_Osborn Building_0011)
Interior, Eighth floor, typical condition at floors 3-19, camera facing west.

Photo #12 (MN_Ramsey County_Osborn Building_0012)
Interior, Eighth floor, typical condition at floors 3-19, camera facing east.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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National Park Service

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Figure 4	Sketch Map-Photo Key, Eighth Floor, Typical Floors 3-19
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Figure 7	Osborn Building, facing west, with Northwestern Telephone Exchange Company Building (razed) in foreground, ca. 1967. (MHS)
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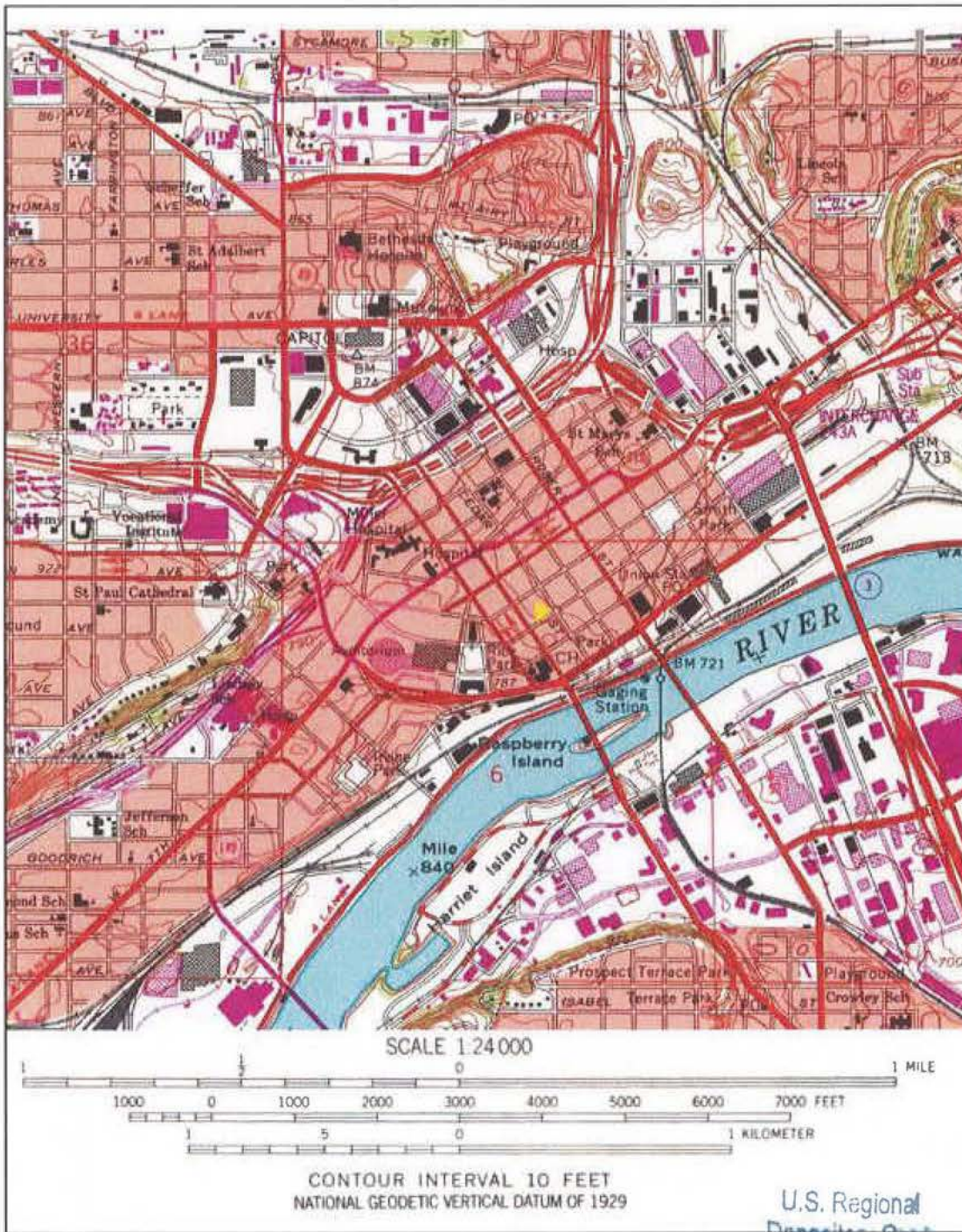


Figure 1.

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Figure 2.



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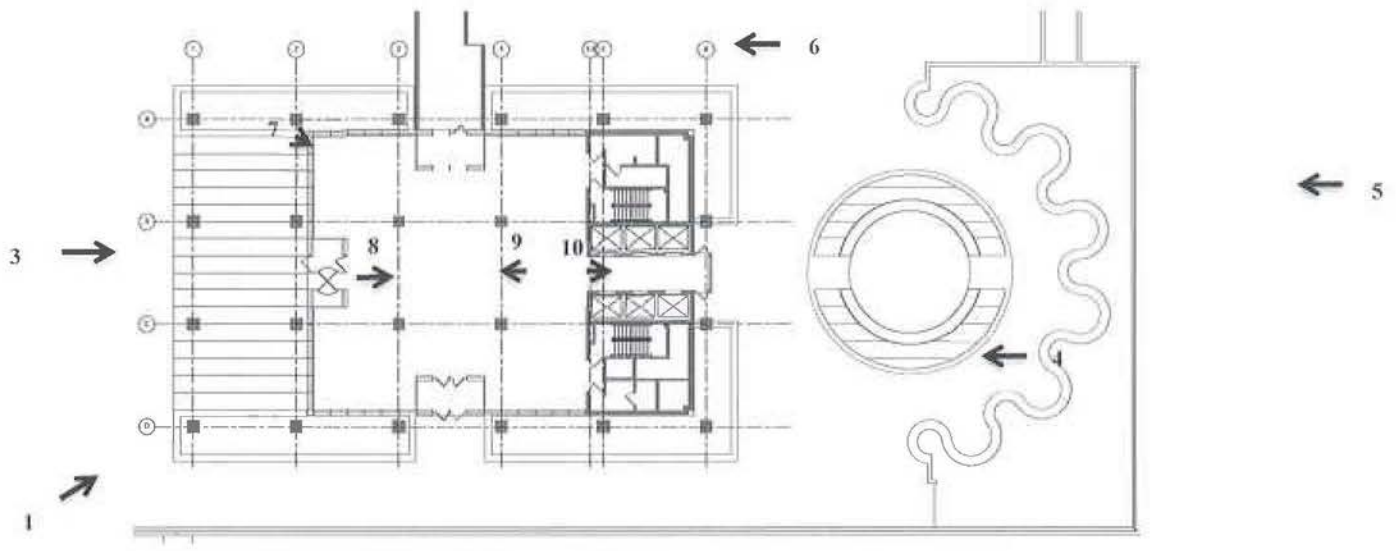


Figure 3. Photo Key, First floor (Lobby)

Plan North ↑

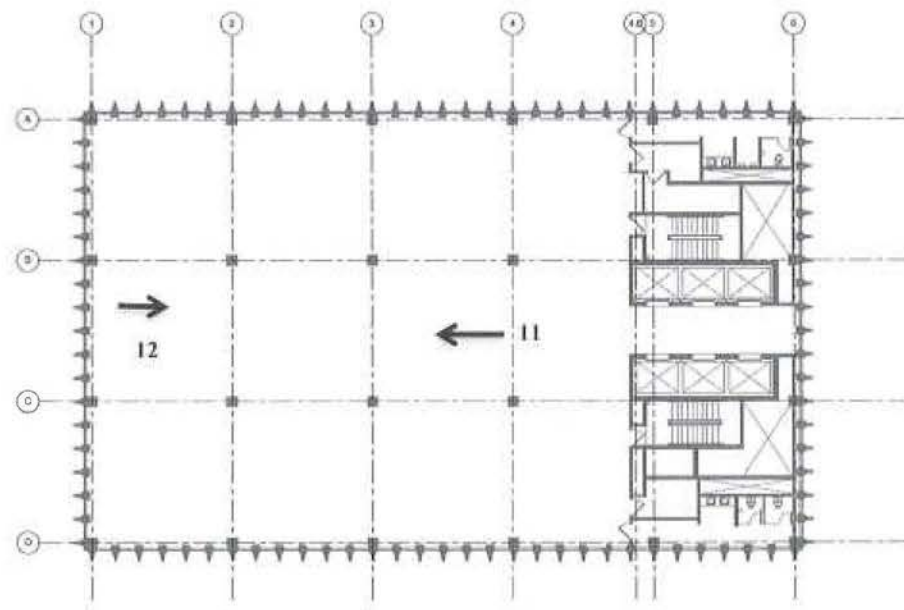


Figure 4. Photo Key, Eighth Floor, Typical Floors 3-19

Plan North ↑

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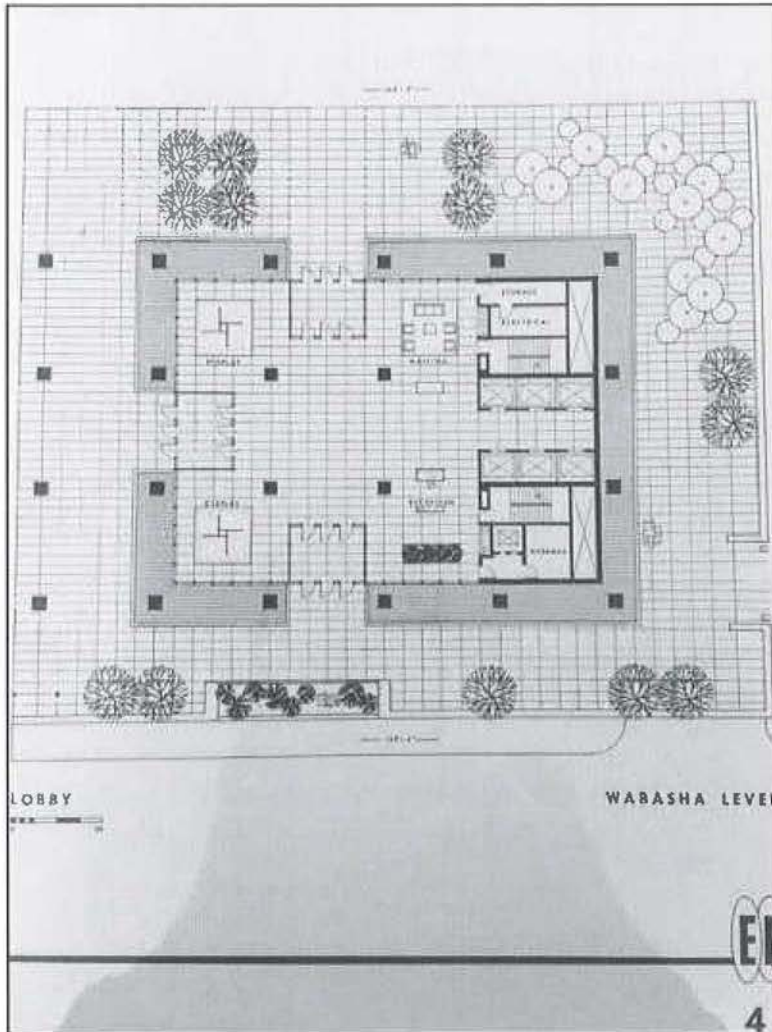


Figure 5.

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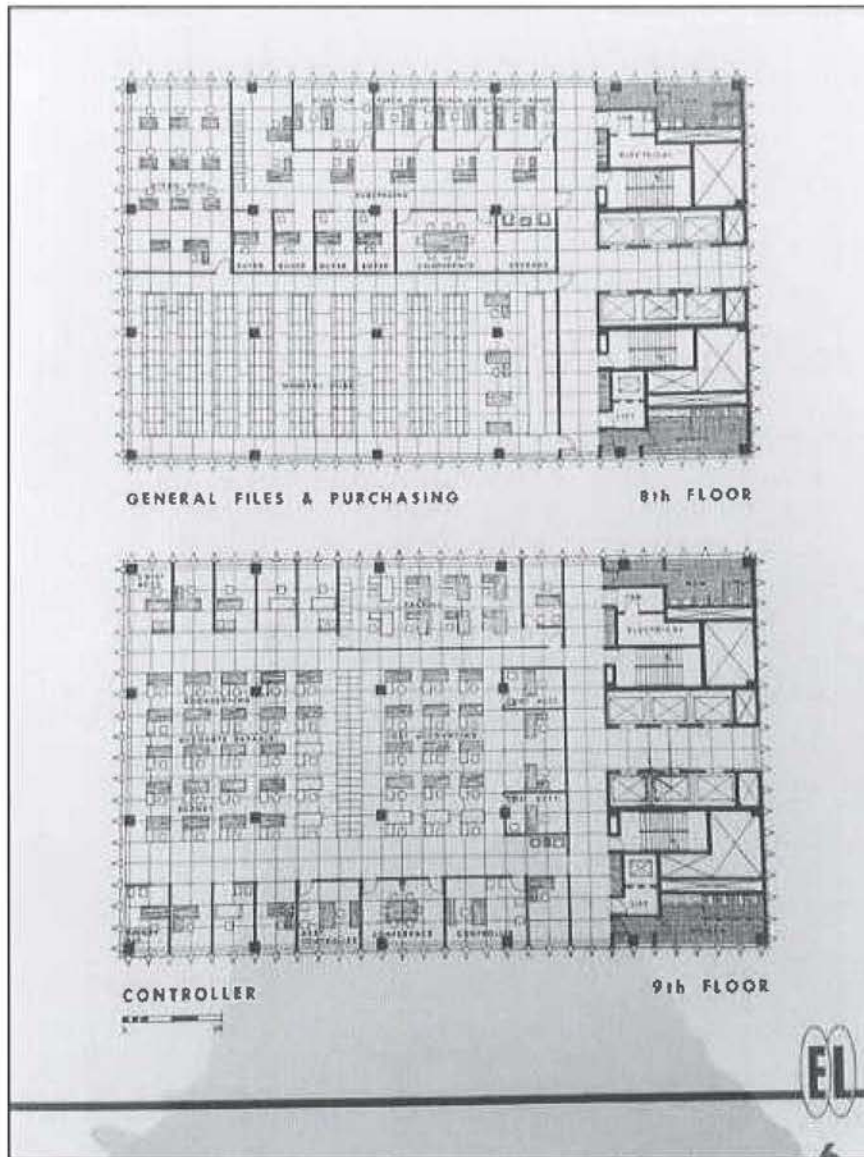


Figure 6.

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Figure 8.

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Figure 12.





ECOLAB



ECOLAB

CORPORATE CENTER





ECOLAB RECEIVING DOCK
12'-6" CLEARANCE

NO PARKING

NO PARKING







ECOLAB





GOOD HEALTH
STARTS WITH
CLEAN HANDS

ECOLAB

GOOD HEALTH
STARTS WITH
CLEAN HANDS

ECOLAB





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/5/2018 Date of Pending List: 11/16/2018 Date of 16th Day: 12/3/2018 Date of 45th Day: 12/20/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 12/13/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 12/13/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

July 27, 2018

Amy Spong
Deputy State Historic Preservation Officer
Minnesota State Historic Preservation Office
50 Sherburne Avenue
Administration Building 203
Saint Paul, MN 55155



Re: Certified Local Government Comment on the nomination of: **The Osborn Building, 370 Wabasha Street, Saint Paul, Ramsey County** to the National Register of Historic Places

Dear Ms. Spong,

Thank you for the opportunity to review and comment on the proposed nomination of the Osborn Building at 370 Wabasha Street to the National Register of Historic Places. The nomination is classified as architectural, Saint Paul Heritage Preservation Commissioners Barbara Bezat, Robert Ferguson, Michael Justin, Stuart MacDonald, Casie Radford, and Steve Trimble meet the Federal Standards for architectural history/architecture/historic architecture and provided comment to at their meeting on July 26, 2018.

The Heritage Preservation Commission supports the nomination of the Osborn Building to the National Register with the following comments. The content had repetitive sentencing, and would benefit from more primary source investigation. The commissioners also felt that the location of the Osborn Building and its plaza were also significant features of the property which should be considered. Despite the nomination not being as strong as it could be, the Commission nonetheless believes the building deserves designation.

The Saint Paul Heritage Preservation Commission allowed for public comment during their July 26, 2018 meeting and did not receive public comment.

Please feel free to contact me at Allison.suhan@ci.stpaul.mn.us with any questions.

Sincerely,

Allison Suhan
Senior Historic Preservation Planner

Cc: Office of Mayor Melvin Carter
HPC Chair Michael Justin
HPC File

Minnesota State Historic Preservation Office
50 Sherburne Ave., Suite 203, St. Paul, Minnesota 55155
651.201.3292



TO: Joy Beasley, Keeper
National Register of Historic Places

FROM: Denis Gardner
National Register Historian
MN SHPO

DATE: 10/30/2018

NAME OF PROPERTY: Osborn Building

COUNTY AND STATE: Ramsey County, Minnesota

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No.)
 Nomination resubmission
 Boundary increase/decrease (Reference No.)
 Additional documentation (Reference No.)

DOCUMENTATION:

Original National Register of Historic Places Registration Form
 Multiple Property Documentation Form
 Continuation Sheets
 Removal Documentation
 Photographs
 CD w/ image files
 Digital Map(s)
 Sketch (photo key) map(s)
 Correspondence
 Owner Objection
The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS: