

PH 366536

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

MAR 2 1977

AUG 29 1977

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Flour Exchange Bldg

AND/OR COMMON

The Flour Exchange

LOCATION

STREET & NUMBER

310 Fourth Avenue South

NOT FOR PUBLICATION

CITY, TOWN

Minneapolis

VICINITY OF

CONGRESSIONAL DISTRICT

5th

STATE

Minnesota

CODE

27

COUNTY

Hennepin

CODE

053

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: offices

OWNER OF PROPERTY

NAME

Mr. Deil O. Gustafson

STREET & NUMBER

6100 Summit Drive North

CITY, TOWN

Minneapolis

VICINITY OF

STATE

Minnesota

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Hennepin County Government Center - Registry of Deeds

STREET & NUMBER

Fifth Street South at Third Avenue

CITY, TOWN

Minneapolis

STATE

Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Historic Sites Survey

DATE

1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Minnesota Historical Society, Building 25, Fort Snelling

CITY, TOWN

St. Paul

STATE

Minnesota

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Flour Exchange is an eleven storey brick "commercial style" building situated on the southwest corner of the intersection of Third Street and Fourth Avenue South in the central business district of Minneapolis. It is rectangular in plan, the major facade consisting of eleven bays on the Fourth Avenue side and the minor (Third Street) facade consisting of four bays. The ground storey is distinguished by a battered wall treatment which terminates at the lintels of the windows. A diminutive cornice above the second storey windows forms the only visual break in an otherwise unbroken sweep from ground level to roof cornice.

With the exception of the terra-cotta sculptural treatment above and within the two storey entrance arch, the building facades are totally devoid of applied ornament. Due to the financial crisis of 1892, only the lower four storeys were completed until construction resumed in 1909 with the addition of the upper seven storeys slightly modified the original design. To the casual observer, the building appears to have been constructed in total at one time; the only subtle factor which distinguishes the third and fourth storeys from those above is the use of a rounded column with capital and base in the place of the central mullion of the windows compared with the simple rectangular mullion in the latter.

After years of weathering and winter ice-build-up the original slab-type projecting cornice was removed when the state of deterioration was determined to be a safety hazzard. The former cornice line is now covered by a copper flashing and coping. In recent years the original buff-colored brick has been painted white; a factor which tends to destroy the dark-light balance effect which was established in the original design.

The Flour Exchange continues to function as an office building and is in an excellent state of maintenance.

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 type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1892/1909

BUILDER/ARCHITECT Long & Kees (Minneapolis)

STATEMENT OF SIGNIFICANCE

The Flour Exchange building, executed according to designs of Minneapolis architects Long and Kees, is architecturally significant as the first major "high-rise" office building to be constructed in the "commercial style" in Minneapolis. The unadorned facade with an essentially unbroken vertical distribution of elements and storiation described by spandrels set between piers can be attributed to the influence of Louis Sullivan and Holabird and Roche; similar designs can be traced to William LeBaron Jenney's Chicago development of the skyscraper.

The Flour Exchange building has been recognized as an architecturally significant building by the Minneapolis Planning Commission in 1969 and is listed as a "candidate" for preservation by the Minneapolis Heritage Preservation Commission.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Torbert, Donald R., Significant Architecture in the History of Minneapolis, Minneapolis, 1969.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

UTM REFERENCES

A

1	5	4	7	9	0	8	0	4	9	8	0	4	2	0
ZONE			EASTING				NORTHING							

B

ZONE			EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Charles W. Nelson, Architectural Historian

ORGANIZATION

Minnesota Historical Society

DATE

30 November 1976

STREET & NUMBER

Building 25, Fort Snelling

TELEPHONE

612-726-1171

CITY OR TOWN

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

2-7-77

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
ATTEST: *Charles W. Nelson*
KEEPER OF THE NATIONAL REGISTER

DATE *8/29/77*
KEEPER OF THE NATIONAL REGISTER
DATE *8-23-77*