

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0688061

FOR NPS USE ONLY

RECEIVED

NOV 20 1978

DATE ENTERED

MAR 7 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC

Stockyards Exchange Building

AND/OR COMMON

Stockyards Exchange Building

LOCATION

STREET & NUMBER

200 North Concord Street

NOT FOR PUBLICATION

CITY, TOWN

Soth St. Paul

VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Minnesota

CODE

22

COUNTY

Dakota

CODE

037

CLASSIFICATION

CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

OWNERSHIP

 PUBLIC PRIVATE BOTH

PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER: vacant

OWNER OF PROPERTY

NAME

Housing and Redevelopment Authority of City of South St. Paul ✓

STREET & NUMBER

125 Third Avenue North

CITY, TOWN

So. St. Paul

VICINITY OF

STATE

Minnesota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dakota County Courthouse

STREET & NUMBER

Highway 61 and Fourth Street

CITY, TOWN

Hastings

STATE

Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Historic Sites Survey

DATE

1974

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Minnesota Historical Society - Building 25, Fort Snelling

CITY, TOWN

St. Paul

STATE

Minnesota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (slightly)	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on the northeast corner of the intersection of Grand and Concord Streets, the Stockyards Exchange Building is located in the heart of the central business of South Saint Paul. It was erected in 1887 according to designs by Saint Paul architect C.A. Reed. Stylistically, it is an example of the Richardsonian Romanesque. The building is four stories in height, and is constructed of masonry bearing walls with interior timber structural system.

The sloping site has contributed to the overall design of the exterior and interior arrangement of space. The contour of the site is such that the front of the building appears to be three stories in height with entry at grade, while the rear is actually four stories with entry at grade. The rear entry originally provided direct access to the Stockyards across the railroad tracks. This entrance has become secondary in recent years due to the decline in stockyards and railroad activities.

The exterior is of a stone base for the first two stories with face brick above. The windows are the original wood, double-hung units with stone lintels and sills. The roof is basically a hip roof of composition shingles with gable dormers centered on each side and turrets on each corner. The turrets are capped with painted galvanized iron domes topped with patina copper ferrules. The fireplace chimneys (two at each dormer) were removed around 1940. The exterior is in its original condition except for normal weathering and discoloration.

The interior is finished with hard wood strip flooring covered in some areas with composition tile or flooring, stained oak trim and wainscot, painted wet plaster walls and decorative, painted galvanized iron ceiling panels. A central lobby and staircase serves all floors.

No hardware, trim, window sash, millwork, flooring, ceiling, etc., has been changed in any manner except for some remodeling (mostly on the second floor) and that due to normal maintenance and repairs due to deterioration through wear and time.

The buildings mechanical and electrical systems have not been drastically altered - although they have been updated to some degree. They appear to be adequate for its present use.

The Stockyards Exchange Building has retained near total integrity with one obvious exception. In 1917 a six story office building was constructed immediately north of the original building. The purpose of this building was to provide additional office space for the stockyards operations. The annex is linked on each of the four floors of the original building by means of a narrow concourse.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1887-1977 17

BUILDER/ARCHITECT C.A. Reed

STATEMENT OF SIGNIFICANCE

The Stockyards Exchange Building was built in 1887 approximately the same time as the Incorporation of the Saint Paul Union Stockyards Company. The City of South Saint Paul was incorporated by the Minnesota State Legislature in January of the same year. All these events were directly related to the development of the Stockyards and packing industry in South Saint Paul.

The site was apparently selected for its many geographical advantages such as; the recently completed Chicago and Great Western main railroad line, the Mississippi River to the east for drainage and barge traffic, artesian wells for fresh water supply, fine wooded bluffs to the west for residential development and the proximity to Saint Paul which was then connected by two steel bridges over the river and was experiencing a growth boom thereby creating a good labor market.

Meat packing became a major industry in Minnesota when the packers of South Saint Paul provided cash markets for livestock at stockyards where animals were sold. The industry realized a steady growth and in the early 1900s South Saint Paul was the largest stocker, feeder, and milch cow market in the United States and supplied dressed meats to a large part of the world. During this time approximately 4000 people were employed by these industries.

In its early days the building served the community in several additional ways:

A location for the first post office when it opened in 1888. It was then located in the lobby of the Stockyards Exchange Building and later moved to the basement before moving to another building.

One room was used for the regular City Council meetings until the first City Hall was built approximately two years later.

The first bank in South Saint Paul (Stockyards National Bank) was originally located in this building.

The upper floors were used for lodge meetings by the various community groups.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

UTM REFERENCES

A	1 5	4 9 7 3 6 0	4 9 7 0 6 4 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Frank E. McDonough, Staff/John P. Perkovich, Director of Parks & Recreation

ORGANIZATION

Winsor-Faricy Architects, Inc./City of So. St. Paul

DATE

31 July 1978

STREET & NUMBER

7th and Robert Streets/125 3rd Avenue North

TELEPHONE

CITY OR TOWN

St. Paul/So. St. Paul

STATE

Minnesota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Russell W. Fridley

TITLE Russell W. Fridley

State Historic Preservation Officer

DATE

11/9/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ADDED BUILT AND HISTORIC PRESERVATION

Charles Peterson

DATE

3-7-79

ATTEST

Lucy B. Franklin

KEEPER OF THE NATIONAL REGISTER

DATE

3-5-79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



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The Stockyards Exchange Building is significant as the base of operations for the largest stock and meat industry in the United States at the turn of the century. The growth of the meat packing industry was a major influence in the development of the City of South Saint Paul, where more than 4000 persons found employment. Products from the South Saint Paul stockyards were distributed nationwide, winning Minnesota the title of one of the nation's leading meat-packers.

In addition, the Exchange Building was, and remains today, the major architectural element in the City of South Saint Paul. It has retained design integrity despite an addition to the north facade in 1917 and ninety years of constant use. It is an important local example of Victorian commercial/office architecture, and illustrates an eclectic intermingling of Richardsonian and Queen Anne design motifs. Care has been taken to preserve the historic fabric and character of the building, a fact which is illustrated by the sympathetic design of the 1917 Annex in a manner which recognized the prominence of the 1887 design.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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DATE ENTERED	MAR 7 1979

Stockyards Exchange Building

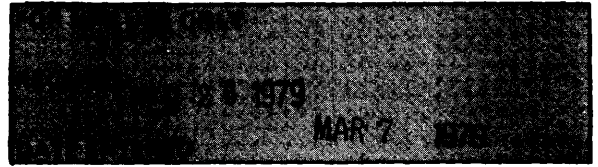
CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- "The Birth of a City - South Saint Paul to 1910" a thesis by Dennis E. Tetu.
"Meat and Men in Minnesota - The Saint Paul Union Stockyards to 1907" a thesis by Charles E. Bottemiller.
"South Saint Paul Reporter Anniversary Issue", Wednesday, 7 August 1973 Edition.
"A Souvenir Guide to South Saint Paul", Published by South Saint Paul Chamber of Commerce 1914.
"South Saint Paul Sun Newspaper", Wednesday, 20 February 1974 Edition.
"South Saint Paul Reporter Special Issue", July 1905.
Dakota County Plat Book - most recent update.

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CONTINUATION SHEET

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Essentially rectangular in plan, the 1917 Annex was constructed to meet demands for office space not available in the 1887 building. Originally a bank occupied the lower two stories, and was entered from Concord Street. Brick, steel, and concrete are the principal materials of construction; floors throughout are terrazzo.

The major architectural design emphasis is confined to the Concord Street facade. The six-story height is divided into three sections, a feature common to the Renaissance Revival mode. The dominant stylistic element, however, is a two-story Neo-Classic Doric colonade, surmounted by an architrave and cornice. Each of the two sections above the colonade are five bays in width; the corner bays project slightly. Separation of the sections from each other is provided by stone cornices.

The building has been virtually unaltered on the exterior; the interior retains spatial integrity.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper *Albany Lyn*
1/19/89

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Note: These changes apply to
Stockyards Exchange Building in
Dakota County, Minnesota.**

REFERENCE NUMBER: 79001235

STATE: MINNESOTA

COUNTY: Dakota

RESOURCE NAME (HISTORIC): Stockyards Exchange

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE: 03/07/79

REMOVED DATE:

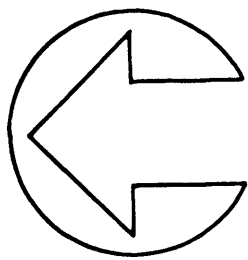
COMMENTS: Please double check date of property's listing on the Register.

Nina M. Archabal

**Nina M. Archabal
State Historic Preservation Officer**

JUN 17 1988

Date

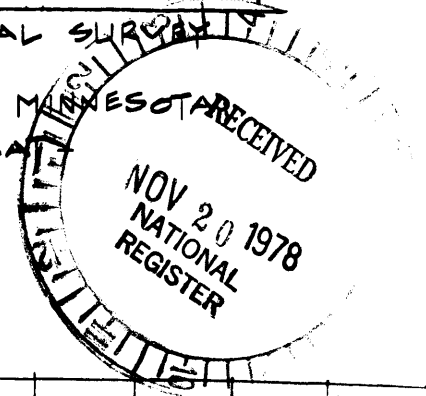


ASSUMED NORTH

ST. PAUL UNION STOCKYARDS CO. - EXCHANGE BUILDING

1" = 50'.0" MAP REFERENCE - REDRAWN IN PART FROM 'MARK HURD' AERIAL SURVEY DATED JULY 1965.

PROPERTY DESCRIPTION FROM DAKOTA COUNTY PLAT BOOK - DAKOTA CO. M. WISCONSIN RECEIVED
CITY OF SO. ST. PAUL; SW 1/4 SEC. 22, T28N, R22W; STOCKYARDS REPLAT LOT 13, BLK. 1 AND THE SOUTHERN 200.0' OF BLK. 1.

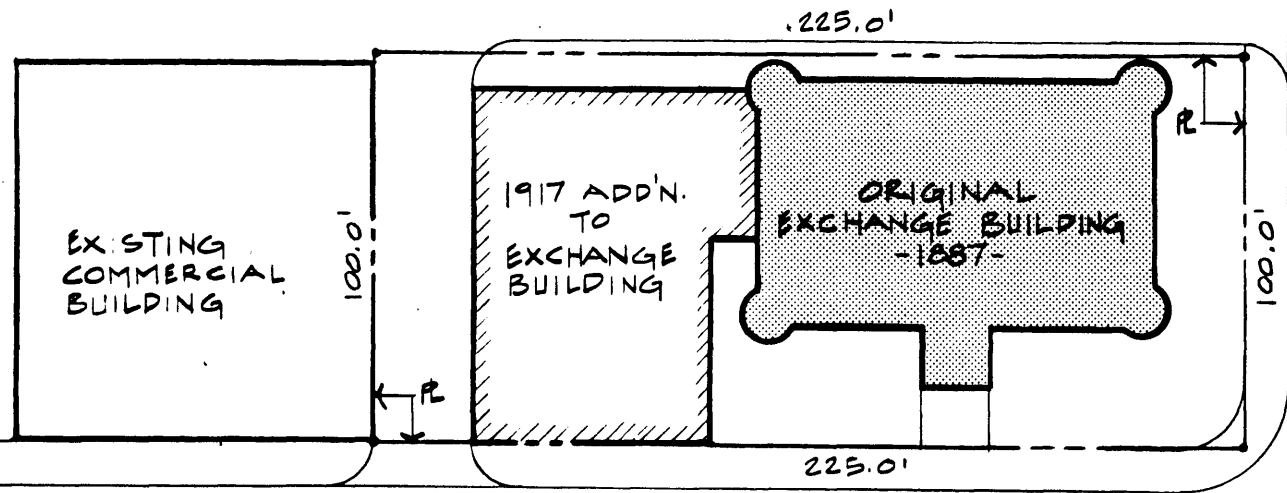


LOCATION MAP

AUG. 1974

STOCKYARDS

CHICAGO NORTH WESTERN RAILROAD



GRAND AVE.

VACANT

CONCORD ST.

SKYWAY BRIDGE UNDER CONSTRUCTION

Appendix B

PARKING LOT

EXISTING COMMERCIAL BUILDING

NEW BANK BUILDING