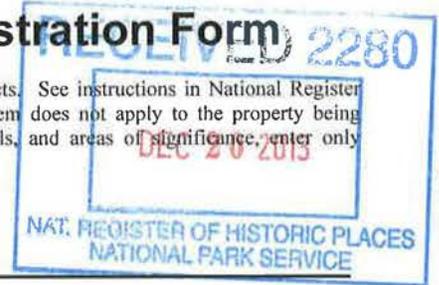


1146

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 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: Minnesota Milk Company Building
 Other names/site number: Old Home Plaza
 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 West University Avenue
 City or town: Saint Paul State: Minnesota 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 Not For Publication: N/A Vicinity: N/A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 X local
 Applicable National Register Criteria:
 X A B C D

Barbara Howard December 13, 2013
 Signature of certifying official/Title: Barbara Mitchell Howard, Deputy SHPO, MN 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:)

John Edson H. Beall
Signature of the Keeper

2-5-14
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> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE/business
- AGRICULTURE/SUBSISTENCE/processing
-
-
-
-

Current Functions

(Enter categories from instructions.)

- VACANT/NOT IN USE
-
-
-
-

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: CONCRETE

walls: STONE/BRICK/CONCRETE

roof: ASPHALT

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 Minnesota Milk Company Building is located in Saint Paul, Minnesota on a city block facing University Avenue, which prior to the construction of Interstate 94 served as the main mixed-use commercial/residential arterial connection between the central business districts of Saint Paul and Minneapolis. The city block is defined by W. University Avenue to the north, N. Virginia Street to the east, W. Aurora Avenue to the south, and N. Western Avenue to the west. The property/block dimensions are approximately 310 feet east/west by 252 feet north/south. The major creamery structures, including the historic plant (portions of the 1913, 1915, 1926 components, and the 1932 plant), are located in the northwest quadrant of the block, at the intersection of University Avenue and Western Avenue. The remainder of the block is covered with asphalt, surface parking and some small pockets of vegetation. The 1932 plant is a

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reinforced concrete structure sheathed in polished granite and smooth limestone. The creamery's exterior retains its Art Deco detailing, stonework, bay patterns, and defined window openings (original window openings have been infilled with concrete block or mid-20th century insulated glass windows). The plant's interior, which continued dairy processing into the 21st century, retains an industrial layout dating back to the original 1913-1932 plant construction.

Narrative Description

The Plant Elevations and Grounds

The most prominent massing on the block is the 1932 Art Deco plant with major, two-story elevations stretching approximately 132 feet along University Avenue and approximately 118 feet along Western Avenue. The two major façades of the 1932 Art Deco plant display a base banding of polished black Cold Spring granite. They are sheathed above in smooth light limestone, and crowned at the parapet with a recessed zigzag and diamond cut-stone band. Projecting from the parapet on both elevations are a series of mid-late 20th century industrial light fixtures that were designed to make the limestone surfaces glow in flooded light. The plant supports a flat, bituminous built-up roof behind the parapet.

The north elevation that contains the main public/pedestrian entry into the creamery is composed of eleven bays. Ten of the bays are defined by flanking pilasters that once framed two-story, multi-paned, metal-framed window sets. The exception to this pattern is the entry tower that defines the second bay east from Western Avenue on the University Avenue façade. (*Photos 1-3*) (*Figure 17*)

The massive block tower is three stories tall and projects northerly from the plant façade a few feet. The entry door is centered in the tower massing and is flanked by black granite pilasters with sidelights and crowned with a wide and tall 2½-story, late-20th century, metal-framed window-set. The shallowly-recessed, metal-framed window is flanked by a stepped, cut-stone edge. Above the entry metal-framed, window-set the cap of the surround is not stepped like the sides but rather displays a tall, smooth slope up to the flat, stone elevation plane. The entry door, sidelights, and window-wall most likely date from the last quarter of the 20th century.

Centered above the entry door and window set, as originally designed, was a low bas-relief of a giant milk bottle flanked by two chubby children.¹ Above the relief area is a parapet with zigzag

¹ Believing that the creamery was likely to be demolished, the Old Home Foods Company removed the bas-relief upon vacating the plant. It is currently in safe storage. The current plan is to either re-install the original stone or, if Old Home does not release the original, make a mold and recast the relief in cast-stone for installation.

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and recessed diamond banding. Above the parapet are two additional stepped back tiers of smooth limestone.

The bay to the west of the entry displays two pilasters flanking a two-story, metal-framed, window-set. Each pilaster, like all the pilasters on the main façades, is terminated just above the window opening with a decorative, carved motif that resembles the letter “M” under a stepped crown. (*See detail in Photo 7*) The nine bays to the east of the entrance have the same stone detailing as the west bay, but have had their window openings infilled with concrete block occasionally interrupted with venting screens. (*Photos 1-3*)

The west elevation of the 1932 design has two components. (*Photo 4*) The most-northerly massing, Blocks A & B (*Figure 3*), which has approximately 70 linear feet of frontage on Western Avenue, is a 5-bay continuation of the University Avenue bay system. The original architect’s perspective drawings show each of the five bays defined with flanking pilasters. (*Figures 16-17*) Once constructed, however, only the most-northerly and most-southerly bays display pilasters. The center three bays are defined by their window placement. Similar to their counterparts along University, the two end bays have tall, two-story, multi-paned, metal-framed, fixed windows. The remaining three center bays each display a large, horizontal, 6-paned, second-story, metal-framed window on a smooth limestone wall with the black granite banding below. Other elements in the west façade include an infilled vehicular-access opening in the fourth bay south of the building’s northwest corner, and an adjacent metal access door to the south.

The most-southerly component, Block C (*Figure 3*), of the 1932 design is a slightly shorter, limestone-sheathed, two-story mass that runs for approximately 30 linear feet along Western Avenue. This unit displays three bays that are defined by pilasters that are shorter than those on the contiguous northerly mass. (*Photos 4, 7*) The shorter pilasters are crowned with the same detailing as the pilasters on the taller, main elevations, however, there is no decorative cut-stone banding along the parapet – the wall is terminated in smooth limestone.² The fenestration includes four window openings on the second floor and three window openings on the first floor. In the most southerly bay an industrial utility door and transom have replaced a window. The window openings in this component have been infilled with cream-colored brick. (*Photo 4*)

The east elevation of Blocks A & B of the original 1932 plant is obscured at the first story with a 4-bay loading dock covered with a projecting, corrugated, tin-shed roof. (*Photo 5*) The northerly end of the second floor displays approximately 20 feet of the decorative, cut-stone, zigzag

² The decorative banding was possibly lost in 1945 when the roof and parapet were raised to add height to the interior rooms.

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banding at the parapet. The southerly three-quarters of the upper elevation is covered with an Old Home billboard.

On the third story of the tower there are two, metal-framed window-sets that look west. These windows provided light into the company's boardroom, which was located on the third floor of the tower, a level above the company offices that were positioned on the second floor overlooking Western Avenue.

The 1913-32 Plant Interiors

The footprint of the plant is made up of a series of contiguous rectangular blocks. The north block, Block A (*Figure 3*), which is built at zero-lot-line with the University Avenue sidewalk, is two stories tall with a basement below. Its footprint is approximately 132 feet east/west by 40 feet north/south. The lower level, that has the only excavated basement in the complex, displays brick and concrete walls enclosing a tangle of ceiling hung pipes, feeder tubes, electrical conduits, holding tanks, and boiler remains. (*Photo 13*) The mix is so extensive and complex it would be difficult, if not impossible, to date its evolution. In the northeast corner of the basement are a dressing room and a break room. A brick chimney stack projects up along the south wall of the north block and extends approximately two full stories above the flat roof.

The first and second floors in Block A predominantly contained the processing, refrigeration, and bottling functions of the plant. (*Photos 10, 12*) These production rooms display either white tiled walls, terracotta floor tiles and some stainless steel covered columns or plaster walls with ceramic tile floors, depending upon their function. Much of Block A's first floor was raised a step up to accommodate plant equipment such as the conveyor. While nearly all of the heavy machinery has been removed from the plant, there are a few minor machine remnants scattered throughout the workspace. One prominent industrial element that does remain is an embedded floor channel that was used to convey the product through the production process. The original windows that looked out onto University Avenue have all been infilled and sheathed in tile. Conduits and flexible piping hang from a metal-sheathed ceiling. A chain-link opening toward the southeasterly corner of the block supports a freight lift that connects the floors. In the east wall of the block is an industrial utility staircase from the basement to the second floor.

The main public entry into the plant is along University Avenue, and its three-story stair configuration falls within Block A. (*Photos 8, 9*) The entry displays terrazzo floors and steps with a simple but decorative iron railing. There is a reception-area landing five steps up from grade and a corner-office space to the west of the landing with windows looking out onto University Avenue and Western Avenue. At the second-floor landing there is a modern, open-office floor plan. To the west of the stair are the CEO's corner office and a series of offices stretching south along the Western Avenue wall into Block B.

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Another staircase along the eastern exterior wall of the tower leads up to the top floor that is comprised of a conference room and supporting storage. The east and west exterior walls each display two large fixed metal-framed glass window-sets. The south wall has a single air-conditioning opening to the west and a roof access door to the east. There are signs of mold growth in the third-floor conference room.

Block B (*Figure 3*) has a footprint of approximately 132 feet by 28 feet and runs parallel and south of the processing wing, Block A. It has no basement and was used for product preparation and storage on the first floor with office and lab functions on the second. At the first floor a conveyor track runs through the west end of this block and the rooms appear to have been primarily preparation areas for shipping and distribution. This space, like most of the other plant rooms, is complex in its adjoining rooms, passageways, and storage cubbies. (*Photo 11*)

On the second floor of Block B is a labyrinth of offices, meeting rooms, hallways, and kitchen/lab facilities. In the core is an open work area immediately east of the lab facility. The company offices and meeting rooms stretched along the west end of the plant's upper floor. The internal sheetrock and plywood paneled walls appear to be mid-late 20th century in design and materials. There has been extensive leakage from the roof on the second floor and there is mold growing on the furniture, walls and glass partitions. There is an enclosed industrial staircase with exterior access at the southwest corner of Block B.

The southerly, shorter two-story Block C (*Figure 3*), with lower ceiling heights and hence a lower roofline, was part of the original 1932 construction. Block C extends south along Western Avenue with about 30 feet of street frontage. This area originally provided at-grade wagon access to the stables with storage above. After 1932 it was converted into warehouse functions at both levels. It has no basement. (A 1945 building permit notes that \$4,000 of work was planned to "Raise roof and floor of Rear Whse.")

The first floor of Block C is relatively open with a floor covered in treaded-metal plates. The concrete walls are painted white and the ceiling beams are supported by rows of thin iron posts. A conveyor track extends east through the center of the block toward a 1970s, one-story, metal shed that is east of the 1932 footprint. (*Figure 3*)

The westerly portion of the second floor in Block C contains a late-20th century work area with a terra-cotta tile floor and ceramic tile covered walls. To the east is a work area and open storage space with tiled floor and walls.

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Post-1932 Additions to the Plant and Site

There are four additions dating from the mid-20th century up until the 1990s, which are not contemporary to the 1932 plant. (Figure 3 shows the plant's growth patterns between 1913 and the most recent 1990s construction.) These additions include:

- A circa 1940s one-story, room-infill-addition built to the southeast of the 1932 plant. This mid-century addition squared-off the footprint of the 1932 plant. The room is now part of the conveyor line that connects to the easterly shed.
- A 1970s, one-story, metal, **conveyor shed** with a concrete-block foundation. This utility building is approximately 30'-by-112' and projects easterly off of the southeast corner of the original plant. It displays two semi-truck-level loading docks on its east elevation. (*Photo 5*)

The interior of the shed is primarily open and designed for conveying the product. A conveyor track runs west to two loading bays.

- A 1986, tall, one-story, precast-concrete-slab **warehouse**. This storage facility is approximately 60' by 148' and is contiguous with, and south of, the 1932 plant. The only fenestration on the west elevation of the warehouse is a simple metal access door at the north end of the façade. The south elevation displays a metal access door near its east end. The east elevation supports five loading docks with a continuous corrugated shed roof attached above. (*Photos 4-6*)

The warehouse has no basement and is divided into three major components. There are two storage areas to the west, a large open area in the middle, and a five-bay loading dock at the east end.

- A 1990s, one-story, concrete block **milk-receiving station**. The station is approximately 64' by 15' and stretches along University Avenue to the east of the 1932 plant. (*Photo 5*) The east elevation of the concrete block structure displays a large industrial vehicular door to provide delivery truck access. The building is connected to the main plant with a metal shed roof that covers a receiving platform along the eastern elevation of the original plant.

The interior of the milk-receiving structure displays exposed concrete block walls with a concrete floor.

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- A circa-1980s poured-concrete **garage slab** with a concrete-block foundation.
(noncontributing structure)
The 36'-by-80' slab, that once supported a late-20th century garage structure, remains at grade adjacent to Aurora Avenue and approximately 50 feet west of the corner of Aurora Avenue and Virginia Street.

The remainder of the city-block site is mostly paved for truck access or off-street parking separated with sections of worn chain-link fencing. A few small patches of vegetation are found tucked around the edges of the pavement.

The additions to the south and east of the original plant are all attached to secondary facades of the original plant. The polished granite and stone primary 1932 Art Deco elevations along University and Western Avenues retain their design integrity. On the interior floors of the processing/office portion of the 1932 plant, retain their original layout and footprint.

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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 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.)

INDUSTRY

Period of Significance

1913-1960

Significant Dates

1913, 1932

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Berger, Charles H. (1913)

Hausler, Charles (1932)

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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 Minnesota Milk Company Building, located at 370 West University Avenue in Saint Paul, Minnesota is eligible for the National Register of Historic Places under Criterion A, with the Area of Significance being Industry. Its level of significance is local to Saint Paul. Related state contexts include "Railroads and Agricultural Development: 1870-1950" and "Urban Centers: 1870-1940," and the City of Saint Paul context of "Transportation Corridors: 1857-1950." The period of significance is from 1913, when the building was initially constructed, to 1960, when the company purchased Old Home Creameries and changed the company name to Old Home Foods Incorporated.^{3 4} The Minnesota Milk Company (MMC) building is thus significant in that it is representative of the urban milk processing industry in Saint Paul during the first half of the 20th century; the MMC was a major figure in the industry, and the University Avenue processing facility is the only remaining architectural resource from that period that still demonstrates substantial interior and exterior plant integrity.

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

Introduction

During the second half of the 19th century, in Ramsey County—as in much of the state—dairy distribution was localized. Farmers milked their own cows and produced cream, butter, and other dairy products on-site for their families, delivering the excess by cart to nearby customers. In cities such as Saint Paul, distribution was primarily conducted via small storefront dairies, which acquired milk, butter, eggs, and related products directly from farmers, reselling on a small-scale basis.

By the latter years of the 19th century, however, dairying had become a widespread Minnesota industry. By 1885 there were 63 creameries and 46 cheese factories in the state (*Northwest Illustrated Magazine* 1896, 26), and by the turn of the 20th century there were over 750,000 dairy cows on Minnesota farms. A decade later cows numbered over one million. Along with Wisconsin, New York and California, Minnesota had become one of the premier dairy states in the country. (Clark 1989, 270-71) From the turn of the 20th century the production of dairy

³ The Minnesota Milk Company was purchased in 1956 by the Peter Arthur (P.A.) Hanson family. P.A. Hanson was a co-founder and owner of the St. Paul Milk Company from 1916 until the mid-1950s.

⁴ Under the Old Home Foods brand, the University Avenue plant continued to process dairy-related products until its closure in 2006.

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products began to hold a prominent place in the ranks of Minnesota business as well, growing to become the third largest industry in the state by 1919, just behind milling and meatpacking. (Clark 1989, 274)

By 1872 the Minnesota Board of Health was formed, primarily to monitor milk quality. This was followed by the first dairy quality laws in 1885, which forbade the adulteration of milk products, banned oleomargarine, and established the Minnesota Dairy Commission. The Commission, however, dealt almost exclusively with farm conditions. (Gemini Research 2005, sec 16.4) In 1899, the City of Saint Paul added an urban focus to this by becoming the first city in the state to pass a citywide milk-quality law. (Jordan 1953, 83)

As people began moving into cities, the mass production and distribution of milk became a necessity. The year 1895 saw both the first availability of pasteurization equipment and the patenting of steam-powered bottle washers. These and other new techniques and inventions helped make milk a commercially viable product. This process was hastened by the “Pure Milk” movement; by the time the Minnesota Milk Company was formed, circa 1912, there was a statewide demand for safe, clean milk, often led by women’s and maternal associations. Indeed, the “Progressive Era” of the early 20th century is often characterized by both the Pure Milk Movement (and its goals of purity, economy, and social welfare), and the Women’s Suffrage Movement. (Women gained the right to vote in Minnesota in 1919 and nationwide in 1920 with the passage of the 19th Amendment.)

Despite Saint Paul’s early and stringent controls on dairy, the 1915 *St. Paul Medical Journal* reported two diphtheria and two typhoid outbreaks within two years, all of them milk-based. (Daglish 1984, 13) Though groups such as the Saint Paul Raw Milk Producers Association were formed to encourage the sale of unprocessed milk, the Minnesota Department of Health became a national leader in encouraging pasteurization, and was “said to be the first in the United States to consider pasteurization a public health engineering program on a par with sewage control and [drinking] water pollution.” (Jordan 1953, 165) The University of Minnesota offered what is believed to be the first coursework in the country on pasteurization in 1919. (Gemini Research 2005, sec 16.4) By the late 1940s, the state of Minnesota passed several laws enforcing milk safety, including one of the country’s first pasteurization laws.

The city’s main dairies generally rose to prominence during the second decade of the 20th century, in a time where there was both a demand for clean milk and a need for efficient distribution, requiring plants and industrialization as well as a comprehensive delivery system. Though storefront dairies continued, the bulk of the industry shifted to larger plants, including the Crescent Creamery (1921), the Minnesota Milk Company (1912), Sanitary Farm Dairies (1915), the Saint Paul Milk Company (1916), and a few smaller facilities. Many of these were

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clustered in downtown Saint Paul, with Sanitary Farm Dairies at 880 Minnehaha and the Minnesota Milk Company in its prominent location at University and Western Avenues as outliers.

These major dairies were similar in many ways: in plant size, number of employees, and distribution methods and reach. The Minnesota Milk Company was set apart by its extensive and sophisticated promotional efforts (as further discussed later in the nomination). From extensive advertising in city directories and trade publications to collateral such as toys, calendars and books clearly aimed towards children, mothers, and families; to signage and imagery on the building itself, the Minnesota Milk Company was acutely aware of its brand.

Perhaps it is this inherent optimism that allowed the Minnesota Milk Company to survive, and even to expand, during the Depression and immediately afterwards, when other dairies declined or closed entirely.⁵ The Minnesota Milk Company building continued in active dairy production for another fifty years after its acquisition in 1956, finally closing in 2006 having outlasted all of its early competitors. The plant itself, in its prominent University Avenue location and with relatively few changes after its 1932 renovation by architect Charles Hausler, maintains an exceptional sense of place.

For its prominent role in Saint Paul's dairy industry during the Progressive Era, and for clearly representing that period through its position and architecture, the Minnesota Milk Building should hold a place on the National Register, recognizing this important Minnesota industry.

Milk Pasteurization

Pasteurization is a process of partial sterilization involving heat treatment or irradiation, thus making a product safe for consumption and improving its keeping quality. The pasteurization of milk kills off its most heat-sensitive pathogens but retains the qualities of milk that consumers expect: creamy texture, fresh flavor, and milky-white color. The first municipal law in the country requiring pasteurization of milk was passed in Chicago in 1908 (Czaplicki 2007, 1).

According to the United States Department of Agriculture (USDA) website, "In 1919 milk specialists of the Dairy Division began to organize educational milk campaigns in cities ... to deal with surpluses generated by the increased production of milk and dairy products during World War I. As a result of ongoing milk campaigns, substantial increases in consumption of milk occurred." (USDA website)

⁵ The 1942 booklet titled *LEST WE FORGET, or, ETERNAL VIGILANCE IS THE PRICE OF ECONOMIC LIBERTY, A History of the Twin City Milk Producers' Association* noted that the price of milk plummeted from 12 cents/quart in December of 1929 to a low of 6 cents/quart in the spring of 1933. The price did not reach 12 cents/quart again until 1940. (Schelling 1942, p. 38-41)

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In 1927, the Minnesota Milk Company published a booklet, intended ostensibly for children, titled *A Journey with Mr. B. Ottele*. The illustrated publication goes into great detail about the Minnesota Milk Company's processes: how milk is inspected and collected at the farms, received at the plant, and pumped through "silvery pipes" to a thermos. (Journey 1927, 7-13). A circa 1927 photograph that was taken for the publication shows the company's 2nd floor "Pasteurizing Room." (Figure 14) Pasteurization is described as follows:

This milk is then quickly heated to 145 degrees and kept that hot for 30 minutes, which makes it pasteurized milk—safe milk. It then flows back to the pipes. It enters the pipes hot at the bottom and comes out cool at the top. From here it flows through refrigerated pipe which make it icy cold, ready for the Bottling Department. (Journey 1927, 13).

The publication discusses the other functions of the plant including bottle washing, milk bottling, and refrigeration. (Figure 15) The booklet then covers distribution by the horse-drawn wagons, and waxes rhapsodic about the superior health benefits of pasteurized milk and the care and safety measures taken by the plant. (Journey 1927, 14-29). Finally, it touches on the added expense:

Pasteurization of milk costs money. Considerable expensive equipment is required, and additional labor is involved. We are glad to go to this additional expense so as to give you the best and safest food known to man, namely PASTEURIZED MILK. (Journey 1927, 30).

By 1920, the Minnesota Milk Company was advertising itself in the City Directory as selling:
Scientifically Pasteurized Milk and Cream
Minnesota Milk Co.
Tel. Elkhurst 3163, 3164, 3165

The officers were listed as:

L. J. Selig, President
A. H. Heller Jr., Secretary and Treasurer
Olof Berg, Manager

Though its pasteurization processes and "safe milk" branding gave the Minnesota Milk Company an early competitive edge, by the 1940s many Minnesota cities required pasteurization and there were over 250 processing plants statewide (Gemini Research 2005, sec 16.4). In 1949, Minnesota passed a statewide law requiring pasteurization.

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The Minnesota Milk Company's Early Years

The Minnesota Milk Company was founded in the second decade of the 20th century, with its first president being Albert R. Ruhnke (b. 1851 d. 1924) a businessman who had roots in the creamery business dating back to 1874. In 1888 he founded the Minneapolis Milk Company before leaving to serve as an officer at the Minnesota Milk Company in Saint Paul. The vice-president of the new Minnesota Milk Company was William H. Kemps. (Polk, 1912) W.H. Kemps (b. 1878 d. 1964) is best known today for the eponymic Kemps Ice Cream.⁶

The new plant, designed for the receiving, processing, bottling and distribution of milk, was built in 1913 at the corner of West University Avenue and North Western Avenue. The parcel of land, made up of two city lots, each 50' wide by 119' deep, was approximately one mile northwest of Saint Paul's central business district, along an arterial street of commercial and residential uses.

The brick and masonry plant was constructed with two stories on a raised basement. The "Application for Permit for New Building," stamped December 17, 1912, documented the construction of a brick and concrete factory with an estimated cost of \$20,000. It was noted by hand that the building frame was made of "*Reinforce (sic) Concrete Construction: Columns - Floors & beams.*" The milk plant's main elevation stretched for 90'-6" along University Avenue with a secondary elevation of approximately 40'-3" on Western Avenue. The basement, which was partially unexcavated at the west end, was described as 72' wide and 40' deep. The structure was to be 36 feet tall with floor heights of 11'-3" in the basement, 14'-6" on the first floor, and 11' on the second floor. The building supported a flat roof sheathed in tar and gravel. The plant was heated with steam. (*Figure 7*) Charles H. Berger from Minneapolis was listed as the architect of the original plant. The J. W. Butler & Bro. Company of 44 West 4th Street in Saint Paul was listed as the contractor.

1915 Plant Expansion

On June 22, 1915 a second building permit was applied for by the Minnesota Milk Company. The application was for the construction of "*Stables & Wagon Room*" to be built onto the south wall of the plant with frontage along Western Avenue. The proposed dimensions were 74'-4" wide along Western Avenue by 100' running east/west south of the original plant. While the stables and wagon storage facility walls were constructed of concrete and brick, the internal support was provided by 8" round oak posts. The first story was 10' high and the second 8'. There was no basement in the south addition. The estimated cost of the addition was \$12,000. The 1915 permit was signed by A. H. Heller Jr. as the Minnesota Milk Company owner, Peter J.

⁶ Subsequent to his early role at the Minnesota Milk Company in 1912, Kemps became the vice-president of the Lathrop-Kemps Ice Cream Company, which began selling Kemps Ice Cream circa 1914. (Kemps 2008, biography webpage)

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Linhoff as architect, and Lauer Bros., located at the “*Foot of Chestnut Str.*,” as contractor. (City of Saint Paul Building Permit 1915)

Early 20th century fresh milk delivery was provided via horse-drawn milk wagons that advertised company services and promoted “SCIENTIFICALLY PASTEURIZED” milk and cheese (*Figures 11, 12*) The Minnesota Milk Company distributed milk throughout the city with delivery routes starting as early as 3 AM. (*Journey 1927, 22-23*)

By this time the major urban Saint Paul creameries were:

- the **Crescent Creamery Company** at 226-232 North Smith Avenue;
- the **Milton Dairy Company** at 175-181 South Franklin Street (later the street name changed to Ryan Avenue);
- the **St. Paul Milk Company** at 197 South Franklin Street;
- the **Sanitary Farm Dairies** at 880-888 Minnehaha Avenue (later 415 Grove Street); and
- the **Minnesota Milk Company**.

1926 Plant Expansion

Thirteen years after its initial construction the plant expanded to the east. The plant’s two-story, with basement, addition was listed on the building permit as being 40’ by 40’. The footprint of the north rectangular plant grew to 132’ wide along University Avenue and 40’ deep. The expansion added three easterly bays to the University Avenue façade. The windows in the first and second stories were similar to the 1913 fenestration. (*Figure 5*)

The expanded basement included an additional industrial boiler and an employee locker room and restroom/shower facility. On the upper floor the bottling and pasteurization rooms were enlarged to the east. Otherwise, the interior layout remained the same; indeed, the plant’s processing chambers, although moved 20’ back in a subsequent renovation, remain essentially unchanged in size and layout to this date.

By 1926, the Minnesota Milk Company had expanded its reach to the west into the Merriam Park neighborhood. The *Polk’s Gazetteer* of 1926 lists a MMC branch at 478 North Prior Avenue. The structure at that address was the former Union Park Police substation, a handsome two-story brick and stone structure built in 1886. The building was demolished some time after 1983.⁷ (Murphy 1983, 132-33, 139)

⁷ The *Saint Paul and Ramsey County Historic Sites Survey 1980-1983 Final Report* listed the building at 487 N. Prior Avenue, designed by Henry R.P. Hamilton, as being a site “Eligible for Designation.”

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In the company's 1927 publication *A Journey with Mr. B. Otte* there is a photograph proudly displaying the company's delivery fleet in a nearby Midway-area open field. The photograph shows 8 motorized trucks parked in front of 58 milk wagons rigged with either single or paired horses. (*Figure 13*)

A 1931 plant plan showed 65 horse stalls in the stables located between the plant and the alley to the south between University and Aurora Avenues. However, as noted by the 1927 photograph, the Minnesota Milk Company had begun to convert its delivery fleet over to motorized vehicles.

1932 Façade and Plant Renovation

In the late 1920s it was determined that University Avenue should be expanded to accommodate the increasing vehicular traffic along Saint Paul's major arterial street and link to the City of Minneapolis. The right-of-way was to be increased from 80' to 120'. When the City of St. Paul made this decision it gathered a wide array of information on each site affected adversely by the street expansion. Today that information, now held in the Minnesota Historical Society collections, is a treasure trove of detail. Eighty-three years later one can see, recorded by hand and drafted in lead, the outfittings of a major municipal milk production plant. (*Figures 6-10*)

In order to determine the remuneration due to each business, the City conducted an extensive examination of all aspects of each operation. Particular dimensions, functions, layouts and finishes of each room were documented. Large format photographs were taken of each property with frontage. Detailed spreadsheets were developed to determine personal property damages that the City was to pay.

In the Minnesota Milk Company file there are complete draftsman-rendered plans for all floors drawn for both existing and proposed changes. All the major functions of the plant were involved. Consequently the file includes documentation on the affected equipment in the pasteurization and bottling rooms, the relocation of the 1st floor refrigeration unit, and changes to the stables, storage and shop areas to the south of the processing plant. At University and Western Avenues it was determined that 20' would be taken from both sides of University. The files indicate that The City of Saint Paul's Department of Finance, Bureau of Valuation awarded the Minnesota Milk Company \$89,859 in damages for its losses from the street improvements. (City of Saint Paul Valuations 1931, box 3)

This level of detail, remarkable in its specificity and encompassing virtually all major aspects of the Minnesota Milk Company's layout, provides a unique window into an earlier era and the workings of a major Minnesota industry.

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Since the original 1913 construction and 1926 expansion of the Minnesota Milk Company plant had a zero-lot-line with the 80' right-of-way, it was determined that the most northerly 20' of the plant would need to be demolished. The lots on the south side of University that went back to the alley would go from 50' by 119' to 50' by 99'.

Learning that the plant's main elevation and a sizeable portion of the plant would be demolished for street widening the milk company chose to remain at the distinctive University Avenue address and have a new, modern elevation designed for the plant. The company hired Charles A. Hausler, a progressive Saint Paul architect, to refashion the company's image at what was becoming a prominent intersection of two major arterials. Hausler had three years earlier designed the transitional Minnesota Building at 46 East Fourth Street in downtown Saint Paul. (The Minnesota Building was placed on the National Register of Historic Places in 2009.)

In the same year (1931) that the acclaimed Art Deco-clad Saint Paul City Hall and Ramsey County Courthouse (Holabird and Root) was built, Hausler's firm designed a refined and restrained Art Deco sheathing for the Minnesota Milk Company building's major elevations along University and Western Avenues.

Hausler's first uncompromisingly Moderne design was a comprehensive remodeling of the Minnesota Milk Company at 378-80 University Avenue in 1931. The new plant skillfully blends the concrete slab-and-pilaster look of Albert Kahn's factories with the chevron friezes and ziggurat tower of Zigzag Moderne. (Hess and Larson 2006, 156)

Charles A. Hausler, an important influence on the architecture of the City of Saint Paul, has three other listings on the National Register:

- Saint Mary's Church Non-Contiguous Historic District in Hague, North Dakota, listed in 1983
- Saint Paul Carnegie Libraries: Saint Anthony Park, Arlington Hills, and Riverview, listed in 1984
- Minnesota Building, listed in 2009

Hausler's new façade for the Minnesota Milk Building expertly enlisted many of the standard Art Deco elements, without destroying the sense of place of the original structure. The massing of the building remained the same, with the original brick covered with smooth limestone and a polished black, Cold Spring granite base. The design's granite banding resulted in the removal of original basement windows and window wells. The multi-pane sets of wood windows were replaced with tall shafts of steel sashes further delineated by vertical pilasters. The parapet was adorned with low-relief chevron and zigzag motifs. Hausler maintained the plant's entrance

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location in the second bay east of Western Avenue. He however strengthened its visual presence by centering it in a 2-story window wall framed by a three-story stone-sheathed tower with a three-tiered ziggurat crown. The Deco treatment continued into the public entry staircase, railing and flooring.

The Minnesota Milk Company Building and Site from 1932 to 1960

By 1932 the plant was contained within the three westerly lots along University. The 1969 Sanborn Fire Insurance Company map shows that in nearly 40 years the plant's footprint had not grown beyond its early parcel indicating that the current expansion took place after a change in ownership, name, and product line. (*Figure 18*)

In 1956 Peter Arthur Hanson, his sons Harvey, George, Mantor, and Earl, in partnership with the Farmers Co-op Creamery, purchased the Minnesota Milk Company. The Hanson family, who by 1960 had been in the local creamery business for 48 years, bought the Minneapolis-based Old Home Creameries business and moved it to their University Avenue plant. The name of the company was then changed to Old Home Foods, Incorporated.

Prior to the purchase by the Hanson family, Old Home was known for the manufacturing of cottage cheese (from 1925) and then Dr. Gaymont yogurt (from 1950). With the transfer of ownership and name the plant began to focus on the production of a variety of Gaymont Yogurt products, soon becoming the largest distributor of that label in the country. The growth of the yogurt business led to the eventual expansion of the plant and the consolidation of the entire city block for creamery functions. (Old Home Foods Website, History)

The Minnesota Milk Company Building and Site after 1960

The first plant expansion came in the 1970s with the construction of a linear metal conveyor, approximately 30' wide by 110' long that grew to the east from the southeasterly corner of the old plant footprint. The simple gabled structure sits on a raised concrete block foundation.

By the 1980s Old Home Foods had acquired the remaining residential properties on the block and in 1985 decided to erect a large, 60' by 140' pre-slab concrete warehouse structure to the south of the old plant. The construction required the vacation of the alley that ran from Western Avenue to Virginia Street. At approximately the same time an 80' by 36' garage structure was constructed at zero-lot-line along the easterly lots on Aurora Avenue. All that remains of the garage today is the raised parking pad on a concrete block foundation.

The most recent addition to the site was a 1990s "milk receiving" structure which is a free standing building 14' wide by 60' long that was built mid-block along the University Avenue lot

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line. This utilitarian building is made of concrete block with a rough-faced block used on the avenue elevation.

(Figure 3)

From an architectural perspective, the late-20th century alterations had a negative visual impact upon the historic plant. However, that interface is not as invasive as it appears. The plant retains most of its 1932 sheathing on its east, west, and north elevations. While some of the fenestration on the formal west and north facades has been infilled with block, brick or stucco, the openings are well defined. Future plans for reuse include the refitting of current infilled window openings with energy-saving insulated glazing that will reflect the original Art Deco light/dark patterns along the avenues.

The east wall is difficult to see behind the side loading dock, corrugated-metal shed roof, and the large "Old Home" billboard, however, a large portion of the elevation retains its original wrapped granite base and limestone dressing. The southerly portion of the elevation, where visible, shows original plant common brick exterior walls.

The south-facing wall now butts against the pre-slab concrete warehouse. That portion of the original plant retains a narrow vertical band of 1932 polished limestone that wraps around the southwest corner of the plant. The remainder of the south wall's common brick, where it interfaces with the 1970s precast, has been removed.

By the 21st century the plant's functions had expanded from its initial 2 city lots at the corner of University and Western Avenues onto the entire city block defined by Aurora Avenue to the south, Western Avenue to the west, University Avenue to the north, and Virginia Street to the east. What was once a predominantly residential block had become light industrial in use with approximately half of the land devoted to vehicular access and surface parking.

Old Home Foods stopped processing yogurt products at the University Avenue plant in 2006 and vacated the building in 2009 when the company moved its processing equipment to a new plant in New Brighton Minnesota. Subsequently, the plant equipment was salvaged for the new facility, however, the interior layout and finishes, some (1930s-70s) conveyor track and machinery, and an early basement boiler still remain in the plant.

Branding by the Minnesota Milk Company

From the beginning of operation in the new plant on University Avenue, the Minnesota Milk Company took promotional advantage of its prominent corner location on the highly trafficked

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avenue that served as the major connection between Saint Paul and Minneapolis. Similar to the other major urban creameries, the 1913 plant displayed the company name across the main façade. The brand stretched in tall letters across the entire ninety feet of parapet wall above the second-story windows along University Avenue. When the plant was expanded to the south along Western Avenue, the company name was then added to that parapet. In addition, a story-high panel sign in the center bay of the University façade displayed in large letters a stacked company name. (*Figures 4, 5*)

To further advertise the use of the plant, the pedestrian entrance on University Avenue displayed a short stair flanked by cheek-walls supporting a pair of enormous white milk bottle replicas. A flat, full-size, Holstein cow cutout crowned the entry. The enticements at the public/pedestrian access appeared to be uniquely MMC. (*Figure 4*)

The 16th Annual National Dairy Exposition was held at the Minnesota State Fair grounds in October 1922. The September and October issues of *Dairy World – A Journal for the Dairy Industry* announced the upcoming event, exhibitions and demonstrations. The Minnesota Milk Company was the only creamery advertised in the journal as having a product demonstration. The Meyer Dumore Bottle Cleaner Company of Milwaukee invited exposition participants to visit the MMC demonstration to see their bottle cleaner in operation. (*Dairy World*, 31)

In 1927, the Minnesota Milk Company published the booklet, previously mentioned, titled *A Journey with Mr. B. Otte*. The promotional piece was directed toward children — “a short story dedicated to little children for their good health and happiness” (*Journey* 1927, 3). The heroes of the publication are Mr. B. Otte (indeed, an animated, larger-than life milk bottle), Mistress Polly Plump, and Master Henry Husky, all of whom were later sculpturally featured on the Minnesota Milk Company building in the bas-relief centered above the two-story fenestration of the 1932 entrance tower.

Early promotional literature, the children’s plant tour booklet, milk wagon signage, and advertisements in city directories and newspapers actively promoted walk-ins by the public with the prominently placed phrase “Visit Our Plant.” (*Figure 11*) The tour booklet cover displays a cartoon of the public entry with the two flanking milk bottles and a “Visitors Welcome” sign replacing the cow signboard described above. (*Journey*, 32, cover) In reviewing other contemporary Saint Paul creamery advertisements, the MMC appears to be the only plant that aggressively invited public visitation.

With the 1926 forty-foot easterly expansion to the plant, the original University Avenue parapet sign was centered on the 130’ wide elevation. While the cow remained over the doorway, the

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milk bottles were moved to platforms on either side of a first-story windowed opening that appeared to be designed for display. (*Figure 5*)

While Internet auction searches will render a broad selection of Saint Paul creamery memorabilia, such as antique milk bottles and bottle crates, the only Minnesota creamery-related toy that surfaced was a Steelcraft, early-model milk truck. The metal toy truck displays decals with the “Certi-Pura” German-Cross logo encircled by “Minnesota Milk Co.,” and side door signage that reads “SCIENTIFICALLY PASTUERIZED MILK AND CREAM.” The milk company appears to have purchased the branded toys to promote their business interests through play. No other Saint Paul creamery toys or artifacts, other than milk bottles, were found in our search.⁸ (*Figure 23*)

When the plant was to be rejuvenated in the early 1930s, the architect’s office prepared two perspectives of the proposed Art Deco elevations along University and Western Avenues. The first drawing, taking good advantage of the plant’s corner location, suggested a large milk bottle finial capping the tall chimneystack. A skeletal frame supported the company’s name in large, floating letters above the entry tower. (*Figure 16*) Centered high above the doorway on the tower was the proposed stone bas-relief of two children flanking a giant milk bottle. The children soon took on the names of the 1927 booklet, fictional “Mistress Polly Plump” and “Mister Henry Husky.” (*Figure 22*)

The second perspective drawing more accurately represented the final 1932 execution of the two major elevations. (*Figure 17*) The signage was integrated into the recessed entry design. The bas-relief remained centered on the stepped tower, a story above the main plant massing.⁹

In addition to the routine business listing, the MMC aggressively used bold type and often placed highly visible advertisement text on the page-edges of early city directories. This aggressive branding continued on beyond 1956. After purchasing the Minnesota Milk Company all the Hanson family members associated with the creamery were listed in the Polk directories in bold type with the company name adjacent to their home addresses.

Comparative Analysis of the Remaining Creamery Resources in Saint Paul

Extensive research into other Saint Paul creameries was required in order to understand the importance of the Minnesota Milk Company building during the period of significance from its

⁸ The Steelcraft Minnesota Milk Co. toy truck sold for \$1,100 by Noel Barrett’s “Antique Toys for Auction” in 2007.

⁹ The bas-relief was removed from the tower when Old Home Foods vacated the building. It is currently in safekeeping at a stone yard and will hopefully be reinstalled or replaced with a cast-stone replica when the building is renovated.

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initial construction in 1913 to the change of name to Old Home Foods, Inc in 1960. While actual production volumes of the various urban creameries were not found, research did uncover both photographic and employment statistical clues into the scale of the Saint Paul creameries.

A circa 1920 promotional photograph of the St. Paul Milk Company plant shows a fleet of approximately 26 horse-drawn wagons ceremoniously parked along Franklin Avenue adjacent to the main plant. (*Figure 20*) A circa 1924 photograph of the Crescent Creamery at 226 Smith Avenue displays a collection of 3 motorized trucks and approximately 18 horse-drawn wagons parked around the corner dairy. (*Figure 21*)

A similar photograph taken of the Minnesota Milk Company fleet circa 1926 displays 8 delivery trucks and 58 horse-drawn wagons. No similar image was found for Sanitary Farm Dairies. (*Figure 13*)

The 1949 and 1950 *Directory of Saint Paul Manufacturers* provided listings of the creameries by category based upon the number of company employees. The largest creameries were listed as category “D” with 100-249 employees. The Minnesota Milk Company, the St. Paul Milk Company, and Sanitary Farm Dairies were the only Saint Paul creameries included in this top category. (Saint Paul Chamber of Commerce 1949, 1950)

Other key issues in comparing the major Saint Paul creameries included a determination of what physical fabric remains of the early-20th century dairy-related services, as well as whether any of the comparable creameries retained their factory identities, layouts, and/or creamery-related services beyond the dairy industry’s “golden age.”

To better understand the growth patterns of the Minnesota Milk Company plant, as well as to identify what dairy-related businesses were active in the first half of the 20th century, required a review of the Polk Saint Paul City Directories for the years from 1911 through 1960. (The complete listing of directory dates that were reviewed appears in the Major Sources bibliography.) The directory findings were supplemented with visual verification through the 1903-04 to 1969 Sanborn Fire Insurance Company maps for Saint Paul. There were 37 dairy-related businesses identified within the incorporated city limits. Each of the addresses was visited and photographs were taken of the major extant façade(s). (*Figure 19*)

Of the identified resources only 6 plants remain today. Some of the original buildings are extant as simple storefronts that were basically corner grocery stores. The majority of addresses no longer support an historic structure due to changes in land use and/or street configuration.

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In addition to the Minnesota Milk Company, the 6 industrial plants or dairy processing structures (earliest to latest) that remain today are:

- **Milton Dairy Company** at 9th (now 7th) and Wabasha Streets (*Figure 24*)
- **Capital City Dairy** at 824 E. 7th Street (*Figure 25*)
- **Sanitary Farm Dairies** at 880-888 E. Minnehaha Avenue (*Figures 26, 27*)
- **Midway Creamery Company** at 1563-65 Como Avenue (*Figure 28*)
- **Sanitary Farm Dairies Branch** at 1033 Thomas Avenue (*Figure 29*)
- **Consumer's Milk Company** at 500 North Grotto Street (*Figure 30*)

The oldest creamery listed above, the **Milton Dairy Company**, dates back to 1890 when it began business in the first floor and basement levels of the now National Register-listed (1990) Fitzpatrick Building in downtown Saint Paul. The creamery was the manufacturer of Star Brand Butter and also processed cheese and sold eggs. The business remained at that address until 1916. While the upper 3 stories have always been residential, the street-level has served as the home for many retail and dining establishments. There may be some plant layout remaining in the basement, however, any public or recognizable semblance of a commercial processing plant has been lost over time.

From 1910-13 the **Capitol City Dairy** was located in the modest boxy brick structure at 824 East 7th Street in the Dayton's Bluff area. This relatively small plant appears to have been short lived at this location, as the dairy's name never appeared in the city directories after 1913. The building currently has a retail supply business at grade and apartment units above.

The **Sanitary Farm Dairies** was a major creamery in the first half of the 20th century and the plant retains a significant amount of its original exterior fabric. While the 2-story Minnehaha elevation presents a vernacular commercial office appearance, the backside of the plant appears more industrial in its fenestration. The plant operated at 880-888 E. Minnehaha Avenue from 1915 through the early 1940s. In 1942 the plant was acquired by the rapidly expanding Minnesota Mining and Manufacturing (3M) corporation. The creamery became **BUILDING 28**, a 3M laboratory facility for the development and testing of granular roofing products. Although the researchers were not allowed to enter the unassuming 3M plant, we were told that the company had surely reconfigured and modernized the interior to meet their rigorous product development and testing needs. (Interview with 3M "historian" and public relations representative.) Circa 1943 the creamery relocated to 415 Grove Street and Lafayette Road which is northeast of Saint Paul's central business district.

In 1918 the **Midway Creamery Company** began processing and distributing dairy products from its 1563-65 Como Avenue plant. The creamery provided dairy-related services at this site until the early 1940s. The facility was ideally located near the State Fair grounds at the northeast

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corner of the intersection of Snelling Avenue North and Como Avenue, both significant arterial streets. Like the Sanitary Farm Dairy on the East Side, the Como Avenue plant was housed in a relatively modest-sized, 2-story brick, vernacular commercial building. Its most pronounced architectural feature is a stepped parapet with stone coping. The west and north side of the corner structure, clad in common brick, had good vehicular access for delivery wagons and trucks. The business operated at this location until the early 1940s. Since that time the building has housed a variety of commercial and office uses. There are few visual cues that this was ever a light industrial plant.

The **Consumer's Milk Company**, located at 500 North Grotto Street, began processing dairy products from its 2-story brick plant in 1918. While simple in its form, the structure is quite handsome with its subtle brickwork, shallow pilasters defining the window bays, and carved limestone accents including alternating stone and brick dentils along the crowning parapet. The company retained this address into the 1960s. The building has subsequently been converted into other commercial uses. The first-story, windowless portion of the early plant now serves as a neighborhood legal center.

A branch of the **Sanitary Farm Dairies** at 1033 Thomas Avenue, one block east of Lexington Avenue, also opened in 1921. The city directories list the Sanitary Farm Dairies branch at this site until the early 1940s. The plant is unique from the other remaining facilities, in that it is located in a predominantly residential neighborhood with secondary street access. The 1½ story, plain, brick plant currently serves as the home of a custom-sign manufacturing business. The existing configuration has offices facing onto Thomas Avenue with a very large and tall, open workroom to the north. The size and layout of the facility suggests that it most likely served more as a distribution hub than a full-function processing plant.

None of the identified extant early dairy resources compare favorably with the Minnesota Milk Company plant on University Avenue. All remaining resources, with the exception of the two Sanitary Farm Dairies, have been converted from light industry into retail or office uses. Not one has the architectural interest, plant layout integrity, and continuity of use found at the University Avenue site.

In Conclusion

Although Saint Paul was home to a plethora of creameries and dairy-related businesses in the first part of the 20th century, the Minnesota Milk Company became an early leader in the industry. It solidified this position with its 1932 renovations, specifically the Art Deco façade symbolizing modernity and progress.

Thanks to excellent documentation, our understanding of this type of processing plant is unique.

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The floor plans generated by the 1932 renovation, so carefully detailed by the City and now held by the Minnesota Historical Society, lead us to the conclusion that the Minnesota Milk Company building most likely is the best documented Saint Paul milk processing plant from its era.

By 1960 many of Saint Paul's downtown dairies had been lost due to street construction and modifications in city development patterns. Those that remained within the city were either smaller in scope of services, geographically limited in their growth potential, and/or housed in vernacular buildings that tended to blend in with adjacent commercial and office structures. By the end of the 20th century the St. Paul Milk Company, the Crescent Creamery Company, and the Grove Street Sanitary Farm Dairies plants had been vacated and demolished. The Minnesota Milk Company is the only creamery that was maintained as a dairy-related production plant into the 21st century. Today it stands alone as Saint Paul's sole remaining milk-processing factory indicative of the sense of place and symbolic of the pivotal role dairy played in this important period in Minnesota agricultural history.

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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-3877

10. Geographical Data

Acreage of Property 1.79 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Minnesota Milk Company Building

Ramsey, Minnesota
County and State

Name of Property

- | | |
|--------------|------------|
| 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: 15 | Easting: 490857 | Northing: 4978027 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Lots 1- 12 with vacated alley of Block 1, Elfelt Bernheimer & Arnold Addition, Saint Paul, Ramsey County, Minnesota

Boundary Justification (Explain why the boundaries were selected.)

The boundary conforms to the historical and current legal description of the parcel/block.

Minnesota Milk Company Building
Name of Property

Ramsey, Minnesota
County and State

11. Form Prepared By

name/title: Thomas R. Zahn, Principal
organization: Thomas R. Zahn & Associates LLC
street & number: 807 Holly Avenue
city or town: Saint Paul state: MN zip code: 55104
e-mail: tom@tzahn.com
telephone: 651-221-9765
date: July 22, 2013

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.)

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: Minnesota Milk Company Building

City or Vicinity: Saint Paul

County: Ramsey

State: MN

Photographer: Thomas R. Zahn

Date Photographed: Fall 2012 – February 2013

Minnesota Milk Company Building
Name of Property

Ramsey, Minnesota
County and State

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

- 1 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0001)
Primary 1932 Art Deco elevations at University Avenue and Western Avenue looking south. December 2012.
- 2 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0002)
University Avenue streetscape looking southeast. January 2013.
- 3 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0003)
University Avenue 1932 Art Deco elevation looking to the southwest. December 2012.
- 4 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0004)
Western Avenue elevation looking east. 1932 Art Deco facade to the left and precast to the right. Fall 2012.
- 5 of 13 (MN_Ramsey County_Minnesota Milk Company Building_0005)
East elevation looking west. December 2012.
- 6 of 13 (MN_Ramsey County_Minnesota Milk Company Building_0006)
East and south elevations of prefab warehouse looking west and north. January 2013.
- 7 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0007)
1932 Art Deco west elevation detail along Western Avenue looking east. December 2012.
- 8 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0008)
Block A public entrance looking west and north. December 2012.
- 9 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0009)
First floor stair and railing detail looking east. December 2012.
- 10 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0010)
Block A first-floor processing room looking east. December 2012.
- 11 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0011)
Block B first-floor processing room looking west. December 2012.
- 12 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0012)
Block A second-floor processing room looking east. December 2012.
- 13 of 13. (MN_Ramsey County_Minnesota Milk Company Building_0013)
Block A basement boiler looking northeast. February 2013.

Minnesota Milk Company Building
Name of Property

Ramsey, Minnesota
County and State

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building

Name of Property

Ramsey County, Minnesota

County and State

Name of multiple listing (if applicable)

Section number Figure Key Page 1

Figure #	Description
1	Location Map & Exterior Views Photography Key
2	Select Interior Views Photography Key
3	Minnesota Milk Company plant growth illustration with plant zoning into 3 major blocks.
4	Pre-1926 photograph of the Minnesota Milk Company building looking southeast.
5	1931 photograph of the Minnesota Milk Company building looking southeast.
6	1931 scaled elevations of the plant - Western Avenue and University Avenue.
7	1931 basement plan prior to renovation. North is to the bottom of the plan.
8	1931 first floor plan prior to renovation. North is to the bottom of the plan.
9	1931 second floor plan prior to renovation. North is to the bottom of the plan.
10	1931 horse stables at south end of the plant prior to renovation. North is to the bottom of the plan.
11	Minnesota Milk Company wagon promoting the company's "SCIENTIFICALLY PASTEURIZED MILK and CREAM"
12	Loading milk circa 1925 into a wagon at the University Avenue plant.
13	1927 photograph of the Minnesota Milk Company's fleet of trucks, horses and wagons.
14	Circa 1927 photograph of Minnesota Milk Company's 2nd floor "Pasteurizing Room" looking west.
15	Circa 1925 enhanced photograph of the milk bottling machine. The image appeared in the 1927 Minnesota Milk Company promotional booklet.
16	Early 1931 rendering by Charles A. Hausler and Associate Harry Firminger of proposed Art Deco facade renovation.
17	1931 rendering by Charles A. Hausler and Associate Harry Firminger of proposed Art Deco facade renovation.
18	Sanborn Fire Insurance Company map showing Minnesota Milk Company plant footprint in 1969.
19	Table listing creameries/dairies from early-20 th century Saint Paul city directories.
20	Circa 1920 photograph of the St. Paul Milk Company plant with its fleet of trucks, horses and wagons.
21	Circa 1924 photograph of the Crescent Creamery's Smith Avenue plant with its fleet of trucks, horses and wagons.
22	Bas-relief that was located on the University Avenue tower elevation of the Minnesota Milk Company plant.
23	Steelcraft Minnesota Milk Company toy truck.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
Name of multiple listing (if applicable)

Section number Figure Key Page 2

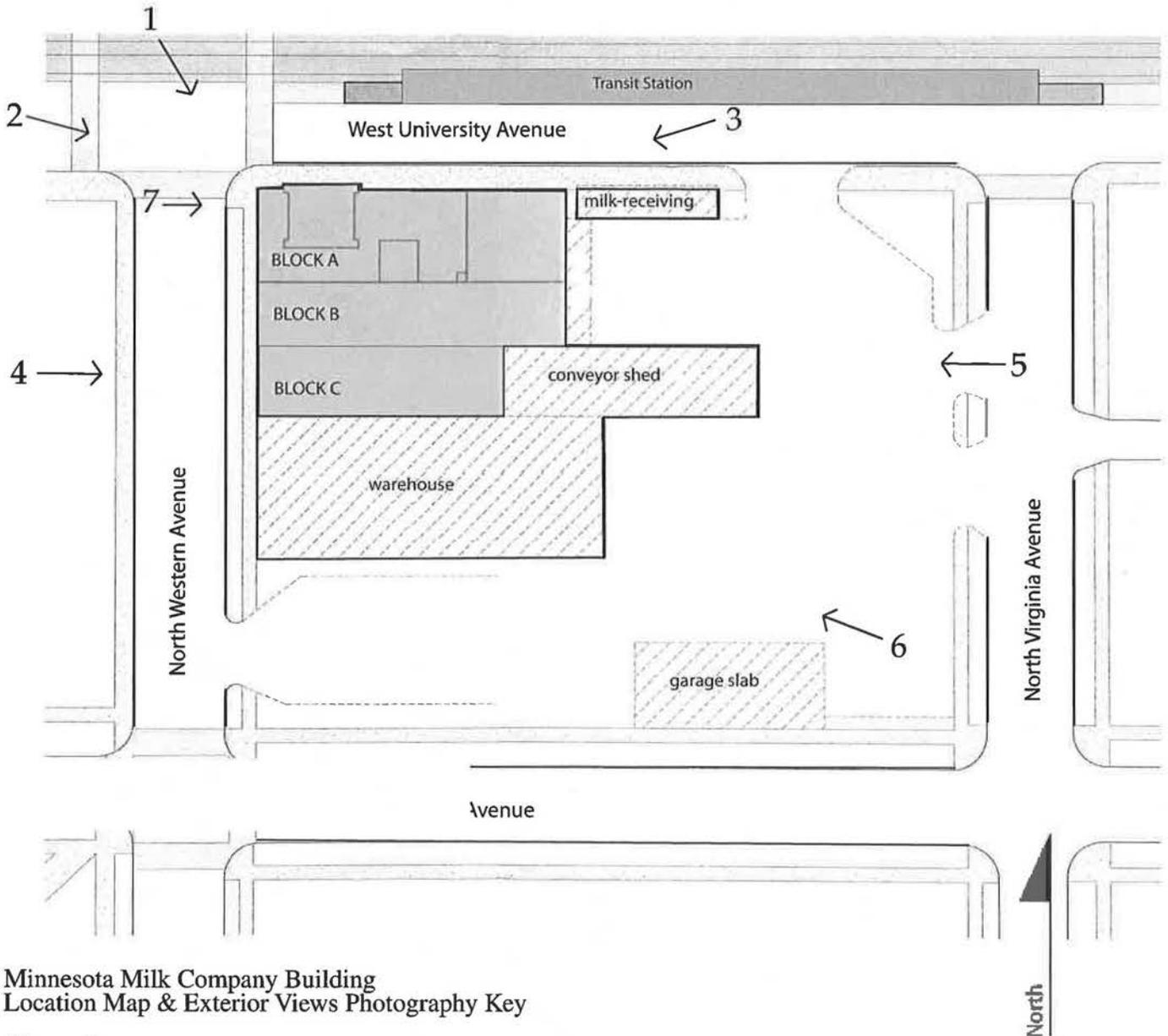
24	The Milton Dairy Company, from 1890 to 1916, was housed in the basement and the first floor of the Fitzpatrick Building at 465-67 Wabasha Street in downtown Saint Paul.
25	The Capitol City Dairy, from 1912-1913, was housed in this building at 824 E. 7th Street.
26	Early photograph of the Sanitary Farm Dairies plant shortly after it was constructed in 1915 at 880-888 E. Minnehaha Avenue.
27	The Sanitary Farm Dairies, from 1915 to the early 1940s, was housed in what is now known as the 3M BUILDING 28 at 880-888 E. Minnehaha Avenue.
28	The Midway Creamery Company, from 1918 to the early 1940s, was housed in this building at 1563-65 Como Avenue.
29	The Sanitary Farm Dairies Branch, from 1932 until the early 1940s, was housed in this building at 1033 Thomas Avenue.
30	The Consumer's Milk Company from 1932 into the 1960s, was housed in this building at 500 N. Grotto Street.
28	The Midway Creamery Company, from 1918 to the early 1940s, was housed in this building at 1563-65 Como Avenue.
29	The Sanitary Farm Dairies Branch, from 1932 until the early 1940s, was housed in this building at 1033 Thomas Avenue.
30	The Consumer's Milk Company from 1932 into the 1960s, was housed in this building at 500 N. Grotto Street.

United States Department of the Interior
National Park Service

Minnesota Milk Company Building	
Name of Property	Ramsey County, Minnesota
County and State	N/A
Name of multiple listing (if applicable)	

**National Register of Historic Places
Continuation Sheet**

Section number Additional Information Page 1



Minnesota Milk Company Building
Location Map & Exterior Views Photography Key

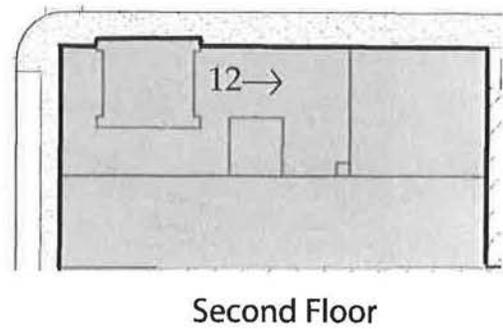
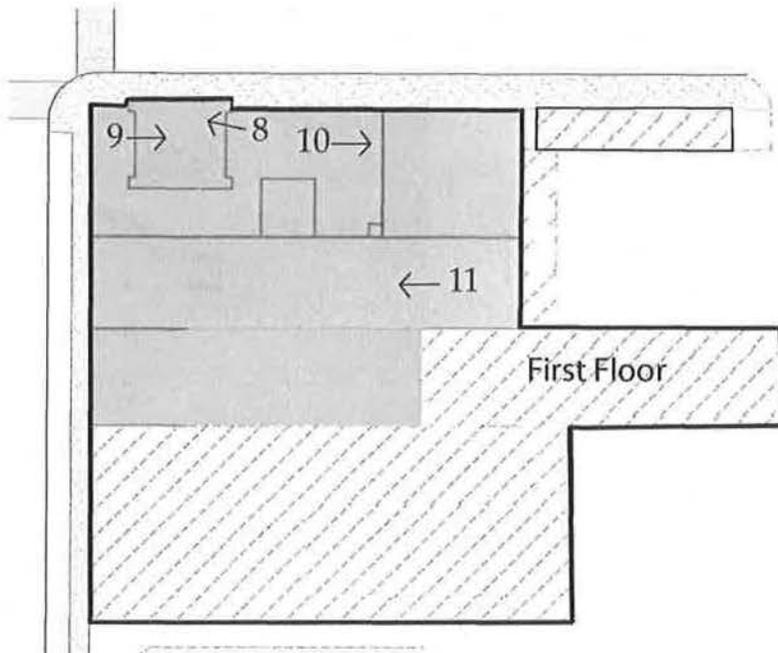
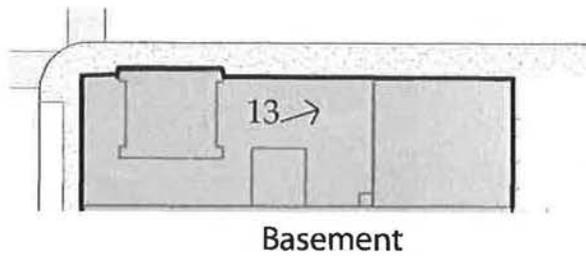
Figure 1

United States Department of the Interior
National Park Service

Minnesota Milk Company Building	
Name of Property	Ramsey County, Minnesota
County and State	N/A
Name of multiple listing (if applicable)	

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 2



Minnesota Milk Company Building
Select Interior Views Photography Key

Figure 2



United States Department of the Interior
National Park Service

Minnesota Milk Company Building	
Name of Property	Ramsey County, Minnesota
County and State	N/A
Name of multiple listing (if applicable)	

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 3

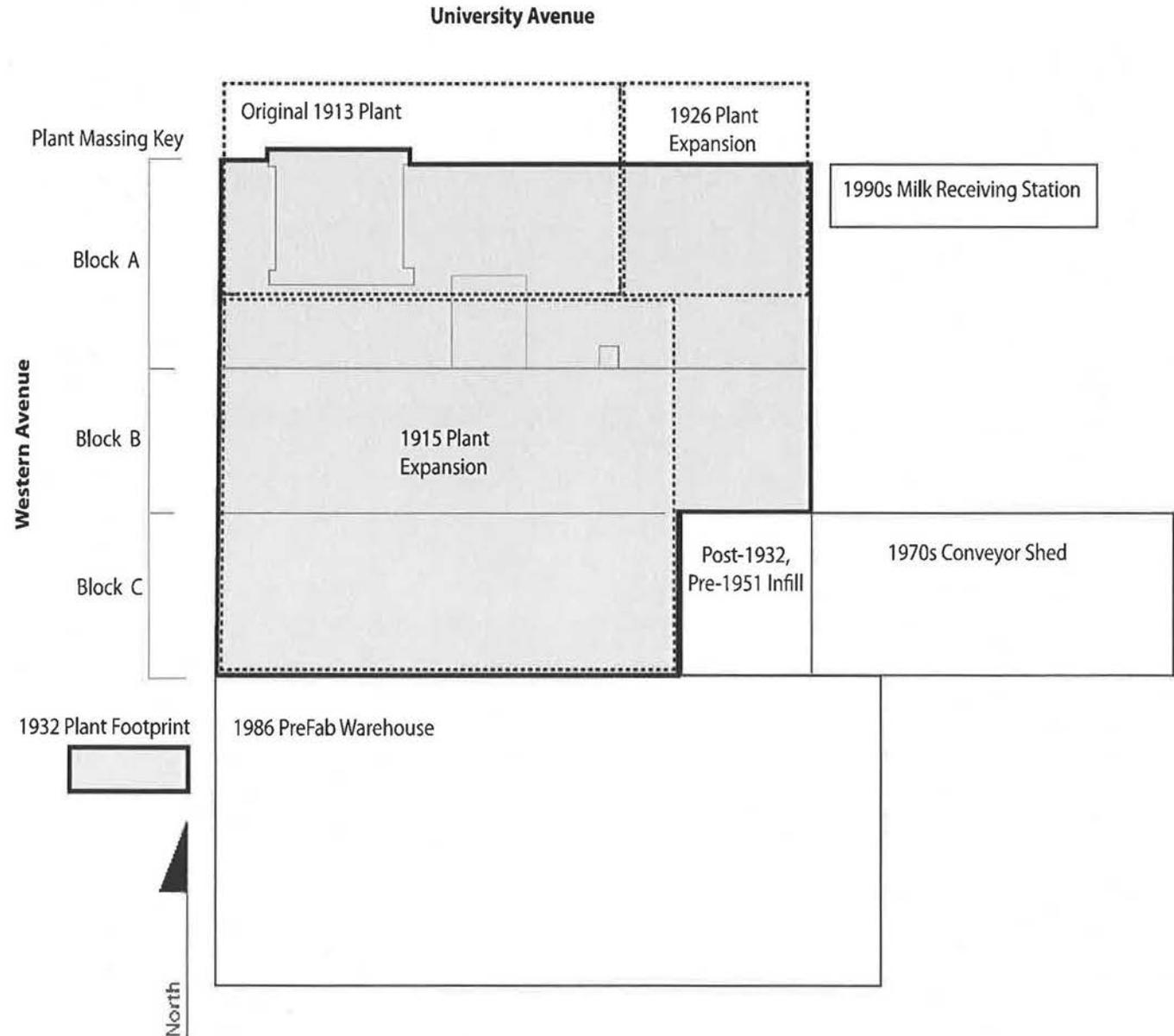


Figure 3

Minnesota Milk Company plant growth. Note that the original 1913 plant and 1926 plant expansion extend 20 feet north into today's University Avenue right-of-way.

For description purposes, the 1932 plant is divided into three major massing blocks: the north **Block A** with basement, tower, processing rooms on both floors, and offices on the second floor; the middle **Block B** with prep and processing rooms on the first floor, and offices, lab/kitchen and prep rooms on the second floor; and the south **Block B** with conveying rooms on first floor, and lab, processing and storage rooms on the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 4

Minnesota Milk Company Building
Name of Property Ramsey County, Minnesota
County and State N/A
Name of multiple listing (if applicable)

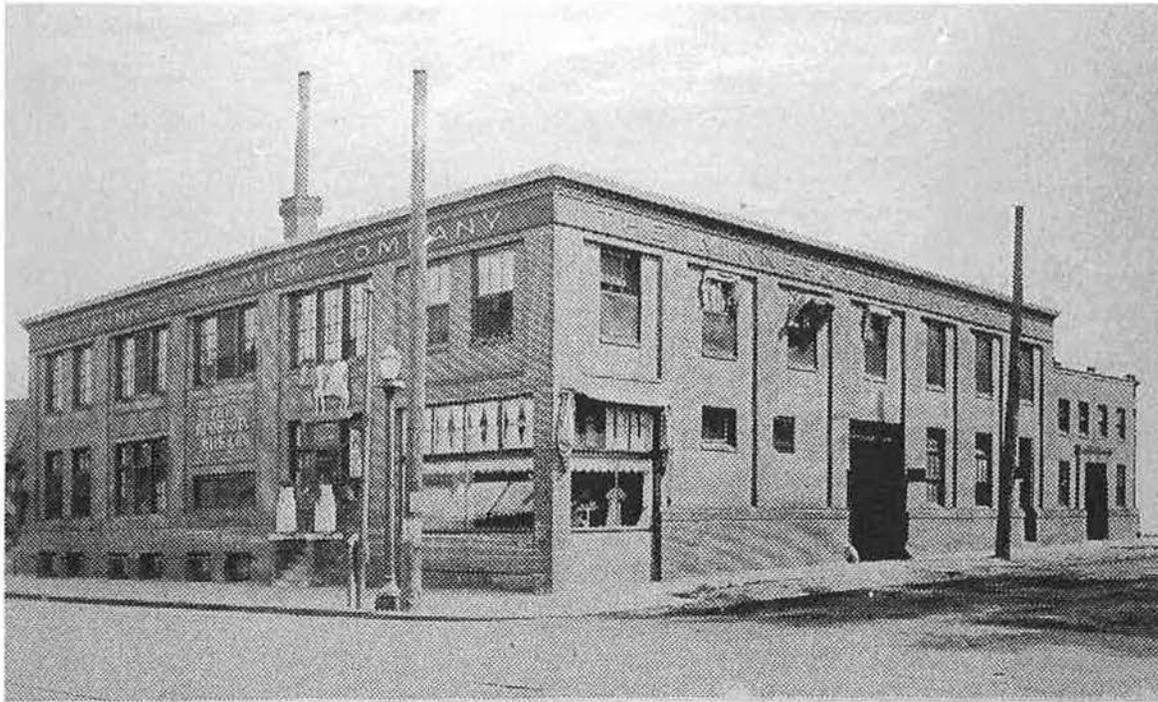


Figure 4: Pre-1926 photograph of the Minnesota Milk Company building looking southeast.



Figure 5: 1931 photograph of the Minnesota Milk Company building looking southeast.

United States Department of the Interior
National Park Service

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Information Page 5

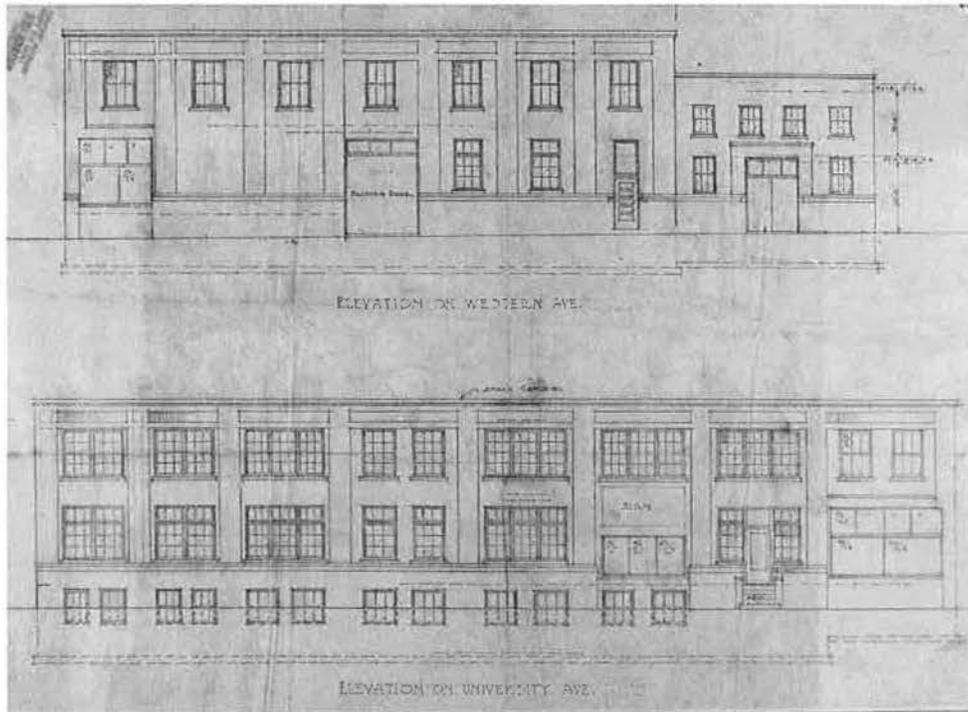


Figure 6: 1931 scaled elevations of the plant - Western Avenue and University Avenue.

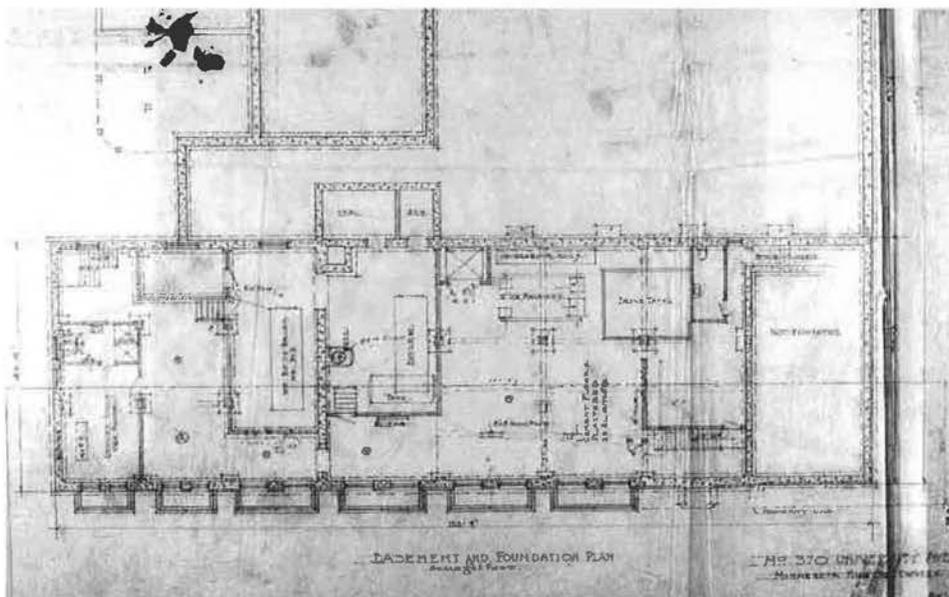


Figure 7: 1931 basement plan prior to renovation. North is to the bottom of the plan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 6

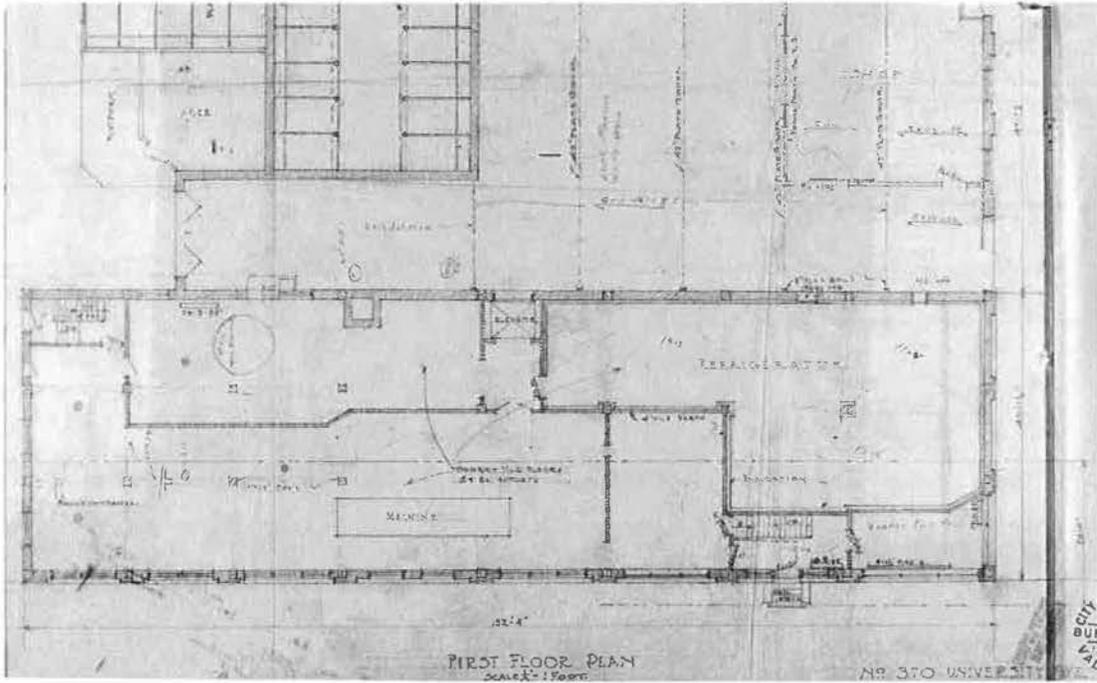


Figure 8: 1931 first floor plan prior to renovation. North is to the bottom of the plan.

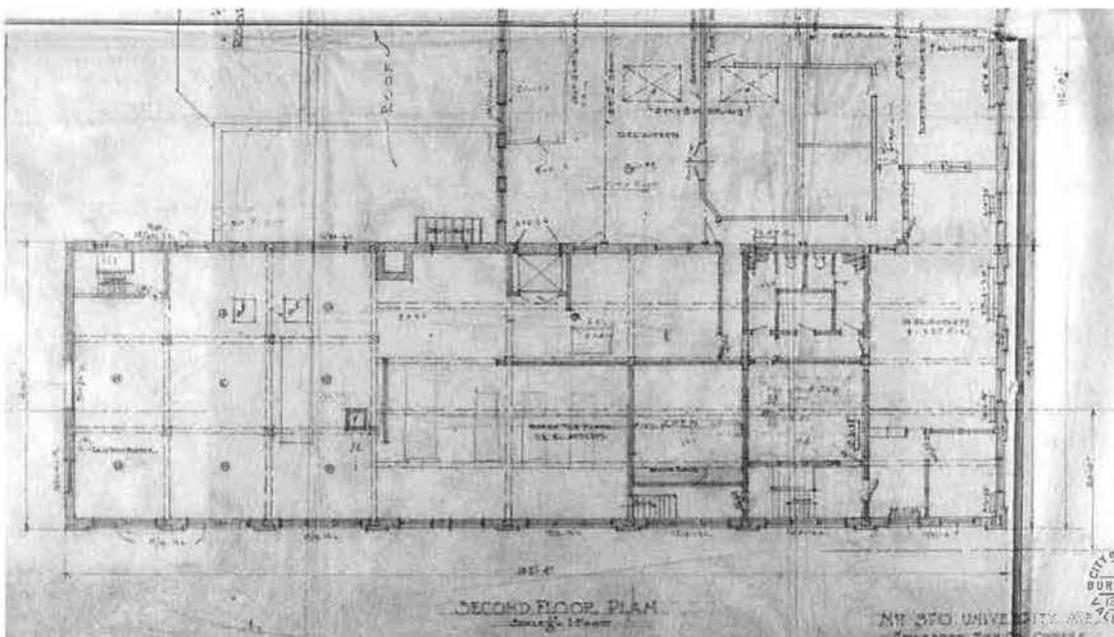


Figure 9: 1931 second floor plan prior to renovation. North is to the bottom of the plan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 8

Minnesota Milk Company Building
Name of Property Ramsey County, Minnesota
County and State N/A
Name of multiple listing (if applicable)



Figure 12: Loading milk circa 1925 into a wagon at the University Avenue plant.



Figure 13: 1927 photograph of the Minnesota Milk Company's fleet of trucks, horses and wagons.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 9

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

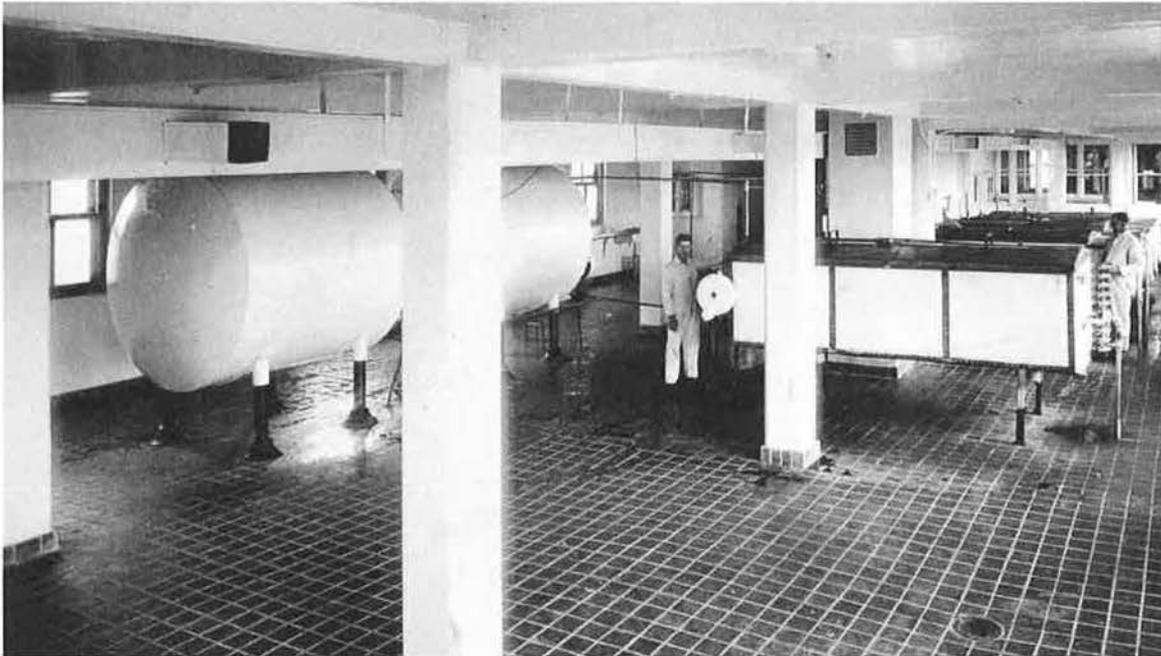


Figure 14: Circa 1927 photograph of the Minnesota Milk Company's 2nd floor "Pasteurizing Room" looking west.

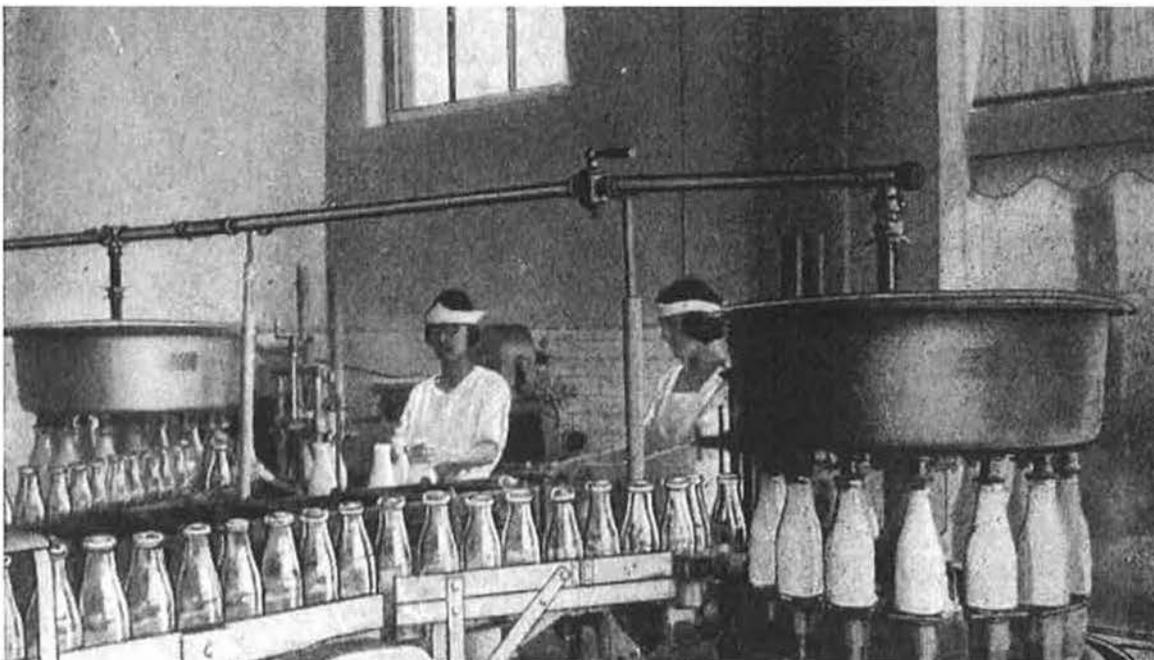


Figure 15: Circa 1925 enhanced photograph of the milk bottling machine. The image appeared in the 1927 Minnesota Milk Company promotional booklet, *A Journey with Mr. B. Otte*.

United States Department of the Interior
National Park Service

Minnesota Milk Company Building
Name of Property Ramsey County, Minnesota
County and State N/A
Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number Additional Information Page 10



Figure 16: Early 1931 rendering by Charles A. Hausler and Associate Harry Firminger of proposed Art Deco facade renovation.

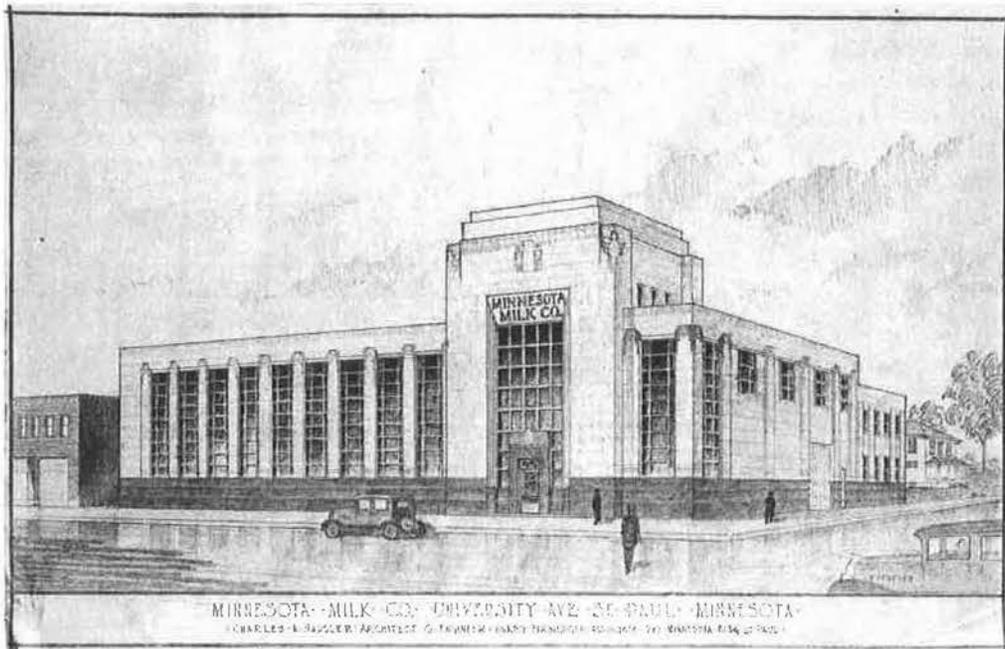


Figure 17: 1931 rendering by Charles A. Hausler and Associate Harry Firminger of proposed Art Deco facade renovation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 11

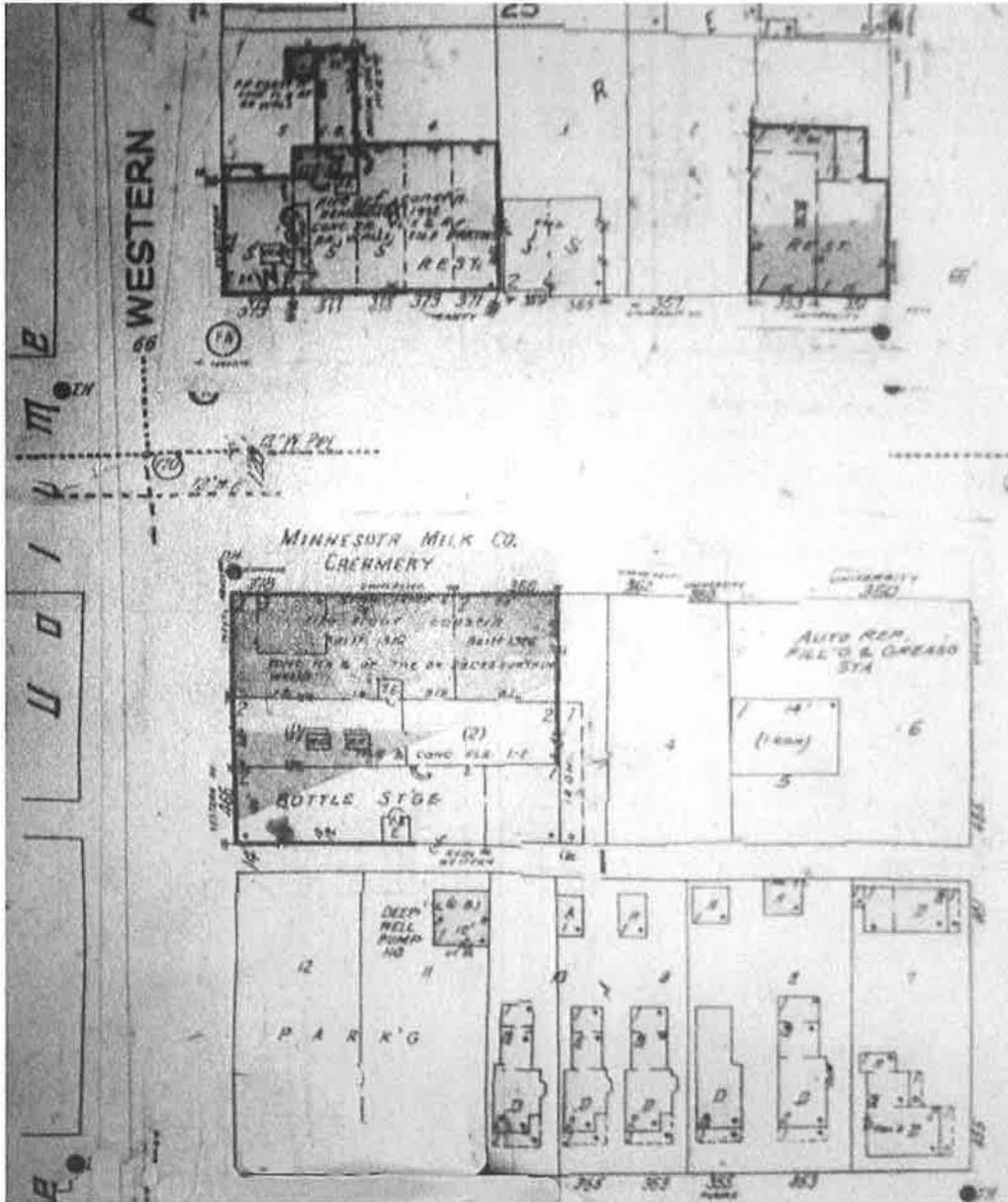


Figure 18: Sanborn Fire Insurance Company map showing the plant footprint in 1969.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 12

Minnesota Milk Company Building

Name of Property
Ramsey County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

NAME	ADDRESS From directory as published	DATES of CITY DIRECTORIES Showing operation at that address
NONEXTANT CREAMERY PLANTS from the early-20th century		
Arcade Dairy	952 Arcade Ave.	1915
Arden Dairy Farms	Hackney Bldg.	1911
Arlington Dairy	911 Payne Ave.	1915
Capeder Bros.	119 W. Idaho St.	1915
Casey Pure Milk Company	197 So. Franklin	1913 - 15
Crescent Creamery	82-90 E. Third St.	1911 - 32
Eden Valley Creamery	60-62 E. Fifth St.	1911
Edgewood Dairy	691 No. Dale St.	1932
Fort Snelling Dairy Farm	2300 W. Seventh St.	1911
Greeley (Dairy?)	W N 558 Cedar St.	1916 - 17
Gruber Bros.	ss Montreal Ave. nr Stewart	1911
Hamline Dairy	692 No. Snelling Ave.	1915
Husnik Bros.	ns Larpenteur Ave. 3 e of White Bear Ave.	1915
Independent Milk Company	1172 Arcade Ave.	1932
Minneapolis Milk Company	397 No. Prior Ave.	1911
Minnesota Butter and Cheese	65 E. Third St.	1911
Minnesota Creamery Company	226 No. Smith	1932
Mooney Bros.	Ns Montreal Ave. 1 e of Snelling Ave.	1911
Neilsen & Gammel	Wheeler Ave. nw corner Breda	1915
Pure Dairy Products	740 Selby Ave.	1913
Purity Dairy	1068 Payne Ave.	1911 - 19
Royal Dairy Products	689 No. Snelling Ave.	1915
Schanno Bros.	Ss Montreal Ave. 1 e of Snelling Ave.	1911
Spangenberg Bros.	Jefferson Ave. sw corner Cretin	1915
St. Paul Creamery	204 W. Third St.	1911
St. Paul Milk Company	197-203 So. Franklin	1923 - 32
Sunshine Creamery	165 Market Pl	1932
White Bros.	1994 W. Seventh St.	1911
Wisconsin Dairy Company	21 E. Third St.	1911 - 19
Yoerg Milk Company	Ohio corner Ethel	1932
___ Star Dairy	170 E. Nebraska	1932
EXTANT CREAMERY PLANTS from the early-20th century		
Capital City Dairy	824 E. Seventh St.	1910 - 13
Consumer's Milk Company	500 No. Grotto St.	1918 - 66
Midway Creamery Company	1563-65 Como Ave.	1918 - 40
Milton Dairy Company	NW corner 9 th and Wabasha Sts.	1890 - 1916
Minnesota Milk Company	370 University Ave.	1913 - 50
Sanitary Farm Dairies	880-888 E. Minnehaha Ave.	1915 - 40
Sanitary Farm Dairies Branch	1033 Thomas Ave.	1921 - 40

Figure 19: Table listing creameries/dairies from early-20th century Saint Paul city directories.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 13

Minnesota Milk Company Building

Name of Property
Ramsey County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

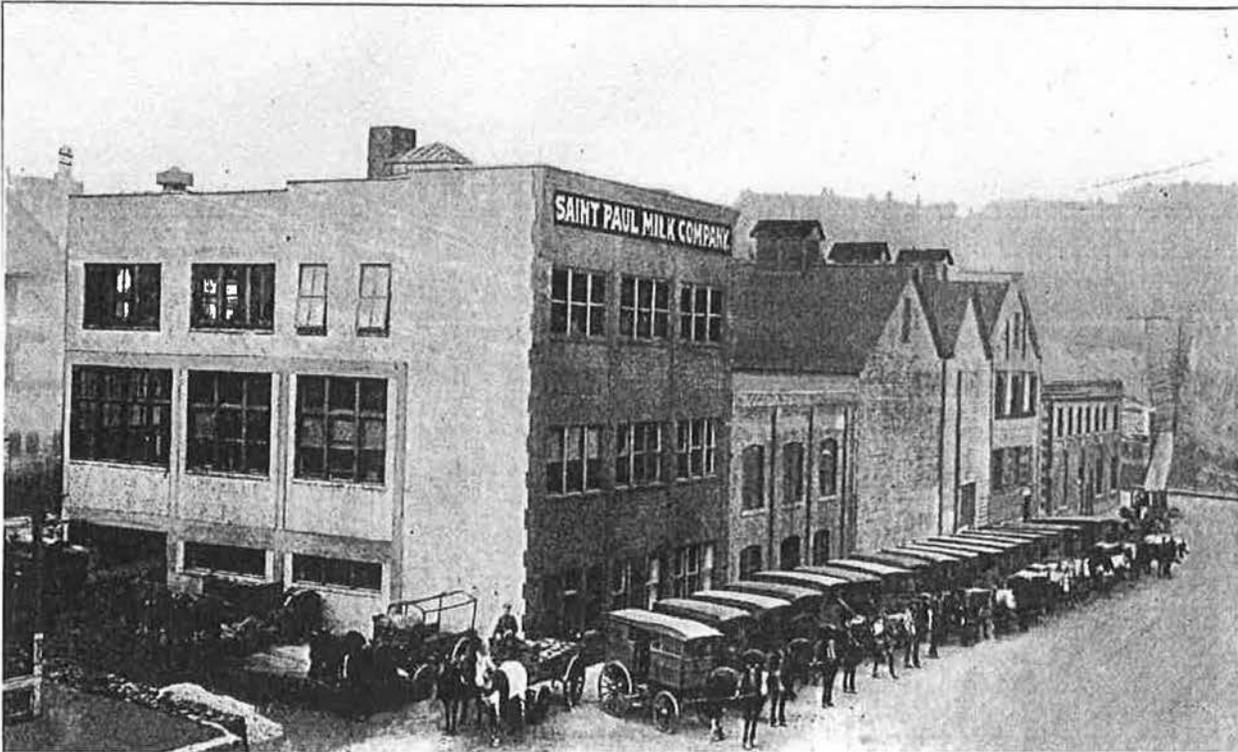


Figure 20: Circa 1920 photograph of the St. Paul Milk Company plant with its fleet of trucks, horses and wagons. The plant at 197-203 South Franklin was demolished in the second-half of the 20th century.



Figure 21: Circa 1924 photograph of the Crescent Creamery's Smith Avenue plant with its fleet of trucks, horses and wagons. The plant at 266 Smith was demolished in the late-20th century.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Information Page 14

Minnesota Milk Company Building

Name of Property
Ramsey County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

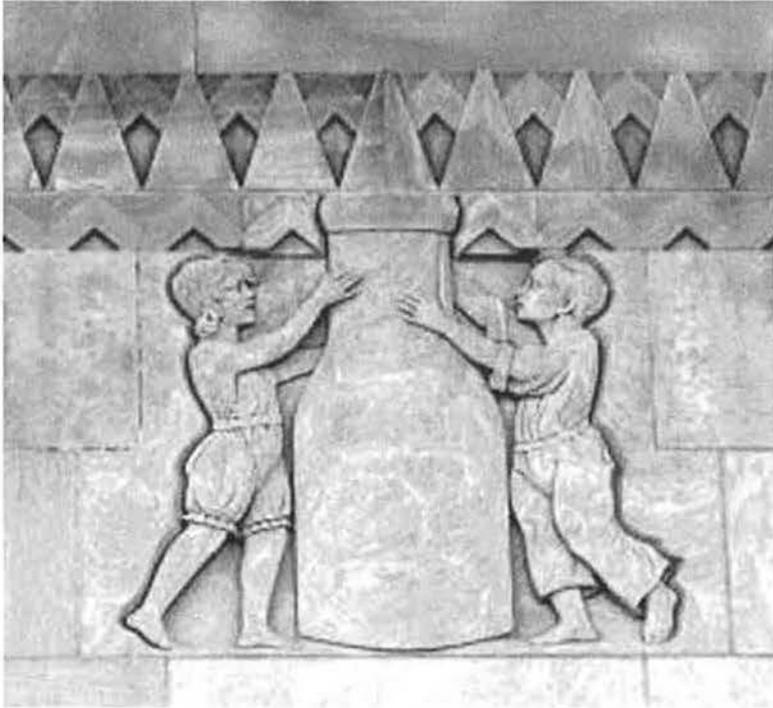
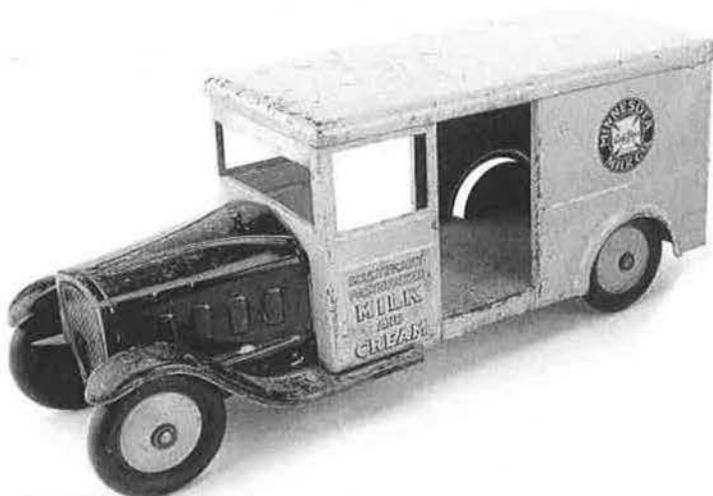


Figure 22: Bas-relief that was located on the University Avenue tower elevation of the Minnesota Milk Company plant.



793 Steelcraft Minnesota Milk Co. Truck

Figure 23: In 2007 this Steelcraft *Minnesota Milk Co.* toy truck sold for \$1,100 at Noel Barrett's "Antique Toys for Auction". Through extensive research no other Saint Paul creamery branded toys were discovered.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 15



Figure 24: The Milton Dairy Company, from 1890 to 1916, was housed in the basement and the first floor of the Fitzpatrick Building at 465-67 Wabasha Street in downtown Saint Paul.



Figure 25: The Capitol City Dairy, from 1912-1913, was housed in this building at 824 E. 7th Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 16



Figure 26: Early photograph of the Sanitary Farm Dairies plant shortly after it was constructed in 1915 at 880-888 E. Minnehaha Avenue.



Figure 27: The Sanitary Farm Dairies, from 1915 to the early 1940s, was housed in what is now known as the 3M BUILDING 28 at 880-888 E. Minnehaha Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 17



Figure 28: The Midway Creamery Company, from 1918 to the early 1940s, was housed in this building at 1563-65 Como Avenue.



Figure 29: The Sanitary Farm Dairies Branch, from 1932 until the early 1940s, was housed in this building at 1033 Thomas Avenue.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Minnesota Milk Company Building
Name of Property
Ramsey County, Minnesota
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 18

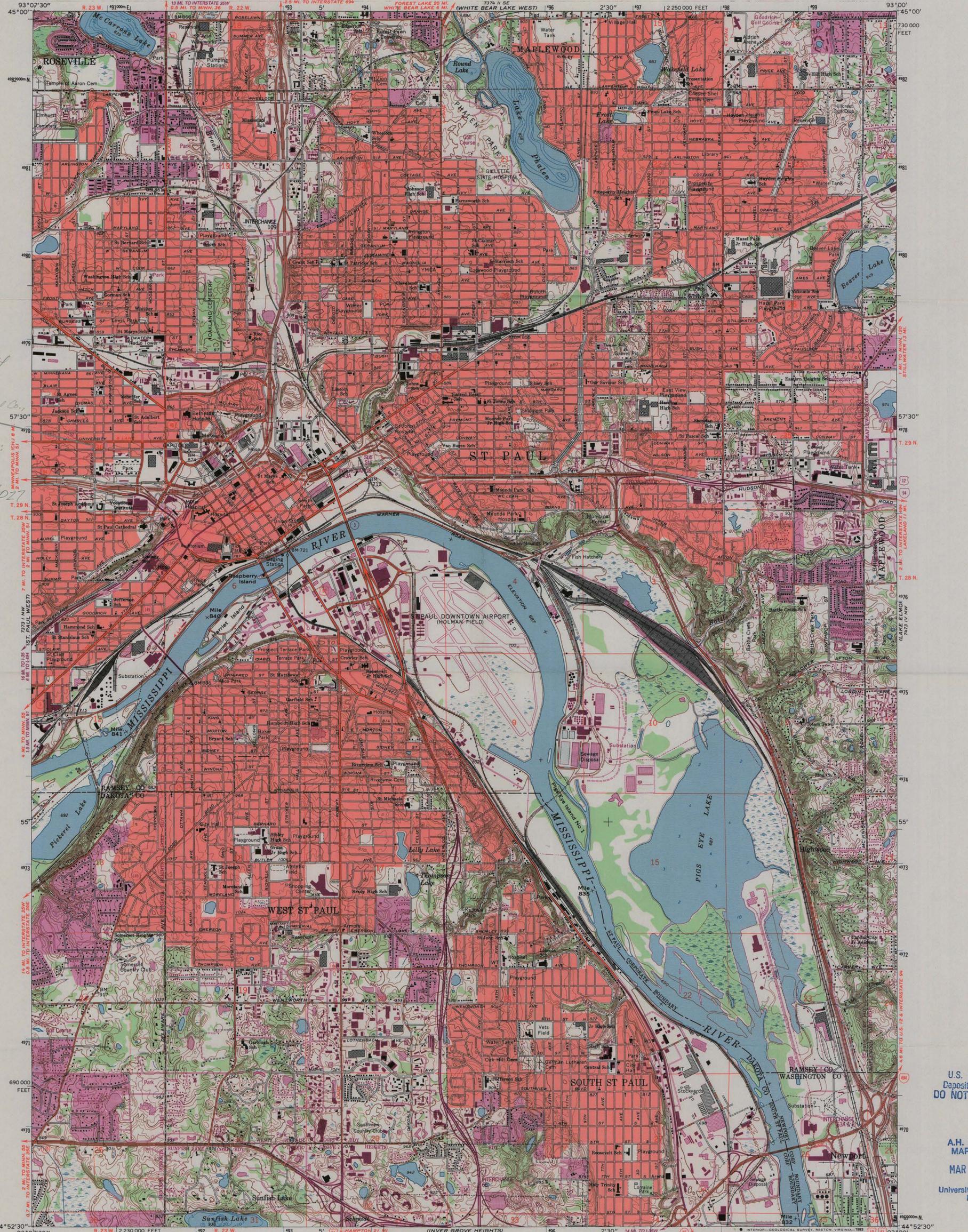


Figure 30: The Consumer's Milk Company from 1932 into the 1960s, was housed in this building at 500 N. Grotto Street.

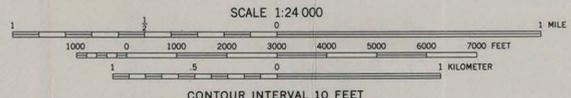
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ST. PAUL EAST QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 ST. PAUL 15' QUADRANGLE

*MINN MILK Company
Building,
St. Paul, Ramsey Co.,
Minnesota
UTM Reference:
15/49887/497027*



Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and USCE
Topography by photogrammetric methods from aerial photographs taken 1947. Field checked 1951. Revised from aerial photographs taken 1966. Field checked 1967. Map edited 1967
Hydrography compiled from information furnished by Minnesota Department of Conservation
Projection and 10,000-foot grid ticks: Minnesota coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue 1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks UTM GRID and 1993 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 11875
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

ST. PAUL EAST, MINN.
NE/4 ST. PAUL 15' QUADRANGLE
44093-H1-TF-024
1967
REVISED 1993
DMA 7373 1 NE-SERIES 8782

U.S. Regional
Depository Copy
DO NOT DISCARD

A.H. ROBINSON
MAP LIBRARY
MAR 15 1994
University of Wisconsin
Madison

Revisions shown in purple and woodland compiled in cooperation with State of Minnesota agencies from aerial photographs taken 1991 and other sources. Contours not revised. This information not field checked. Map edited 1993
Purple tint indicates extension of urban areas

103A



"How beautiful a gathering
it was of our community.
They looked more like
lovers than fighters the
way they were leaning
on each other..."
— Betty Williams
— Nobel Peace Prize
— 1980

OLD HOME

STOP



Western Ave

University Ave

FOR LEASE

WESTERN AVENUE
MET
Green
to downtown







OLD HOME

*Naturally
Cultured
Foods*

OLD HOME







OLD HOME FOODS
BANG GUNS IN
THESE PREMISES

The big cheese
around town.

NOTICE
EMPLOYEES
ONLY
NO
SMOKING











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Minnesota Milk Company Building

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Ramsey

DATE RECEIVED: 12/20/13 DATE OF PENDING LIST: 1/21/14
DATE OF 16TH DAY: 2/05/14 DATE OF 45TH DAY: 2/05/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001148

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2-5-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached. SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Minnesota Historical Society
State Historic Preservation Office
345 Kellogg Blvd West, St. Paul, Minnesota 55102
651/259-3451



TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Denis P. Gardner

DATE: December 13, 2013

NAME OF PROPERTY: Minnesota Milk Company 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
 - Original USGS Map
 - Sketch map(s)
 - Correspondence
 - Owner Objection
- The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS:



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

1400 City Hall Annex
25 E. Fourth Street
St Paul, Minnesota 55102

Telephone: 651-266-9078
Facsimile: 651-228-3220
Web: www.hpc.org

November 4, 2013

Barbara Mitchell Howard
Deputy State Historic Preservation Officer
Minnesota Historical Society
345 Kellogg Blvd. W.
Saint Paul, MN 55102

RE: Certified Local Government Comment on the nomination of:
Minnesota Milk Company Building, St. Paul, Ramsey County to the National Register of Historic Places.

Dear Ms. Mitchell Howard:

Thank you for the opportunity to comment on the National Register nomination for the Minnesota Milk Company Building. Saint Paul Heritage Preservation Commissioners Steve Trimble and Robert Ferguson meet the Federal Standards for history and architectural history respectively. Their brief biographies are included. Both have reviewed the National Register nomination for the site and provided feedback.

The Commissioners agree that the property meets Criterion A (broad patterns of history) for the period of significance related to the development of the dairy industry in the early to mid-twentieth century. The information presented in the nomination form is very comprehensive and includes new data along with a synthesis of previously documented research. This is also the first nomination moving forward from a group of properties identified as meeting eligibility requirements along the Central Corridor's Green Line.

The Saint Paul Heritage Preservation Commission (HPC) allowed for public comment during their October 10th, 2013 public hearing. An owner's representative was present to discuss the nomination. The HPC supports listing the Minnesota Milk Company Building to the National Register of Historic Places.

Sincerely,

Amy Spang
Historic Preservation Specialist

cc: Mayor Christopher B. Coleman
Ward 1 Council President Nathaniel Kahliq
File



CITY OF SAINT PAUL
Mayor Christopher B. Coleman

390 City Hall
15 West Kellogg Boulevard

Telephone: 651-266-8510
Facsimile: 651-228-8521

November 1, 2013

Ms. Barbara Mitchell Howard
Deputy State Historic Preservation Officer
Minnesota Historical Society
345 Kellogg Blvd. W.
St. Paul, MN 55102

RE: Certified Local Government Comment on the nomination of:
Minnesota Milk Company Building, St. Paul, Ramsey County to the National Register
of Historic Places.

Dear Ms. Mitchell Howard,

Thank you for the opportunity to comment on the National Register nomination for the Minnesota Milk Company Building located at 370 University Avenue. The building is a tangible reminder of the progressive agricultural and industrial practices developed in Saint Paul, specifically relating to the dairy industry.

The property was first identified as being eligible for the National Register of Historic Places during the cultural resources survey required under the National Historic Preservation Act of 1966 for Saint Paul's first light rail transit corridor, The Green Line. This nomination is demonstrative of several years of planning for increased economic activity and transit oriented development while integrating preservation considerations and preserving neighborhood character.

I concur with the findings of the Saint Paul Heritage Preservation Commission and support the nomination of the Minnesota Milk Company Building to the National Register of Historic Places under history. I look forward to exploring ways this nomination may lead to increased awareness of this historic landmark along The Green Line and to the building's sensitive rehabilitation.

Sincerely,

Christopher B. Coleman
Mayor

cc: Ward 1 Councilmember Nathaniel Kahliq
Rich Laffin, HPC Chair
HPC file