NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

277

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
APR 08 2016
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: McLeod and Smith, Inc. Headquarters
Other names/site number: _____
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 700-708 Central Avenue Northeast
City or town: Minneapolis State: MN County: Hennepin
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** ___**C** ___**D**

Barbara Howard March 31, 2016

Signature of certifying official/Title: Barbara Mitchell Howard, Deputy SHPO, MNHS **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for _____ 5/24/16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [x]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
COMMERCE/TRADE / Warehouse
COMMERCE/TRADE / Business
INDUSTRY/PROCESSING/EXTRACTION / Manufacturing Facility
INDUSTRY/PROCESSING/EXTRACTION / Industrial Storage

Current Functions
(Enter categories from instructions.)
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN/Romanesque Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: STONE
Walls: BRICK, CONCRETE
Roof: ASPHALT

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

See continuation sheets.

Narrative Description

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [ ] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
INDUSTRY

Period of Significance
1897- 1928

Significant Dates
1897
1909
1922

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Long, Lamoreaux, and Long (architects)
McMillan, Howard (architect and builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

See continuation sheets.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation sheets.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheet.

Previous documentation on file (NPS):

__X_ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
_X__ Other
Name of repository: _Minnesota Historical Society_____

Historic Resources Survey Number (if assigned): _HE-MPC-9018__
_HE-MPC-9019__

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 44.990880 Longitude: -93.251185
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Lots four (4) and five (5), Block thirty-three (33), Saint Anthony Falls Mill Company's Addition, City of Minneapolis

Boundary Justification (Explain why the boundaries were selected.)

These boundaries encompass the city lot on which the McLeod and Smith, Inc. Headquarters was constructed.

11. Form Prepared By

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

See continuation sheet.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

NARRATIVE DESCRIPTION[1]

Summary
The McLeod and Smith, Inc. Headquarters is a two-building complex located at the intersection of Central Avenue Northeast and Seventh Street Southeast in Minneapolis, Minnesota. The company was founded in 1888 and constructed its first purpose-built factory at 700 Central Avenue in 1897. The four-story, timber-frame building has brick exterior walls, which were later painted, and Romanesque Revival detailing. In 1909, McLeod and Smith required more space and constructed the first five floors of 708 Central. Long, Lamoreaux, and Long designed the brick-clad, reinforced-concrete structure. The sixth and seventh floors were added in 1922 as the company continued to grow. McLeod and Smith used the complex as its warehouse, showroom, and offices until 1938.[2]

The primary west facade of the complex faces Central Avenue Northeast, an active commercial corridor.[3] The south facade of 700 Central fronts Seventh Street Southeast. The east walls of both buildings face a surface parking lot and an undeveloped lot. The north wall of 708 Central adjoins a neighboring building.

700 Central Avenue
The building at 700 Central Avenue is a nearly square, four-story, timber-frame warehouse with a flat roof. It has two primary facades, which face Central Avenue (west) and Seventh Street (south) and are very similar (Photograph 1). The primary facades have Romanesque Revival detailing, the east wall is undecorated, and the north wall adjoins 708 Central.

Four storefront windows and a recessed entrance organize the first floor of 700 Central's west wall. The historic openings hold non-historic aluminum-frame windows. The historic entrance is recessed into the wall's southernmost bay. It has been covered with plywood, but is visible from the interior (Photograph 8). The first floor of the south facade also has four storefronts and an entrance. The four historic wood-frame storefronts are extant behind wood paneling and are visible from the interior (Photograph 7). The center storefront includes a door. The easternmost bay has been modified with wood paneling to accommodate a non-historic overhead door. This bay was historically used for vehicle access and leads to a loading dock. Ornamentation on the first floor of the primary facades is limited to a stone transom above each storefront and entryway and a denticulated stringcourse between the transom and second-story windows. The basement windows below the storefronts are covered with boards. Some of the windows appear to be replacements and all are in poor condition.

On the upper floors of the primary facades, window openings are grouped into pairs separated by wide brick piers. All of the windows have been removed and the openings have been filled with wood paneling. On the second and third floors, the rectangular openings have splayed-brick lintels, while those on the fourth floor have compound-arch lintels. All openings have rough-hewn stone sills. A decorative cornice of brick corbel arches and circular, brick medallions caps the building.

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[1] The following description is based on the description written by Jennifer F. Hembree of MacRostie Historic Advisors for the Part 1 Evaluation of Significance.
[2] The parcels for 700 and 708 Central Avenue were originally separate, but the building permits for the two lots have been combined under the same owner, McLeod and Smith, since 708 Central was erected in 1909.
[3] The streets in this area are not directly aligned on cardinal points. To simplify this discussion, Central Avenue Northeast is assumed to run north-south and Seventh Street Southeast is assumed to run east-west.

The east wall of 700 Central is made of a lesser quality brick compared to the primary facades (Photograph 4). It is a utilitarian wall with no ornamental brickwork. The first floor has five arched openings filled with brick and non-historic concrete block. The southernmost bay also holds a non-historic steel-frame window. The infill is slightly recessed and the dimensions of the historic openings are visible. The second and third floors each have five window openings with segmental-arch lintels and brick sills. All of the historic windows have been removed and the openings are covered with historic shutters or plywood. The fourth floor has no window openings.

The flat roof of 700 Central has a brick parapet wall around its perimeter, which has been covered on the inside face with built-up roofing material. A penthouse and elevator overrun are located near the south wall. The penthouse has a low, metal base and a hipped, glass and metal top. A hinged wood panel in the top leads to a stairwell. The elevator overrun is sheathed in corrugated-metal paneling and has an asphalt roof. Two cellular antenna platforms are on the south side of the roof.

The interior of 700 Central has a largely open plan, which reflects its industrial history. In the basement, the stone foundation walls are exposed and the wood structure has been reinforced with steel beams and additional wood joists (Photograph 6). A small set of stairs lead down to a mechanical room along the east exterior wall. On all upper floors, the brick exterior walls and timber structure are exposed, but are mostly painted. The first floor has a loading dock along the east wall and a modern showroom at the northwest corner (Photograph 9). A previous owner removed the paint from the historic wood columns and ceilings in the showroom. The remainder of the space is open. Historically, the first floor served as the company's showroom and was therefore open, except for an office at the southwest corner. The upper levels were originally open as well and used for manufacturing and storage. After 708 Central opened in 1909, a portion of 700 Central was modified to house the Safety Storage Company. The available documentation does not indicate if partition walls were installed on the upper floors at that time. Now, the second floor holds modern storage units separated by metal partitions (Photograph 10). Floors three and four retain their original open plan (Photograph 11). The floor levels of 700 Central do not align with those of 708 Central. To allow for ramps between the buildings, portions of the floor on levels one, three, and four have been removed. The 1912 Sanborn map shows a door in this location, indicating interior circulation between the buildings since the construction of 708 Central.

A wood stairwell and freight elevator are grouped on the south side of 700 Central. The stairwell leads from the basement to a small penthouse on the roof and the elevator runs between the basement and fourth floor (Photograph 16). The stair has wood treads, risers, and rails. A fixed window on each landing looks onto the floor. The freight elevator is extant on Sanborn fire insurance maps from 1912, but the stairwell is not, indicating that it was installed at a later date.[4]

708 Central Avenue

The building at 708 Central Avenue adjoins 700 Central's north wall and stands seven stories tall. It has a reinforced-concrete structure and brick exterior walls. The building's primary (west) facade fronts Central Avenue (Photographs 2, 3). It is a higher quality brick than the secondary walls, which are made of tan common brick with a grid of exposed concrete. The north and south walls are partially obscured by neighboring buildings.

The first floor of the west facade features storefront windows and a central entrance. The non-historic main entrance to the building is recessed into the center bay. Historic photos show the original entrance was in the southernmost bay and flush to the building's facade. Of the four current storefront window openings, three have

[4] Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Map Company, 1912), sheet 919.

been altered with concrete block and brick to accommodate smaller, modern, storefront windows. The fourth remains its historic size.

Pairs of rectangular window openings, which share a stone sill, organize the upper floors of 708 Central's west wall. All historic windows have been removed. Non-historic windows are in twelve of the openings; the remainder are filled with metal panels. When the building was originally constructed, it was five stories tall and the fifth floor received the facade's only ornamental brickwork: a stringcourse of brown brick runs between the windowsills and raised brick diamonds are between each bay. The sixth and seventh stories were added in 1922 and are capped by a plain metal cornice.

The north, east, and south walls are tan brick with a grid of exposed concrete (Photographs 3, 4, 5). The north and south walls have no window openings but have painted advertisements from the building's period of use as a storage facility (Photograph 3). The first floor of the east wall has been painted to match 700 Central. It has three loading-door openings dating from the 1930s, which have been altered with a combination of non-historic masonry, doors, and windows. A one-story hut was constructed on the east side of the building around 1930 and demolished in the 1980s. The scars where it was attached to the building are visible on the east wall. The upper levels have historic three-over-three steel-frame windows, with the exception of a single replacement one-over-one window on the second floor (Photographs 4, 5).

The building has a flat roof bordered by a parapet wall. Roofing membrane covers the roof and extends up the back face of the parapet. A small penthouse with brick walls, a flat asphalt roof, and a small chimney is along the south wall. A non-historic metal door and a historic fixed window are on the north wall. A cellular antenna platform is on the roof of the penthouse and two more are at the northwest and southwest corners.

The interior of 708 Central has an exposed concrete structure. The basement is open except for five storage units along the east wall, which have been framed with brick, concrete, and Pryobar tiles (Photograph 12). The first floor had a historic loading dock along the east wall, but this was infilled and modified several times since the building's construction (Photograph 13). A non-historic lobby is on the west side of the floor, and two modern bathrooms and a janitorial closet are along the south wall. The second, fifth, sixth, and seventh floors have open layouts. Modern storage units are on the third and fourth floors. Historically, a showroom was on the first floor and the upper floors were used for warehouse and storage space. Historic metal fire doors cover the doorways between the buildings in the basement and on the first and second floors. Non-historic metal security doors are on the third and fourth floors.

A freight elevator and stairwell are in neighboring clay-tile shafts along the south wall and serve all levels of the building (Photograph 18). A wood gate and a metal door control access to the elevator on each floor. The stairwell is immediately north of the elevator. The stair is made of concrete and has a metal-tube railing (Photograph 17). A fixed, two-over-two window in the east wall of the stairwell looks out onto each floor. Non-historic metal security doors have been installed in the historic door openings on each floor.

Integrity

The McLeod and Smith, Inc. Headquarters retains sufficient integrity to merit listing in the National Register of Historic Places and continues to convey its significance as an important furniture factory in the prominent Central Avenue commercial corridor. The buildings occupy their original footprint and therefore have good integrity of **location**. The buildings also achieve good integrity of **design**, **materials**, and **workmanship**. The original massing, and characteristic brickwork have been maintained on the exterior of both buildings. Additionally, the historic pattern of window openings on the upper floors of both buildings has been retained. The first floor of 700

Central also retains good integrity of design materials and workmanship. More substantial alterations have been made to the first floor of 708 Central, including relocating the entrance, additional entrances on the east wall, and non-historic storefront windows. The interior spaces continue to reflect the buildings' light industrial use through open floor plans and exposed structural systems. Modern alterations to the buildings are largely reversible and do not collectively diminish the integrity in these aspects. The complex is still part of an active commercial area and relates to the surrounding buildings much as it did during the period of significance. It therefore achieves integrity of **setting.** Through the retention of historic materials, minimal alterations to the original design, and good integrity of setting, the buildings achieve good integrity of **feeling** and **association**

NARRATIVE STATEMENT OF SIGNIFICANCE[5]

Summary

The McLeod and Smith, Inc. Headquarters complex is locally significant under Criterion A in the area of industry for its association with McLeod and Smith, Inc., one of the earliest, largest, and most successful furniture manufacturers in Minneapolis. Established in 1888, McLeod and Smith rose to prominence as an early manufacturer of upholstered furniture. The firm constructed its first factory in 1897 at the corner of Central Avenue and Seventh Street in Minneapolis's burgeoning furniture district. The company's presence in the district helped pave the way for a thriving furniture industry in the area. Extreme growth early in the twentieth century necessitated more space and McLeod and Smith constructed a second adjoining building in 1909. The period of significance for the complex begins in 1897 with the construction of the first building and ends in 1928 when founder Hiram Smith retired.

Development of the East Minneapolis Furniture District

In 1872, the towns of Minneapolis and Saint Anthony merged and the resulting city spanned the Mississippi River. The two banks developed individual identities; the west bank became the city's commercial center, while the east bank, now the neighborhood of Saint Anthony, boomed with flour and sawmills. The industries on the east bank grew in size and number as access to transportation encouraged industrial growth. By 1892, five major railroads ran southeast of the Saint Anthony neighborhood and the Minnesota Transfer Railway Company was founded to shuttle freight between rail lines. Streetcar lines along major thoroughfares like East Hennepin and Central Avenues fostered a retail district of grocery stores, department stores, florists, theaters, and furniture stores on the east bank.[6]

The city's numerous sawmills attracted many furniture manufacturers to the east bank, echoing a trend across the country: the furniture industry began on the East Coast and moved west where lower manufacturing costs and a plentiful supply of quality lumber could be found. Orin Rogers was the first to establish a furniture plant in Minneapolis. His 1854 factory was on the east bank of the river near Third Avenue Southeast. In addition to producing household furniture, Rogers also pioneered the city's sash and door industry.[7]

The advent of Minneapolis's furniture industry was enabled by strong local sawmills and lumberyards. The first sawmill on the Saint Anthony Falls was constructed in 1848 by Franklin Steele. The number and productivity of the mills grew, stimulated by advancements in technology. Innovative electric lights allowed for loading and unloading even after the sun went down. Newly developed band saws could cut over 300,000 feet of lumber in a day with a much finer finish than circular saws. Finally, drying kilns shortened the time between manufacture and market, allowing producers to capitalize on price fluctuations. The advancements were lucrative for the mills: production increased by 74 percent between 1890 and 1900.[8]

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[5] The flowing discussion utilizes the information compiled by Jennifer F. Hembree of MacRostie Historic Advisors for the Part 1 Evaluation of Significance.

[6] Mead and Hunt, "Historic Resources Inventory: Historic Resources in the Windom, Kenny, and Armatage Neighborhoods and Historic Resources in the Central Core Area," 2011, prepared for the Minneapolis Heritage Preservation Commission, 51-56.

[7] Horace B. Hudson, *A Half Century of Minneapolis* (Minneapolis: Hudson Publishing Company, 1908), 385; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1885-1889), sheet 69; Al Schular and Steve Lawser, "The U.S. Furniture Industry: Yesterday and Today . . . Will There Be a Tomorrow?" *Wood Digest* 6 (2007): 20.

[8] Agnes M. Larson, *The White Pine Industry of Minnesota: A History* (Minneapolis: University of Minnesota Press, 1949), 352-356; John O. Anfinson, "12,000 Years at St. Anthony Falls: Spiritual Power to Industrial Might," *Minnesota History* 58

Minneapolis's furniture industry grew with the lumber industry and by 1894, four major firms, known as the "Big Four," were established on the east side. Each company created its own niche in the market. The Minneapolis Furniture Company, located at Ninth Street and Fifth Avenue Southeast, made folding beds, sideboards, tables, chairs, and cabinetry. The firm became famous for its Elwell Cabinet, described as "a freestanding kitchen" and "the housekeeper's best friend." The popularity of the cabinet was credited with having "played a big part in making Minneapolis one of the biggest furniture centers of the country." It continuously expanded between 1887 and 1898 and employed 171 people in 1903, earning it a place in the Big Four.[9]

Another member of the Big Four was the Minneapolis Bedding Company, manufacturer of iron beds, mattresses, and pillows. The company was originally a division of the Minneapolis Furniture Company and became its own firm in 1893. The Minneapolis Bedding Company rose to prominence after developing the sagless spring in 1906. Its factory was at the intersection of Division Street (now Hennepin Avenue) and Fifth Avenue Southeast and employed 117 individuals in 1900.[10]

The Webster Manufacturing Company, a Wisconsin-based firm, opened its first branch office in Minneapolis in 1892. The firm specialized in chairs and shared space with the Minneapolis Furniture Company until 1913 when it built its own factory on Northeast Fifth Street. Although new to Minneapolis, Webster was considered as one of the Big Four for its regional prominence.[11]

McLeod and Smith was the final member of the Big Four. Discussed in detail later, the company was founded in 1888 and manufactured upholstered parlor furniture as well as lodge and church furniture. It opened its first storefront on Sixth Avenue in 1889 and was counted among the Big Four by 1894.[12]

Furniture manufacturers like the Big Four succeeded at the end of the nineteenth century because of the technological innovations of the Industrial Revolution. Enhanced production methods enabled greater yields in less time. The new machines could also reproduce the elaborate workmanship of carvers much faster and for less money. As a result, small furniture makers were replaced by larger operations. New technology also simplified techniques like veneer and lamination. Where high quality and well-designed furniture had once been cost-prohibitive for most, it was now affordable for the growing middle class and demand increased.[13]

(Spring/Summer 2003), 255-261.

[9] *The Furniture Journal*, October 10, 1904; *Northwestern Furniture Review*, December 1906, 22; "Fame of Local Furniture Company Reaches Far," *Minneapolis Journal,* February 4, 1917; "Furniture Directors Dined," *Minneapolis Tribune*, September 4, 1984; "Bureau of Labor Statistics Biennial Report," in *Executive Documents of the State of Minnesota for the Year 1903-1904,* 76 (Saint Paul: William R. Marshall, State Printer, 1904).

[10] Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1885-1889), sheet 69; "Way, Charles M." Minneapolis: Biography Vertical File, at James K. Hosmer Special Collections, Minneapolis Central Library, Minneapolis; "The Bedding Industry," in Fred S. Rutledge and Family Papers, 1888-1961, Box 1, Manuscripts and Notebooks Collection, Minnesota Historical Society, Saint Paul; Minneapolis Bedding Company, *Price List in Effect August 29, 1920: Subject to Change without Notice* (Minneapolis: Minneapolis Bedding Company, 1920); "Stockholders and Factory Hands to Share Profits," *Minneapolis Tribune*, January 3, 1915; "Bureau of Labor Statistics Biennial Report," 818.

[11] "Furniture Directors Dined"; "Webster Chair Firm Celebrates Birthday," *Minneapolis Tribune*, July 27, 1913; League of Wisconsin Municipalities, *The Municipality* 14 (1914): 1112.

[12] "Furniture Directors Dined."

[13] Ida Grant, "The Machine Age: The Nineteenth Century," in *The History of Furniture*, ed. Anne Charlish, 189-191 (London: Orbis Publishing Limited, 1976).

Booming business drew more furniture manufacturers to the area. In 1900, over half of the state's 1,461 furniture-manufacturing jobs were based in Minneapolis. The city's east side became known as the "furniture center of Minneapolis" as new firms built their factories near the Big Four. For example, the Barnard-Cope Manufacturing Company and the Minneapolis Office and School Furnishing Company both joined the furniture district at the end of the nineteenth century. Thomas G. Barnard and Henry Cope had purchased Orin Rogers's pioneering firm and given their names to it. The firm specialized in handcrafted bedroom furniture and tables. The Minneapolis Office and School Furnishing Company came to the area just a few years earlier and produced office and school furniture.[14]

Suppliers of furniture-related goods also established a presence in the furniture district. The Zesbaugh brothers founded their picture frame and molding business across the river, which became the Bintliff Manufacturing Company after Gershom Bintliff joined the firm. A fire at its facility led the firm to relocate to the furniture district, where it constructed a factory and warehouse on the same block as McLeod and Smith in 1905. The company continued expanding and by 1914, it manufactured over 200 different furniture-related items like knobs, casters, and curtain-pole trimmings.[15]

Also in 1905, the Grau-Curtis Company moved to the furniture district. Grau-Curtis produced upholstered furniture and was McLeod and Smith's largest local competitor. Frank Bertsch, a former McLeod and Smith foreman, along with John Grau and Edward G. Curtis founded the company. The firm's new factory was less than one block from McLeod and Smith. This was a period of rapid growth for the furniture industry. The *Minneapolis Tribune* predicted that available frontage along Central Avenue would be filled in short order, "probably all for furniture factories."[16]

The *Tribune*'s prediction was correct. By 1907, sixteen furniture companies were based in Minneapolis. Ten more joined over the next year and the *Minneapolis Tribune* exclaimed: "East Minneapolis has become the great furniture manufacturing district west of Chicago and Grand Rapids." The district's growth was due in large part to its proximity to the city's sawmills. The relationship between the two industries was a major selling point for promoters of the furniture industry who stated, "Oak, elm, ash, maple, birch, and other woods required for the industry are near at hand."[17]

Minneapolis's furniture district had grown exponentially since its inception in 1854. By the beginning of the twentieth century, it was a regionally recognized center of production. As additional manufacturers opened on the east bank, McLeod and Smith remained its leading upholstered furniture producer.

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[14] "Bureau of Labor Statistics Biennial Report," 778, 780, 836-837; "East Side Furniture Center of Minneapolis," *Minneapolis Tribune*, March 9, 1905; "Gershom Bintliff Is Called," *Minneapolis Tribune*, July 24, 1911.
[15] Hudson, *A Half Century of Minneapolis*, 398; "Sweep of Fire Is Incredible," *Minneapolis Tribune*, December 14, 1904; "Building Loss Is $150,000," *Minneapolis Tribune*, December 14, 1904; "City News," *Minneapolis Tribune*, March 29, 1905.
[16] "East Side Furniture Center of Minneapolis;" "Remarkable Building Boom on East Side," *Minneapolis Tribune*, April 21, 1905; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912-1930), sheet 919; *Little Sketches of Big Folks, Minnesota, 1907: An Alphabetical List of Representative Men of Minnesota, with Biographical Sketches* (Saint Paul: R. L. Polk, 1907), 38.
[17] "Bureau of Labor Statistics Biennial Report," 484, 778, 780, 836-837; "Industrial Opportunities in Minneapolis," *Minneapolis Journal*, April 1, 1905; "East Side Grows Faster than West Minneapolis?" *Minneapolis Tribune,* March 29, 1908.

McLeod and Smith, Inc.
Norman McLeod and Hiram Clark Smith entered into the furniture manufacturing industry in 1888. Both were established in the business community at the time: McLeod worked in the furniture retail industry and Smith was a salesman. The company first advertised in the 1889 Minneapolis city directory as "manufacturers of all kinds of upholstered goods [and] dealers in upholsters' supplies." McLeod and Smith's first storefront at 909 and 900 Sixth Avenue Southeast was referred to in the *Minneapolis Tribune* as one of the "so-called Big Four furniture dealers of Minneapolis."[18]

McLeod and Smith differentiated itself from other furniture manufacturers by specializing in upholstered goods and furniture for churches and lodges. The company's 1895-1896 catalog offered a wide range of pieces including parlor suites, rockers, stools, hassocks, ottomans, lounges, coaches, and sofa beds. Most items were made of oak, with a select few available in birch, walnut, or mahogany. The company also offered a wide variety of upholstery options including American damask, tapestry carpet, corduroy, silk, brocatelle, and leather.[19]

The firm experienced great success at the end of the nineteenth century. As a result, its original location was no longer adequate and the firm constructed a new plant at the corner of Central Avenue and Seventh Street. The four-story building was finished in 1897 and served as a warehouse, factory, and showroom. The building's architect is unknown, but it was designed with subtle Romanesque Revival details, which had come into favor in Minneapolis during the previous decade.[20]

McLeod and Smith experienced several major events in 1898. Early in the year, founder Norman McLeod passed away. His nephew, Neil McLeod, took his place in the firm's leadership alongside Hiram Smith. The loss of a founder did not diminish the company's success, however. That same year, McLeod and Smith won a gold medal at the Trans-Mississippi Exposition for its leather and mahogany furniture. Also in 1898, the company entered the international market by sending its first shipment of furniture to South Africa.[21]

McLeod and Smith thrived in its new space and was described in the *Minneapolis Journal* in 1904 as "the largest factory in upholstered furniture [in] the northwest." At the time, the firm employed fifty-five people, more than any other manufacturer of upholstered furniture in Minneapolis.[22]

Growth in East Minneapolis and Expansion on Central Avenue
The furniture district was rife with manufacturers at the turn of the century, but the competition did not lessen McLeod and Smith's success. Trade journals noted high demand for the company's products. The *Northwestern Furniture Review* wrote in 1906 that McLeod and Smith's "sofa beds [were] going like strawberries and cream." The company's territory grew in step with its sales and by 1908, McLeod and Smith employed agents in Wisconsin, the Dakotas, Iowa, Montana, Oregon, and Washington.[23]

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[18] *Davison's Minneapolis City Directory* (Minneapolis: C. R. Davison, 1889-1890), 17; "H. C. Smith Dies at Winter Residence," *Minneapolis Tribune*, February 27, 1928; "Furniture Directors Dined."
[19] McLeod and Smith, *Manufacturers of Upholstered Furniture of All Kinds* (Minneapolis: McLeod and Smith, 1895).
[20] Building Permit Index Card for 700-06 Central Avenue Northeast, available at James K. Hosmer Special Collections, Minneapolis Central Library; Donald Torbert, "Minneapolis Architecture and Architects, 1848-1908: A Study of Style Trends in Architecture in a Midwestern City" (PhD diss., University of Minnesota, 1951), 191.
[21] "Prize Winners at the Omaha Exposition," *Minneapolis Tribune*, December 18, 1898; "World Is None Too Large," *Minneapolis Tribune*, December 30, 1898.
[22] "Progressive Firms on the East Side," *Minneapolis Journal*, October 7, 1904; "Bureau of Labor Statistics Biennial Report," 817-818.
[23] *Northwestern Furniture Review*, August 1906, 18; Charles E. Spratt, *Directory of Wholesale Manufacturers, 1908* (Grand

The entire furniture district thrived during this period and the *Minneapolis Tribune* described it as the "backbone of prosperity on [the] East Side." The well-paying jobs offered by manufacturers certainly contributed to the district's growth and success. In 1907, the sixteen furniture and bedding companies had an aggregate weekly payroll of $20,000.[24]

McLeod and Smith's growth necessitated more space and a new building was constructed adjacent to the existing plant in 1909. The five-story, fireproof building held a showroom on the first floor with warehouse and storage space above. The 1897 building continued to serve as a factory and had sample rooms on the first and second floors. After the new building was completed, more of the company's operations were housed there and a portion of 700 Central was advertised as the Safety Storage Company. The *Northwestern Furniture Review* reported on the expansion: "McLeod and Smith have found it necessary to enlarge their finishing room, which doubles the capacity, and are employing all the competent upholsterers that can be found to keep up with orders."[25]

The new building was designed by Long, Lamoreaux, and Long, a prominent Minneapolis architecture firm. Franklin Long was well established in Minneapolis. Along with Frederick Kees, he designed several significant buildings including the Kasota Block, Minneapolis Public Library, and Masonic Temple. When Kees left the practice, Franklin's son Louis took his place as partner. Lowell Lamoreaux joined the practice in 1899 as an associate after stints in Chicago, Saint Paul, and Minneapolis. Lamoreaux was promoted to partner in 1909. Together, Long, Lamoreaux, and Long deigned several notable buildings in Minneapolis such as the Minneapolis City Hospital and the Minneapolis Gas and Light Company Building.[26]

The level of growth that necessitated McLeod and Smith's expansion was enabled by continued technological advancements. Rotary veneer cutting, machine carving, die-press embossing, and improvements to tufting machines allowed larger production volumes and more variety. Also during this period, there was a shift away from rigid, formal styles toward ones geared for comfort. Hiram Smith noted that "furniture styles change very slowly, but every change is toward more sensible designs. . . . Comfort and beauty are the fundamental things in selecting furnishings for a home." Often, new technologies enabled McLeod and Smith to produce more comfortable furniture. For example, the firm began incorporating seng springs, which absorbed shock, into its products in 1914. The company's other designs from this period are lower to the ground and well cushioned to increase comfort.[27]

McLeod and Smith continued to grow and the company's 1914-1915 catalog exclaimed that "it requires over two acres of floor space to house our mammoth business." The company's output was indeed impressive. In 1921, it produced 15,000 parlor pieces and 7,500 sleeper sofas. To accommodate the ever-increasing operation, two floors were added to 708 Central Avenue in 1922. Howard O. McMillan, a local contractor, designed and constructed

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Rapids: Press of White Print Company, 1908), 204.

[24] "Furniture Manufacturing Establishments Are Backbone of Prosperity of East Side," *Minneapolis Tribune*, January 13, 1907.

[25] *Directory of Wholesale Manufacturers*, 1908, 204; "Safety Storage Company," *Minneapolis Tribune*, November 16, 1913; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912), 754; *Northwestern Furniture Review*, November 1906, 31; *Northwestern Furniture Review,* October 1906, 21.

[26] Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 134-135, 142-144.

[27] McLeod and Smith, *Upholstered Furniture, 1914-15* (Minneapolis: McLeod and Smith, 1914); "Days of Straight and Stiff Chair Is Gone Forever," *Minneapolis Tribune*, February 6, 1921; Phillip Scranton, *Endless Novelty: Specialty Production and American Industrialization, 1865-1925* (Princeton: Princeton University Press, 1997), 173-174.

the addition. In the early 1930s, a garage was built on the east side of the complex to accommodate a shift in transportation away from railcars towards trucks. It was demolished in the 1980s.[28]

In 1924, Hiram Smith retired. New leadership assumed control of the thriving company at that time, but Neil McLeod represented the founders of the firm until he retired in 1928.[29]

The Later Years
McLeod and Smith continued to hold a prominent position in the Minneapolis furniture district even after McLeod's retirement and the stock market crash of 1929. During the early 1930s, the company participated in local professional organizations like the Twin Cities Furniture Forwarding Association and the Upholstered Furniture Manufacturers Association of the Twin Cities. The firm also continued to advertise in the *Twin Cities Furniture Digest* and participated in the biannual "Twin City [Furniture] Market Weeks."[30]

While many of Minneapolis's furniture manufacturers were thriving, the lumber industry had taken a foreboding downward turn. The industry peaked in 1909 and was stable at a production level of thirty-seven billion feet per year for two decades. By 1921, the northern pine forests were nearing exhaustion and the lumber industry steeply declined. The stock market crash of 1929 further decimated the industry and output dropped by 28 percent in one year. It continued falling until 1932 when production was only 27 percent of its pre-crash level. The lumber industry stagnated at this low level for the next decade. This undoubtedly had a major impact on industries, like furniture manufacturing, that relied on sawmills.[31]

Facing the financial panic and a dramatic reduction in lumber supply, McLeod and Smith attempted to draw business through improvements to their building and products. In 1936, the firm announced enlarged, redecorated, and rearranged showrooms in 700 Central and added new designs to its catalog. Three years later, however, it abruptly closed without a clear explanation. Afterward, Cliff P. Peterson, a furniture manufacturer, and Mark D. Ruch, a casket maker, moved into 700 Central. LaBelle Safety Storage occupied all of 708 Central.[32]

Many of McLeod and Smith's competitors also closed or reorganized during this period. The Minneapolis Furniture Company was sold in 1929 and its leftover products were auctioned off as kindling. In 1930, Minneapolis Bedding Company could no longer operate on its own and consolidated with Salisbury Satterlee Company, another local maker of mattresses and spring beds. Webster's Minneapolis branch closed in 1932 and reopened in 1935 as Webster-Superior Company. Reorganization could not save the company and it closed permanently two years later.[33]

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[28] "Auto Trucks in High Demand," *Minneapolis Tribune,* September 21, 1913; "Day of Straight and Stiff Chair Is Gone Forever;" McLeod and Smith, *Upholstered Furniture, 1914-15.*
[29] "H. C. Smith Dies at Winter Residence;" *Twin Cities Furniture Digest,* February 1936, 26; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis City Directory Company, 1923), 1440; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis City Directory Company, 1924), 1455; *Davison's Minneapolis City Directory* (Minneapolis: Minneapolis City Directory Company, 1928), 1550.
[30] *Twin Cities Furniture Digest,* February 1936, 37.
[31] Charles L. Smith and Clyde Bland, Jr., comp., *Lumber Industry Facts, 1953* (Washington, D. C.: National Lumber Manufacturers Association, 1953), 17; Shannon M. Pennefeather, *Mill City: A Visual History of the Minneapolis Mill District* (Saint Paul: Minnesota Historical Society Press, 2003.), 59.
[32] Smith and Bland, comp., *Lumber Industry Facts,* 37, 42; *Minneapolis Directory Company's Minneapolis (Minnesota) City Directory*, (Minneapolis: Minneapolis Directory Company, 1939), 1564.
[33] Fred S. Rutledge and Family Papers, Minnesota Historical Society, 138; City of Minneapolis Building Permits; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1885-1889),

Grau-Curtis reorganized as Northome Furniture Industries after the 1929 crash. In 1934, Northome joined with Minneapolis's Sanitas Spring Company, producers of the "flexsteel spring," which it used in its products. Some operations continued at the Grau-Curtis facility on First Avenue into the early 1950s. Bintliff Manufacturing survived the longest, maintaining a presence on Central Avenue until the 1950s.[34]

The majority of Minneapolis's furniture manufactories have been demolished since the furniture district's heyday. The Minneapolis Furniture Company's warehouse and factory were razed in 1939, the Barnard-Cope factory was demolished by 1951, and the majority of the Minneapolis Bedding Company's complex was razed in the 1970s. The Grau-Curtis and Webster Chair Company buildings remain, but both were late to arrive on the scene. This leaves the McLeod and Smith, Inc. Headquarters as one of the earliest remaining examples of a purpose-built furniture factory from this formative era.[35]

sheet 69; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912), sheet 754; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912, updated to 1951), sheet 919; *Northwestern Furniture Review*, February 1907, 23; *Twin Cities Furniture Digest*, January 1935, 33; Zenith City History, "Webster Chair Company," accessed January 26, 2014, http://zenithcity.com/zenith-city-history-archives/superior-wisconsins-south-shore/webster-chair-factory/.

[34] Flexsteel, "History," accessed January 21, 2014, http://flexsteel.com/about-flexsteel/history; "Flexsteel 2013 Annual Report Fiscal Year Ending June 30, 2013," http://financials.flexsteel.com/assets/2013/10/17/annual_report_2013_wed.pdf; Funding Universe; "History of Flexsteel Industries, Inc.," accessed January 21, 2014, http://www.funding universe.com/company-histories/flexsteel-industries-inc-history; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912-1930), sheet 919; Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912, updated to 1951), sheet 919; *Polk's Minneapolis (Hennepin County, Minn.) City Directory* (Saint Paul: P. L. Polk, 1957), 123.

[35] Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota* (New York: Sanborn Fire Insurance Company, 1912, updated to 1951), sheet 919; Building Permit Index Card for 871-875 East Hennepin Avenue; *Northwestern Furniture Review*, February 1907, 23; "Remarkable Building Boom on East Side."

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United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Figure 1: A historic photograph showing the west and north walls of 708 Central. Photograph by Charles H. Hibbard, 1923. Source: Minnesota Historical Society.

Figure 2: A historic photograph showing the west (left) and south (right) facades. Photograph by Charles P. Gibson, 1913-1914. Source: Minnesota Historical Society.

Figure 3: A historic photograph showing a showroom on an upper floor of 700 Central. Photographer unknown. Source: McLeod and Smith, *Upholstered Furniture, 1914-1915*.

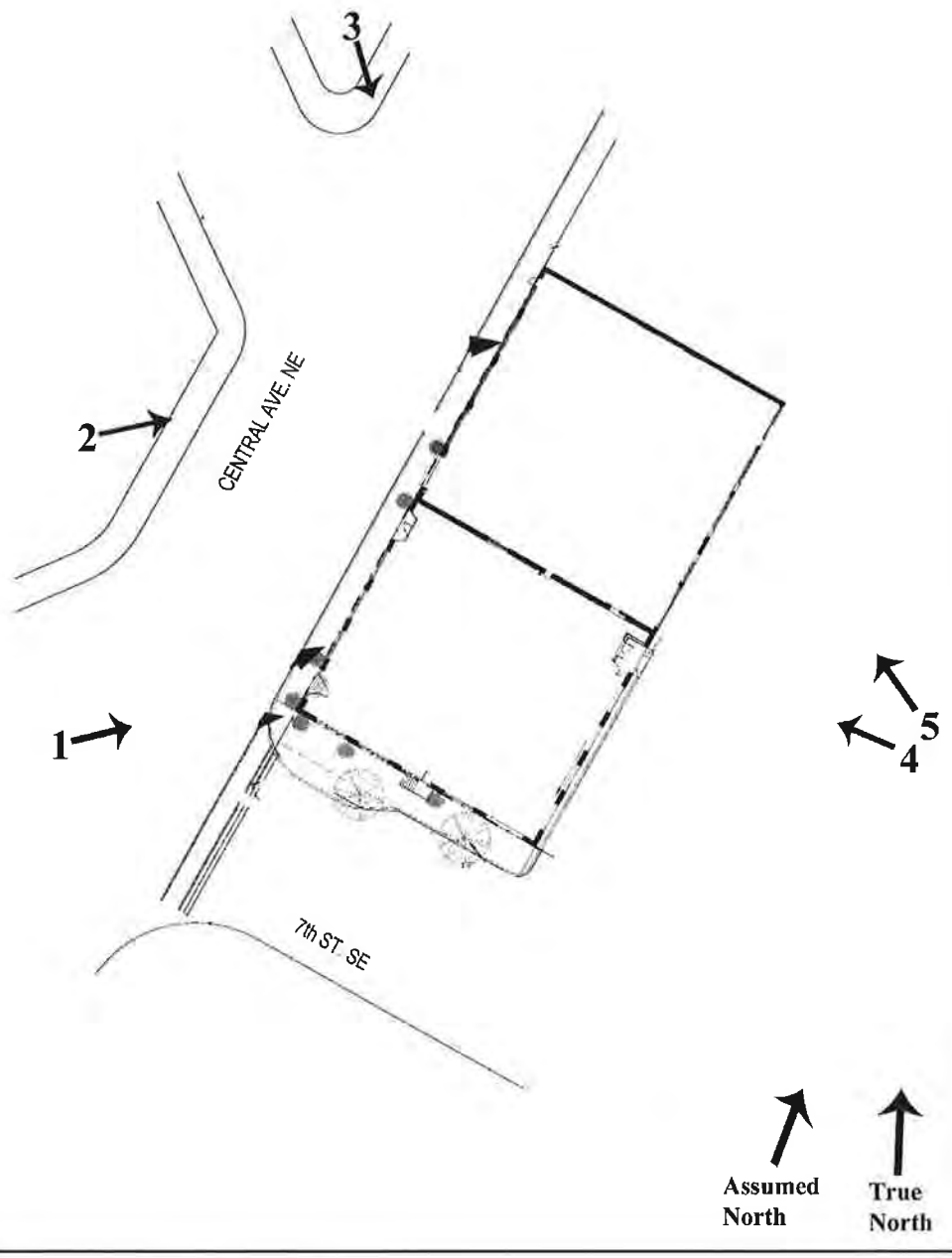
United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

McLeod and Smith, Inc. Headquarters
Name of Property Hennepin, Minnesota
County and State N/A
Name of multiple listing (if applicable)

Site Plan Photo Key



United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

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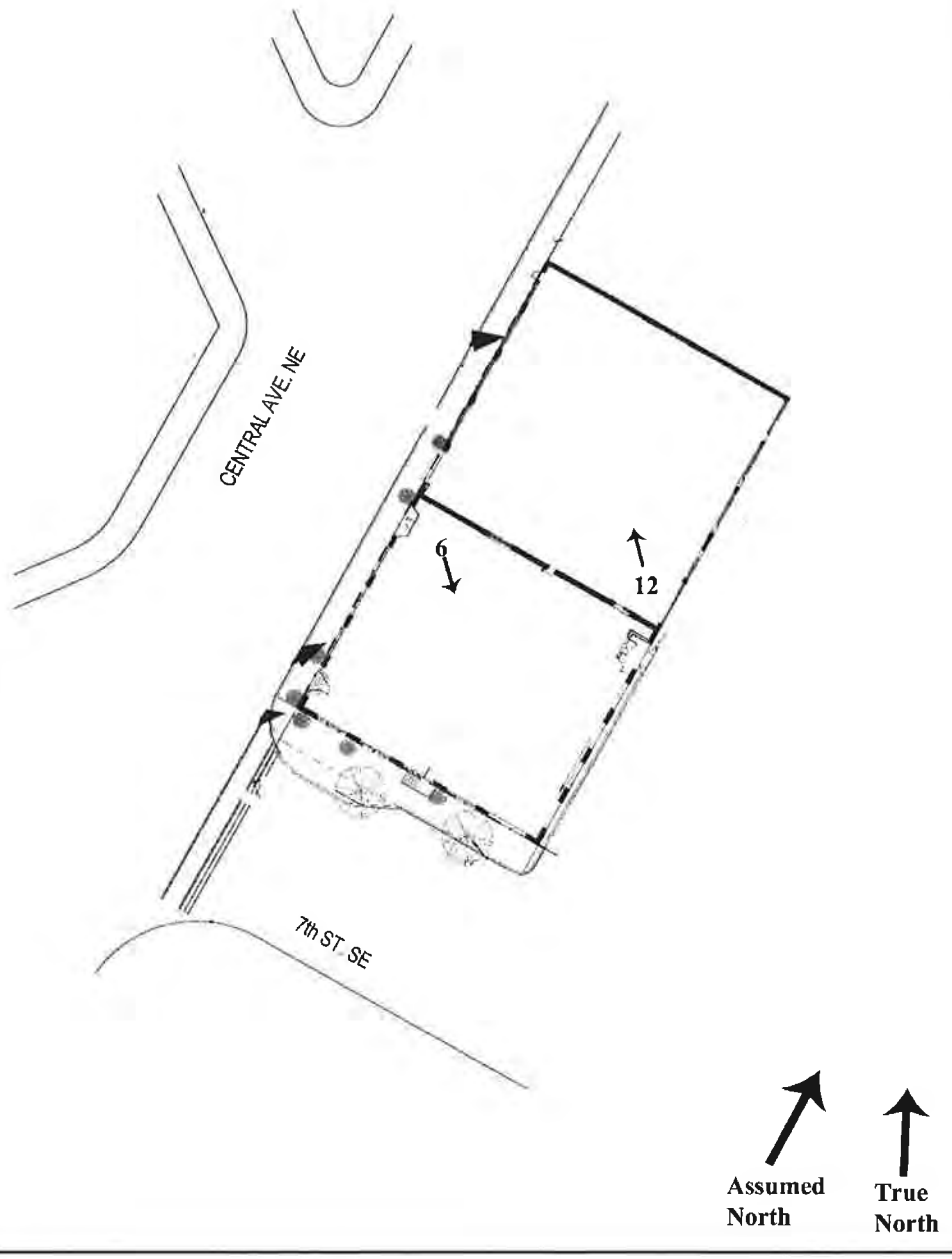


McLeod and Smith, Inc. Headquarters
Name of Property Hennepin, Minnesota
County and State N/A
Name of multiple listing (if applicable)

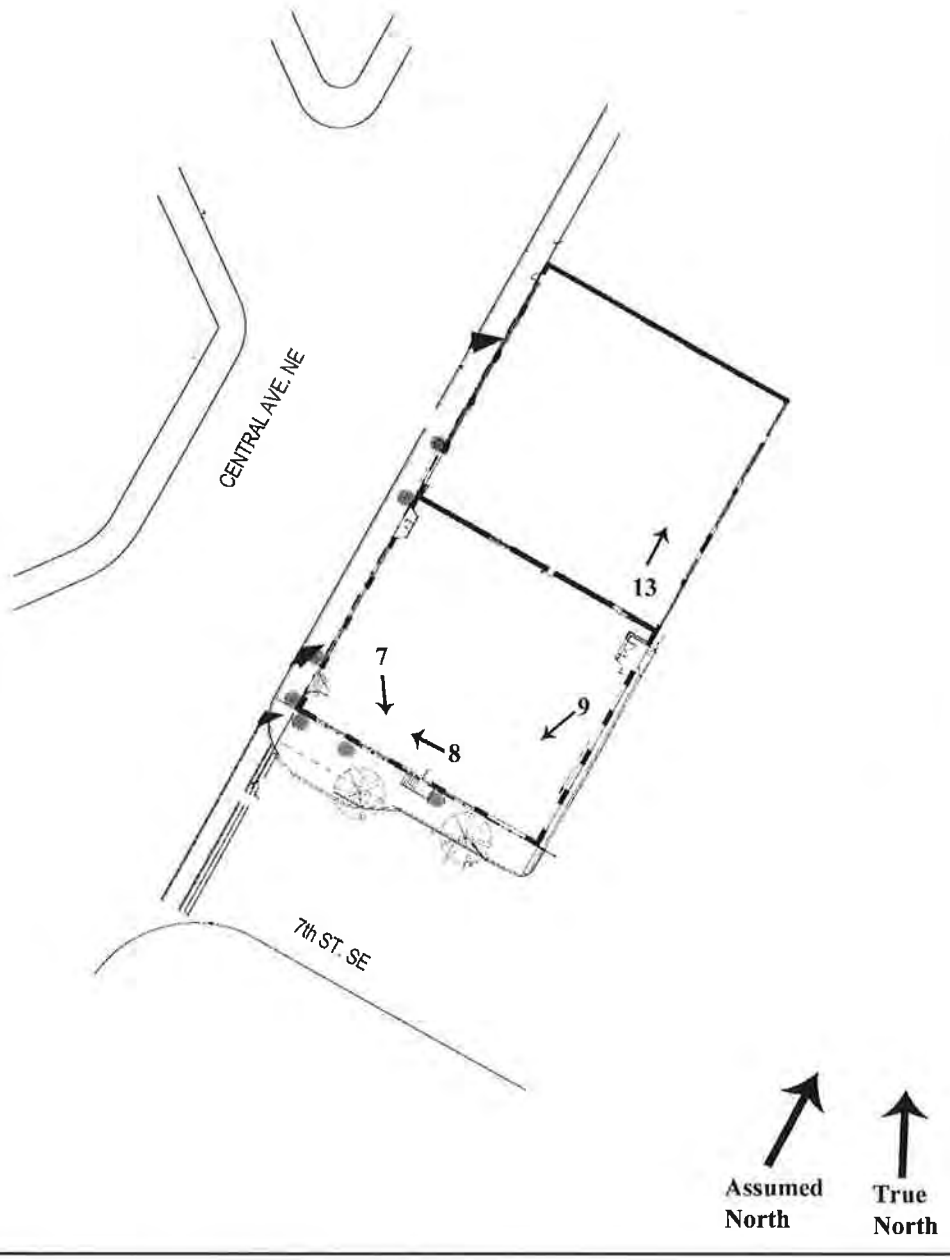
United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Additional Documentation Page 5

First Floor Photo Key



McLeod and Smith, Inc. Headquarters
Name of Property Hennepin, Minnesota
County and State N/A
Name of multiple listing (if applicable)

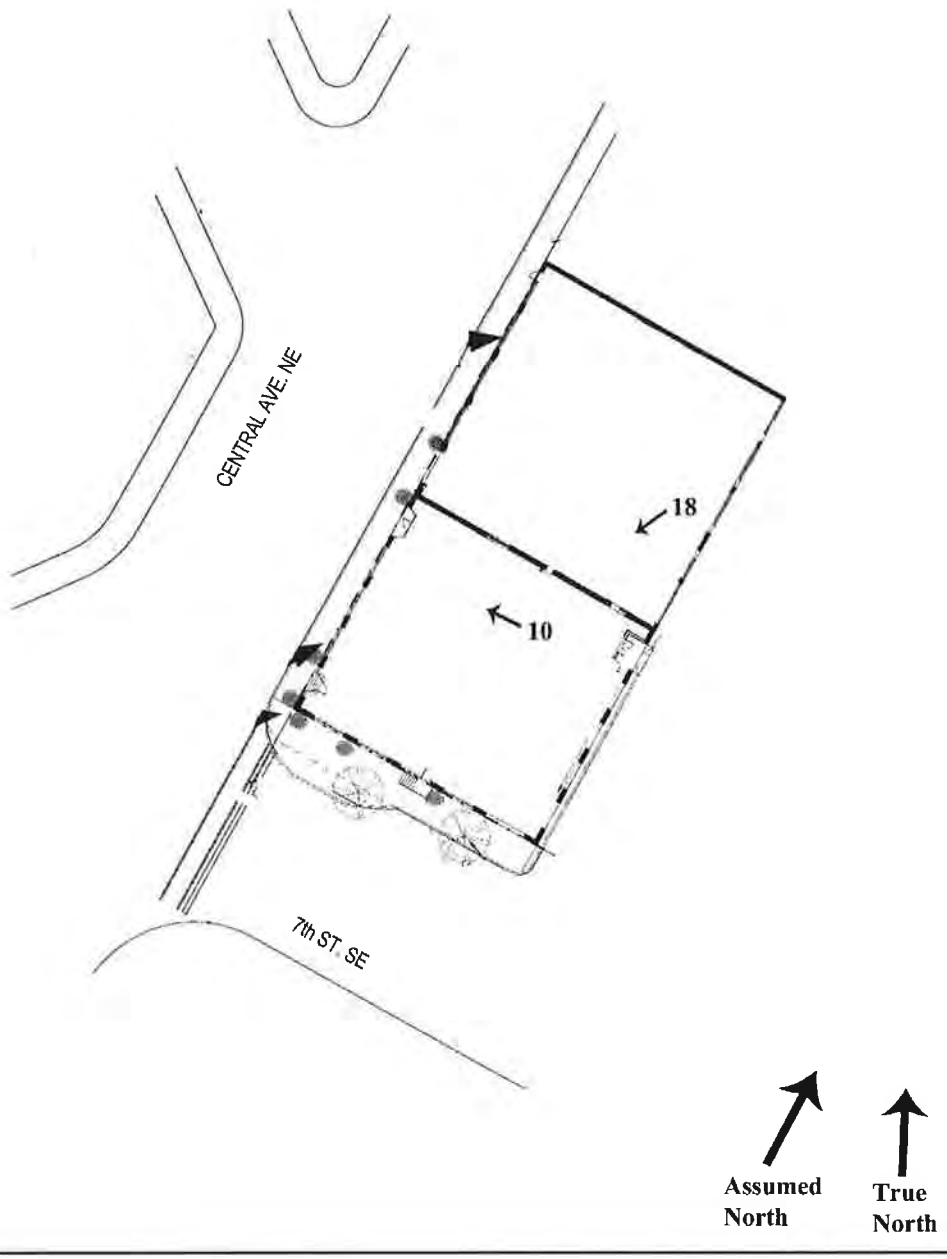
United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Additional Documentation Page 6

Second Floor Photo Key



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National Register of Historic Places Continuation Sheet

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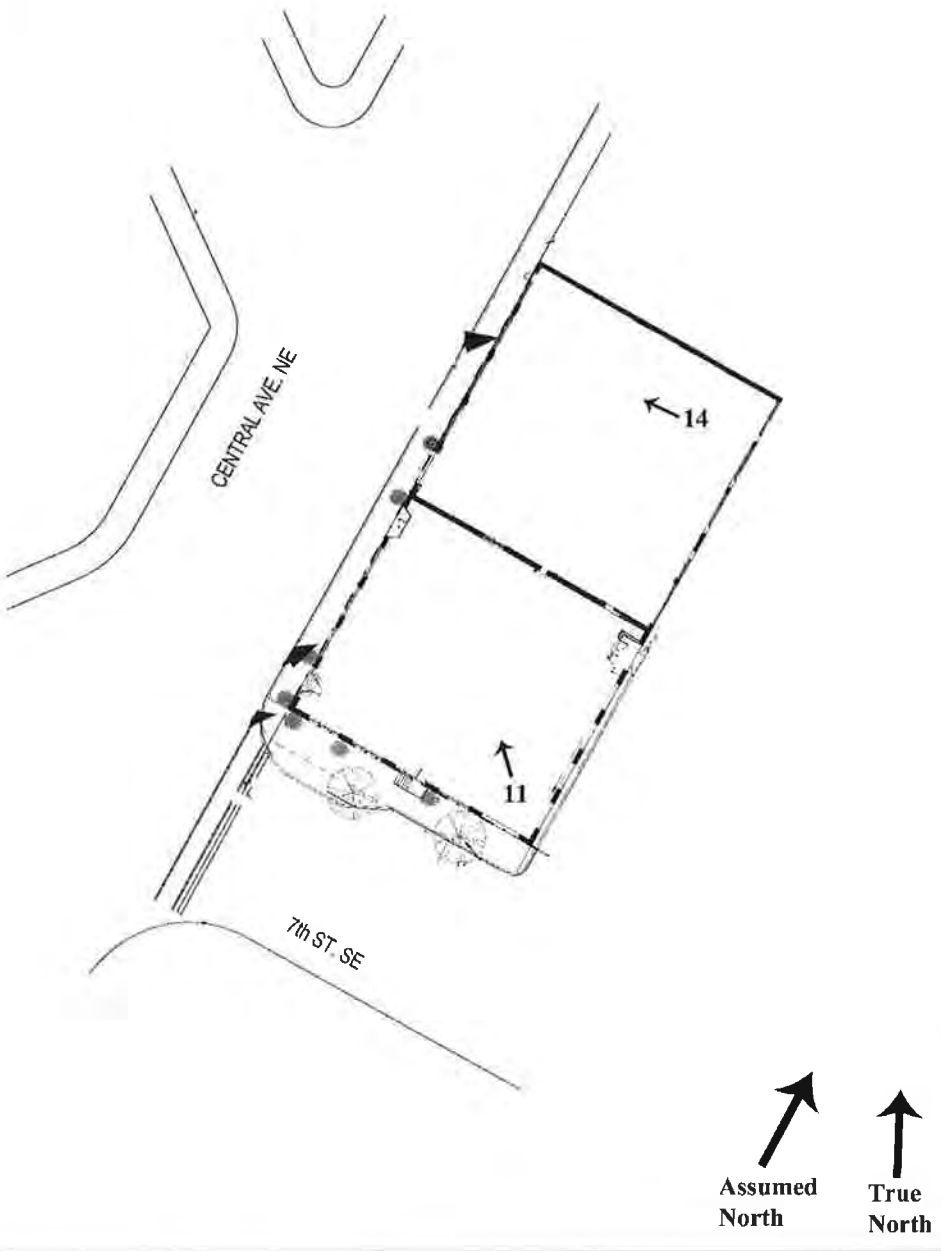

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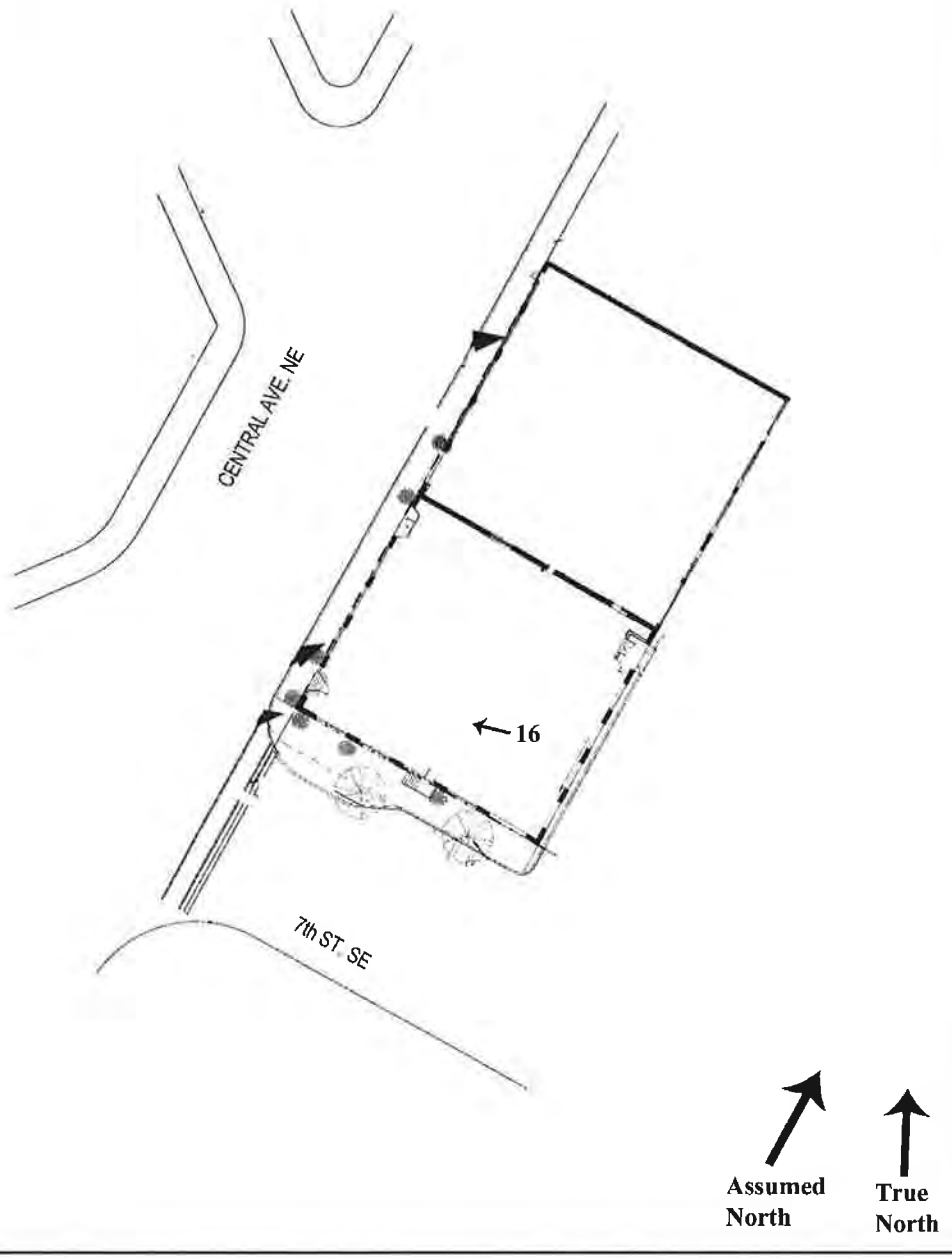

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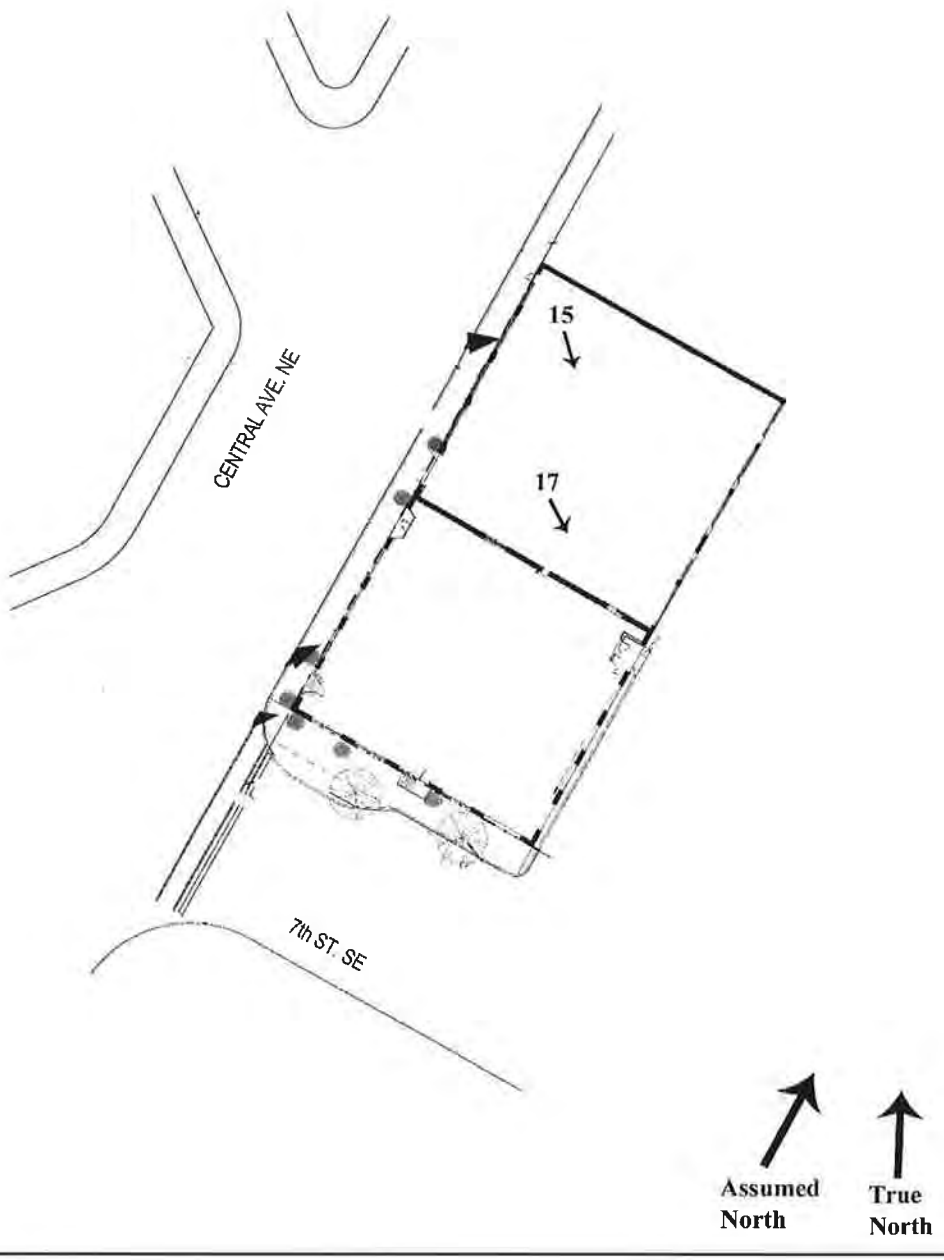


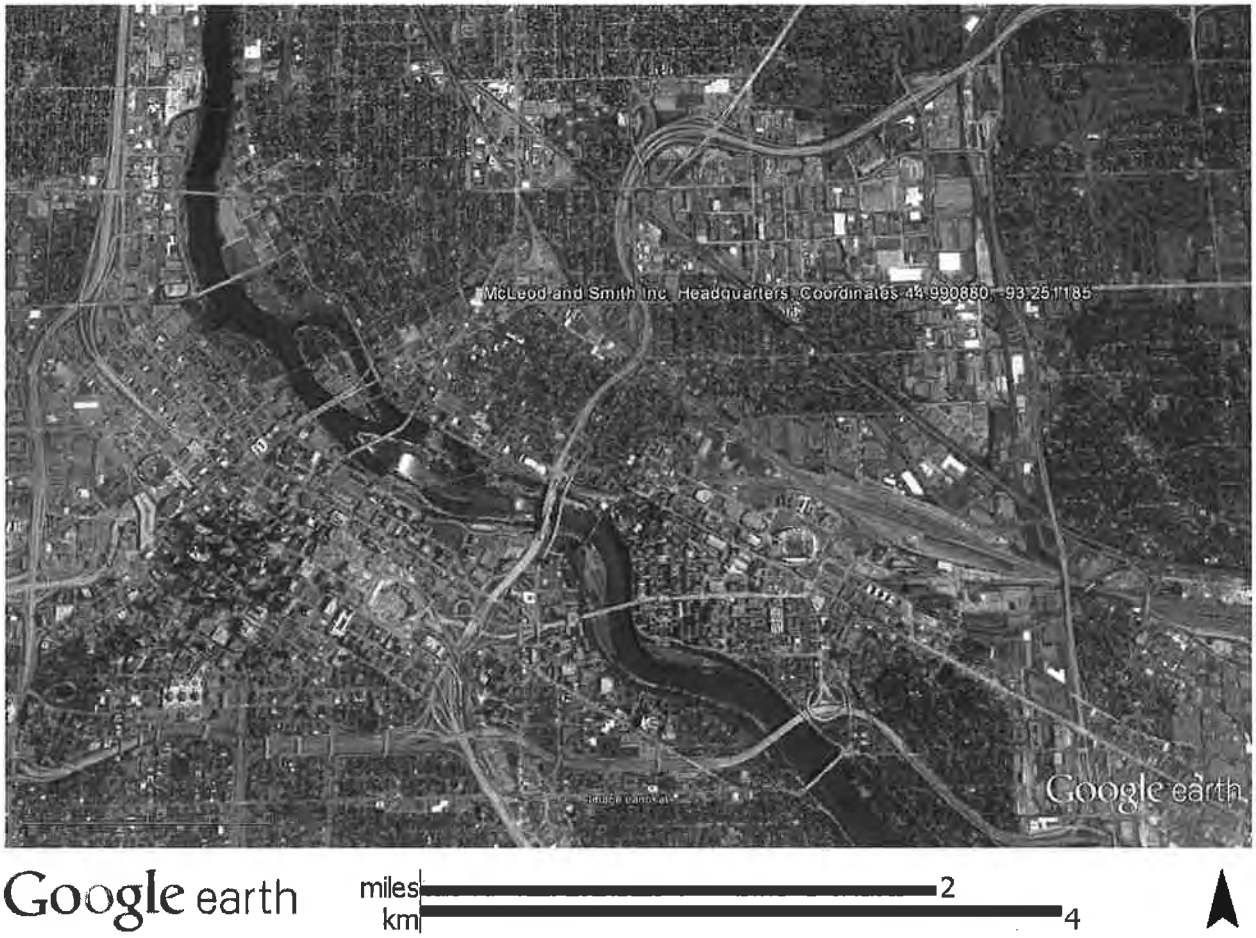
McLeod and Smith, Inc. Headquarters
Name of Property Hennepin, Minnesota
County and State N/A
Name of multiple listing (if applicable)

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Small-scale map depicting location of property (base map adapted from Google Earth)



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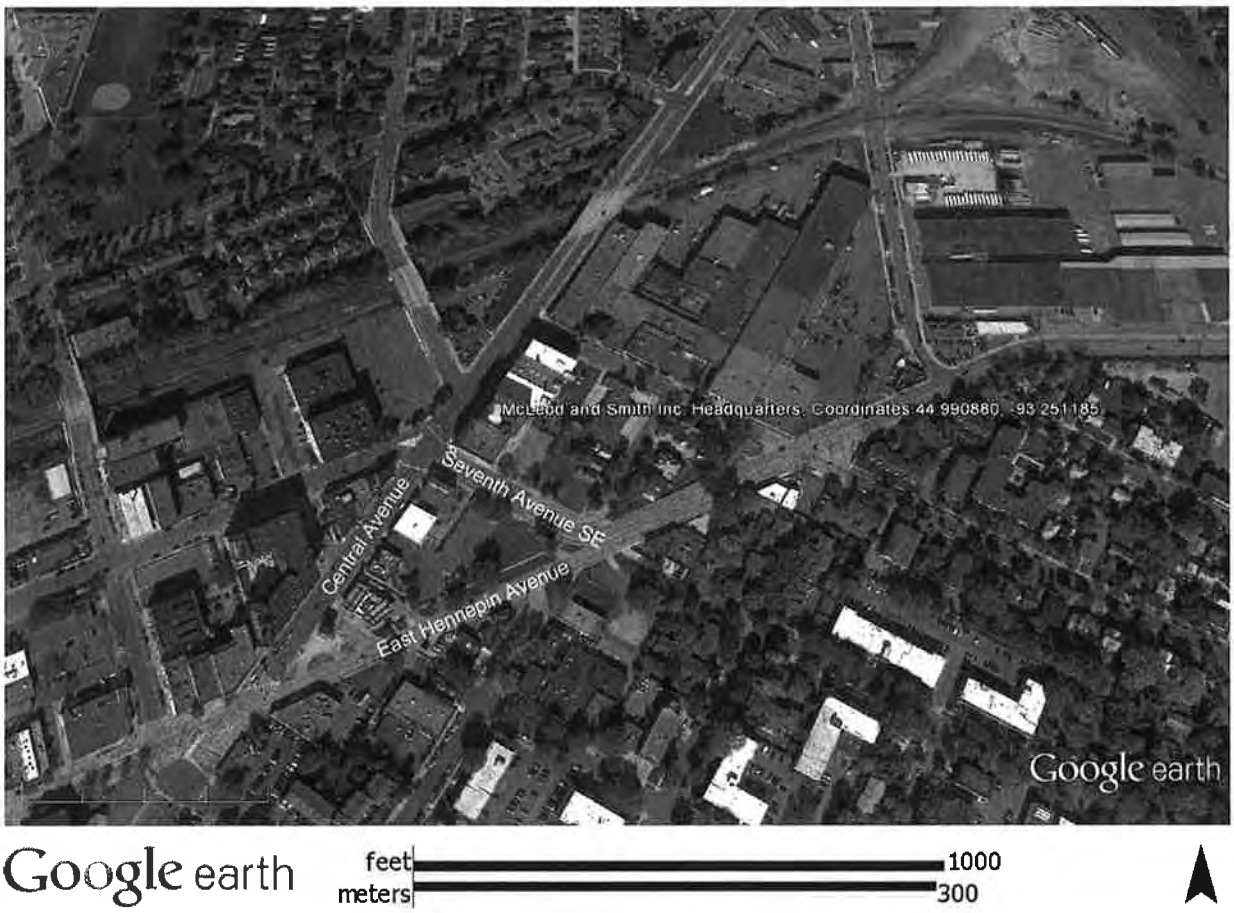
Large scale map depicting entire nominated property (base map adapted from Google Earth)



NAD 1983	X_Easting	Y_Northing	X_Decimal	Y_Decimal
UTM 15	480214.10	4981971.04	-93.251185	44.990880

INDEX TO PHOTOGRAPHS

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0001
West (left) and south (right) facades, looking northeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0002
West facade of 708 Central, looking northeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0003
North (left) and west (right) walls with adjacent commercial buildings, looking southeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0004
East wall of both buildings with adjacent parking lot and undeveloped lot, looking west.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2015

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0005
East wall of 708 Central, looking northwest. Note historic windows on floors two through seven.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0006
Basement of 700 Central showing historic timber-frame structure with reinforcements, looking southeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0007
Historic storefront window on first floor of 700 Central, looking south.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0008
Historic entrance to 700 Central, looking west.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0009
Historic loading dock in 700 Central, looking southwest.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0010
Non-historic storage units on the second floor of 700 Central, looking west.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0011
Historic timber structure on third floor of 700 Central, looking northwest.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0012
Historic concrete structure in basement of 708 Central, looking northwest.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0013
Loading dock on first floor of 708 Central, looking north.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0014
Storage units on the third floor of 708 Central, looking west.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0015
Historic concrete structure on sixth floor of 708 Central, looking southeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0016
Wood-frame stair in 700 Central, looking southwest.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0017
Historic concrete stair in 708 Central, looking southeast.

Name of Property: McLeod and Smith, Inc. Headquarters
City or Vicinity: Minneapolis
County: Hennepin County
State: Minnesota
Name of Photographer: Rachel Peterson
Date of Photograph: August 2014

MN_HennepinCounty_McLeodandSmithIncHeadquarters_0018
Historic elevator and stair enclosure on second floor of 708 Central, looking southwest.

FOR LEASE

NE 7th St
Central

STORAGE
MOVING
AGENTS
ALLIED
VAN LINES
Pinnacle
SERVICES
SPACE AVAILABLE
718-20
SNOW EMERGENCY ROUTE
612-348-SNOW
BUS STOP

STORAGE
MOVING

STORAGE
MOVING

2078-1
5

EXIT

408

FIRE EXIT