United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

ST. PAUL, MINNEAPOLIS, & MANITOBA GENERAL OFFICE BUILDING
GREAT NORTHERN RAILWAY GENERAL OFFICE BUILDING

and/or common JAMES J. HILL BUILDING

2. Location

street & number 261-299 E. Kellogg Blvd.

not for publication

city, town St. Paul,

vicinity of congressional district

state Minnesota code

county Ramsey code

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>district</td>
<td>public</td>
<td>occupied</td>
<td>agriculture</td>
</tr>
<tr>
<td>building(s)</td>
<td>private</td>
<td>unoccupied</td>
<td>x commercial</td>
</tr>
<tr>
<td>structure</td>
<td>both</td>
<td>work in progress</td>
<td>educational</td>
</tr>
<tr>
<td>site</td>
<td>Public Acquisition in process</td>
<td>entertainment</td>
<td></td>
</tr>
<tr>
<td>object</td>
<td>being considered</td>
<td>government</td>
<td></td>
</tr>
</tbody>
</table>

Accessible yes: restricted no

Present Use museum |

park |

private residence |

religious |

scientific |

transportation |

other:

4. Owner of Property

name PMA Limited Partnership

2600 Continental Plaza Building

777 Main Street

city, town Fort Worth vicinity of state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Paul (Minnesota) City Hall, County Recorder

15 W. Kellogg Blvd.

St. Paul state Minnesota

6. Representation in Existing Surveys

Hopkins Addition to St. Paul

Block 1, Lots 4, 5, & 6

has this property been determined eligible? yes x no

date June 19, 1894

federal state county x local

depository for survey records St. Paul City Hall, County Recorder's Office

city, town St. Paul state Minnesota
7. Description

Condition
- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one
- unaltered
- altered

Check one
- original site
- moved
- date

Describe the present and original (if known) physical appearance

The original building, completed in 1888, was 5 stories above street level. The facades above the first floor were pressed brick with a belt course between the stories. The first floor articulation was a rock face on a sandstone base, all of which rested on a limestone foundation. On the original building, there was a painted tin cornice, similar to the one that exists now. This was removed in 1900 when an addition of 2 floors was constructed. The building appears now as it did in 1901, with the exception of the fire escapes which were added in 1912. Also, some of the windows on the first floor have been bricked up. The main entrance door also is not original.
### Significance

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
<th>Specific dates</th>
<th>Builder/Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>prehistoric</td>
<td>archaeology-prehistoric</td>
<td>1887, 1900</td>
<td>James Brodie</td>
</tr>
<tr>
<td>1400–1499</td>
<td>archaeology-historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1500–1599</td>
<td>agriculture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1600–1699</td>
<td>architecture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1700–1799</td>
<td>art</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1800–1899</td>
<td>commerce</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1900–</td>
<td>communications</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Statement of Significance (in one paragraph)

In addition to being an early example of fireproof office construction, this building was the headquarters of James J. Hill's railroad empire, which was instrumental in the settlement of western Minnesota, North Dakota, and Montana. The St. Paul, Minneapolis, & Manitoba Railway, the original tenant of the building, was a successor to the first railroad chartered in the territory of Minnesota. As the "Manitoba," the railway actively solicited settlers to come to North Dakota and Montana. The Manitoba's successor, the Great Northern Railway, continued its predecessor's advertisement of western lands, and in 1893, completed one of the first transcontinental railroads. The president of the railroad, James J. Hill, oversaw the day to day operations of not only the Great Northern Railway from this building, but also the operations of his other numerous railroad, shipping and financial interests. As a major employer in the city of St. Paul, the Great Northern Railway's office building symbolized the industrial growth of the city. Its location in the warehouse district, a homogenous collection of buildings dating to pre-1900, the Great Northern Railway General Office Building is an important cornerstone in maintaining the integrity of this district depicting St. Paul's heritage.
9. Major Bibliographical References
   Great Northern Railway archives at the Minnesota Historical Society
   Ramsey County Historical Society

10. Geographical Data
    Acreage of nominated property  0.46 acres
    Quadrangle name
    UMT References
    A Zone Easting Northing
    B Zone Easting Northing
    C Zone Easting Northing
    D Zone Easting Northing
    E Zone Easting Northing
    F Zone Easting Northing
    G Zone Easting Northing

    Verbal boundary description and justification
    Hopkins Addition to the city of St. Paul, Block 1, Lots 4, 5, & 6
    The southern half of the block bounded on the east by Broadway Street,
    on the west by Wall St., on the north by Fourth St. and on the south by
    Kellogg Blvd.

    List all states and counties for properties overlapping state or county boundaries
    state  Minnesota code
    county  Ramsey code

11. Form Prepared By
    name/title  Harry Hunter
    organization  University of Minnesota
    date  May 1, 1987
    street & number  823 University Ave. N.E.
    telephone  (612) 331-6147
    city or town  Minneapolis
    state  Minnesota

12. State Historic Preservation Officer Certification
    The evaluated significance of this property within the state is:
    national  state  local

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

    State Historic Preservation Officer signature
    title
    date