

PH0677485

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED MAR 20 1979  
DATE ENTERED MAY 8 1979

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

Trade and Commerce Building

AND/OR COMMON

Old Superior City Hall

2 LOCATION

STREET & NUMBER

916 Hammond Avenue

\_\_NOT FOR PUBLICATION

CITY, TOWN

Superior

CONGRESSIONAL DISTRICT

7th

\_\_ VICINITY OF

STATE

Wisconsin

CODE

55

COUNTY

Douglas

CODE

031

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

\_\_DISTRICT

\_\_PUBLIC

\_\_OCCUPIED

\_\_AGRICULTURE

\_\_MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

\_\_COMMERCIAL

\_\_PARK

\_\_STRUCTURE

\_\_BOTH

\_\_WORK IN PROGRESS

\_\_EDUCATIONAL

\_\_PRIVATE RESIDENCE

\_\_SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

\_\_ENTERTAINMENT

\_\_RELIGIOUS

\_\_OBJECT

\_\_IN PROCESS

\_\_YES: RESTRICTED

\_\_GOVERNMENT

\_\_SCIENTIFIC

\_\_BEING CONSIDERED

\_\_YES: UNRESTRICTED

\_\_INDUSTRIAL

\_\_TRANSPORTATION

\_\_NO

\_\_MILITARY

OTHER: none

4 OWNER OF PROPERTY

NAME

Roger W. Soderstrom

STREET & NUMBER

4000 Woodcrest Drive

CITY, TOWN

Duluth

\_\_ VICINITY OF

STATE

Minnesota 55804

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Register of Deeds, Douglas County Courthouse

STREET & NUMBER

1313 Belknap Street

CITY, TOWN

Superior

STATE

Wisconsin 54880

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Wisconsin Inventory of Historic Places

DATE

1973

\_\_FEDERAL STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

State Historical Society of Wisconsin, 816 State Street

CITY, TOWN

Madison

STATE

Wisconsin 53706

# 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		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Trade and Commerce Building is a five story rusticated Richardsonian Romanesque structure built of native sandstone. Situated in downtown Superior, the structure occupies the northeast corner of Broadway and Hammond Avenue. It is a simple, rectangular block, six bays long and three bays wide, gently rounded at the southwest and southeast corners of the facade. A round arch on the south facade frames the main entrance and a large fanlight. Fenestration is varied, with straight-topped windows at the first, third, and fourth floors, and round-arched windows at the second and fifth stories. Third and fourth story windows are paired over a single, plain sill. Stringcourses at the second and fifth story round arched windows provide a continuous sill. The less prominent sill course at the second story is repeated below the cornice. The original projecting cornice was embellished with closely spaced brackets and followed the curve of the structure at the facade corners. A wide staircase with ornate metal railing is the outstanding interior feature.

Construction followed the contemporary practice of combining a heavy metal frame with thick, stone bearing walls to produce a stable, almost fireproof structure. These walls are three feet thick at the base. Floor slabs are concrete and interior partitions are plaster on gypsum block. There is a full basement. The structure shows no evidence of settling, cracking, or other structural defects.

According to the cornerstone the structure was built in 1890. Since its construction it has changed little, although in the 1950s the cornice was replaced with a corrugated metal fascia. The building was designed and situated so that a large wing could be added to the north side. A two-story wing with Georgian Revival elements was added in the mid 1930s. This wing, recently restored as offices, housed police headquarters and the city jail. It is included in the nomination only because it is connected to the Trade and Commerce Building.

Since the structure was abandoned as the city hall, the interior has suffered some regrettable modifications. Some marble has been removed from the front entry and some woodwork has been removed from doorways. Most of the damage has occurred on the first floor.

The present owner intends to renovate the structure as an office or apartment complex. He feels that it is important to retain historical features and replace those that are missing. His restoration goals include replacement of the cornice and the missing marble panels on the interior. Extensive renovation of the electrical and plumbing systems is also necessary.

The structure is threatened by demolition if renovation is not begun by August 1979. Terms under which the owner purchased the structure stipulated that he would have to remove it if renovation is not well under way by that time. For this reason, the owner's plans for renovation are imminent.

# 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 type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1890<sup>1</sup> BUILDER/ARCHITECT Henry Minot/Clarence H. Johnston Sr.

STATEMENT OF SIGNIFICANCE

The Trade and Commerce Building is significant for both architectural and historical associations. It represents the work of an important regional architect and is a fine local example of the Richardsonian Romanesque style of architecture. The structure is associated with a locally prominent entrepreneur and reflects the historical settlement and development of Superior.

Architecture Clarence H. Johnston, Sr. designed the Trade and Commerce Building for Henry D. Minot in 1890. Johnston, who received his education at the Massachusetts Institute of Technology from 1877 to 1881, was a prominent St. Paul architect. He was responsible for several designs in the St. Paul area, including the State Historical Society Building (1915-1917) and the State Office Building (1932). From 1911 until 1924 he served as Minnesota's state architect, designing many public buildings in this capacity. Johnston also designed numerous churches and residences.

The Trade and Commerce Building is a clear expression of Richardsonian Romanesque influences and demonstrates the impact of Johnston's Boston experience on his design. Henry Hobson Richardson was busily designing the structures that became his trademark and the prototype of a "style" while Johnston was a M.I.T. This structure reflects the distinctive adaptation of Romanesque features to American architecture as popularized by Richardson.

History The Trade and Commerce Building figures prominently in Superior's development and reflects the early commercial activity of that city. Henry D. Minot had great faith in the future of Superior. He was instrumental in getting rail service to the city and promoted Superior's commercial potential.

Minot was president of the Eastern Railway Co. of Minnesota when he commissioned Johnston for a design for his Trade and Commerce Building. Eastern Railway was an affiliate of the Great Northern Railway Line and had about 180 miles of track stretching from St. Paul to Superior. The tracks had reached Superior in 1883 and began bringing new residents to the town in such numbers that by 1900 Superior was the second largest city in the state. The 1900 population of 31,091 reflects an increase of 19,108 from the 1890 census.

cornerstone

2. Superior City files of building plans.

continued

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Lundsted, James E. Letter to Mrs. Rose Cahill, Committee to Preserve City Hall 12-28-72. On file at State Historical Society, Madison.  
 Martin, Lewis. "Superior County-City Building." Superior, 1970. Superior Evening Telegram. "A Souvenir of Superior," Superior, 1891. Superior city files of building plans.  
 Withy, Henry and Elsie. Biographical Dictionary of American Architects (Deceased) Los Angeles, 1970.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.6

QUADRANGLE NAME Superior, Wisconsin

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 

1	5	5	6	8	9	18	10	5	1	7	9	0	2	0
ZONE			EASTING					NORTHING						

B 

ZONE			EASTING					NORTHING						

C 

ZONE			EASTING					NORTHING						

D 

ZONE			EASTING					NORTHING						

E 

ZONE			EASTING					NORTHING						

F 

ZONE			EASTING					NORTHING						

G 

ZONE			EASTING					NORTHING						

H 

ZONE			EASTING					NORTHING						

### VERBAL BOUNDARY DESCRIPTION

The property occupies Lots 20, 21, 22, 23, 24, 25, 26 and 27, Block 85, Superior Improvement Company Addition to West Superior, Douglas County, Wisconsin.

### 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

Barbara Wyatt, Nominations Specialist

ORGANIZATION

State Historical Society of Wisconsin

DATE

12-15-78

STREET & NUMBER

816 State Street

TELEPHONE

(608) 262-8904

CITY OR TOWN

Madison

STATE

Wisconsin 53706

# 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

*Rochester R. Cuney*

TITLE

Director, State Historical Society of Wisconsin

DATE

2/13/79

FOR NPS USE ONLY

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

*Charles Adams*  
 CHIEF OF THE NATIONAL REGISTER

DATE

5-8-79

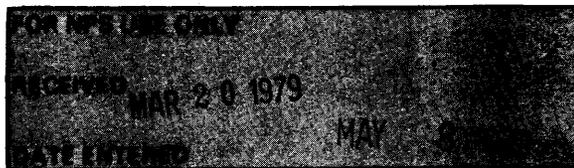
*Lucy B. Franklin*  
 CHIEF OF REGISTRATION

DATE

5-3-79

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

8. SIGNIFICANCE CONTINUED

Minot built the Trade and Commerce Building to house offices for the burgeoning grain industry. Apparently, Minot envisioned Superior as becoming a major grain center and was willing to invest \$115,000 into "one of the finest buildings in the Northwest."<sup>1</sup> His vision was never realized. Shortly after the building's completion Minot was killed in a train accident and the grain exchange came to naught. An 1891 publication about Superior stated that Minot "did much for the advancement of Superior's interests" and that his death "delayed the establishing of a grain market here."<sup>2</sup> Thus, for the next few years the Trade and Commerce Building housed various offices, the court, and the public library, never being fully occupied.

In 1904 the structure was bought by the city of Superior for use as its city hall. The city paid only about half of the construction cost of the Trade and Commerce Building, and occupied it until 1970 when a new County-City building was completed. During the years it served as city hall, the Trade and Commerce Building was the center of much of Superior's community activity.

The old City Hall is one of the very few nineteenth century commercial structures remaining in Superior. Because of its location and height, the structure is a prominent city landmark. Local sentiment for the structure's preservation is strong, in part demonstrated by a petition from the City Council in support of the owner's attempts to place the building in the National Register.

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1. Superior Evening Telegraph, A Souvenir of Superior, 1891, p. 120.
  2. Ibid., p. 120.