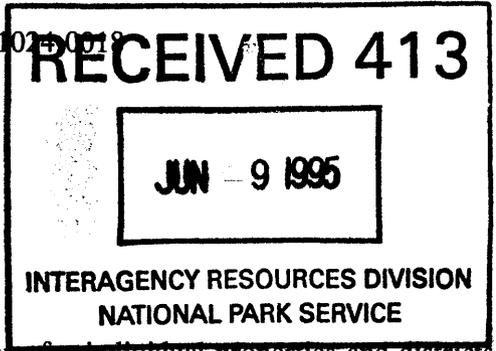


NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0071



United States Department of the Interior
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Chamber of Commerce

other names/site number Minneapolis Grain Exchange

2. Location

street & number 400-412 S. 4th Street, 301 4th Ave. S. not for publication N/A
city or town Minneapolis vicinity N/A
state Minnesota code MN county Hennepin code 53
zip code 55415

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ___ nationally x statewide ___ locally.
(___ See continuation sheet for additional comments.)

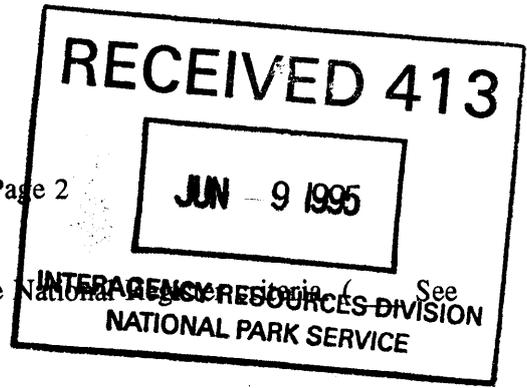
Ian R. Stewart
Signature of certifying official Ian R. Stewart
Deputy State Historic Preservation Officer
Minnesota Historical Society

5/26/95
Date

State or Federal agency and bureau

USDI/NPS NRHP Registration Form
Chamber of Commerce
Hennepin County, Minnesota

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In my opinion, the property ___ meets ___ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
___ See continuation sheet.

Edson H. Ball

7/7/95

Entered in the
National Register

___ determined eligible for the
National Register
___ See continuation sheet.

___ determined not eligible for the
National Register

___ removed from the National Register

___ other (explain): _____

for

Signature of 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

Number of Resources within Property

Contributing	Noncontributing	
<u> 3 </u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 3 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 2 See 8:14

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u> Commerce/Trade </u>	Sub: <u> Business </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u> Commerce/Trade </u>	Sub: <u> Business </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

 Sullivaneseque
 Renaissance Revival

Materials (Enter categories from instructions)

foundation Granite
roof Multiple layer asphalt-impregnated felts with river run gravel
walls Brick, limestone
Terra-cotta
other Terra-cotta (slip-glazed and architectural)
Copper

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Commerce
Architecture

Period of Significance 1902-1944

Significant Dates 1902
1909
1928

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder (see continuation sheet) 8:25

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

11. Form Prepared By

name/title Kari Grabinski and Deborah Renz

organization MacDonald & Mack Architects, Ltd. date 3/8/95

street & number 400 South Fourth Street, Suite 712 telephone (612) 341-4051

city or town Minneapolis state MN zip code 55415

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

A sketch map of adjacent properties.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Minneapolis Grain Exchange

organization Minneapolis Grain Exchange date 3/8/95

street & number 400 South Fourth Street, Suite 150 telephone (612) 321-7151

city or town Minneapolis state MN zip code 55413

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register (1902 and 1909 Buildings) Reference No. 77000741

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Special Collections, Minneapolis Public Library

10. Geographical Data

Acreage of Property 1.4 acres

UTM References (Place additional UTM references on a continuation sheet)

Minneapolis South, Minn.
1967 Revised 1993

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	479220	4980280	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Lots 1, 2, 3, 9, 10, Block 67, Town of Minneapolis

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary includes the 1902 Main Building, the 1909 East Building, and the 1928 North Building that have historically been part of the Chamber of Commerce complex. The boundary excludes alleys.

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DESCRIPTION

INTRODUCTION

The Minneapolis Chamber of Commerce complex, now known as the Minneapolis Grain Exchange, is composed of three buildings that occupy half of a city block in the central business district. The three existing buildings were built between 1902 and 1928, with additions occurring later. The Minneapolis City Hall/Hennepin County Courthouse (1888-1905, NRHP), Flour Exchange Building (1892-1893, 1909, NRHP) and the Corn Exchange Building (now razed) all were built adjacent to the Chamber of Commerce on surrounding blocks. The complex was built near many grain-related industries. The railroad lines that bring grain from the hinterland for trading are located two blocks to the north. St. Anthony Falls, the birthplace of Minneapolis' flour industry, is two blocks beyond the railroad lines, and scores of grain elevators stand along the Mississippi River near the railroad, down river from St. Anthony Falls. The Chamber's location was selected for its proximity to these closely related industries, while maintaining its place within the business district.

THE 1902 MAIN BUILDING

The 1902 Minneapolis Chamber of Commerce Building, now known as the Main Building, was designed by Fred Kees and Serenus M. Colburn. It is a U-shaped, ten-story brick, terra-cotta and granite building reminiscent of Louis Sullivan's Wainwright Building (1890-1891) in St. Louis. The foundation is granite; the walls are constructed of grey speckled Norman pressed brick; and the ornament in glazed terra-cotta. The facades fronting both Fourth Street and Fourth Avenue South have thick corner piers, with single windows penetrating every floor, and a heavy cornice area. Within this brick framework is a grid system of paired windows. Each pair is divided vertically by a brick pier (which mimics an ionic column with a simulated terra-cotta base and capital). Ornamental terra-cotta spandrels separate the windows horizontally while also thematically giving clues to the activity within the building: most terra-cotta ornamentation is of grain motifs, including wheat shafts and ears of corn. Near the roof line, at the corners of the primary facades, there is stylized organic terra-cotta ornamentation. The building has a copper cornice, installed in the 1930s, replacing the original broad, terra-cotta cornice.

The design of the Main Chamber of Commerce Building by Kees and Colburn was heavily influenced by Louis Sullivan. The street facades are visually divided into three distinct areas, recalling Sullivan's practice of likening the facade divisions to the three main elements of a column: base, shaft and capital. The original boldly projecting cornice atop a simple, clear-cut form is also typical of Sullivan's designs. The most obvious similarity, however, is the terra-cotta relief ornamentation in

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spandrels and at doorways combining naturalistic and stylized foliage with an underlying geometry. Other buildings in Minneapolis designed by Kees and Colburn include the Deere & Webber Co. Building (1902) and the Powers Mercantile Co. Arcade (1900). The Advance Thresher/Emerson-Newton Implement Company Building (1900 and 1904, NRHP), also designed by Kees and Colburn, is particularly similar to the Main Building in its representation of Sullivan-esque architecture.

The main entrance to the 1902 building is located at the center of the Fourth Avenue facade; it is one story in height and projects slightly from the face of the building and is shielded by its own entablature. The Fourth Street entrance is practically undetectable, because one bay of windows was simply replaced with a set of recessed doors. The first two floors are demarcated by a long heavy sill running beneath the third-story windows. These windows are also divided by spandrels and piers; the piers are half-octagonal and the spandrels incorporate stylized geometric patterns (rather than the organic themes of the upper walls). Entering from the Fourth Avenue side, one passes through a second set of modern glass doors and enters a space with octagonal columns clad in white marble, green book-matched marble walls, wainscot, and trim. The original coffered ceiling, along with ornate column capitals and cornices, all of decorative plaster, underwent restoration in 1984. A formal stair leading to the second floor still maintains its iron balustrade, but the stairs have been covered with linoleum. Just south of the formal stair is a bank of five elevators set within a curved wall. The traction elevators were installed in the building by the Otis Elevator Company of Chicago. Individual lobby areas, created by curved walls, remain on all of the floors of the Main Building. Changes have been made on each of the upper floors, including entrances to and remodeling within tenant spaces. Originally, the corridors were adorned in light that cascaded through the glass paned walls that divided corridor and tenant space.

The Trading Floor

The trading floor, often considered to be the heart of the building, is located at the north end of the fourth floor. The room was originally 75 feet by 132 feet, but due to an eastward expansion in 1919,¹ it now measures 75 feet by 180 feet while retaining its 32-foot height. The room's function has remained the same throughout its existence, but the layout has changed considerably. The room is essentially divided into four parts: pulpit, trading pit(s), quotation board and cash grain tables. Before expansion, the quotation board was placed on the 75-foot east wall with the pulpit and wheat

¹ It is unclear as to when this addition was made. With the given data of newspaper article references and building permits, 1919 is chosen as the approximate year of construction.

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pits lying just to the west. On the west end were the cash grain tables along with a visitor's gallery located on the fifth floor. The gallery not only provided an excellent post for viewing the floor, but as it swept around the entire west end, it also provided a thoroughfare between the 1884 building and the 1902 building. John S. Bradstreet & Company was responsible for the color decorations and painting in the trading room. Under his supervision, the coffers, beams, and frieze were stenciled with images of grain wreaths. Seven murals depicting grain harvesting of different cultures were also painted in fresco on the Fourth Avenue side of the room.²

After the 1919 expansion, the cash grain tables were placed at the east end (this end may have provided better light with which to analyze the grain); the chalk quotation board was relocated to the long south end; and the pulpit was placed at the west end with the wheat pit nearby. With this change, the gallery was truncated, leaving it accessible only from the 1884 building. This ended the ability to travel between buildings without having to either cross the trading floor or go outside. Also, the quotation board covered the four murals on the south wall and all of the smaller paintings were eliminated.³ In the early 1980s the floor was rearranged once again, returning the pulpit in front of the quotation board, recalling the first layout at the east wall. A second trading pit was added in 1980 and in 1982 a new pulpit was built between the pits. The decorative plasterwork of the coffered ceiling and capitals remains, having simply changed color schemes over the years.

THE 1909 EAST BUILDING

The East Chamber of Commerce Building, built in 1909, is adjacent to the Main Building, fronting Fourth Avenue South. It measures 55 by 65 feet and rises a total of 12 stories. This building was the third of four Chamber of Commerce buildings and was built just 46 years after the Chamber's inception. As with the main building, construction was necessitated by the growing grain industry. In 1906 the Chamber of Commerce Association decided to purchase the 40 feet adjoining the main building, and in 1909 C.F. Haglin started construction following the designs of Long, Lamoreaux, and Long.

² Fritz A. Nelson, "The New Grain Exchange Building: 'An Artistic Achievement.'," *Greater Minneapolis* (November-December 1989): 48-49.

³ It is reported that the other four murals were not removed, but are hidden behind the quotation board.

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This East Building maintains some Sullivanesque characteristics introduced in the Main Building's facade, but also incorporates elements of the Renaissance Revival style. The East Building's two-story base is of white terra-cotta, simulating coursed-ashlar terra cotta with receding joints. The foundation is granite. In stark contrast to the light colors at street level, the upper ten stories are of orange brick. A glazed terra-cotta sill extending between the eleventh- and twelfth-story windows acknowledges the cornice of the Main Building. The original terra-cotta cornice has also been replaced by a copper cornice.

Although the East Building continues Sullivan's facade division of base, shaft and capital, and incorporates decorative terra-cotta, in design it is much more Renaissance Revival. The wall surface is quite smooth and plain, serving as neutral background for windows and doorways; the shaft of the building is made of orange brick piers and spandrels, creating three bays of paired windows with simple white glazed terra-cotta head casings. The coursed ashlar base is reminiscent of the more formal treatment of the Renaissance Revival base including large second story windows. Ornamentation appears in the upper two stories where it flanks the windows on the piers and corners, and brackets support the heavy third-story window sill.

The main entrance to the East Building is found within the window bay nearest the Main Building. Although it is now relatively indiscernible at street level, a canopy originally indicated the entrance. Moving into the main lobby one passes through the original revolving doors and is met by the two elevator cabs and the doorway of the hidden stairwell. The main lobby walls are still clad with white marble with grey veining, while the original stairs and wainscot also remain.

Externally, the East Building appears as a totally independent structure: the exterior finish and decorations are distinct from the Main Building's, yet the windows and spandrels all align with those of the Main Building. However, it could also be considered an "addition" to the Main Building. From the interior, there is nothing indicating the transition from one building to the other as the hallways of the two buildings abut and are indistinguishable from each other.

THE 1928 NORTH BUILDING

The North Chamber of Commerce Building rests upon the site of the original 1884 Chamber of Commerce Building, and was the last of the three existing buildings to be constructed. The North Building, erected in 1928, stands directly across from the Flour Exchange Building (1892-1893 and 1909, NRHP) which was also a product of the booming grain and milling industries. The North

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Building is in the shape of an L, originally having a grass courtyard to the southeast, extending toward the Main Building and rear of the East Building. One wing of the L extends 157 feet along Fourth Avenue South and the other 132 feet along South Third Street. This building, standing originally at seven stories, was quite a substantial addition to the Grain Exchange complex. The skyways continued to link the fourth and fifth floors to the trading floor and gallery.

The North Building was constructed in only six months. The short schedule was essential, because it had to be completed after the close of the 1927 market and before the beginning of the 1928 market in August. Bertrand and Chamberlin, a local firm having been recognized for many other commercial structures and warehouses in the area, designed the building. The general contract was awarded to Pike & Cook at a bid of approximately \$600,000. The North Building was originally seven stories, but the foundation, footings and columns were constructed to provide for three additional stories.

As with the Main Chamber of Commerce Building, the North Building appears to be cubiform from the street. The foundation is polished granite, with the remaining first and second stories faced with limestone. The third through sixth floors are faced with tapestry brick, while the seventh is again faced with limestone. Windows are slightly paired, regularly placed across entire facades. Pronounced window sills match the limestone of the first, second, and seventh stories. In 1955 three additional brick floors were added. The three additional stories maintain the window and brick patterns of the original structure, although the brick is of a slightly different color. The tenth floor is set apart by a continual sill and a limestone cornice. Just as on the Main Chamber of Commerce Building, the decorative relief work in limestone at the base of the building is geometric, while the piers between the seventh story windows are organic.

The main entrance to the North Building is demarcated by an arched opening, fit within a typical first story window bay. The first floor hallways maintain the original Tennessee Tavernelle marble, although most everything else has been altered. In the main lobby are four elevator cabs, identical to those in the Main Building, although not original to the structure. The alley entrance, between the Main and North Buildings, retains the original revolving door.

The two skyways linking the North and the Main Buildings at the fourth and fifth floors have always existed allowing access to the trading floor from all buildings; previous to the building of the North Building, the walkway linked the Main Building to the original 1884 building. Eventually these covered walkways became enclosed. A third walkway was built in 1947 linking the seventh floors.

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This skyway provided indoor access from the East and Main Buildings to the cafeteria and post office that have always been located on the ground level of the North Building. The three-story addition in 1955, subsequently occupied by grain-related trades, reinforced the continuous steady growth the Grain Exchange experienced within 75 years.

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SIGNIFICANCE

INTRODUCTION

The 1902 Main and 1909 East Minneapolis Chamber of Commerce Buildings were listed in the National Register of Historic Places on 23 November 1977, having been determined significant under Criterion A and Criterion C. This nomination has been completed to further expand the architectural and historical significance of the previous two listings while documenting the 1928 North Chamber of Commerce Building as an historical contributing structure under Criterion A. All three buildings are considered to have housed activities which contributed significantly to the development of Minneapolis as a major grain center of the Northwest⁴ and of the United States. Together these buildings relate to the statewide historic contexts of "Railroads and Agricultural Development, 1870-1940" and "Urban Centers, 1870-1940." They also relate to the City of Minneapolis historic contexts of "Architecture, 1848-Present" and "Business and Industry, 1821-1990."

CRITERION A

The Minneapolis Chamber of Commerce buildings, now known as the Minneapolis Grain Exchange buildings, represent the development and economic success of Minneapolis and the Northwest. As the lumber trade was waning, the grain trade became the catalyst for the development of Minneapolis' economic base. To facilitate the grain trade, railroads were built that funneled grain through Minneapolis on its way to the eastern markets; grain elevators were built to store grain; flour milling increased; and the importance of having fair trade grew.

In 1881, the Chamber of Commerce⁵ was formed to regulate this developing grain market. The purpose of this organization was to create a market in which farmers would receive a fair market price for their grain. The Chamber of Commerce initially met in a small office, but soon found the

⁴ The term "Northwest" in this context, will be used to describe western Wisconsin, Minnesota, North and South Dakota, Montana, Idaho, Oregon, and Washington.

⁵ This organization was in no way related to Chambers of Commerce as the term frequently is used today. It was just this confusion, together with the establishment of the Minneapolis Civic and Commerce Association in 1911, which led to changing the organization's name in 1947. At that time the Minneapolis Civic and Commerce Association became the Minneapolis Chamber of Commerce and the Minneapolis Chamber of Commerce became the Minneapolis Grain Exchange.

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space too small for the expanding organization's function. In 1884, the first Chamber of Commerce building was built which included a trading floor and offices for grain and grain-related industries with direct interest in grain prices. These industries thrived as the large amount of grain received and traded in the city increased annually. As the organization's functions increased, subsequent construction was again required resulting in the 1902, 1909 and 1928 buildings.

HISTORICAL BACKGROUND

The geographical placement of Minneapolis was the reason for its commercial success. The incredible water power of St. Anthony Falls and the strategic junction of the Minnesota and Mississippi Rivers originally drew the U.S. Army to build Fort Snelling. In 1823, the first flour mill was built near St. Anthony Falls to furnish flour to the army. However, because there was no grain being grown, the soldiers were left to grow their own grain. The area surrounding Fort Snelling became a popular place to settle as it provided not only protection from the Indians but also a mill with which to make flour.

Soon after Minnesota became a territory in 1849, Dakota Indians relinquished much of what is now southern Minnesota under the treaty of Traverse des Sioux. A series of events that took place from 1858 to 1863 also greatly increased Minnesota's population. In 1858, Minnesota gained statehood. Soon after, land values in Wisconsin and Illinois increased, causing immigrants and settlers to move farther west in search of affordable land. The Homestead Act of 1862 and the cession of the fertile Red River Valley through the Old Crossing Treaty of 1863 encouraged homesteaders to infiltrate even Minnesota's northernmost areas for a small fee.⁶ Farmers flooded to these newly opened areas in Minnesota, the Dakotas, western Iowa and Kansas.⁷ Merchants who saw financial opportunities to be made also began moving to southern Minnesota. One result of this was the first merchant mill, built in 1854 next to St. Anthony Falls. This mill was so efficient that grain was shipped from neighboring states. Eventually, in 1858, Minneapolis' first eastern shipment of commercial flour was made to Boston.

The advances made in farming machinery, grain storage facilities, and processing in addition to the expansion of the railroads, all evolved together in a complex cause and effect relationship that led to

⁶ Dan Morgan, Merchants of Grain (New York: The Viking Press, 1979), p. 43.

⁷ Ibid.

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the development of Minneapolis as the trading center of the Northwest. With the invention of the mowing and reaping farm machinery, individual farmers yielded more grain per acre. The creation of the grain elevator, which replaced the flat house, and the later invention of the horizontal conveyor belt increased the speed at which grain could be transported. Over time other advances like the middling purifiers and the Hungarian roller mill improved the quality and efficiency of grain production.

Transportation and transportation rates had a considerable influence on grain trade. By 1862, regular railroad service linked Minneapolis directly to the larger commercial centers of St. Louis and Chicago, nearly eliminating the need for barge service. Soon, railroad lines were built westward from Minneapolis like spokes of a wheel. These railroads transported grain and flour east and merchandise west. This railroad gridiron was partially funded by the grain barons John S. Pillsbury and W. C. Washburn. Pillsbury's self-named line went into the wheat fields of the Northwest; Washburn promoted the Soo line, which in 1888, connected Minneapolis with Boston, while bypassing Chicago.⁸ This line proved to be the "key of the rate situation and the emancipator of Minneapolis from the domination of any rival point. It has become a favorite line for the shipment of flour and grain to the East, and for export."⁹ Also, in 1890, "the Trans-Missouri Freight Association authorized the lowering of the rates to St. Paul," leaving Minneapolis to increase its geographical market at the "expense of Chicago, and of Duluth and Superior as well."¹⁰ In that same year, Minneapolis became the leading milling center of the world, due to the large influx of grain funneled through Minneapolis.¹¹

After the Minneapolis Chamber of Commerce was founded, Minneapolis' economy advanced. Not

⁸ Ibid., p. 57.

⁹ Isaac Atwater, ed., History of the City of Minneapolis (New York: Munsell & Company, Publishers, 1893), p. 780.

¹⁰ Mildred Lucille Hartsough, Twin Cities as a Metropolitan Market (Minneapolis: University of Minnesota, 1925), p. 62.

¹¹ Charles B. Kuhlmann, "The Influence of the Minneapolis Flour Mills Upon the Economic Development of Minnesota and the Northwest," Minnesota History, 6: 143, (June, 1925)

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only did grain-related industries thrive, but new industries came into light. The established storage, transportation, and production industries expanded and broke volume records oftentimes surpassing the grain markets of Kansas City and Chicago. This economic wave can be attributed to the flourishing grain industry that was advanced by the foundation of the Chamber of Commerce.¹²

In 1885, the New York Produce Exchange officially recognized Minneapolis as an important grain market, placing the Minneapolis grain prices on the NYPE. This came as no surprise since as of 1882 "Minneapolis' position of wheat market...influence [is] at least as strong as London or Liverpool on prices of wheat in Chicago,"¹³ and in 1885 Minneapolis ranked first in the country's wheat market. "In 1887, it was asserted that the trading area of the Twin Cities included the northern half of Wisconsin, Minnesota, northern Iowa, Dakota, Wyoming, Montana, Idaho, Oregon, Washington Territory and the Northwestern part of the Dominion of Canada."¹⁴

Erection of grain storage facilities began and kept pace with the increasing wheat receipts; in 1881 the grain elevator capacity totaled 1,500,000 bushels and at the close of 1891 it had reached nearly 19,000,000 bushels.¹⁵ The flour mills consumed much of the wheat received in the city, but eventually shipping demands increased and Minneapolis began to supply "scores of millers in the neighboring states and as far east as Indiana and Ohio."¹⁶ A very large portion of the storage capacity controlled by Minneapolis grain men, however, was not in the city; a "system of warehouses and elevators in the interior, covering all the territory from Northern Wisconsin, Northern Iowa, and

¹² Hartsough, p. 59.

¹³ Ibid., p. 62.

¹⁴ Ibid., p. 58.

¹⁵ Isaac Atwater, ed., History of the City of Minneapolis (New York: Munsell & Company, Publishers, 1893), p. 775.

¹⁶ Ibid.

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Nebraska to the Pacific Coast in Oregon and Washington" supplied Minneapolis with grain.¹⁷ Thus, Minneapolis became an important center for farmers of the Northwest.

The jobbers, or wholesalers, of Minneapolis were instrumental in the economic survival of the Northwest. While the jobbers from other commercial centers like Chicago, Kansas City and St. Louis were demanding immediate payment from their customers, "the Twin Cities' jobbers...by lenience in securing payment for goods already bought, secured themselves with the bulk of the trade that had formerly been divided with competing centers."¹⁸ Such foresight caused the retailers of the Northwest to rely more heavily on local jobbers based out of Minneapolis. This proved to be a necessary step for the Northwest to take in creating its independence from the eastern markets. Subsequent economic panics and depressions (1903-1904 and 1907) had little financial impact on the Twin Cities.¹⁹

After the Spanish-American War in 1898, the country was back on its feet, and the grain elevator business was booming with forty elevator companies in Minneapolis. Between the years 1899 and 1910, grain storage technology evolved from the ineffective wood elevator into the sleek, efficient concrete or steel elevators that are built today. These innovations increased the speed with which grain could be weighed, cleaned, and stored.²⁰ In Minneapolis, virtually all milling capacity was owned by the Pillsburys, Washburns, Crosbys, and the Northwest Consolidation Grain Company.²¹ It has been said that the owners of the storage and transportation decide the market price for grain. By 1905, since most of the country elevators were owned by grain or flour companies, which left the

¹⁷ Ibid., pp. 776-7.

¹⁸ Hartsough, p. 166.

¹⁹ Ibid.

²⁰ "Terminal Elevators," *Greater Minneapolis* (Nov-Dec 1980): 88.

²¹ Morgan, p. 57.

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farmers' finances in the hands of Minneapolis grain men, the number of co-operative-owned and individual-owned elevators increased.²²

Minneapolis received a major acknowledgement of its financial solidity in 1914 when the Reserve Bank Organization Committee decided to make the Twin Cities the Ninth Federal Reserve District. Upon making its decision, the RBOC "took into account not only general commercial relations, but more particularly financial relationships established in the district under consideration."²³ The RBOC drew the district boundaries directly upon the trade areas previously established by the grain industry, which included Montana, North Dakota, South Dakota, Minnesota, the northern two-thirds of Wisconsin, and the upper peninsula of Michigan.²⁴ Minneapolis was "the most important single market for the district and that in most of the district, if not all of it, the price of grain is materially affected by the price of grain in Minneapolis."²⁵

In the midst of the depression of 1920, the Minneapolis flour milling industry received a blow. The freight rates for flour had previously been 2.5 cents lower than rates for wheat. Because of Minneapolis' unique situation as both a flour producer and grain commodities market, the Interstate Commerce Commission determined that the rates put Minneapolis at an advantage over other markets and made the two rates equal. Despite the stimulus this created for flour-bound grain to bypass Minneapolis for Duluth, Minneapolis still remained the country's top wheat market and flour milling center.²⁶ In fact, in 1921, Minneapolis was capable of storing more grain than any other grain market in the country with 55,195,000 bushels of elevator storage. Chicago now ranked second with 49,020,000 bushels.²⁷

²² Hartsough, p. 61.

²³ Ibid., p. 139.

²⁴ Ibid., p. 141.

²⁵ Ibid., p. 178.

²⁶ Ibid., pp. 111-112.

²⁷ Ibid., p. 60.

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THE MINNEAPOLIS CHAMBER OF COMMERCE

Previous to 1876, there was no organization to regulate grain stored, sold, and transported to and from Minneapolis. In 1876 a group of flour millers developed the Minneapolis Millers' Association whose main interest was to create a buying pool to alleviate the spring's low supplies and to prevent competition from other grain markets. This association owned sixteen of the eighteen grain elevators in the city.

Most of the grain for flour milling in the 1870s was the property of the Minneapolis Millers' Association. The association was said to have created a monopoly throughout most of the state, buying grain at country points as well as that offered in the city, controlling terminal elevator capacity and practicing unfair grain trade. Many pioneers of the grain industry, recognizing Minneapolis' potential in becoming a great grain market, predicted increasing demand for corn, oats and other grains, as well as a legitimate trade in futures. They "saw the need for an organization to encourage and promote this trading, as well as an organization to remedy some of the alleged abuses in the grain trading."²⁸

The Minneapolis Chamber of Commerce was formed on October 19, 1881, to offset the unfair trading practices of the Minneapolis Millers' Association by shifting the commercial focus from flour milling to grain commodities. The objectives of the Chamber were "to facilitate the buying and selling of all products, to inculcate principles of justice and equity in trade, to facilitate speedy adjustments of business disputes, to acquire and disseminate valuable commercial information, and generally to secure to its members the benefits of cooperation in the furtherance of their legitimate business pursuits, and to advance the general prosperity and business interest of the City of Minneapolis."²⁹ The Chamber pursued fair pricing strategies that the farmers applauded.

The Minneapolis Grain Exchange, in its 114 years of existence, has never changed its fundamental function. Therefore, the following dialog is able to describe the Grain Exchange functions both historical and currently. The Grain Exchange is a place where grain is traded in a monitored environment. The trading floor, where the actual buying and selling take place, is centrally located

²⁸ "75 Years of Grain Marketing," *Greater Minneapolis* (April 1956): 20.

²⁹ Theodore C. Blegen, *Minnesota a History of the State* (1963; Minneapolis: University of Minnesota Press, 1975), p. 355.

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among the three buildings. Various grain related industries and Grain Exchange departments occupy the other parts of the buildings. On the trading floor, two types of trading are conducted: cash market and futures market. The Grain Exchange employs floor staff who assure both markets are conducted fairly and efficiently.

The Grain Exchange is a nonprofit organization. Its finances are governed by the sales of Grain Exchange memberships and rental of office space within the complex. Membership fees fluctuate with the grain market, and are based on supply and demand, as membership to the Grain Exchange is limited. For example, in the 1960s membership was at an all time low and could be purchased for only \$25.00; in 1980, memberships increased and were purchased as high as \$25,500.³⁰ The rental of office space is loosely guided by proximity to the trading floor. For example, offices on fourth floor, where the trading floor is located, are at a higher premium than those on eighth floor. This is because offices still employ runners who take purchase or sales orders from their company's office to the trading floor. Time is money; the speed with which a potential deal reaches the floor can make or break a sale.

There are two markets in which products can be bought and sold. These vastly different markets are the cash market and the futures market. The cash market is used for selling grain and receiving payment upon that sale. The grain is inspected and handled by the traders. This is the traditional way of trading grain. The futures market is different in that commodity contracts are bought and sold. Four contracts currently are traded in the Minneapolis Grain Exchange: hard red spring wheat, white wheat, white shrimp, and black tiger shrimp.³¹ Hard red spring wheat is grown in northern United States and is used to make bagels, croissants, and kaiser rolls. White wheat is grown in northwestern United States and is marketed to Asia and the Middle East as it is useful in making noodles, biscuits, pocket breads and flatbreads.

³⁰ Alvin W. Donahoo, "The Exchange's Future," *Greater Minneapolis* (November-December 1980): 100.

³¹ Although the Minneapolis Grain Exchange has the world's only seafood futures contract, for the sake of this nomination, grain will be used in describing the futures market.

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The cash market,³² the largest nationally, has a linear and more obvious flow than the futures market. In the cash market, payment is received upon the delivery of the grain. When a farmer wants to sell grain (grain that either has just been harvested or has been stored in the farmer's storage facilities), he or she sells it to the country elevator. The country elevator runs tests on the grain to decide its grade and weight. It then pays the farmer the current grain price for that grade. The country elevator stores the grain until the operator has enough grain to be delivered and sold. One selling option is to sell grain on the Grain Exchange's cash market. When the county elevator sells grain in this manner, they ship grain samples to the Minneapolis Grain Exchange. Each sample represents one car load of grain.

Upon arrival, the samples are tested by the sampling and weighing departments of the Minneapolis Grain Exchange. The grain is then brought to the cash tables in sample tins. The grain is inspected by potential buyers in natural light. Once the grain is sold, the grain that the tin represents is delivered to the purchaser who is usually either a terminal elevator or an end-user. If the grain was sold to a terminal elevator the grain once again can possibly arrive on the trading floor to be sold this time to either an end-user or an exporter.

The futures market provides an environment for price discovery and risk transfer. Minneapolis is one of only ten futures commodity markets nationally. Here, grain contracts are bought and sold. The Minneapolis Grain Exchange's two grain contracts are hard red spring wheat and white wheat contracts are both solely traded on the Minneapolis trading floor.³³ These contracts represents a specific quality and quantity of grain to be delivered in one of five delivery months. Upon knowing this information, the trader is free to discover prices. Farmers sell futures to insure their crops. Farmers buy and sell contracts throughout the year as prices fluctuate. Buyers of contracts include flour millers, country and terminal elevators and investment firms.

³² Historically the cash grain market included fewer grains. Over the years, grains like soybeans have been added to the market. There is no limit of the types of grains that can be traded on the cash market, like there is on the futures market, allowing for a great number of grains.

³³ Historically, only Spring Wheat contracts were traded on the futures market. Over the years, various contracts have come and gone, like sunflower seeds.

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Some of the tools the Grain Exchange uses in the futures market are the pits, pulpit, quotation board and weather maps. There are two octagonal pits in which all trading takes place. The people in the pits are dealers (hedgers, speculators, and investors), and compliance department members. The compliance members are there to watch the dealers, making sure all transactions follow the Grain Exchange's trading procedures. The pulpit overlooks the pits. Here the floor staff records and observes transactions. The electronic quotation board, once a chalkboard, reflect price changes immediately upon fluctuation. This board displays prices for Minneapolis, Chicago, Kansas City and New York commodities by month of delivery (March, May, July, September and December). Computers are located on the trading floor that access information such as world weather maps and news services. These allow the traders to forecast the market prices based on more external factors.

The organization of the Minneapolis Grain Exchange revolves around providing services to its members. After all, the Grain Exchange is a service to the grain trade with the traders as its members. The Exchange accommodates these needs by providing a meeting place and a set of trading rules that are supervised by Grain Exchange employees. Various Grain Exchange departments, located in and out of the building, also assure traders of the quality of the grain. The sampling department and weighing department have different functions in a similar environment, as both departments conduct their business off the trading floor. The sampling department works closely with the Minnesota Grain Inspection lab that is also located in the building. The weighing department supervises and certifies the weight of incoming and outgoing grain at the terminal elevators. The Clearing House records the daily trading activity of the futures market and makes sure that all transactions were completed. If a discrepancy should occur, it must be corrected before the beginning of the next trading day. The Compliance department is the watchdog department that maintains that the rules are observed. By bidding through open outcry in the futures market, rules must be closely followed.

CRITERION C

Within the period of significance (1902-1944), the Grain Exchange increased in physical size four times, three of those being with new buildings. At one time, industries like Washburn-Crosby's General Mills occupied whole floors of the building with their world headquarters. Now, however, most major companies have built their own headquarters, leaving behind only their trading divisions. This was also necessary to allow for the diverse and increasing numbers of newer grain-related companies.

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The 1902 Main Building's architectural significance lies in its uniqueness as a Sullivanesque building - one of the few in Minneapolis. Economically the central business district boomed in the 1880s, and created such an abundance of office space that hardly any new construction was needed until after the Spanish-American War. Minneapolis thereby missed the major Sullivanesque, Chicago-style building craze that swept other Midwestern metropolitan areas such as Chicago and St. Louis. This building was also the first steel structure built in Minneapolis. Before, many taller buildings were built in the Richardsonian style with thick, heavy stone foundations and walls. Steel allowed for the advent of the skyscraper. Also, John S. Bradstreet & Company, a nationally prominent Minneapolis interior designing firm, designed the trading floor and several offices in the Main Building.

Few buildings in Minneapolis have carried the Renaissance Revival stylization like the 1909 East Building. Other of Minneapolis buildings in that style, such as the Architects' & Engineers' Building (1920, NRHP) and the old Milwaukee Road Depot (1897-1899, NRHP), are low-rise structures. The East Building, however, is the only highrise Renaissance Revival building. The building was designed by the architectural firm of Long, Lamoreaux and Long. Louis Long, who had been a partner in a number of Minneapolis firms, designed more buildings in Minneapolis than any other architect of the time.

Further grain-related office space was needed in 1927. This time the decision was made to raze the original 1885 Chamber of Commerce Building and to build the North Building, a much larger, conservatively designed commercial structure on the same site. Architects Bertrand & Chamberlin and builders Pike & Cook worked together to build the building in a record six months during 1928. The "old structure could not be razed until after the close of the heavy 1927 marketing season on December 21, because the tenants, most of them grain merchants, required offices equipped with market tickers close to the Grain Exchange. They had to have new offices ready for them and electric tickers in place before the 1928 crop was ready to market in August."³⁴

CONCLUSION

These three buildings have always served the same function: to provide adequate space for the functions of grain trading (brokerage and hedging firms, testing labs, sampling rooms, and companies with substantial interest in the grain economy). The buildings that house the Minneapolis Grain

³⁴ "We Must Have the Building in Six Months," *The Improvement Bulletin* 10 (November 1928): 7-8.

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Exchange serve this function well. Even though the Minneapolis Grain Exchange buildings have taken on major physical changes, the trading floor has always remained centrally located. The trading floor acts as an axis around which the three buildings revolve. With its three entrances, it is accessible from every building, making some offices of the East and North Buildings more convenient than those of the Main Building.

The Minneapolis Grain Exchange has grown from a small organization to the world's largest cash grain market. The futures market is one of the top in the country. Because of this, the events taking place in the Minneapolis Grain Exchange have world-wide ramifications. The structures have evolved with its growing functional importance. From the centrality of the trading floor, to the fast moving elevators, the design and details in these structures suits the function well.

Architect/Builder

1902 Main Building

Architects: Kees, Fred
Colburn, Serenus K.
Designer: Bradstreet, John S.
Builder: Haglin, Charles F.

1909 East Building

Architects: Long, Franklin Bidwell
Lamoreaux, Lowell A.
Long, Louis L.
Builder: Haglin, Charles F.

1928 North Building

Architects: Bertrand, George Emile
Chamberlin, Arthur Bishop
Builders: Pike, Willard
Cook, George F.

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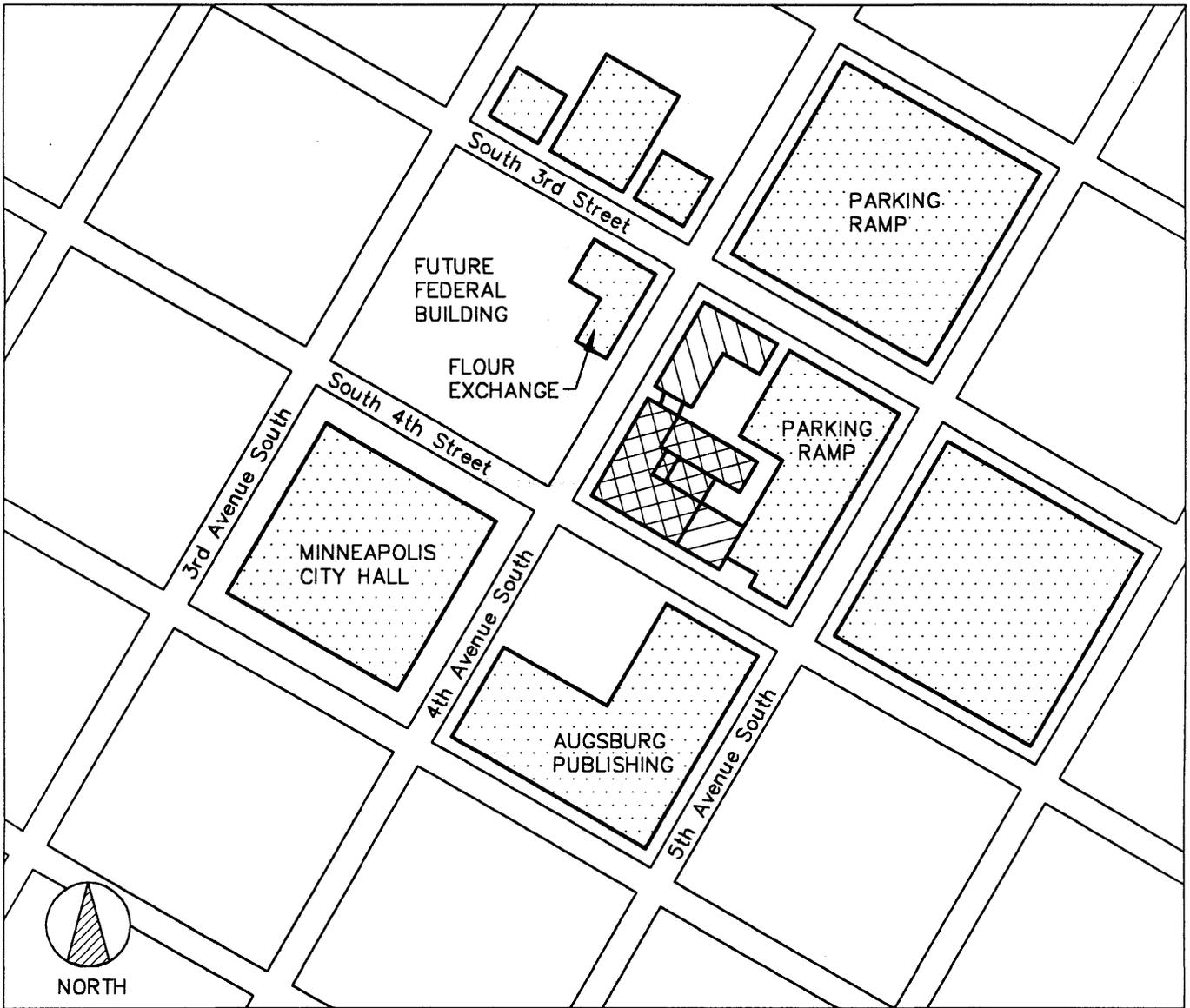
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NOT TO SCALE

SKETCH MAP MINNEAPOLIS CHAMBER OF COMMERCE

- 
MINNEAPOLIS CHAMBER OF COMMERCE
MAIN BUILDING (1902)
- 
MINNEAPOLIS CHAMBER OF COMMERCE
EAST ANNEX BUILDING (1909)
- 
MINNEAPOLIS CHAMBER OF COMMERCE
NORTH BUILDING (1928)
- 
OTHER EXISTING STRUCTURES