

A MODERN AND SUBSTANTIAL STRUCTURE IS THE NEW HOME OF THE CHAMBER OF COMMERCE

ONE OF THE MOST COMPLETE OFFICE BUILDINGS IN THE COUNTRY

All Materials Used in the Building Are of the Best Quality.

Convenience and Permanence the First Consideration.

Detailed Description of the Building and Its Equipment.

Suitability was the first consideration in the planning of the new building for the Minneapolis Chamber of Commerce. And this means not only adaptation to the peculiar daily business needs of a great body of men engaged in the buying and selling of wheat and grain products, but also attention to the fitness of things in every part of the building, external and internal.

For instance, if any one should feel disappointed in the almost severely simple style of architecture and the quiet coloring of the building, it should be remembered that the structure is designed as the home of that most prosaic of occupations, the buying and selling of bread-stuffs. Here the lighter styles of architecture would be out of place, and every-

arrangement for the business, convenience and health of the occupants are considered, all questions of external architectural merit fade into insignificance. Here it is that the conspicuous suitability of the building becomes most prominent. For as an office building the Chamber of Commerce has no superior, and for the needs of a trading organization no more perfect arrangements could be devised.

In planning the structure the officers of the chamber and the architects, Messrs. Kees and Colburn, determined to have a building which would not only be suitable but in every way permanent; for it was a part of the thought of the Chamber of Commerce men that this was to be the home of a permanent organization which would probably be doing business right here when the sons and grandsons of the present members have succeeded to membership. The occasion seemed to be one which called for excellence of construction, durability, solidity and permanence. Not only was this appropriate but it was good business. For the chamber is owned by its members and it is the best of economy for them to so build as to reduce the repairs account to the lowest possible limit. This idea controlled. From foundation stone to roof everything was put in with the thought that it must stay and not wear out. The best materials were selected in every instance and the best plans of construction were followed.

Following out these ideas it is believed that few if any buildings in the country will cost so little for repairs and maintenance and that few will prove to wear so well as this.

General Features.

The Chamber of Commerce building covers a space in dimensions 157 feet by 122 feet, the former frontage being on

Fourth street S. It is ten stories in height except the part occupied by the trading room. Here a considerable space is left to provide light. The external walls are of gray speckled Norman brick of the finest grade made. These brick walls are slightly ornamented with terra cotta work in almost the same color. But the ornamentation is very simple. It serves to relieve the flatness of the walls by the introduction of relief work about the windows and doorways but the designs are so unobtrusive that they are not discernible at a great distance, but blend naturally with the general color effect.

The internal arrangement of the building is with reference to the special requirements of a grain trading body. Entering from Fourth avenue one passes through a broad, low corridor to the elevators; there is a stairway, but it is inconspicuous and little used—only fast elevators are equal to the demands of the grain men. These elevators afford communication with every floor, one being operated for the special use of the trading room floor. The location of the trading room on the fourth floor has obvious advantages. It is almost equally accessible from all parts of the building, is not too far from the ground floor, where all persons from other buildings must, of course, enter, while good light is secured and the space on the lower floors, under the trading room, is made available. Above one end of the trading room, as has been said, there are no offices, the space being left open to secure better lighting.

On the first floor are the secretary's office, directors' room, the branch post-office and such conveniences as barber shop and cigar and news stands. The basement is devoted to the heating, lighting and ventilating plant.

Method of Construction.

In general construction the chamber is as nearly perfect as modern ideas and skill can make it. The foundations were laid down during one season and were allowed to stand over winter before the superstructure was commenced. On these foundations was built a steel skeleton, but the outside walls were made a part of the strength of the building. They are exceptionally massive and through every pier runs a steel column. All the other steel structural work is carefully protected by means of brick or terra cotta. The floors are of the Haglin fireproof system—invented by C. F. Haglin, the general contractor for the building. All interior partitions are of MacKillop tiling and all walls are covered with Zenith plaster. The corridors are floored with tile and wainscoted with Italian marble; the stairways are of steel and stone.

The building is, in fact, fireproof. There is very little wood about it. The offices are in birch with mahogany finish.

The Great Trading Room.

Of course the center of interest in the building is the great trading room. It is here that the business of the greatest cash wheat market of the world is transacted. As has been stated, this room is on the fourth floor of the building. It is located on the side adjoining the old building, which stands just across an alley, and is connected with the old building by means of a covered bridge, so that tenants of the old structure have as ready access to the "change room" as those in the new building.

The trading room is 75x132 feet in size and has an area of 9,900 square feet, or more than twice that of the trading room in the old building. It occupies more than two stories. At the level of the fifth floor a gallery runs around the Fourth avenue end of the room, allowing visitors to enter either from the new or old building and making it possible for one to pass from one building to the other without going upon the trading room floor—a place which is devoted secretly to members or properly introduced visitors. At this same Fourth avenue end of the room are the cash grain tables; at the other end are the wheat pits, the quotation boards and the telephone booths. On one side are the telegraph desks and on the other the coarse grain pits.

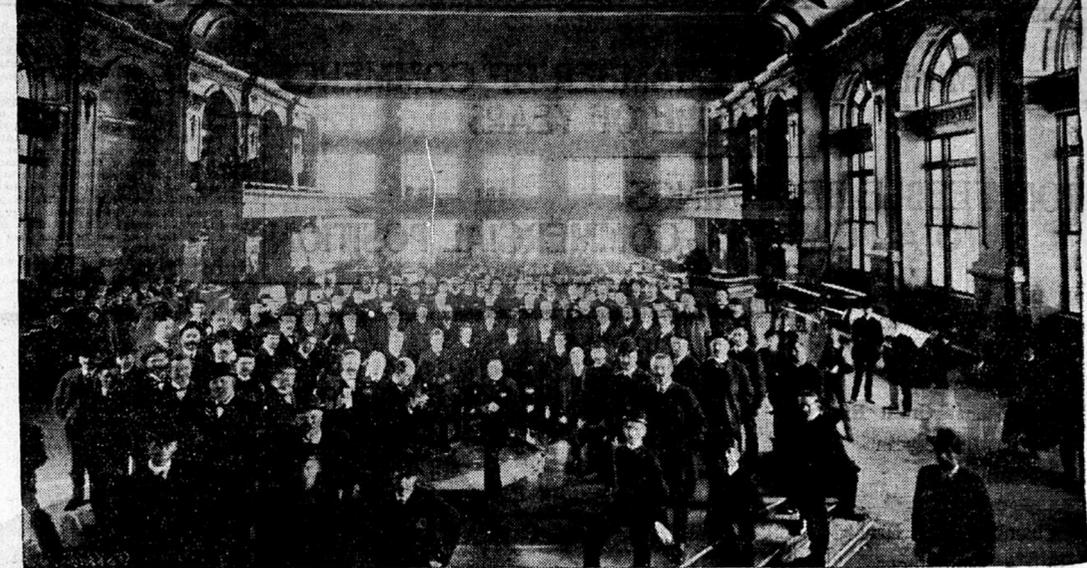
However conservative they have been in other particulars the Chamber of Commerce people have spared no pains to make the trading room the finest and most elaborately decorated in the country. From the floor rising wainscoting of green marble. The ceiling is deeply beamed and paneled and with the walls is richly ornamented with plaster work of refined design. The decorating of this room was done under the direction of John S. Bradstreet of Minneapolis and is in admirable taste. In the ceiling panels old ivory effects were used with occasional combinations of green. The walls are in tones of the palest straw color with wreaths of wheat, barley and other grains at intervals, while stalks of the same grains are

used in appropriate places. The rich ornamental plaster work is brought out in deep tones of old ivory picked out with pale green and old bronze. The decoration of the frieze is a design in fresco with figures and fruits, symbolic of Plenty and Prosperity.

A notable feature of the decoration is found in seven semi-circular panels containing pictures representing the development of flour milling and its introduction in various countries. Two women grinding wheat with primitive stones represent the method of early times in India. The old Egyptian mill operated by camel power is another subject; an old Icelandic mill and an old English mill each furnish a subject while the group is completed by a sketch of the first mill at the Falls of St. Anthony—the old government mill erected in 1822. These panels are beautifully executed and form a most attractive and appropriate part of the decorations of the room. They are placed over the gallery in the Fourth avenue end of the trading room.

The smoking-room opening from the trading-room was also decorated by Mr. Bradstreet. It is in dark red and green with black oak wood finish and is a most artistic and charming feature of the comforts of the building. In addition to these rooms the main corridor and many of the leading offices in the building were decorated by Mr. Bradstreet.

A novel feature of the trading-room is the system of signals for the use of brokers on the floor. There are 100 boxes in conspicuous positions each with a number on its glass front and a system of electric lights and signals so that any broker may be summoned to his office or to the door of the room without being hunted for. A broker who has the use of one of these signal boxes is supposed to glance frequently at his number for hints of the wants of his office or the desire of visitors to see him.



THE TRADING ROOM IN THE NEW BUILDING.

All the principal methods of steam heating are used. Direct radiation is found in the corridors, indirect in the offices and combinations and variations in other parts of the building. To begin with, every cubic foot of air which enters the building is thoroughly washed. This is a novelty in this part of the country. The air enters a huge box or tank, where it passes over a body of water which is constantly thrown up into a fine spray. No air escapes this spray. And it is astonishing to the uninitiated to learn that when the box is cleaned—at frequent intervals—it is found to contain a large deposit of dirt washed out of the "pure air" of Minneapolis. After passing through a drying process, the air goes to a chamber, where it passes through great coils of steam pipes and thence into the ducts leading to the various offices. It thus reaches the offices clean, dry and warm—but not superheated. A system of electric regulation is designed to control the temperature of the air.

As the air is forced into the offices under pressure, the air pressure in the offices is slightly above that outside. The idea of this is to prevent inward draughts

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The Heating and Ventilating System. As a building—entirely apart from its use as a Chamber of Commerce—the most notable thing about this structure is the system of warming and ventilating. This was given much attention by the architects and the contractors, H. Kelly & Co. of Minneapolis. It was determined to give the building good air both through the introduction of pure air and the exhaustion of foul air, to warm the building comfortably in every part, and to do the whole thing well and economically.

To work out these plans required a great amount of labor and time, for many different conditions existed in the various parts of the building, and problems arose which must be solved in different ways.

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No class of business men are more sumptuously quartered than the grain and flour men of the Minneapolis Chamber of Commerce.

The Financing of the Enterprise. When the Chamber of Commerce faced the proposal for a new building it was with the record of the small, original building well managed and paid for. For some years the chamber had been free from debt and the building was earning enough to pay all expenses except for a nominal assessment. Under the circumstances there was no difficulty in bonding the new proposition to the extent of \$400,000. Later an additional loan of \$200,000 was secured and to meet this a special assessment of \$50 a year for five years was voted. The remainder of the money needed to complete the building and remodel the old one was voted by additional assessments.

It is estimated by the officers that the income from all sources will be sufficient to meet \$50,000 worth of bonds each year, pay interest, and at the same time have a surplus for the sinking fund of \$20,000 or more. Under the circumstances it may be inferred that the chamber will be entirely free from debt within ten years.

Since the new building was undertaken every foot of space has been let in both the new and old structures, including the space used in the old building by the trading room. All this has been converted into offices and the whole building is being put in first-class order. Even with these changes a large number of chamber members and allied interests are still housed in outside buildings.

Some Model Offices. As soon as it was decided to erect a new chamber the leading firms entered into a friendly rivalry over the offices. Many had been much cramped for room and determined to plenty of space for future growth. As it fell out there was not room enough to go round. The first floor of the building is de-

signed to the use of brokers, the general offices, postoffice branch station, barber shop, etc. The entire second floor is occupied by the Washburn-Crosby company and their affiliated organizations—the St. Anthony & Dakota Elevator company, the High Elevator company, the Barum Grain company, etc. The third floor is given over to F. H. Peavey & Co. and its many constituent companies.

On the fourth floor are the offices of a number of the leading brokers who wish to be very close to the trading room entrance. The seventh floor is entirely devoted to the uses of the Van Dusen-Harrington company and its affiliated organizations, while the remaining floors are more or less divided up.

Many of these offices are fitted up in magnificent style. The Washburn-Crosby floor resembles a great banking room; one steps directly from the elevator into a main corridor or lobby with a marble and metal desk-partition as the only separation from the great office.

As the space was all assigned long before the building was up the offices were arranged to suit the tenants. Many of the firms agreed together to use only ma-

chamber of commerce in an official capacity. The list of officers since organization follows:

- 1881-1882—H. C. Harrison, president; A. D. Mulford, first vice-president; A. B. Taylor, second vice-president; G. D. Rogers, secretary; T. J. Buxton, treasurer.
- 1882-1883—E. V. White, president; E. S. Hinke, first vice-president; H. J. D. Crosswell, second vice-president; C. C. Sturtevant, secretary; T. J. Buxton, treasurer.
- 1883-1884—George A. Pillsbury, president; James Marshall, first vice-president; C. W. Johnson, second vice-president; C. C. Sturtevant, secretary; George B. Shepherd, treasurer.
- 1884-1885—George A. Pillsbury, president; C. W. Johnson, first vice-president; James Marshall, second vice-president; C. C. Sturtevant, secretary; William Powell, treasurer.
- 1885-1886—C. M. Loring, president; James Marshall, first vice-president; F. L. Greenleaf, second vice-president; C. C. Sturtevant, secretary; William Powell, treasurer.
- 1886-1887—C. M. Loring, president; F. M. Greenleaf, first vice-president; F. C. Pillsbury, second vice-president; C. C. Sturtevant, secretary; William Powell, treasurer.
- 1887-1888—C. M. Loring, president; James Marshall, first vice-president; F. L. Greenleaf, second vice-president; C. C. Sturtevant, secretary; William Powell, treasurer.
- 1888-1889—C. M. Loring, president; F. C. Pillsbury, first vice-president; G. B. Kirkbride,



THE OLD CHAMBER OF COMMERCE BUILDING.

thing should suggest the substantial and solid character of the business housed. Again it should be called to mind that the chamber stands in the center of a great city and under the constant cloud of smoke issuing from the chimneys of the flour mills and other manufacturing establishments. The color of its walls is calculated to receive no injury but to be rather improved through the action of the elements.

Again, the superficial observer, who at first glance denominates the building as "plain," will find upon more careful study that its lines are beautiful, its proportions unassailable, its detail highly attractive—in fact that it is architecturally a constantly increasing pleasure. The more it is studied the more its dignity, fitness and congruity impresses the intelligent critic. But when the methods used in con-

struction are taken up, when the arrangements for the business, convenience and health of the occupants are considered, all questions of external architectural merit fade into insignificance. Here it is that the conspicuous suitability of the building becomes most prominent. For as an office building the Chamber of Commerce has no superior, and for the needs of a trading organization no more perfect arrangements could be devised.

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INTERIOR OF TRADING ROOM—OLD BUILDING.

TRADING ROOM GALLERY, SHOWING DECORATIVE TREATMENT.

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- 1889-1890—C. M. Loring, president; G. B. Kirkbride, first vice-president; F. C. Pillsbury, second vice-president; C. C. Sturtevant, secretary; H. H. Thayer, treasurer.
- 1891-1892—F. L. Greenleaf, president; F. C. Pillsbury, first vice-president; J. H. Martin, second vice-president; C. C. Sturtevant, secretary; H. H. Thayer, treasurer.
- 1892-1893—F. L. Greenleaf, president; J. H. Martin, first vice-president; C. C. Sturtevant, second vice-president; C. C. Sturtevant, secretary; H. H. Thayer, treasurer.
- 1893-1894—C. M. Loring, president; L. W. Campbell, first vice-president; J. H. Martin, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; H. H. Thayer, treasurer.
- 1894-1895—J. H. Martin, president; L. R. Brooks, first vice-president; A. C. Loring, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; H. H. Thayer, treasurer.
- 1895-1896—J. H. Martin, president; A. C. Loring, first vice-president; L. R. Brooks, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; H. H. Thayer, treasurer.
- 1896-1897—J. H. Martin, president; C. M. Harrington, first vice-president; C. M. Harrington, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.
- 1897-1898—J. H. Brooks, president; John Washburn, first vice-president; C. M. Harrington, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.
- 1898-1899—L. R. Brooks, president; C. M. Harrington, first vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.
- 1900-1901—John Washburn, president; F. W. Commons, first vice-president; E. S. Woodworth, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.
- 1901-1902—John Washburn, president; E. S. Woodworth, first vice-president; F. W. Commons, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.
- 1902-1903—James Marshall, president; F. W. Commons, first vice-president; F. B. Smith, second vice-president; G. D. Rogers, secretary; J. H. McNary, assistant secretary; C. T. Jaffray, treasurer.

names of note

The Officers of the Chamber of Commerce for Twenty Odd Years.

Many names of prominence have served the