



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Multifamily Midwest Region  
Minneapolis Satellite Office  
920 Second Avenue South, Suite 1300  
Minneapolis, MN 55402-4012

October 3, 2017

Sarah Beimers  
Minnesota State Historic Preservation Office  
345 Kellogg Boulevard West  
Saint Paul, Minnesota 55102-1906

Re: Weyerhaeuser Distribution Center, Section 106 Consultation  
700 Emerald Street, Saint Paul, Ramsey County

Dear Sarah:

Twin Cities-based developer Dominion is planning to redevelop the Weyerhaeuser Timber Company's former Twin Cities Distribution Center at 700 Emerald Street in Saint Paul. The proposed project will demolish the existing buildings and construct three new apartment buildings on the thirteen-acre site.

U.S. Department of Housing and Urban Development Multifamily office will be providing mortgage insurance to Dominion for the redevelopment of 700 Emerald Street that has triggered review under Section 106 of the National Historic Preservation Act. Pursuant to HUD's responsibilities for implementing federal regulations 36 CFR 800, we submit the enclosed cultural resources report assessing the development parcel and surrounding area of potential effect (APE). Inventory forms for each surveyed property are included. We have also enclosed site plans and elevation drawings of the proposed development.

The cultural resources report concludes that the Weyerhaeuser Distribution Center was historically significant under National Register Criterion A in the area of commerce, but the property no longer retains integrity because of substantial alterations since the end of its period of significance in 1959. As a result, it is not eligible for National Register designation.

Given the history of the property before its development by Weyerhaeuser and the amount of ground disturbance resulting from Weyerhaeuser's use, there seems little likelihood that the property has the potential to contain significant archaeological sites. As a result, we do not believe that an archaeological survey is required.

The APE has one property that is individual listed in the National Register (Malcom and Nancy Willey House, 255 Bedford Street SE, Minneapolis), one property that is determined eligible (Willys-Overland Motor Company and International Harvester Company Building, 2550 University Avenue, Saint Paul), and part of the Prospect Park Historic District in Minneapolis, which was added to the National Register in 2015. HUD concurs with the consultant's conclusion that no other properties in the APE qualify for the National Register.

This letter serves to inform you and, per 36 CFR 800.2(d), the Saint Paul Heritage Preservation Commission, Minneapolis Heritage Preservation Commission, Historic Saint Paul, Preserve Minneapolis, and Preservation Alliance of Minnesota about this project and to invite comments. HUD will take comments from these parties and your office into consideration when making a final assessment of effects. Based on information available at this time, HUD's proposed finding is that this undertaking will have no adverse effect per 36 CFR 800.5(b).

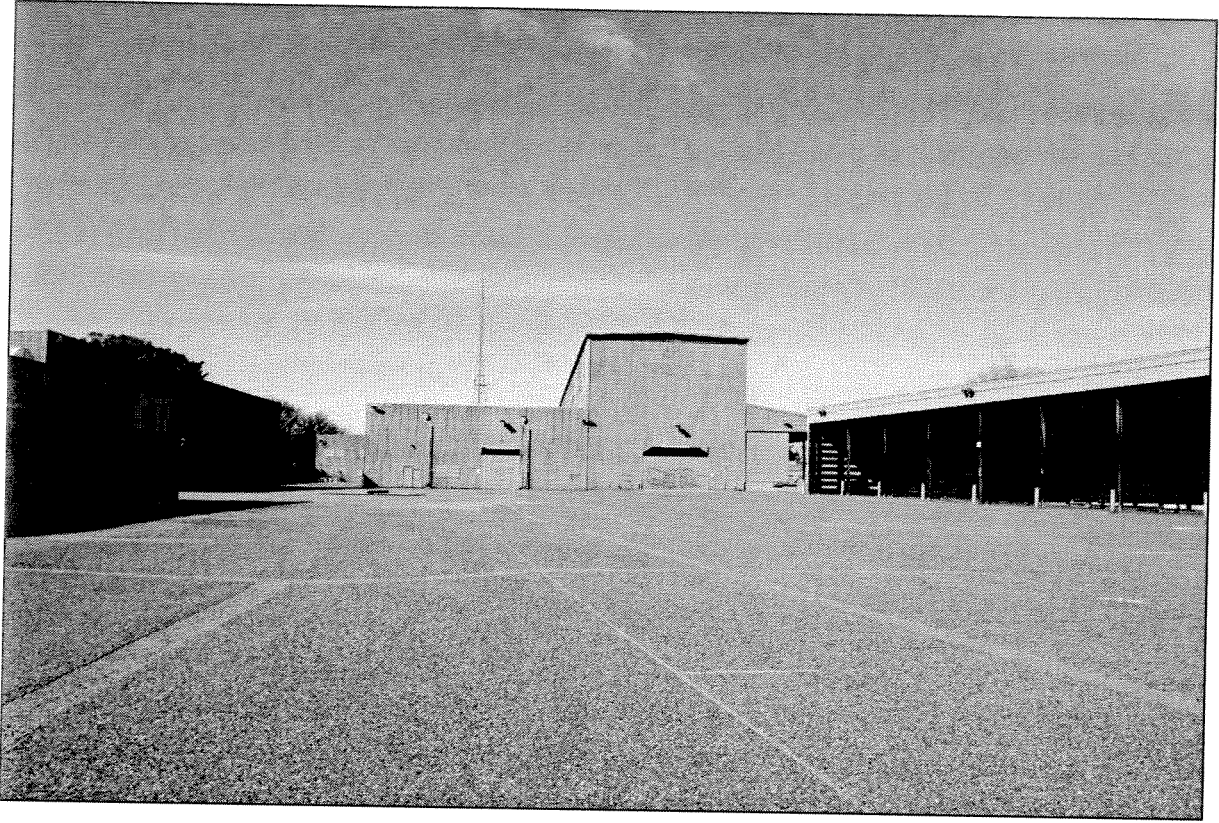
We look forward to continuing consultation in an effort to resolve any adverse effects and finalize a Section 106 agreement for this HUD project. If you have any questions regarding this submittal please contact Cindy Mohs at 6512-370-3079 or at [cindy.mohs@hud.gov](mailto:cindy.mohs@hud.gov).

Sincerely,



Ray Stiles, Minneapolis  
Underwriting Branch Chief

cc: Neal Route, Dominion, [nroute@Dominiuminc.com](mailto:nroute@Dominiuminc.com)  
Michael Bisanz, Dougherty Mortgage, [mbisanz@doughertymarkets.com](mailto:mbisanz@doughertymarkets.com)  
Rachel Peterson, Hess, Roise and Company, [rachel@hessroise.com](mailto:rachel@hessroise.com)  
George Gause, Saint Paul Heritage Preservation Commission/PED,  
[george.gause@ci.stpaul.mn.us](mailto:george.gause@ci.stpaul.mn.us)  
Jason Wittenberg, Minneapolis Heritage Preservation Commission/CPED,  
[Jason.Wittenberg@ci.minneapolis.mn.us](mailto:Jason.Wittenberg@ci.minneapolis.mn.us)  
Carol Carey, Historic Saint Paul, [ccarey@historicsaintpaul.org](mailto:ccarey@historicsaintpaul.org)  
Katie Haun Schuring, Preserve Minneapolis, [khaun@preserveminneapolis.org](mailto:khaun@preserveminneapolis.org)  
Doug Gasek, Preservation Alliance of Minnesota, [dgasek@mnpreservation.org](mailto:dgasek@mnpreservation.org)



**THE WEYERHAEUSER TIMBER COMPANY'S TWIN CITIES  
DISTRIBUTION CENTER:  
AN ASSESSMENT OF HISTORIC RESOURCES**

**PREPARED BY**

**RACHEL PETERSON AND CHARLENE ROISE  
HESS, ROISE AND COMPANY  
THE FOSTER HOUSE  
100 NORTH FIRST STREET  
MINNEAPOLIS, MINNESOTA 55401**

**SEPTEMBER 2017**

## Table of Contents

Introduction.....	1
Proposed Project .....	2
Area of Potential Effect and Survey Methods .....	3
Criteria for National Register Eligibility .....	6
Evaluation of Development Site .....	7
Weyerhaeuser Distribution Center: 700 Emerald Street Southeast .....	7
Evaluation of Other Surveyed Properties in the APE.....	17
Curfew Street Houses .....	17
725 Curfew Street .....	20
767 Eustis Street .....	21
2516 Wabash Avenue .....	22
2550 Wabash Avenue .....	24
Assessment of Effects on Historic Properties in the APE .....	25
Contributing Properties in the Prospect Park Residential Historic District.....	26
Willys-Overland Motor Company and International Harvester Company Building.....	29
Conclusion .....	32
Sources Consulted.....	33

## INTRODUCTION

Saint Paul's Midway neighborhood developed during the early twentieth century into the Twin Cities' largest industrial area. Large warehouses and industrial plants characterize the neighborhood's architecture. The project is at the west edge of the Midway across Emerald Street from Minneapolis's Prospect Park neighborhood (NRHP). The Weyerhaeuser Company constructed the buildings at 700 Emerald Street between 1920 and 1994 to serve the as one of the company's several distribution centers.

Dominium proposes to demolish the buildings at 700 Emerald Street and construct three apartment buildings on the nearly thirteen-acre site. The project plans to obtain mortgage insurance from the federal department of Housing and Urban Development (HUD), triggering review under Section 106 of the National Historic Preservation Act. The Section 106 process includes identifying historic resources that will be affected directly and indirectly by the



*USGS Map of Saint Paul with the project area circled in blue*

proposed demolition and new construction. Dominion retained Hess, Roise and Company to assist with the assessment of aboveground cultural resources. The site has undergone a significant amount of construction and new development over its history leading to a low probability of archaeological resources. Project managers are Neal Route for Dominion and Charlene Roise for Hess Roise. Rachel Peterson with Hess Roise prepared the following report with research assistance from Katie Goetz. Ms. Roise and Ms. Peterson meet the Secretary of the Interior's Standards for Historian and Architectural Historian.

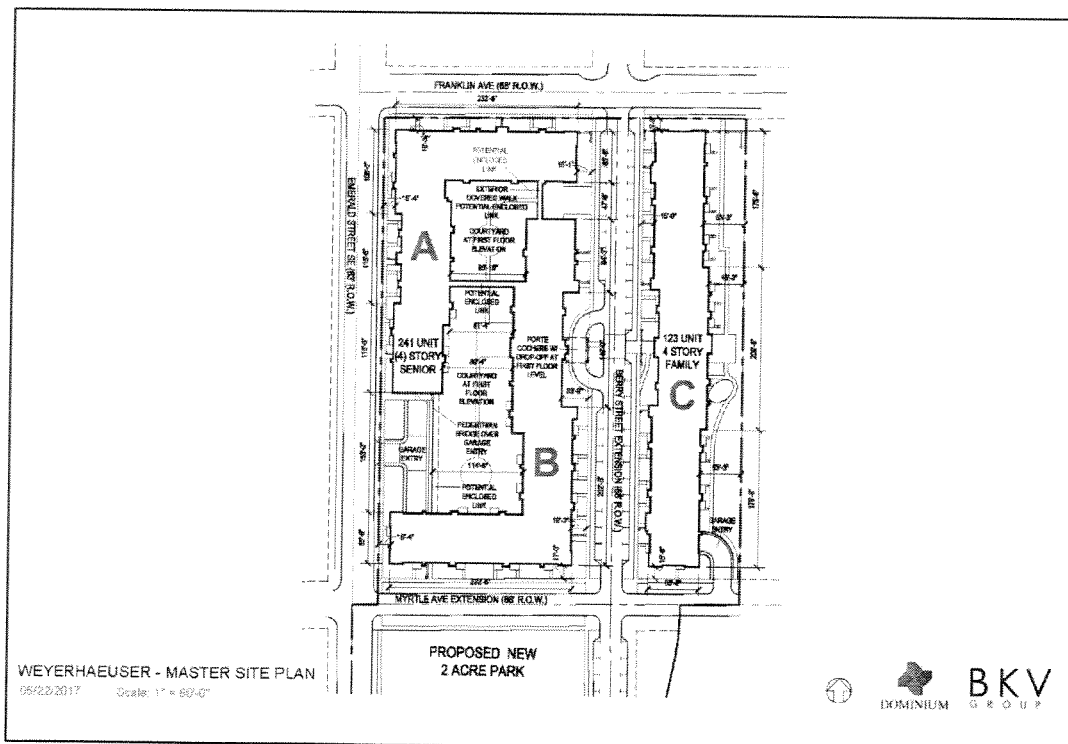
## PROPOSED PROJECT

Dominium, the project developer, plans to demolish the existing buildings at 700 Emerald Street to make way for three new apartment buildings. Two of the new apartment buildings will hold senior housing and the third will have workforce housing.

Berry Street and Myrtle Street will be extended through the development parcel. These streets ran through the lot prior to the construction of the Weyerhaeuser's Distribution Center, which was constructed in the early 1920s and occupied the property through 2016. The apartment buildings will be constructed between Franklin Avenue and Myrtle Avenue and a park is planned for the area south of Myrtle. Other sitework includes a courtyard between Buildings A and B, enclosed links between Buildings A and B, and entries to a new underground garage.

The three planned buildings will be spread across the site. Building A is planned for the northwest corner of the parcel. It will have an L-shaped footprint and will be sheathed in composite-wood siding and brick. Building B will sit on the west side of the newly extended Berry Street. It will also have an L-shaped footprint and will use the same materials. The color palette for both buildings will be buff, tan, and dark brown. They will have one-over-one windows, in keeping with the residential development west of the project site.

Building C will run along the east edge of the property. It has a rectangular footprint and will be clad with brick, lap siding, and precast concrete panels. The color palette will be gray, buff, and rust. This apartment building will use a mix of one-over-one and Chicago-style windows. All three buildings will stand four stories tall.

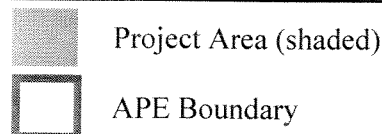
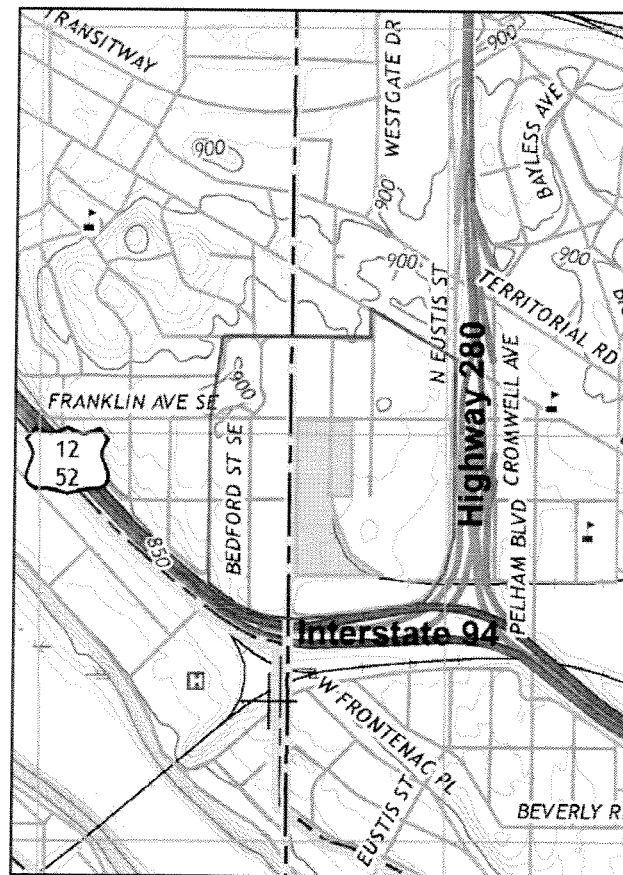


*Site plan for the proposed project*

## AREA OF POTENTIAL EFFECT AND SURVEY METHODS

The area of potential effect for the project was determined in April 2017 by Rachel Peterson of Hess Roise. Several factors were considered when establishing its boundaries: ground disturbance caused by the project, the visual impact of the proposed buildings, surrounding geography, and visual barriers such as existing construction and vegetation. The visual impact of the proposed construction is limited by large warehouses and modern apartment buildings to the north and east of the site, Interstate 94 to the south, and Prospect Park to the west. Potential atmospheric and audible impacts of construction activities were considered when determining the APE boundary. Likewise, the effect of lighting on the proposed buildings is not expected to extend beyond the proposed APE.

The west side of the APE overlaps the Prospect Park Residential Historic District. The district is listed in the National Register of Historic Places and is significant under Criterion A in the area of Social History. As stated in the nomination, the district's "sense of community was a pioneering model for Minneapolis neighborhoods." The district's period of significance runs from 1884 to 1968. Additionally, the Malcom and Nancy Willey House at 255 Bedford Street Southeast is a contributing property in the district and individually listed.



The remainder of the APE encompasses a mix of industrial, commercial, and residential buildings. Two properties outside of the historic district had been previously surveyed.

<b>PREVIOUSLY SURVEYED PROPERTIES</b>			
PROPERTY NAME	ADDRESS	SURVEY NUMBER	NRHP ELIGIBLE
Apartment Building	756 Curfew Street	RA-SPC-0857	N
Willys-Overland Motor Company and International Harvester Office Building	2550 University Avenue	RA-SPC-3945	Y

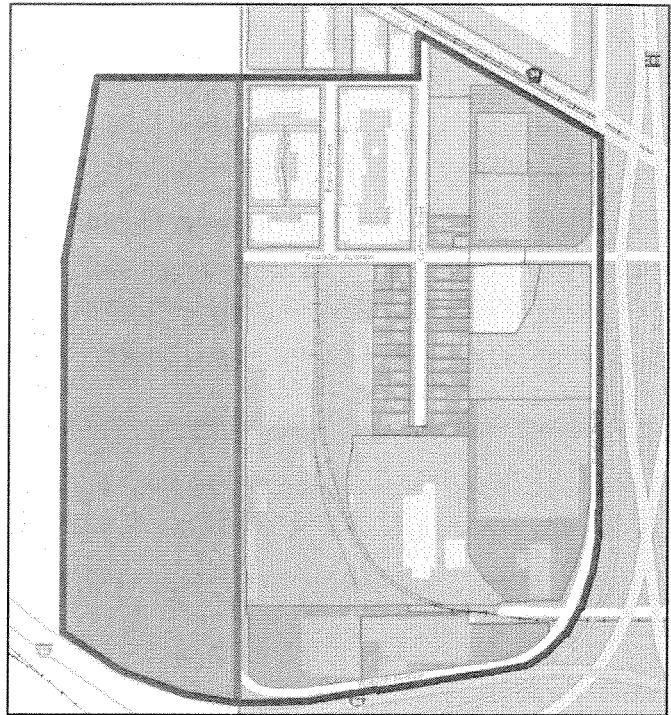
The construction dates for buildings outside of the historic district were determined using county records and confirmed with historic maps and aerial photographs if the dates provided by the county were questionable. A number of these properties do not meet the National Register benchmark of fifty years of age. None of these recently constructed properties appeared to be exceptionally significant (Criteria Consideration G) and all are recommended as not eligible for listing in the National Register. As noted in the table below, there has been a significant increase in residential construction in this area over the past fifteen years. Notably, new apartment buildings have been built immediately north of the development site on land that was previously associated with the Weyerhaeuser lumberyard at 700 Emerald Street.





<b>PROPERTIES IN THE APE UNDER FIFTY YEARS OF AGE</b>		
ADDRESS	TYPE	YEAR
808 Berry Street	Residential – Apartments	2002
825 Berry Street	Residential – Apartments	2004
2566 Ellis Avenue	Residential – Apartments	2003
820 Emerald Street	Residential – Apartments	2003
2565 Franklin Avenue	Residential – Apartments	2005
2525 Wabash Avenue	Offices	1985, 2017

The remaining properties were surveyed for potential National Register eligibility, including the buildings at 700 Emerald Street, which will be demolished for the proposed project. Information on this property is provided in the following section. A table with the properties and recommendations is below.



SURVEYED PROPERTIES IN THE APE		
ADDRESS	TYPE	NRHP ELIGIBLE
725 Curfew Street	Industrial	N
726 Curfew Street	Single-family	N
729 Curfew Street	Single-family	N
730 Curfew Street	Single-family	N
735 Curfew Street	Single-family	N
736 Curfew Street	Single-family	N
739 Curfew Street	Single-family	N
740 Curfew Street	Single-family	N
743 Curfew Street	Single-family	N
746 Curfew Street	Single-family	N
750 Curfew Street	Apartments	N
755 Curfew Street	Single-family	N
756 Curfew Street	Apartments	N
759 Curfew Street	Single-family	N
765 Curfew Street	Single-family	N
766 Curfew Street	Single-family	N
770 Curfew Street	Single-family	N
771 Curfew Street	Single-family	N
772 Curfew Street	Single-family	N
776 Curfew Street	Apartments	N
780 Curfew Street	Apartments	N
792 Curfew Street	Single-family	N
700 Emerald Street	Industrial	N
767 Eustis Street	Warehouse	N
2526 Franklin Avenue	Apartments	N
2534 Franklin Avenue	Single-family	N
2516 Wabash Avenue	Warehouse	N
2550 Wabash Avenue	Warehouse	N



-  APE Boundary
-  Project site
-  Prospect Park Residential Historic District
-  Other surveyed properties (over fifty years of age)

Based on the above findings, the only properties in the APE that might be affected by the proposed project are the contributing properties in the Prospect Park Residential Historic District and the Willy-Overland Motor Company and International Harvester Company Building.

## CRITERIA FOR NATIONAL REGISTER ELIGIBILITY

The Section 106 compliance process is outlined in 36 CFR 800—Protection of Historic Properties. The regulation states that properties in the APE need to be evaluated using the National Register of Historic Places criteria. The National Register is the industry standard for determining whether or not a property is historic. To be eligible for listing in the National Register, a property must meet at least one of the following criteria:

- **Criterion A: Association Value—Event/Pattern:** Properties that are associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B: Association Value—Person:** Properties that are associated with the lives of persons significant in our past.
- **Criterion C: Design or Construction Value:** Properties that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant entity whose components may lack individual distinction.
- **Criterion D: Information Value:** Properties that have yielded, or may be likely to yield, information important in prehistory or history.

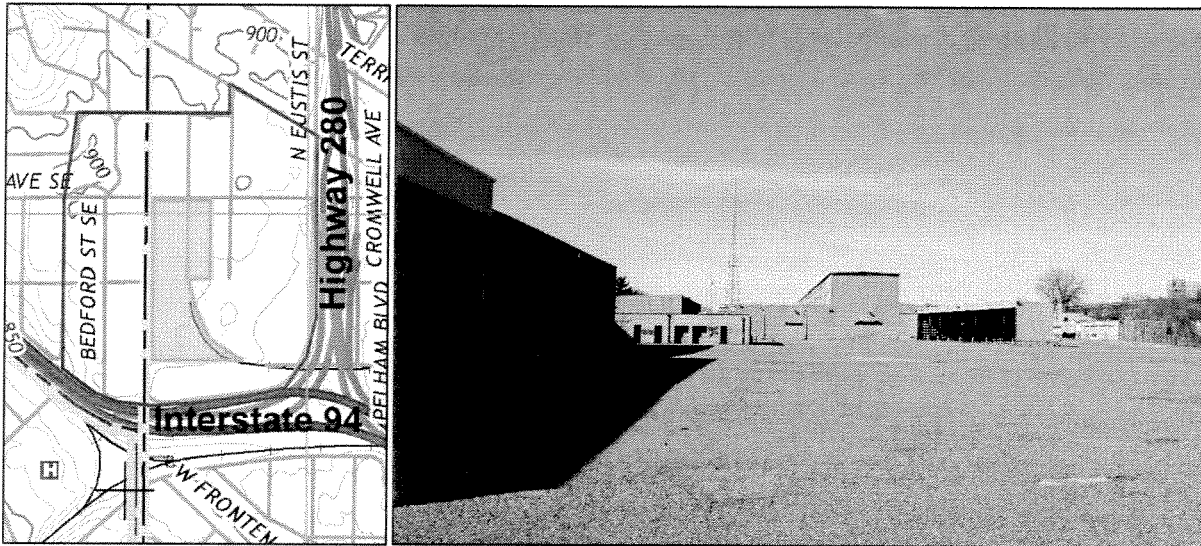
Properties may be significant on a local, statewide, or national level. They must be at least fifty years old unless they are of exceptional importance (Criteria Consideration G), and must retain sufficient integrity to convey their historical significance. The seven aspects of integrity are location, design, materials, workmanship, setting, feeling, and association. Properties can be individually eligible for listing or can qualify as a part of a historic district. In *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, a district is defined as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development.” Like individually eligible properties, a district must meet one of the four criteria above and retain good integrity.

The Section 106 process evaluates the effects of a proposed project on properties in the APE that are listed in or eligible for the National Register. According to 36 CFR 800, “An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.”

## EVALUATION OF DEVELOPMENT SITE

The development parcel comprises one large lot measuring nearly thirteen acres. It currently holds a large warehouse, four storage sheds, an office building, two garages, and a storage hut. The majority of the property is open and covered with asphalt. Spur lines run through this open space.

### Weyerhaeuser Distribution Center: 700 Emerald Street Southeast



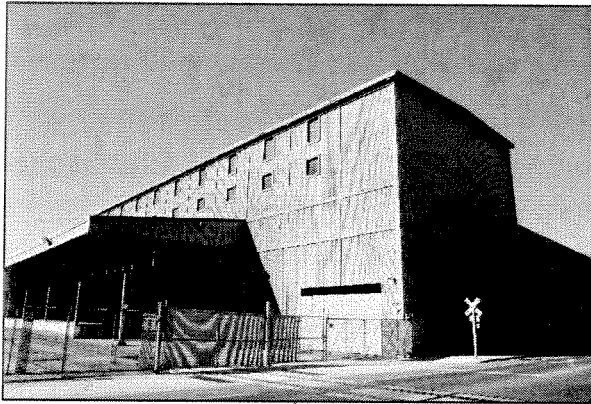
*Location of Weyerhaeuser  
Distribution Center shaded green*

*Weyerhaeuser Distribution Center, looking northeast*

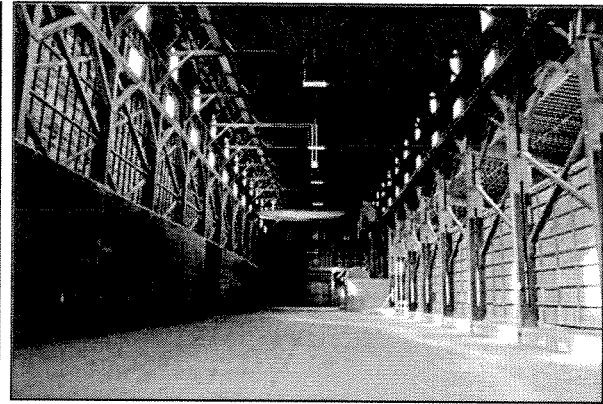
### Description

The former Weyerhaeuser lumberyard sits at the southeast corner of the intersection of Franklin Avenue and Emerald Street Southeast. The property is along Saint Paul's western boundary and adjacent to Minneapolis's Prospect Park neighborhood. The lot is large and irregularly shaped, following the curve of a railroad spur on its east side. The nine buildings on the site are arranged around the perimeter, leaving the center of the property open and creating the feeling of an enclosed campus. The entirety of the yard is paved. When it was an active site, piles of lumber created informal circulation paths. Currently, there are no discernable circulation routes aside from the spur tracks. A mix of chain-link and wood fences surround the yard and limit access to a handful of points on the north and west sides.

A large warehouse is at the northwest corner of the property. It has a generally rectangular footprint, but the height of its roof varies. The entire building is now clad in vertical wood siding, a change from its original horizontal clapboards. The center portion of the warehouse stands nearly four stories tall and holds the building's only windows, which are arranged in two rows on the east and west walls. Rectangular fixed windows form the top row, and the bottom row is square fixed windows. These openings originally held wide industrial sashes, but were modified in the early 1980s to accommodate the current, smaller windows. The west half of the warehouse was built at the same time and is substantially shorter. A loading dock with a tall concrete platform and wide canopy are on the east side.



*Large warehouse, looking southwest*

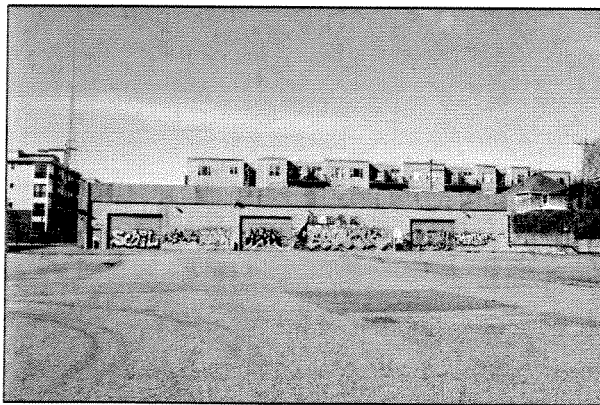


*Interior of the large warehouse, looking north*

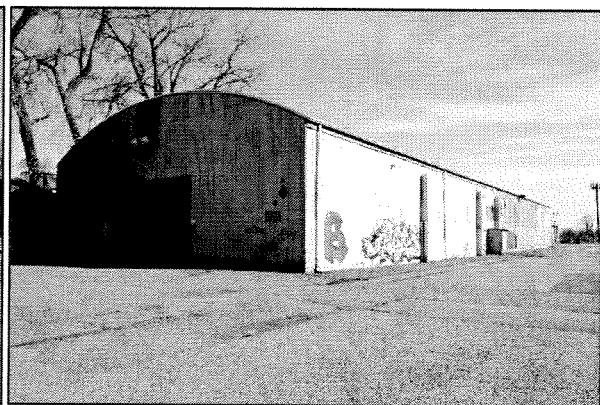
The interior of the large warehouse is open, providing clear views of the building's wood structure. An elevator used for moving lumber is intact in the center of the warehouse. It is suspended on steel beams running the length of the building. Other notable interior features include three ramps leading to the concrete loading platform, a small cluster of modern offices, and several skylights.

Garage No. 1 sits at the northeast corner of the property. It stands one story tall and is clad in the same vertical wood siding used on the large warehouse. There are also thick green boards along the roofline on the north and south walls. The south wall has three overhead doors and two pedestrian doors. The west, north, and east walls have no openings. A concrete retaining wall extends south from the southeast corner of the garage.

A storage hut sits on the east property line south of Garage No. 1. The hut is a tall one story with a rectangular footprint and an arched roof. It is constructed of concrete block and is clad with wood paneling on the north and south walls and the south half of the west wall. The north and south walls each have an overhead door and there is a pedestrian door at the south end of the west wall. A small addition with a shed roof is at the south end of the building. It is covered with wood paneling. A second small shed is in the center of the west wall. The concrete retaining wall continues along the east side of the hut and extends south to Garage No. 2.

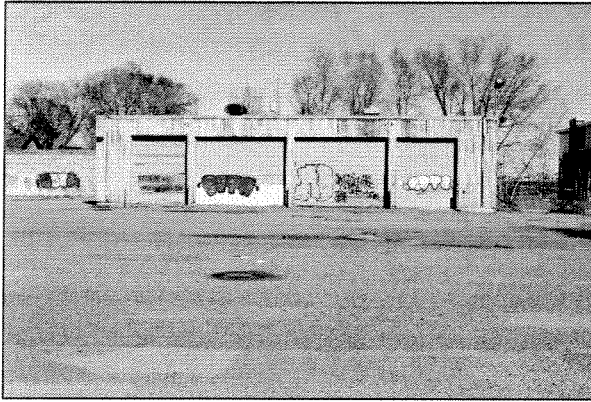


*Garage No. 1, looking north*

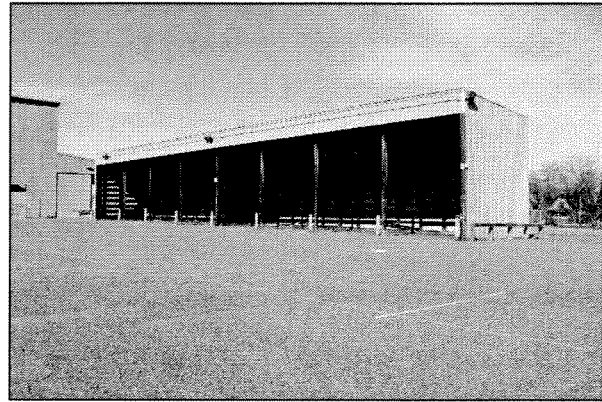


*Storage hut, looking southeast*

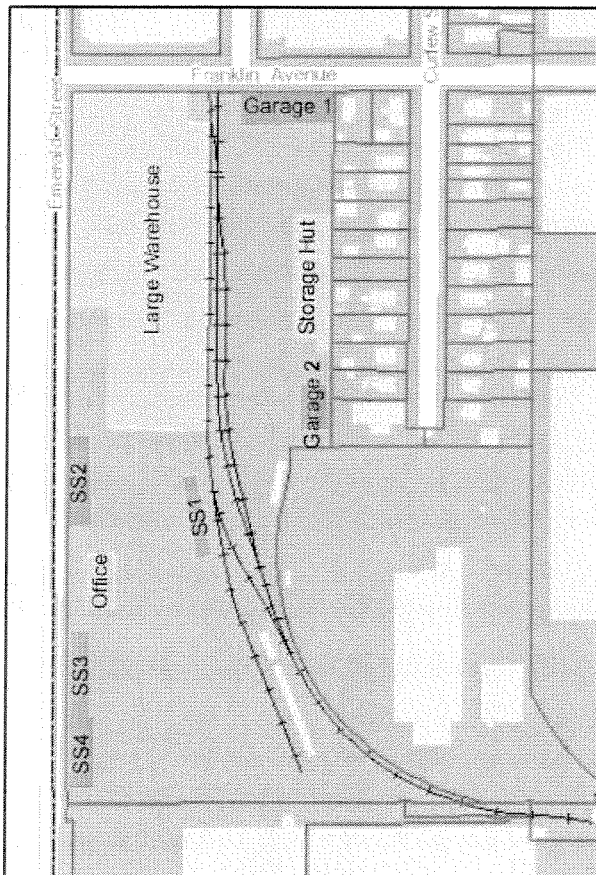
Garage No. 2 is one story tall and has a rectangular footprint and flat roof. It is clad in vertical wood siding and has four large overhead doors on its west wall. The north wall has one window opening and one doorway. Both have been covered with plywood. The east and south walls have no openings.



*Garage No. 2, looking east*



*Storage Shed No. 1, looking northeast*



*Key to the extant buildings at the former Weyerhaeuser Distribution Center*

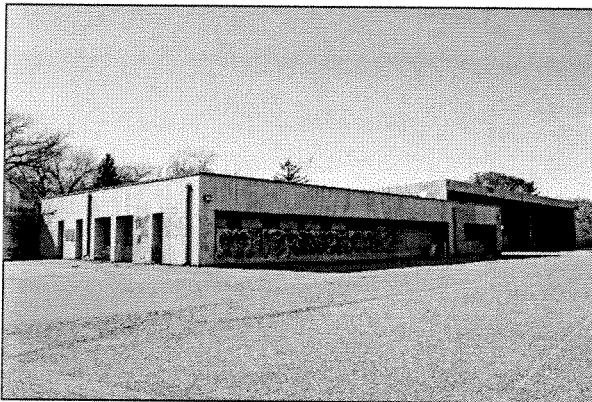
The lumberyard has four storage sheds. Storage Shed No. 1 sits near the middle of the property along the railroad spur lines. It has a wood structure clad with corrugated-metal siding. Its west wall is open and the remaining three are solid. A wood partition divides the interior of the shed in half. Wood posts form eight bays in the west wall, and steel bollards are in front of each post.

Storage Shed No. 2 is along the west property line just south of the large warehouse. It is a tall, rectangular structure covered with wood siding. The east wall of the shed is open. Wood posts support the roof on the east side of the structure. Steel bollards are just east of the posts.

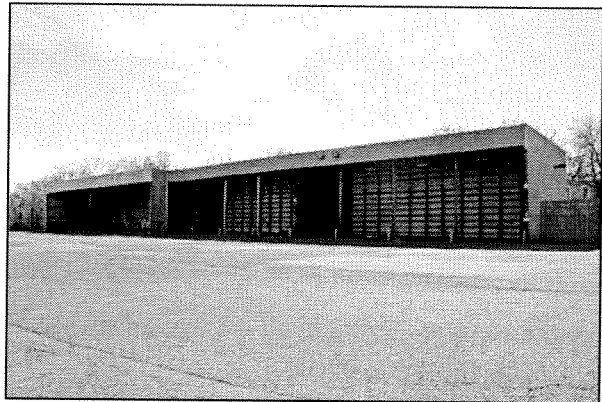
An office building was constructed just south of Storage Shed No. 2. It is one story tall with a flat roof and vertical wood siding. The office's west wall faces a small parking lot. The lower portion of the wall is recessed. The building's main entrance is further recessed and there are several windows openings on each side. The south wall has five recessed bays each holding a window or door. Two large sections of the east wall are recessed and hold a total of eight windows. The north wall

has four recessed bays holding windows and doors. All window and door openings on the building are covered with plywood.

The two remaining storage sheds are at the southwest corner of the property and adjoin each other. The north shed, Storage Shed No. 3, has a wood frame and is clad with corrugated-metal siding on the north, west, and south sides. The east wall is open to the yard. Wood posts divide the east wall into eight bays, and there is a wood partition wall in the center of the shed. The south shed, Storage Shed No. 4, is slightly smaller and projects further east. It is covered with metal siding on all walls save for the east, which is open except for an overhang near the roof. It has a metal structure and three metal posts divide the west wall. Storage Sheds Nos. 3 and 4 also have bollards in front of the structural pillars on their east walls.



*Office (foreground) and Storage Shed No. 2 (background), looking northwest*



*Storage Shed No. 3 (right) and Storage Shed No. 4 (left), looking southwest*

### History

The facility was constructed around 1920 as the Weyerhaeuser Timber Company's Twin Cities Distribution Center. Frederick Weyerhaeuser, a German immigrant, founded the company in 1900 and developed it into one of the largest in the country.

#### *Beginnings in the Lumber Industry*

Frederick Weyerhaeuser found his first job in the lumber industry at age twenty-two at the Mead, Smith and Marsh sawmill in Rock Island, Illinois, and rose quickly through the ranks. Four years later, Weyerhaeuser and his brother-in-law, Frederick Denkmann, purchased a lumbermill nearby. The pair bought a second mill in 1869. Weyerhaeuser and Denkmann relied on the open market for logs, which left them at the mercy of other firms' harvesting, shipping, and pricing whims. It also put them in competition with the sawmills in Minneapolis, which monopolized the lumber supply at the time. To solve the issue, the men bought their first stand of timberland in 1864, starting what would become the largest privately-owned timber holding in the country.<sup>1</sup>

Competition remained a significant issue for Weyerhaeuser and Denkmann and many other similarly sized lumber firms. In 1872, seventeen companies along the Mississippi River, including Weyerhaeuser and Denkmann, formed an association known as the Mississippi River

<sup>1</sup> Ralph W. Hidy, Frank Ernest Hill, and Allan Nevins, *Timber and Men: The Weyerhaeuser Story* (New York: Macmillan Company, 1963), 3, 22, 32; Agnes M. Larson, *The White Pine Industry in Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949), 231-232.

Logging Company. Together, they were able to negotiate for better prices and purchase timberland to ensure a constant supply of logs. As phrased by historian Agnes Larson, the company “began to realize that the life of a mill depended upon its log supply and that security lay in assembling large pine holdings.” Weyerhaeuser was elected president of the Mississippi River Logging Company in 1872, reflecting his importance in the company and establishing his position as a prominent figure in the industry.<sup>2</sup>

Throughout the 1880s, Weyerhaeuser and Denkmann and their associates expanded their presence in the lumber industry. They acquired the Chippewa Lumber and Boom Company, and Weyerhaeuser was elected president of that organization as well. In addition to purchasing acreage and the occasional mill, Weyerhaeuser and Denkmann invested as shareholders in other lumber companies—including several along the Saint Croix River in Minnesota—in order to access stumpage without the large outlay of capital. The company’s early investments had earned them a secure footing in the timber industry, allowing expansion into other states. For example, Weyerhaeuser and his associates bought mills in Minnesota at Little Falls, Cloquet, Virginia, and Minneapolis.<sup>3</sup>

#### *Moving to Minnesota*

In 1890, Weyerhaeuser founded the Pine Tree Lumber Company, his first Minnesota-based firm, and purchased a land grant from the Northern Pacific Railroad that same year. The state had a large amount of timber—four-fifths of Minnesota was originally woodland—and was attractive to lumbermen. By this time, most of the stumpage along the Saint Croix and Rum Rivers had already been cut. Northeastern Minnesota still held a substantial amount of pine, however, and that is where Weyerhaeuser set his sights. In addition to the Northern Pacific land grant, Weyerhaeuser bought stumpage from the Saint Paul and Duluth Railroad in the early 1890s.<sup>4</sup>

Weyerhaeuser’s purchases shifted the center of his business to Minnesota, and he moved his family and his office to Saint Paul in 1891. Weyerhaeuser continued to buy timberland throughout the state and also purchased a home on Summit Avenue. In doing so, he became neighbors with railroad magnate James J. Hill. The men became fast friends and often discussed business together. This relationship led to Weyerhaeuser purchasing 900,000 acres of forest in Washington State from Hill’s Great Northern Railroad in 1900. Weyerhaeuser created the Weyerhaeuser Timber Company with several of his earlier business associates to manage this new holding. After the purchase, Weyerhaeuser owned more acres of timber than any other person in the country.<sup>5</sup>

When Frederick Weyerhaeuser died in April 1914, his four sons took over as the company’s leadership. Charles was in charge of the Little Falls and Minneapolis mills. Rudolph oversaw the mills in Cloquet. John took over the Weyerhaeuser Timber Company and the firms in the western United States. Frederick E. (F. E.) ran the Saint Paul business office.<sup>6</sup>

---

<sup>2</sup> Hidy, Hill, and Nevins, *Timber and Men*, 50-53.

<sup>3</sup> *Ibid.*, 77-85; Larson, *The White Pine Industry in Minnesota*, 231-233.

<sup>4</sup> Larson, *The White Pine Industry in Minnesota*, 231-233.

<sup>5</sup> Hidy, Hill, and Nevins, *Timber and Men*, 77-85; Joni Sensel, *Traditions Through the Trees: Weyerhaeuser's First 100 Years* (Seattle, Wash.: Documentary Book Publishers, 1999), 16.

<sup>6</sup> Larson, *The White Pine Industry in Minnesota*, 235-236.

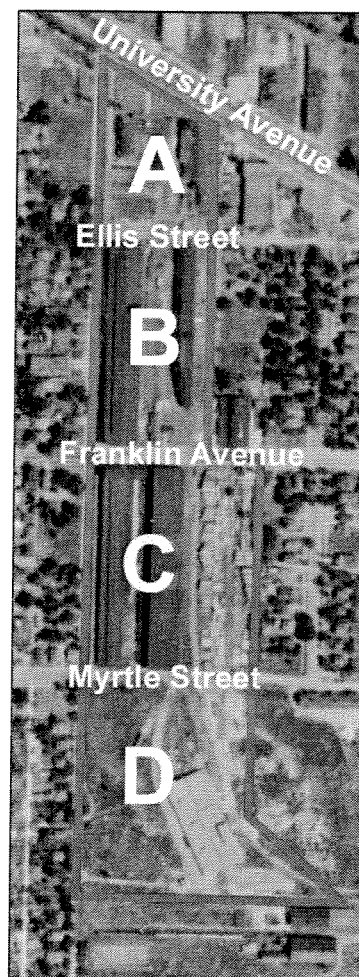
### *Weyerhaeuser Sales Company and the Twin Cities Distribution Center*

In the years after Frederick Weyerhaeuser's death, the idea of establishing a centralized sales entity began to coalesce among the Weyerhaeuser Timber Company and its affiliates. The organization needed standardization, especially for bookkeeping and sales. As Frederick Weyerhaeuser's grandson, F. K. Weyerhaeuser, recalled later, the company's "problem was more to move the product of the mills than it was to manufacture the lumber." There was a significant amount of lumber to move; the Weyerhaeuser Timber Company shipped 111 million board feet in 1915 alone. The Weyerhaeuser Sales Company was formed in 1916 to sell the products from nineteen mills across the country that were owned by the Weyerhaeuser Timber Company and its associates.<sup>7</sup>

Also in 1915, the Weyerhaeuser Timber Company bought two retail lumberyard companies, Shevlin Yards and Thompson Yards, to help sell their timber. The expansion gave the company a network of retailers across Minnesota, the Dakotas, and Iowa. Thompson added thirty-nine additional yards in 1916 and ninety more in 1917, dramatically increasing the Weyerhaeuser Timber Company's sales; the firm sold \$997,000 of lumber in 1914 and \$7,256,000 in 1917.<sup>8</sup>

Distribution centers and retail yards became an essential part of Weyerhaeuser's lumber sales. The processed lumber arrived at the yard by rail from the mills where it was sorted and readied for sale to wholesalers and retailers, who in turn sold the lumber to customers.<sup>9</sup>

In an effort to expand on the success of their existing distribution centers, the Weyerhaeuser Timber Company purchased a large site in Saint Paul in 1919 to construct the Twin Cities Distribution Center, which supplied lumber to the Thompson Yards and other independent retailers. The property encompassed eighteen acres in the Midway neighborhood along Saint Paul's western border. The company hoped that the new distribution center would lead to higher sales of fir in the area. The Weyerhaeuser Timber Company paid \$130,000 for the land, which F. E. Weyerhaeuser thought was an excessive amount of money for "real estate on which to pile lumber."<sup>10</sup>



*The Twin Cities Distribution Center in 1937, outlined in red, showing block divisions*

<sup>7</sup> Charles E. Twinning, *F. K. Weyerhaeuser: A Biography* (Saint Paul: Minnesota Historical Society Press, 1997), 86-91; Hidy, Hill, and Nevins, *Timber and Men*, 594; Sensel, *Traditions Through the Trees*, 79.

<sup>8</sup> Hidy, Hill, and Nevins, *Timber and Men*, 282-286, 648.

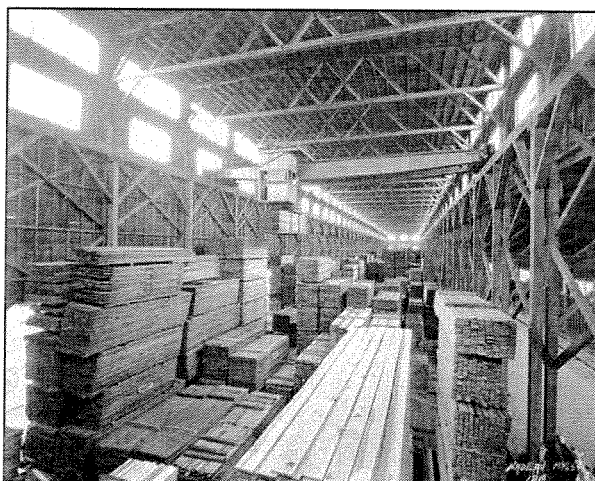
<sup>9</sup> National Timber Tax Website, "Chapter 1 - Introduction to the Timber Industry – Hardwood Timber Industry," accessed May 3, 2017, <https://timbertax.org/publications/irs/msp/hardwood/chapter1/>.

<sup>10</sup> Hidy, Hill, and Nevins, *Timber and Men*, 284.

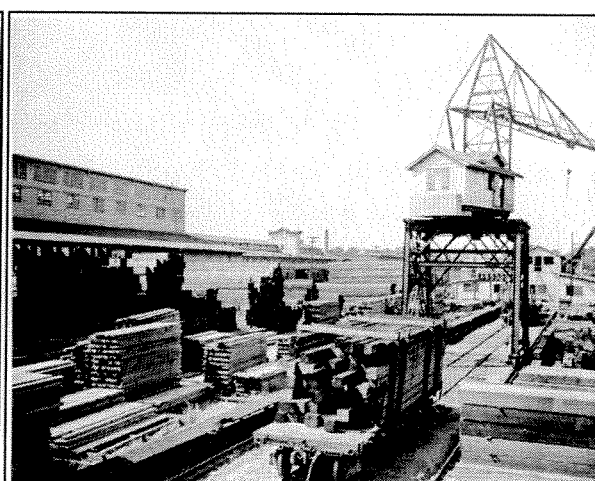


The new distribution site stretched south four blocks from University Avenue nearly to Wabash Avenue.<sup>11</sup> The northernmost block between University and Ellis Avenues (Block A) held an office building and a garage with machine and woodworking shops. A millworking building, a concrete warehouse, and a small office were to the south between Ellis and Bayard (now Franklin) Avenues (Block B). The block south of Bayard (Block C) held a large lumber shed. It had a nearly U-shaped footprint with two long halves separated by a wood plank-covered driveway. A traveling electric crane at the north end of the warehouse connected the two enclosed sections. Myrtle Avenue originally ran east-west through the yard and the block south of Myrtle (Block D) held “small scattered lumber piles.” A small lumber warehouse with an attached office sat at the intersection of Myrtle Avenue and Curfew Street. There was a large amount of open space throughout the yard, most of which was filled with open piles of lumber. Of these original buildings, only the east half of the large U-shaped warehouse remains.<sup>12</sup>

By 1927, a shingle-storage building had been constructed on Block D. Smaller shingle-storage sheds were built along the spur lines. The east half of Block C held large lumber piles at this time, and a small sawmill with wood platforms and bins for sawdust had been constructed at the northeast corner of the block.<sup>13</sup>



*The interior of the large warehouse, c. 1935  
(Minnesota Historical Society)*



*The lumberyard looking northwest, c. 1935  
(Minnesota Historical Society)*

The lumberyard continued to evolve over the following decade to meet the needs of the Weyerhaeuser Timber Company. By 1938, the shingle-storage building and sheds at the south half of the property had been razed and replaced with a larger shingle warehouse. By 1940, a small addition was constructed at the south end of the U-shaped warehouse, connecting the two halves. The original wood driveway through the warehouse was replaced with concrete soon after.<sup>14</sup>

<sup>11</sup> The current development parcel comprises the southern half of the original Weyerhaeuser site, Blocks C and D using the established convention.

<sup>12</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1925), sheet 429.

<sup>13</sup> Curfew Avenue is now known as Curfew Street.

<sup>14</sup> Aerial photograph nos. MP-6-556 and WO-2A-8, at the John R. Borchert Map Library, University of Minnesota, Minneapolis.

In 1932, Weyerhaeuser organized the Twin City Lumber and Shingle Company to manage the Twin Cities Distribution Center. The company also leased lumber sheds from different yards owned by the Weyerhaeuser Timber Company. The Twin City Lumber and Shingle Company agreed purchase all of its West-Coast lumber and ponderosa pine from the Weyerhaeuser Timber Company. The company lasted only eight years and was liquidated in 1940. After it closed, the Weyerhaeuser Timber Company regained control over the lumberyard with the Weyerhaeuser Sales Company serving as the managing branch.<sup>15</sup>

#### *Later Changes*

By 1950, the distribution center had begun to consolidate around Block C. The warehouse on the east half of Block B was demolished and replaced with two smaller warehouses. The Weyerhaeuser Timber Company leased a portion of Block B's west warehouse to the Reserve Supply Company around this time.<sup>16</sup>

In 1959, the Weyerhaeuser Timber Company simplified its name and became the Weyerhaeuser Company. This change reflected the company's product diversification; it was no longer solely a lumber firm. In the coming years, the Weyerhaeuser Company began manufacturing Press-to-log fire starters, plywood, and veneer. In 1961, Weyerhaeuser started producing paper. By the end of the decade, the company had opened a real estate company, which constructed single-family houses and planned communities. The company also began to recognize the recreational value of its lands and developed a ski resort in Vermont.<sup>17</sup>

This expansion of interests lessened the importance of lumber for Weyerhaeuser and led to continued consolidation at the Twin Cities Distribution Center. The large office building on Block A had been sold and was occupied by the Anchor Casualty Company. Auto Trailer Sales and Service ran its operations out of the garage next door. The entirety of the warehouse on Block B was sold to the Reserve Supply Company and stored roofing insulation.<sup>18</sup>

Now that Blocks C and D represented the entirety of the Weyerhaeuser Company's Midway presence, additional buildings were constructed to better utilize the property. The company erected a new office building on the west edge of Block C in 1962. It was significantly smaller than the original offices on Block A,



*The Weyerhaeuser Timber Company's Twin Cities Distribution Center, 1953, looking southwest  
(Minnesota Historical Society)*

<sup>15</sup> Twin City Lumber and Shingle Company to Weyerhaeuser Timber Company, letter, June 26, 1935, at the Weyerhaeuser Company Archives.

<sup>16</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1950), sheets 546-548.

<sup>17</sup> Weyerhaeuser Company, "History," accessed May 3, 2017, <http://www.weyerhaeuser.com/company/history/#45>.

<sup>18</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1967), sheet 545.

reflecting Weyerhaeuser's downsizing efforts. Garage No. 2 was constructed in 1967. The storage hut appears on aerial photographs of the site shortly thereafter.<sup>19</sup>

Significant changes were made to the large U-shaped warehouse in the early 1980s. The west half of the building was demolished and replaced with a new rectangular addition. The east wall of the covered loading dock was removed, opening it to the rest of the yard. Additionally, a small section of the dock at the northeast corner of the building was removed. It is likely that the exterior remodeling of the warehouse happened at the same time. All of the window openings on the east and west walls of the tall center section were altered to accommodate new narrower windows. The original dimension of the openings is still visible on the interior of the building. While the new windows followed the same rhythm as the originals, the scale of the openings changed and the industrial sashes were removed, significantly impacting the character of the building. Additionally, the entire warehouse was covered with vertical wood clapboards and painted grey, a change from the light-colored horizontal siding originally on the building.<sup>20</sup>

New ancillary buildings were added to the property in the 1980s and 1990s. Garage No. 1 was built in the early 1980s. The Storage Shed No. 2 replaced the large storage building at the south end of the property in the early 1980s. Storage Shed Nos. 1 and 3 followed in the second half of the decade and Storage Shed No. 4 completed the set in the early 1990s. Aerial photos of the site show that as these structures were built, there was a commensurate decrease in the number and size of the open lumber piles that previously had filled the yard.<sup>21</sup>

Beginning in 2011, the Weyerhaeuser Company divested its "non-strategic" assets and started refocusing the company around timberland acquisition and lumber manufacturing. It stopped producing paper, container board, and finish woods. Secondary arms of the company in charge of home building and shipping were also sold. In 2016, the Weyerhaeuser Company closed the Twin Cities Distribution Center. The firm shuttered similar yards in three other cities in order to refocus sales effort on emerging markets. The property has been vacant since the Weyerhaeuser Company moved out.<sup>22</sup>

### *Period of Significance*

The period of significance for the Weyerhaeuser Timber Company's Twin Cities Distribution Center begins with the construction of the lumberyard in 1920. It ends in 1959 with the renaming of the company as the "Weyerhaeuser Company." This new nomenclature reflected larger changes in the firm's product offerings that strayed from its lumber-focused origins. In the later decades of the twentieth century, the Weyerhaeuser Company began producing paper, entered into the home-building market, and began developing some of its land for recreation. This correlated with a consolidation of the Twin Cities Distribution Center and the yard shrunk to half its original size. There was also a substantial increase in the number of buildings on the remaining property.

---

<sup>19</sup> Building Permit No. 7648 (May 21, 1962), at Ramsey County Historical Society, Saint Paul.

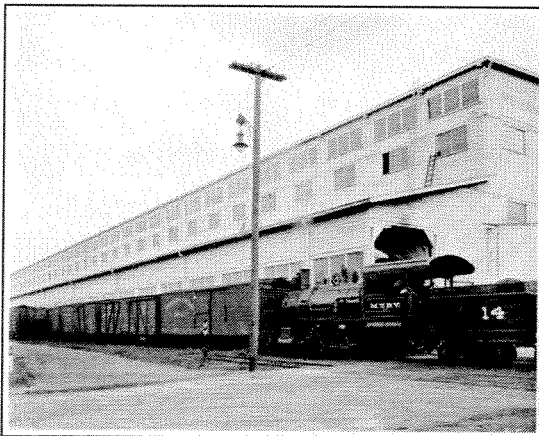
<sup>20</sup> Braun Intertec Corporation, "Phase I Environmental Site Assessment, Weyerhaeuser, 700 Emerald Street, Saint Paul, Minnesota," 2016, Appendix G.

<sup>21</sup> Ibid.

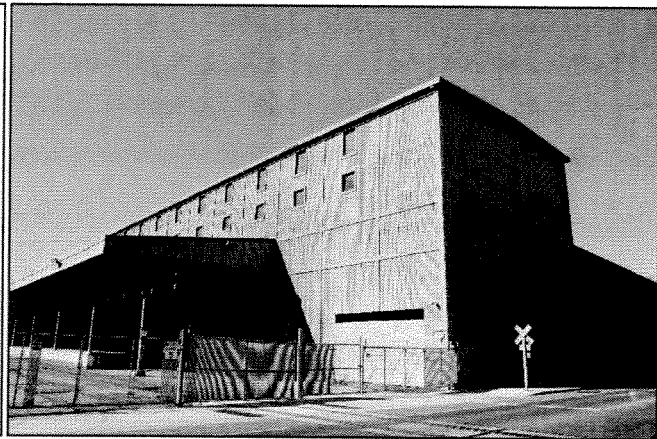
<sup>22</sup> Weyerhaeuser Company, "History," accessed May 3, 2017, <http://www.weyerhaeuser.com/company/history/#45>; Nick Woltman, "Weyerhaeuser to Close Saint Paul Distribution Center," *Saint Paul Pioneer Press*, December 15, 2015.

### *Integrity*

Overall, the Weyerhaeuser Distribution Center at 700 Emerald Street displays poor historic integrity. The buildings have not been moved from their original sites and therefore have integrity of **location**. There have been, however, significant changes to the site since the end of the period of significance, diminishing its integrity of **design, materials, and workmanship**. Only a portion of one of the nine buildings currently on the site was constructed before 1959. In the 1980s, the west half of the large warehouse was demolished and replaced with a new addition. The entire building was resided and had new windows installed at this point, leaving it with a much different appearance and form than it had during the period of significance. The storage building at the south end of the property was also demolished at this time. These alterations have resulted in a loss of historic material throughout the site, taking with it evidence of contemporary craftsmanship. The original portion of the large warehouse retains, however, its wood structure, providing an example of early-1920s building techniques. The addition of two garages, four storage sheds, and a storage hut in the 1980s and 1990s further changed the overall character of the site. The property's **setting** has been compromised by demolition and new construction in the area. Notably, the blocks to the north, which were originally part of the Weyerhaeuser property, were cleared of their original buildings and are now occupied by modern apartments. The residential construction to the east and west of the development parcel still remains, as do some of the larger industrial buildings to the east and south. Despite the significant changes, the site still has the industrial character of a lumberyard, supporting its integrity of **feeling and association**.



*U-shaped Warehouse, 1935, looking southwest  
(Minnesota Historical Society)*



*U-shaped Warehouse, 2017, looking southwest*

### *Evaluation*

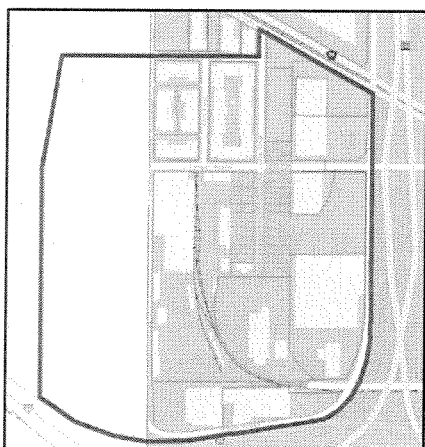
The Weyerhaeuser Distribution Center is significant National Register Criterion A in the area of commerce. The Weyerhaeuser Timber Company was a major force in the timber industry. The company's founder Frederick Weyerhaeuser owned more timberland than anyone in the country in 1900. He leveraged those resources to make his eponymous company one of the nation's largest and strongest timber concerns. This distribution center was part of the Weyerhaeuser Timber Company's expansion of its sales network in the 1910s and 1920s. During this period, the Weyerhaeuser Timber Company purchased several retail-yard companies and created the Weyerhaeuser Sales Company. This distribution yard in the Midway was purpose-built by

Weyerhaeuser with the intention of improving the company's sales, especially of fir, in the Twin Cities.

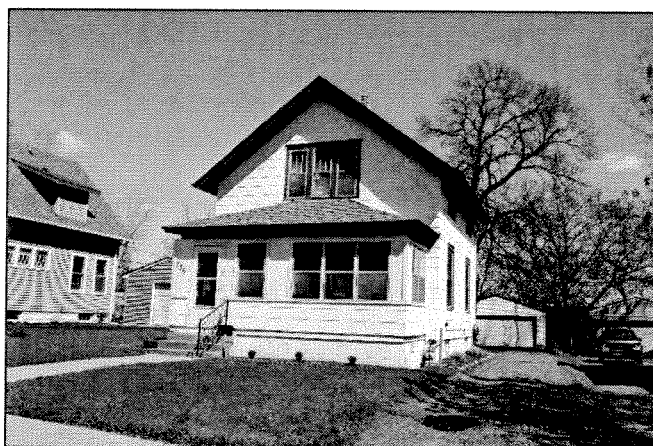
The distribution center has, however, been substantially altered since the end of its period of significance in 1959. The property originally covered four blocks, and the buildings on the north two blocks have been razed. Of the extant buildings, only a portion the large warehouse was present during the period of significance; all others were more recent additions. The west half of the large warehouse was demolished in the early 1980s and an addition was constructed in its place. The entire building was resided and had new windows installed at the same time. These cumulative changes have considerably damaged the property's integrity, leaving it ineligible for listing in the National Register.

## EVALUATION OF OTHER SURVEYED PROPERTIES IN THE APE

### Curfew Street Houses



*Curfew Street houses shaded green*



*736 Curfew Street, looking southwest*

### Description

A small cluster of residences sits immediately east of the development parcel along Curfew Street.<sup>23</sup> The strip comprises twenty-four properties: nineteen single-family houses, three single-family houses that have been converted to apartments, one single-family house that now holds offices, and one apartment building. The majority of the houses are on the block south of Franklin Avenue, but two houses are on the block to the north.

The houses range in height from one to three stories; the majority are one and a half stories tall. Several of the houses share the same basic form: a two-story house with a street-facing gable above an enclosed porch. Fiber-cement and asbestos shingles are the most common cladding used along Curfew Street, but clapboards, stucco, and vinyl siding are also present. Masonry is only used on the brick apartment building at 756 Curfew and the stone-clad first floor of 780 Curfew.

---

<sup>23</sup> Three of the houses are addressed to Franklin Avenue. One, 2534 Franklin, is not along Curfew Street, but is geographically associated with this group.

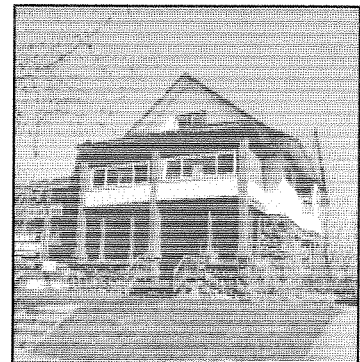
Few houses have architectural details that connote a specific style or the involvement of an architect. A small diamond window is in the gable on three houses. There are few other common characteristics along the street.



*739 Curfew Street, looking west*



*756 Curfew Street, looking east*



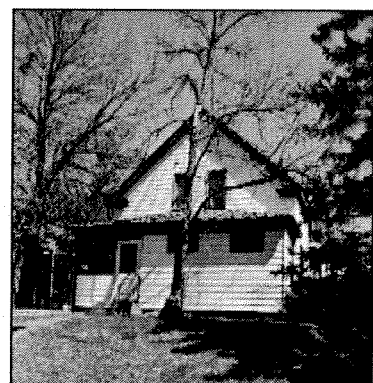
*780 Curfew Street, looking northeast*



*740 Curfew Street, looking east*



*766 Curfew Street, looking east*



*2515 Franklin Avenue, looking northeast*

### History

The houses lining Curfew Street were constructed between 1899 and 1926; the majority were built between 1905 and 1915. The 1916 Saint Paul real estate atlas shows that the area was predominantly residential at that time, although it was sparsely built. Curfew Street was most densely developed of the surrounding area, and there were many empty lots on the blocks to the east and west.<sup>24</sup>

The neighborhood's character turned industrial with the construction of the Willys-Overland Motor Company building in 1915. By the mid-1920s, industry had taken over the area. The Weyerhaeuser Timber Company had built a large distribution center between University and Wabash Avenues along Emerald Street immediately west of the Curfew Street houses. A small

---

<sup>24</sup> Ramsey County Property Information, at <https://maps.co.ramsey.mn.us/Html5Viewer/index.html?configBase=https://maps.co.ramsey.mn.us/Geocortex/Essentials/REST/sites/MapRamsey/viewers/MapRamsey/virtualdirectory/Resources/Config/Default>; *City of Saint Paul* (Philadelphia: G. M. Hopkins, 1916), plates 26-27.

warehouse for the Hart Lumber Company was at the south end of Curfew Street on Myrtle Avenue. The lots on the east side of Clifford Street were empty save for a railroad spur.<sup>25</sup>

The residents of Curfew Street held working-class jobs. Many of the men were clerks, packers, drivers, laborers, and repairmen at nearby commercial and industrial firms. The women often worked as stenographers, seamstresses, and telephone operators. Nearly all of the houses were rented or operated as boarding houses. Few seem to have had long-term owners until the 1930s when the city directories list the same residents for several houses through the 1950s. Some of these residents held professional jobs such as managers, accountants, or lawyers, but on the whole, the street remained working-class housing.<sup>26</sup>

Industrial construction in the area continued through the second half of the twentieth century. Notably, a large warehouse was built along Eustis Street between Franklin and Myrtle Avenues. It occupied most of the block and required removing Clifford Street. This warehouse and the Weyerhaeuser Timber Company's Twin Cities Distribution Center isolated the Curfew Street from other residential developments in the area.<sup>27</sup>

The street overall has experienced few substantial changes. One house at 749 Curfew was demolished in the late twentieth century and a small industrial building was constructed at 725 Curfew in 1958. The individual properties have undergone some alterations. Many have had new siding installed. Other houses feature large additions.

#### Evaluation

Only one property—the apartment building at 756 Curfew—has been previously inventoried. When the survey was conducted in 1984, the building was found not eligible for listing in the National Register. Additional research undertaken for this project did not uncover information that would change this determination.<sup>28</sup>

None of the residences appear individually eligible. There do not appear to have been any significant stories behind the individual properties to qualify under Criteria A or B. Additionally, the street's overall development does not rise to the level of National-Register significance for a historic district. The cluster of houses is small to be considered a significant concentration of workers' housing and the residents were employed by many different firms and industries. Finally, none of the houses appear to be architecturally significant. They are all vernacular with minimal ornamentation or stylistic elements. Several of the properties have been altered with

---

<sup>25</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1926), sheets 546-548.

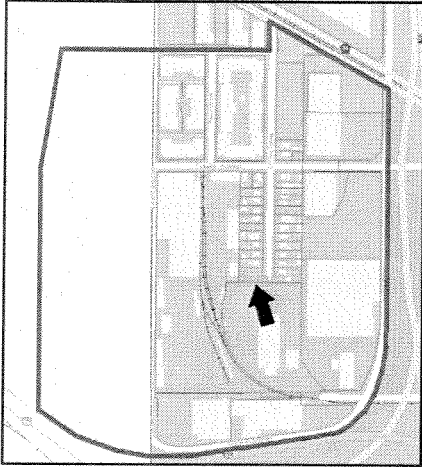
<sup>26</sup> *R. L. Polk and Company's Saint Paul City Directory, 1914* (Saint Paul: R. L. Polk, 1914), 1330; *R. L. Polk and Company's Saint Paul City Directory, 1917* (Saint Paul: R. L. Polk, 1917), 571; *R. L. Polk and Company's Saint Paul City Directory, 1921* (Saint Paul: R. L. Polk, 1921), 433; *R. L. Polk and Company's Saint Paul City Directory, 1922* (Saint Paul: R. L. Polk, 1922), 889; *Polk's Saint Paul (Minnesota) City Directory, 1932* (Saint Paul: R. L. Polk of Minnesota, 1932), 360; *Polk's Saint Paul (Minnesota) City Directory, 1933* (Saint Paul: R. L. Polk of Minnesota, 1933), 355; *Polk's Saint Paul (Ramsey County, Minn.) City Directory, 1935* (Saint Paul: R. L. Polk of Minnesota, 1935), 904.

<sup>27</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1950), sheets 546-548.

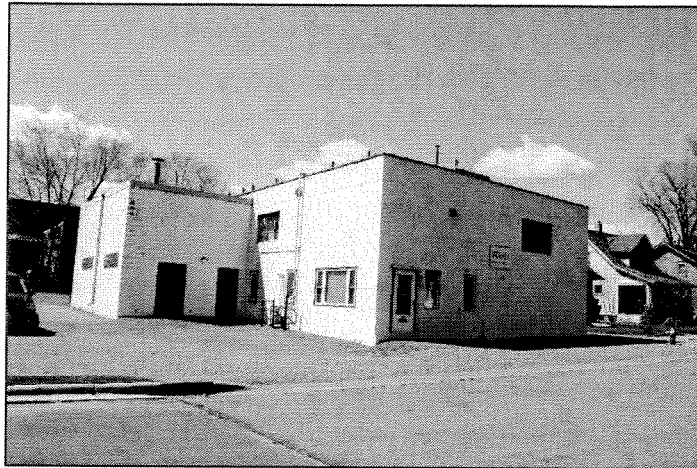
<sup>28</sup> "756 N. Curfew Street," Historic Sites Survey Form No. RA-SPC-0857, at the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

new materials and additions. For these reasons, the houses along Curfew Street do not appear eligible, individually or as a district, for the National Register.

### 725 Curfew Street



*725 Curfew Street shaded green*



*725 Curfew Street, looking northwest*

#### Description

A small industrial building sits at the south end of Curfew Street. It is a tall one-story workshop with concrete-block walls and a flat roof. The main block has a rectangular footprint. A small wing was added to the south wall in the late 1960s.

The south wall of the main block has a modern door and two one-over-one windows at its south end. A large industrial window is at the north end of the wall. On the south wall, there are two single-pane windows, one industrial sash, and one Chicago-style window east of the wing; three industrial windows are west of the addition. The north and west walls of the main block have no openings. The wing has two doors on the east wall and two windows on the south wall. There are no openings on its west wall. The industrial windows on the building appear to be original. All other windows and doors are modern replacements.

#### History

The building at 725 Curfew Street was constructed in 1958 as a sawdust warehouse for the Acme Sawdust and Shaving Company. Sawdust was used for several byproducts such as charcoal and particle board. The building may have drawn stock from the nearby Weyerhaeuser lumberyard, but it does not appear to have been officially associated with the facility. In the late 1960s, the building was purchased by McKenzie Repair, Incorporated, a welding equipment manufacturer. McKenzie constructed a small addition in the center of the south wall to make the building serve its new use. McKenzie still occupies the building and continues to make parts for the welding, medical, and commercial-fire industries at that location.<sup>29</sup>

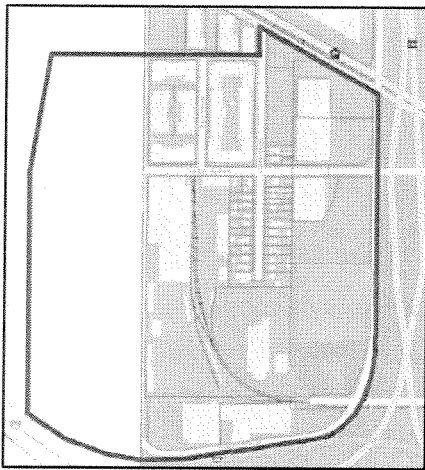
<sup>29</sup> Ramsey County Property Information, at <https://maps.co.ramsey.mn.us/Html5Viewer/index.html?configBase=https://maps.co.ramsey.mn.us/Geocortex/Essentials/REST/sites/MapRamsey/viewers/MapRamsey/virtualdirectory/Resources/Config/Default>; *Polk's Saint Paul (Ramsey County, Minn.) City Directory, 1960* (Saint Paul: R. L. Polk of Minnesota, 1960), r72; *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance



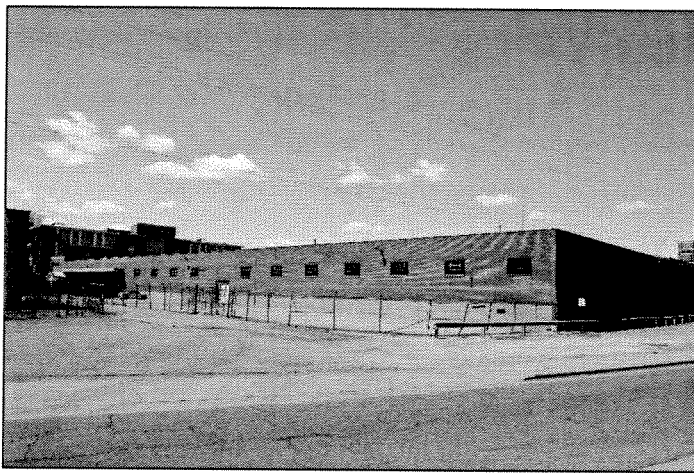
### Evaluation

The building at 725 Curfew Street is best considered under Criterion A in the area of industry. Neither of its occupants, however, seem to have been significant enough to merit eligibility. Additionally, this building was constructed well after the wave of industrial construction in the 1910s and 1920s and does not contribute to that historical theme. The building is also not associated with any significant persons and is not architecturally important to qualify under Criteria B or C. Therefore, the building at 725 Curfew Street is not eligible for listing in the National Register.

### **767 Eustis Street**



*767 Eustis Street shaded green*



*767 Eustis Street, looking northwest*

### Description

There are two buildings at 767 Eustis Street: a large warehouse and a small outbuilding. The warehouse is nearly square with a small wing at the north end of its east wall. It is a tall one story and has a flat roof with many skylights. The walls are clad in red brick. The north wall has an overhead door and small window at its east end. The east wall has several industrial-sash windows. There is a loading bay at the south end of the wing. The south wall has several industrial windows and also has a series of loading bays at its west end.

A small outbuilding is south of the warehouse. It has a rectangular footprint and a shallow gabled roof. The walls and the roof are covered with corrugated-metal siding. There are modern overhead doors in the center of the north, west, and south walls. The east wall has no openings.

### History

The warehouse at 767 Eustis Street was constructed for the International Harvester Company in 1949 as a parts depot. The building originally had a larger footprint covering what is now a surface parking lot to the north. The building held a warehouse with a truck-loading area in the

---

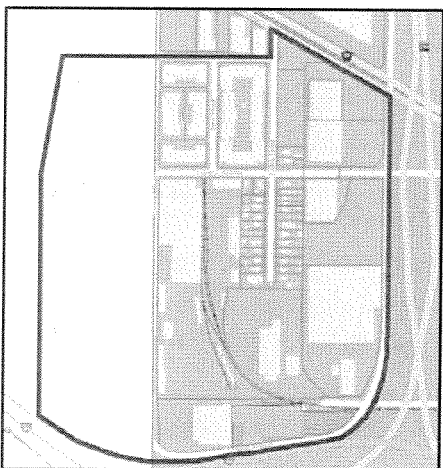
Company, 1967), sheet 547; “McKenzie Repair, Incorporated,” accessed April 25, 2017, [www.mckenzierepair.com](http://www.mckenzierepair.com); National Timber Tax Website, “Chapter 1 - Introduction to the Timber Industry – Hardwood Timber Industry,” accessed May 3, 2017, <https://timbertax.org/publications/irs/msp/hardwood/chapter1/>.

center of the east wall and an office wing at the northeast corner. The west wall of the building curved to follow the railroad spur line on the lot. At the time, International Harvester also occupied 2550 University Avenue to the north. International Harvester continued to use the warehouse through the 1980s. In the late 1984, Tenneco, an automotive-manufacturing firm and parent company, purchased International Harvester. By the following year, the company was using the warehouse at 767 Eustis to house equipment for another of its subsidiaries, the J. I Case Company. Like its predecessor, J. I. Case manufactured agricultural equipment. Tenneco hoped the merger would form a strong competitor in the agricultural implement industry, which was struggling at the time due to a weakened farm economy. In 2007, the north section of the building was demolished.<sup>30</sup>

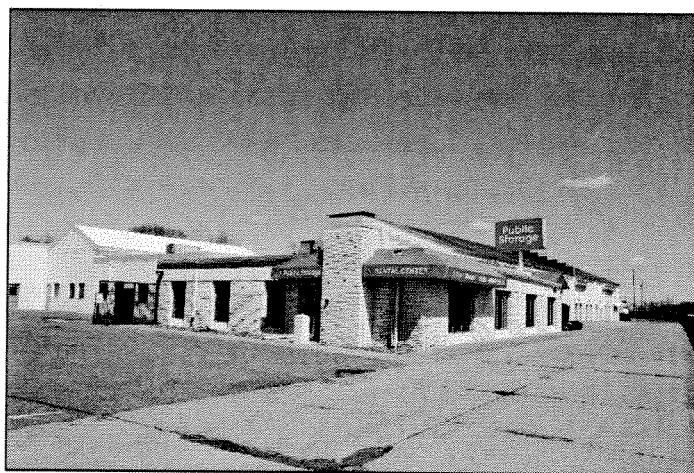
### Evaluation

The building is most appropriately considered under Criterion A in the area of industry. It was constructed by the International Harvester Company, a leading farm-equipment manufacturer. This building, however, was not a significant expansion for the firm and also does not appear to have been an impactful addition to the area. International Harvester constructed several other buildings in the Twin Cities metropolitan area that better communicate the company's importance. The building does not appear to have been associated with a significant person to qualify under Criterion B. It also does not have the architectural merit for listing under Criterion C. Therefore, the building is not eligible for listing in the National Register.

### **2516 Wabash Avenue**



2516 Wabash Avenue shaded green



2516 Wabash Avenue, looking northeast

### Description

The building at 2516 Wabash Avenue sits at the south edge of the APE just north of Interstate 94. The building has an irregular footprint resulting from its development over several decades.

<sup>30</sup> Braun, "Phase I Environmental Site Assessment, Weyerhaeuser," Appendix G; *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1950), sheet 548; *Polk's Saint Paul City Directory, 1984-1985* (Kansas City, Mo.: R. L. Polk, 1984-1985), r155; Steven Greenhouse, "A Harvester-Tenneco Deal?" *New York Times*, November 21, 1984.

At the southeast corner of the complex are two gable-roofed sections standing a tall one story high. The west gabled building is the oldest part of the property, constructed circa 1900. It has brick walls with bays separated by piers and topped with corbeled brick. The section's entrance is in the center of the south wall; two modern doors are sheltered by a projecting eave. The east wall of the building adjoins its gabled counterpart. This building section has concrete-block walls with five recessed bays. Each bay holds a pair of narrow overhead doors and a pedestrian door is in the center bay. An additional three overhead doors are on the east wall. Large modern signs are on the south and east walls.

The north and west walls of the gabled buildings adjoin a lower, one-story section with a flat roof. This segment of the building was constructed circa 1970 and extends further south than the gabled section. The walls are concrete block. The south and part of the west walls are partially faced with brick.

### History

The warehouse complex at 2516 Wabash Avenue evolved into its current form over seven decades. The oldest section of the property is the one-story brick warehouse in the center of the complex's south side. It was constructed around 1900 for the Winston Brothers Company, a railroad-contracting firm. The building was initially part of a larger facility that comprised a small car shop, a heating room, a lumber building to the west, and a camp-equipment warehouse to the north across a railroad spur line.<sup>31</sup>

The Winston Brothers Company was founded in 1876 by Fendall and P. B. Winston. Fendall had moved to Minnesota in 1872 from Virginia to help with the layout of the Northern Pacific Railroad. He founded the company with his brother in 1876. A third Winston brother, William, joined in 1877. The company's first big contract was with the Northern Pacific Railroad for 1,000 miles of tracks stretching west of Bismarck, North Dakota. Winston Brothers later built 2,300 miles of railroad in partnership with the C. Shepherd Company of Saint Paul. As noted in a 1923 profile of Fendall Winston, "The firm of Winston Brothers started out in a small way, but in a short time was able to establish quite a reputation and is now one of the largest railroad contracting firms in the country." The company had several offices and plants in the Twin Cities, including their headquarters on the top floor of Minneapolis's Globe Building.<sup>32</sup>

The complex remained fairly stable through the late 1960s. By that time, the facility had been purchased by Hartzell Manufacturing, a plastic-molding and die-casting firm, which made large additions to the facility. A casting room was added to the east wall of the 1900 building and is still extant. The small wings and out buildings to the west were removed and replaced with an attached factory and small office. These west additions were demolished soon after along with the north warehouse. The current storage space and office building at the southwest corner of the

---

<sup>31</sup> *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1926), sheet 561.

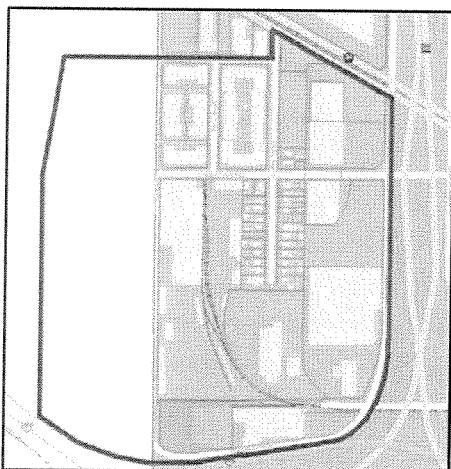
<sup>32</sup> *A History of Minneapolis, Gateway to the Northwest, Volume III* (Minneapolis: S. J. Clarke Publishing, 1923), 306-309; *Davison's Minneapolis City Directory, 1908* (Minneapolis: C. R. Davison, 1908), 1860.

complex were constructed between 1967 and 1974. The building now holds personal storage units for Public Storage.<sup>33</sup>

### Evaluation

The property at 2516 Wabash Avenue is best considered under Criterion A for its association with Winston Brothers, a notable railroad contracting company. The property, however, has undergone significant demolition and new construction since Winston Brothers vacated the buildings. Over half of the original buildings were demolished to make way for new, large warehouses, which surround the only remaining original building section. These changes have irreparably degraded the property's historic integrity and render it ineligible for listing in the National Register.

### **2550 Wabash Avenue**



*2550 Wabash Avenue shaded green*



*2550 Wabash Avenue, looking northeast*

### Description

The building at 2550 Wabash Avenue comprises a large rectangular warehouse, a small office block, and a series of loading docks. The warehouse was constructed in two sections, each with its own arched roof. The walls are concrete block with thin projecting piers. A small loading dock is at the east end of the south wall. It has a small concrete platform with a set of steel stairs, which serves a narrow overhead door and a pedestrian door. A square fixed window is east of the loading dock. A second pedestrian door is at the west end of the wall. There are no openings on the east wall, which adjoins 2516 Wabash Avenue at its north end. A stepped parapet wall extends above the east roofline. The north wall has no door or window openings. The west wall has two overhead doors at its south end. The majority of the wall is obscured by a low one-story addition, which holds ten overhead doors on its west wall. Another small one-story section holding offices is at the northwest corner of the building. It has large windows on its west and north walls.

---

<sup>33</sup> Braun, "Phase I Environmental Site Assessment, Weyerhaeuser," Appendix G; *Sanborn Fire Insurance Company Map of Saint Paul* (New York: Sanborn Fire Insurance Company, 1967), sheet 561; "Hartzell Sold by GHJ&S," *Minneapolis Saint Paul Business Journal*, April 22, 1997.

### History

The United States Plywood Corporation constructed the warehouse at 2550 Wabash Avenue in 1956. The company was founded in 1937 as a consolidation of three smaller plywood companies. It had its headquarters in New York and many distribution locations throughout the country. In 1967, the United States Plywood Corporation merged with Champion Papers and became United States Plywood-Champion Papers. The company's name changed to Champion International in 1972. A low one-story addition was constructed on the west side of the building in the late 1970s. The building's overall form has been stable since, although it has been used by several different companies including paper distributors, foundries, delivery services, and trucking firms. It is now a warehouse for Johnstone Supply.<sup>34</sup>

### Evaluation

The building at 2550 Wabash Avenue does not appear eligible for listing in the National Register. The warehouse was built for the United States Plywood Corporation, a national firm based in New York. This location does not appear to have been a significant expansion for the company. Additionally, the building does not seem to have been a notable addition to the area. The property is not associated with any significant persons to qualify under Criterion B, and has no architectural merit to be eligible under Criterion C.

## **ASSESSMENT OF EFFECTS ON HISTORIC PROPERTIES IN THE APE**

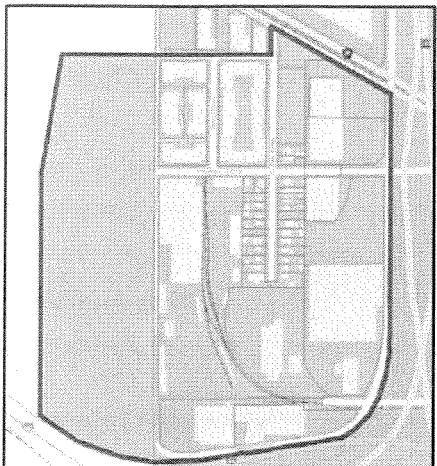
The APE contains a combination of vintage building stock, new construction, and a portion of the Prospect Park Residential Historic District. One contributing property in the district, the Malcolm and Nancy Willey House, has been individually listed in the National Register. An additional property in the APE, the Willys-Overland Moto Company and International Harvester Company Building, has been determined eligible for listing.

The district and the individually listed or eligible properties are the only historic properties affected by the proposed project. The following section contains an overview of each resource's physical characteristics and history. It concludes with an assessment of the project's effects on these properties and the district as a whole.

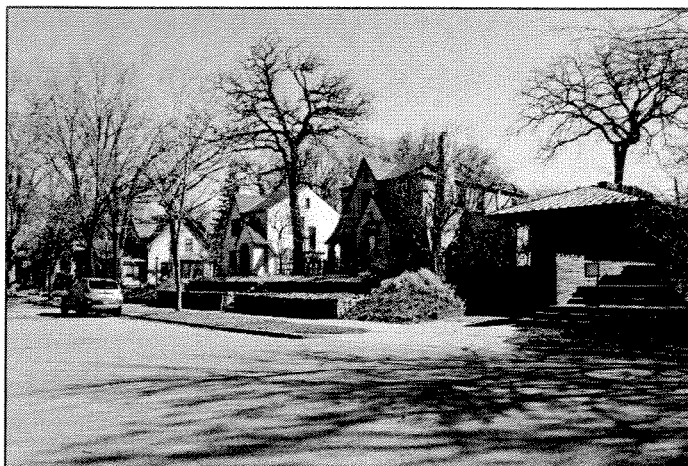
---

<sup>34</sup> "Champion International Corporation," accessed April 18, 2017, <https://www.britannica.com/topic/Champion-International-Corporation>; *The Plywood Catalog* (Seattle, Wash.: United States Plywood Corporation, 1938), 17. Braun, "Phase I Environmental Site Assessment, Weyerhaeuser," Appendix G; *Saint Paul (Ramsey County, Minn.) City Directory, 1975* (Saint Paul: R. L. Polk, 1975), r503.

## Contributing Properties in the Prospect Park Residential Historic District



*The portion of the Prospect Park Residential Historic District in the APE is shaded green*



*Looking northeast from the southwest corner of Bedford Street; the Malcolm and Nancy Willey House is on the right*

### Description

The Prospect Park Residential Historic District is immediately west of the development parcel. It occupies 138 acres of unusually hilly land, and the district's curvilinear streets north of Franklin Avenue follow the topography. South of Franklin, Prospect Park follows Minneapolis's grid system.

The historic district is primarily residential. It holds 540 single-family and duplex houses constructed between 1884 and 2011. The houses represent all major architectural styles of that period. The most common are Queen Anne, Colonial Revival, Craftsman, and Modern/Contemporary. Most are frame structures faced with clapboards, wood shingles, brick veneer, or stucco. Many have contributing barns or garages. The district also has and twenty-five small apartment buildings holding four to eight units. The apartment buildings are comparable in height, materials, and style to the single-family houses and duplexes in the district. In addition to the residential properties, Prospect Park contains three churches, one school, and three small commercial buildings.

Two properties in the Prospect Park Residential Historic District are individually listed in the National Register. One, the Malcom and Nancy Willey House, is in the APE. Frank Lloyd Wright designed the house in 1934. According to its nomination, the Willey House is "Minnesota's most significant Frank Lloyd Wright design of the Depression years. . . . [It is a] pioneer in the development of the small house while emphasizing interplay of spaces, orientation to site, and utilization of natural light." The house is privately owned and retains a high level of integrity.

### History

The Prospect Park Residential Historic District is significant for the establishment of Minneapolis's first community association, which remains active. The neighborhood was platted in the late 1800s. Construction proceeded slowly at first, but increased with the opening of the

interurban line between Minneapolis and Saint Paul in 1890 and the streetcar line down University Avenue in 1896.<sup>35</sup>

Prospect Park flourished with the rise of the middle class. Minneapolis's economy at the time was tightly tied to the river. Good jobs in milling, manufacturing, and trading contributed to increased affluence among many residents. This period also saw a rise in the amount of education needed to get ahead. The nearby University of Minnesota provided training for professional jobs and Prospect Park supplied convenient housing for many professors and staff.<sup>36</sup>

Prospect Park's location between industrial and institutional areas isolated it from other neighborhoods. This contributed to strong ties among neighbors and led to the founding of the Prospect Park Improvement Association (PPIA) in 1901. Residents established PPIA "for the mutual good of the district and themselves," and to "defend the area with its hills and trees, its nearness to the restless Mississippi and its view of the Minneapolis skyline from the encroachment of industry." PPIA advocated for neighborhood beautification and improvement projects. Arguably the most significant was the construction of the iconic water tower in Tower Hill Park in 1913.<sup>37</sup> Neighbors also rallied in the 1950s to change the route of Interstate 94 in order to preserve the significant resources along the southern edge of the neighborhood.<sup>38</sup>

### Assessment

The Prospect Park Residential Historic District was listed in the National Register in 2014. The proposed project will not directly affect any of the properties in the district, but will have an indirect effect on the district's setting.

The proposed new construction will be east across Emerald Street from the Prospect Park Residential Historic District. Emerald Street—which serves as the district's east boundary and the dividing line between Minneapolis and Saint Paul—has historically been a distinct edge defining the residential Prospect Park to the west and the industrial Midway to the east. The buildings facing the east edge of the Prospect Park Residential Historic District have historically had a larger scale and massing than the houses in the historic district. The Weyerhaeuser lumberyard on the east side of Emerald Street originally stretched from University Avenue to Wabash Avenue. It held several large warehouses, which formed part of the setting of the historic district. One large warehouse is still extant on the development parcel. Other warehouses to the north have been replaced with a handful of four-story apartment buildings, which reflect the larger, industrial scale typical east of Emerald Street.

The proposed project appears to conform to the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10, which concern new construction adjacent to historic resources.

---

<sup>35</sup> Charlene Roise, Stephanie K. Atwood, and Marjorie Pearson, "Prospect Park Residential Historic District," National Register Nomination Form, 2014, at the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

<sup>36</sup> Ibid.

<sup>37</sup> The Tower Hill Park and Water Tower is individually listed in the National Register of Historic Places. The property is outside the APE and the proposed project will not be visible from the park.

<sup>38</sup> Roise, Atwood, and Pearson, "Prospect Park Residential Historic District."

**Standard 9** requires new construction to respect historic materials and be compatible with the massing, size, and scale of historic buildings. It also prescribes that new elements should be differentiated from the old. The proposed project will not damage or remove any historic materials, and will not directly impact any resources in the historic district.

The proposed apartment buildings will be four stories tall. This scale is larger than the houses in the Prospect Park Residential Historic District, but is comparable to the warehouses that have historically formed the district's setting on the east side. The size of the proposed buildings is also similar to the apartment buildings immediately north across Franklin Avenue, which are part of the historic district's setting. The footprint of the proposed buildings is larger than the single-family residences that dominate the historic district, but is consistent with the industrial buildings in the area. The proposed massing reflects the buildings that historically occupied this parcel and will maintain Emerald Street as a clear eastern boundary of the historic district.

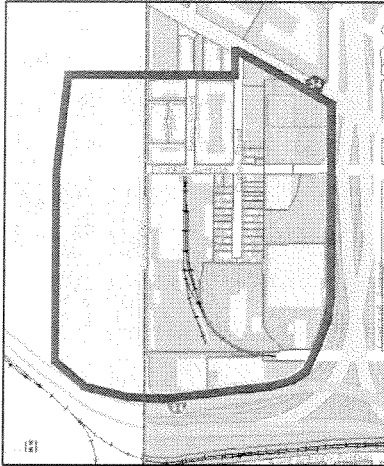
The proposed site plan comprises a mix of apartment buildings and open space, mimicking the current site arrangement and providing a modicum of continuity for the historic district. Along the west edge of the property, a garage entrance separates Buildings A and B and prevents the building facades from becoming imposingly monolithic. The buildings, which will face the Prospect Park Residential Historic District, will be clad in a mix of composite-wood lap siding and masonry. The color palette will be buff, tan, and dark brown. Building C on the east side of the property will use masonry and lap siding. These buildings will have a gray, buff, and rust palette. Buildings A and B will have one-over-one sash windows, in keeping with the residential character of the historic district. Building C will use larger Chicago-style windows.

**Standard 10** dictates that any new addition or adjacent construction should be able to be removed without damaging the historic property. The proposed project does not require any physical alterations to the historic district. If the proposed apartment buildings were removed, its empty lot would impact the historic district's setting, but would still distinguish Emerald Street as a firm boundary of the historic district. Removal of the proposed buildings would not compromise the historic district's National-Register eligibility or overall character.

The proposed work appears to comply with the Secretary of the Interior's Standards for Rehabilitation as they apply to new construction adjacent to historic properties. Therefore, the project will have no adverse effect on the Prospect Park Residential Historic District.



## Willys-Overland Motor Company and International Harvester Company Building



*Location of the Willys-Overland Motor Company and International Harvester Building shaded green*



*The Willys-Overland Motor Company and International Harvester Building, looking northwest*

### Description

The Willys-Overland Motor Company and International Harvester Company Building sits near the southwest corner of the intersection of University Avenue and Eustis Street. The building has a large rectangular footprint. Its massing is broken up by a tall water tower in the center of the east wall. A two-level parking ramp sits immediately to the east. Its top level is flush with the first floor of the building. Surface parking lots are north and east.

The four-story building has a reinforced concrete structure. Its walls are clad with red brick and hold many large multi-pane windows. Cast-stone and limestone details surround the spandrel panels, run along the cornice line, and ornament the water tower. Several piers run the entire length of the tower, punctuated with bands of stone. The top of the tower extends two stories past the roof of the building and has a crenelated parapet. The building's north entrance has a three-part stone surround with a central arched doorway. Two modern entrances are on the east wall. Each occupies four recessed bays, three on the first floor and one on the second floor. Another recessed entrance is on the south wall. It occupies one bay.

### History

The Willys-Overland Motor Company and International Harvester Company Building was constructed in 1915 for the Overland Stoves Company of Toledo, Ohio. It was designed by Mills, Rhines, Bellman, and Nordhoff, also of Toledo. One of the company's partners, George Rhines, was a pioneer in the "flat slab" method of constructing, which was used to build the Saint Paul plant. The building was erected by the Leonard Construction Company of Chicago.<sup>39</sup>

<sup>39</sup> Anne Ketz, Betsy H. Bradley, Jennifer L. Bring, and Andrea Vermeer, "Phase II Architectural History Investigation for the Proposed Central Transit Corridor, Hennepin and Ramsey Counties, Minnesota," 2004, prepared by The 106 Group, 53-59.

The Overland Stoves Company was renamed after John North Willys bought the Overland Automotive Division of Standard Wheel Company in 1908.<sup>40</sup> During the years between World War I and the Great Depression, the Willys-Overland Motor Company grew into the country's second largest automobile manufacturer. It built Overland automobiles, which were slightly more expensive than Ford's Model T. Like the Ford Motor Company, Willys-Overland saw the value of local dealerships and constructed a distribution network in the 1910s. The Saint Paul building was used for auto "sales and service" according to the 1927 Sanborn map. During World War I, the building was used as an aviation training school. It was also home to annual auto shows between 1915 and 1927.<sup>41</sup>



*The Willys-Overland Motor Company and International Harvester Building, c.1920 (Minnesota Historical Society)*

In the late 1920s, Willys-Overland wanted to downsize and sold its Saint Paul building to the International Harvester Company. International Harvester was expanding at the time and looking for a Saint Paul terminal. It used the building as an assembly plant and distribution center. In the late 1930s, International Harvester was the top American manufacturer of medium- and heavy-duty trucks. The company was third nationally in overall truck sales behind General Motors and Ford. International Harvester occupied the building until the early 1950s.<sup>42</sup>

#### Evaluation

The Willys-Overland Motor Company and International Harvester Company Building was surveyed in 2004 as part of a larger evaluation of the University Avenue corridor. The building was determined eligible under Criterion A in the area of commerce. The survey report noted that "the building represents the centralized control of design and construction by regional industrial firms during the 1910s." The surveyors determined that the International Harvester occupation contributed to the building's significance and recommended a period of significance running from 1915 to 1955. The building does not appear to have undergone any significant alterations since its most recent evaluation in 2004 and remains eligible for the National Register.

#### Assessment of Effect

The proposed project will have no direct effect on the Willys-Overland Motor Company and International Harvester Company Building. The demolition and new construction will, however, have an indirect effect on the building's setting. This aspect of the building's integrity has already been compromised by demolition and new construction in the immediate area. A parking

---

<sup>40</sup> The company was renamed the Willy-Overland Motor Company in 1912.

<sup>41</sup> Ketz, Bradley, Bring, and Vermeer, "Phase II Architectural History Investigation for the Proposed Central Transit Corridor," 53-59.

<sup>42</sup> Ibid.; "Willys-Overland Motor Company and International Harvester Company Building," Historic Sites Survey Form No. RA-SPC-3945, at Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

ramp has been constructed east of the building. Further east, the construction of Highway 280 occurred in 1959 and required a substantial amount of demolition. Additionally, buildings on the block south were razed and replaced with a parking ramp and surface parking lot, and new apartment buildings were constructed on the block to the west. These changes had a significant impact on the building's integrity of setting.

The proposed project plans to demolish the existing buildings on site for a new residential development. The project appears to conform to the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10, which deal with new construction adjacent to historic resources.

**Standard 9** requires that new construction respect historic materials and be compatible with the massing, size, and scale of historic buildings. It also prescribes that new construction should be differentiated from the old. The proposed development at 700 Emerald Street will not directly impact the Willys-Overland Motor Company and International Harvester Company Building. The three proposed apartment buildings will be four stories tall and comparable in scale to the Willys-Overland building. The footprints of the proposed buildings are smaller than that of the Willys-Overland building and their massing will be deferential to the historic resource.

Building C, which will be closest to the Willys-Overland Motor Company and International Harvester Building, will be clad in a combination of brick, lap siding, flat-panel siding, and precast concrete panels. The building will have a gray, buff, and rust color palette. The masonry will be compatible with the historic building, and the other materials are appropriate bridge for buildings set between residential and industrial construction. Buildings A and B will be clad in the same types of materials colored buff, tan, and brown. Building C will have larger Chicago-style windows in addition to one-over-one sashes. This fenestration pattern is in keeping with the scale of the windows on the Willy-Overland Building and other industrial buildings to the east. Buildings A and B will have one-over-one windows compatible with the residential development on the west side of the project site.

**Standard 10** dictates that any new additions or adjacent construction should be able to be removed without damaging the historic property. The proposed project does not require any physical alterations to the Willys-Overland building. If the buildings were removed, its empty lot would not significantly impact the warehouse's setting, which has already been substantially altered since the building's period of significance.

The proposed work appears to comply with the Secretary of the Interior's Standards for Rehabilitation as they apply to new construction adjacent to historic properties. Therefore, the project will have no adverse effect on the Willys-Overland Motor Company and International Harvester Company Building.

## CONCLUSION

The APE for the proposed project includes one National Register historic district, one individually listed property, and one individually eligible property. The proposed demolition and new construction at 700 Emerald Street will not directly impact any other these resources. The indirect effects of the project will not substantially impact their integrity.

Twenty-eight additional properties were surveyed for this study. None, including buildings on the development parcel, were found to be individually eligible for the National Register. In addition, there are no new potential historic districts in the APE. The area east of the Prospect Park Residential Historic District includes a small strip of residential development along Curfew Street and several older industrial buildings. These concentrations of properties do not appear to be sufficiently significant to merit National Register designation. There has also been substantial demolition and new construction throughout the APE, which has compromised the historic integrity of the area.

Altogether, the demolition of the former Weyerhaeuser Timber Company Twin Cities Distribution Center at 700 Emerald Street and the construction of new apartment buildings on the site will have no adverse effect on historic properties.

## SOURCES CONSULTED

### Published

*City of Saint Paul*. Philadelphia: G. M. Hopkins, 1916.

*Davison's Minneapolis City Directory, 1908*. Minneapolis: C. R. Davison, 1908.

Greenhouse, Steven. "A Harvester-Tenneco Deal?" *New York Times*, November 21, 1984.

"Hartzell Sold by GHJ&S." *Minneapolis Saint Paul Business Journal*, April 22, 1997.

Hidy, Ralph W., Frank Earnest Hill, and Allan Nevins. *Timber and Men: The Weyerhaeuser Story*. New York: The Macmillan Company, 1963.

*A History of Minneapolis, Gateway to the Northwest, Volume III*. Minneapolis: S. J. Clarke, Publishing, 1923.

Larson, Agnes M. *The White Pine Industry in Minnesota: A History*. Minneapolis: University of Minnesota Press, 1949.

*Polk's Saint Paul City Directory, 1984-1985*. Kansas City, Mo.: R. L. Polk, 1984-1985.

*Polk's Saint Paul (Minnesota) City Directory, 1932*. Saint Paul: R. L. Polk of Minnesota, 1932.

*Polk's Saint Paul (Minnesota) City Directory, 1933*. Saint Paul: R. L. Polk of Minnesota, 1933.

*Polk's Saint Paul (Ramsey County, Minn.) City Directory, 1935*. Saint Paul: R. L. Polk of Minnesota, 1935.

*Polk's Saint Paul (Ramsey County, Minn.) City Directory, 1960*. Saint Paul: R. L. Polk of Minnesota, 1960.

*The Plywood Catalog*. Seattle, Wash.: United States Plywood Corporation, 1938.

*R. L. Polk and Company's Saint Paul City Directory, 1914*. Saint Paul: R. L. Polk, 1914.

*R. L. Polk and Company's Saint Paul City Directory, 1917*. Saint Paul: R. L. Polk, 1917.

*R. L. Polk and Company's Saint Paul City Directory, 1921*. Saint Paul: R. L. Polk, 1921.

*R. L. Polk and Company's Saint Paul City Directory, 1922*. Saint Paul: R. L. Polk, 1922.

*Saint Paul (Ramsey County, Minn.) City Directory, 1975*. Saint Paul: R. L. Polk, 1975.

*Sanborn Fire Insurance Company Map of Saint Paul*. New York: Sanborn Fire Insurance Company, 1925.

*Sanborn Fire Insurance Company Map of Saint Paul.* New York: Sanborn Fire Insurance Company, 1950.

*Sanborn Fire Insurance Company Map of Saint Paul.* New York: Sanborn Fire Insurance Company, 1967.

Sensel, Joni. *Traditional Through the Trees: Weyerhaeuser's First 100 Years.* Seattle, Wash.: Documentary Book Publishers, 1999.

Twinning, Charles E. *F. K. Weyerhaeuser: A Biography.* Saint Paul: Minnesota Historical Society Press, 1997.

Woltman, Nick. "Weyerhaeuser to Close Saint Paul Distribution Center." *Saint Paul Pioneer Press*, December 15, 2015.

#### Unpublished

Braun Intertec Corporation. "Phase I Environmental Site Assessment, Weyerhaeuser, 700 Emerald Street, Saint Paul Minnesota." 2016.

Building Permits. At the Ramsey County Historical Society, Saint Paul.

Ketz, Anne, Betsy H. Bradley, Jennifer L. Bring, and Andrea Vermeer. "Phase II Architectural History Investigation of the Proposed Central Transit Corridor, Hennepin and Ramsey Counties, Minnesota." 2004. Prepared by The 106 Group. At the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

"Mackenzie Repair, Incorporated." Accessed April 25, 2017. [www.mckenzierepair.com](http://www.mckenzierepair.com).

Roise, Charlene, Stephanie K. Atwood, and Marjorie Pearson. "Prospect Park Residential Historic District." National Register Nomination Form, 2014. At the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

"756 N. Curfew Street." Historic Sites Survey Form No. RA-SPC-0857. At the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

"Willys-Overland Motor Company and International Harvester Company Building." Historic Sites Survey Form No. RA-SPC-3945. At the Minnesota Historic Preservation Office, Minnesota Historical Society, Saint Paul.

#### Electronic Resources

"Champion International Corporation." Accessed April 18, 2017.  
<https://www.britannica.com/topic/Champion-International-Corporation>.

Google Earth Imagery.

"McKenzie Repair, Incorporated." Accessed April 25, 2017. [www.mckenzierepair.com](http://www.mckenzierepair.com).

National Timber Tax Website. "Chapter 1 – Introduction to the Timber Industry – Hardwood Timber Industry." Accessed May 3, 2017.  
<https://timbertax.org/publications/irs/msp/hardwood/chapter1/>.

Ramsey County Property Information. At  
<https://www.ramseycounty.us/residents/property/maps-surveys/interactive-map-gis>.

Weyerhaeuser Company. "History." Accessed May 3, 2017.  
<http://weyerhaeuser.com/company/history/#45>.