

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

(Type all entries - complete applicable sections)

STATE: Minnesota
COUNTY: Ramsey
FOR NPS USE ONLY
ENTRY DATE JUL 10 1974

1. NAME

COMMON:
Pioneer Building, Endicott Building, Midwestern Building (Endicott Building - Robert Street)

AND/OR HISTORIC:
Pioneer and Endicott Buildings *Use this name*

2. LOCATION

STREET AND NUMBER:
Fourth and Robert Streets

CITY OR TOWN:
St. Paul

CONGRESSIONAL DISTRICT:
4th

STATE: **Minnesota** CODE: **22** COUNTY: **Ramsey** CODE: **123**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Buildings <input type="checkbox"/> Structure 	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Davidson Company

STREET AND NUMBER:
Pioneer Building

CITY OR TOWN:
St. Paul

STATE:
Minnesota

CODE:
22

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Ramsey County Court House/Register of Deeds

STREET AND NUMBER:
15 West Kellogg Boulevard

CITY OR TOWN:
St. Paul

STATE:
Minnesota

CODE:
22

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Statewide Historic Sites Survey/"Historic St. Paul Buildings"

DATE OF SURVEY: **1973/1964** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Minnesota Historical Society/City of St. Paul Planning Department

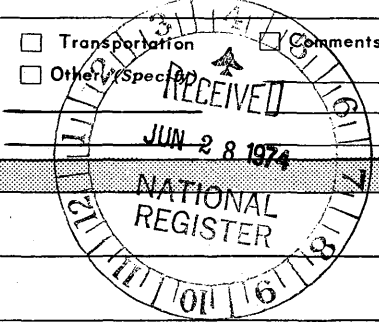
STREET AND NUMBER:
Building 25, Fort Snelling/421 Wabasha Street

CITY OR TOWN:
St. Paul/St. Paul

STATE:
Minnesota

CODE:
22

SEE INSTRUCTIONS



STATE: **Minnesota**

COUNTY: **Ramsey**

ENTRY NUMBER: **JUL 10 1974**

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DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Pioneer and Endicott Buildings were originally constructed as independent structures but since 1941 have been owned and managed jointly and now share a common circulation and mechanical system. They are also connected at the second story level within the St. Paul downtown pedestrian "Skyway" system: the link being above the service alleys on Fourth and Robert Streets. Consequently for the purposes of this nomination, they should be considered as one inter-related interoffice business complex.

The Pioneer Building is a sixteen story commercial structure, housing retail space on the first floor and offices above. It was constructed in 1889 as a twelve story building but four additional floors were added in 1910 under the supervision and design of the original architect.

The design for the structure is Romanesque similar to commercial designs being constructed at major midwestern urban centers throughout the nation before the turn of the century. The building is structured off of a square base and both street elevations being of identical architectural treatment. The only variation being the prominent three-story Robert Street entry.

A steel skeleton is utilized for the superstructure with the exterior facing composed of quarry faced granite through the first two floors and red pressed brick through the remaining fourteen floors. Noteworthy, also, is the cast iron sculptured relief and masonry arched treatment which is utilized to break the building mass at the tenth and eleventh floors.

The interior sports a rare feature in Minnesota commercial buildings; a skylighted well, about which all office space functions and which extends through all but the first floor within the building. The space is nearly original with the only changes being the addition of a lower level "open air" restaurant and the metal and glass enclosure of the semi-circular staircase for compliance with fire code regulations.

The Endicott Building is a six-story, L-shaped structure wrapping around the Pioneer Building. It was originally free standing of the corner structure, being separated by a narrow service alley which has since been utilized as expansion and enclosed circulation space. The building interior is most noted for the shopping arcade which extends along the entire first floor. Like the Pioneer Building, the Endicott Building is commercial on the first floor with office space above.

The Endicott Building has two quite architecturally different street facades. The Robert Street facade is considerably less stylized than its Fourth Street counterpart with a colonnaded first floor separated into five segments; reflective of the window arrangement through the five floors above. The facade is broken by three cornice lines; one immediately above the first floor columns, the second between the third and fourth floors and the third at the roof line. The exterior facing is again red pressed brick with the only ornamentation being at the

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(Continuation Sheet)

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	JUL 10 1974

(Number all entries)

7. Description

cornice lines and about the second floor windows. The exterior has suffered some modification at the street level.

The Fourth Street facade by comparison is much more stylistically refined being modeled on a Renaissance Italian Palazzo motif. The exterior, which has undergone changes only at the reglazed entry, is faced with red sandstone at the street level and red pressed brick above. Ornamentation is restricted to the sandstone treatment around the windows and at the roof line. The most distinctive feature is the third floor arched loggia with carved stone balcony.

The Fourth Street facade also has the more interesting interior entry lobby which is somewhat misleading from outside appearances. Due to a drop in grade along Fourth Street, the first floor is reached by climbing a broad stairway immediately upon entrance of the building. The attractive lobby space is relatively unchanged and still retains an impressive four color marble treatment.

As with the Pioneer Building, the Endicott Building is a steel structure with a masonry exterior skin. It was constructed during the late 1890s.



5. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1889-present**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

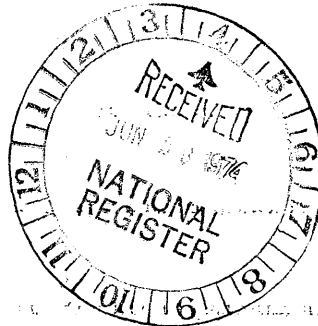
- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> itarian | _____ |
| <input checked="" type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Pioneer and Endicott Buildings are architectural remnants of the great late 19th century commercial boom which completely altered the physical face of St. Paul's business and commercial core.

The Pioneer Building was designed by Solon Spencer Beman, noted Chicago architect whose other works include the urban designs for the company towns of Pullman and Ivorydale, Illinois and the Mines and Mining Building at the 1894 World's Columbian Exposition in Chicago. Beman, a student of the famed American architect, Richard Upjohn, had works located in most of the major midwestern cities before the turn of the century. His Pioneer Building was commissioned by the Pioneer-Press Printing Company, publishers of the old "St. Paul Pioneer-Press" newspaper. This was the first paper ever to be printed in the state and the major voice of Republican politics in Minnesota before 1900. The building also housed the first commercial Minneapolis/St. Paul radio station in 1927. It was until well into the 20th century St. Paul's tallest building and remains today one of its major landmarks.

Cass Gilbert, architect for the Minnesota State Capitol Building, designed the Endicott Building at approximately the same time that construction was commencing on the Pioneer Building. Although, not commanding quite the same visual effect due to its relative position and mass, it never-the-less represents an important architectural contribution as one of the state's finest example of Italian Neo-Renaissance architecture.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

American Institute of Architects Journal, Vol. II, 1914, p. 348
 Corporate records of the Davidson Company and the Pioneer-Press Printing Co.
 Files of the Minnesota Historical Society
National Cyclopaedia of American Biography, Vol. 14, pp. 304-5.

10. GEOGRAPHICAL DATA

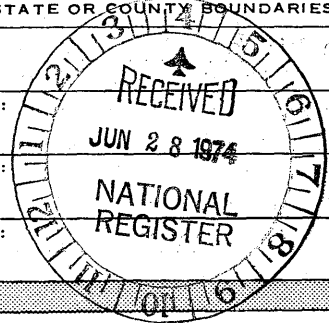
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		44 °	56 ' 50 "	93 ° 05 ' 23 "
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

UTM
 15/492940
 4976880
 CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than one

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Thomas Lutz

ORGANIZATION: Minnesota Historical Society DATE: 5/29/74

STREET AND NUMBER: Building 25, Fort Snelling

CITY OR TOWN: St. Paul STATE: Minnesota CODE: 22

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Russell W. Fridley
 Title: Minnesota Historical Society
 Date: June 12, 1974

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

AR Montanari
 Director, Office of Archeology and Historic Preservation

Date: 7/10/74

ATTEST:

Charles A. Ferguson
 Acting Keeper of The National Register

Date: 7-9-74