

Minneapolis Boiler Works Building  
West Side Milling District  
121-129 Fifth Avenue South  
Minneapolis  
Hennepin County  
Minnesota

HAER No. MN-13

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Engineering Record  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P.O. Box 25287  
Denver, Colorado 80225

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## HISTORIC AMERICAN ENGINEERING RECORD

## MINNEAPOLIS BOILER WORKS BUILDING

Location: West Side Milling District  
121-129 Fifth Avenue South, Minneapolis, Hennepin  
County, Minnesota

UTM: 15:479530:4980560

Quad: Minneapolis South, Minnesota (1967, revised 1972)

Date of Construction: 1881 (additions in 1884, 1885)

Present Owner: Hayber Development Group (at time of demolition)

Present Use: The building was demolished in 1985.

Significance: The Minneapolis Boiler Works Building is historically significant for its association with Minneapolis' "West Side Milling District." The West Side was the center of the Minneapolis flour industry, and the Boiler Works Building housed several firms which catered to the needs of the area's flour mills, including the Minneapolis Boiler Works itself, the Phoenix Iron Works, and the Willford and Northway Manufacturing Company. In 1971, the Minnesota State Historic Preservation Office of the Minnesota Historical Society nominated the Minneapolis Boiler Works Building to the National Register of Historic Places as a contributing property in the St. Anthony Falls Historic District.

Historians: Jeffrey A. Hess and Demian Hess, January 1990

The Minneapolis Boiler Works Building is historically significant for its association with Minneapolis' "West Side Milling District." Mitchell W. Glenn constructed the building to house his boiler and iron works in 1881. Glenn's shop was one of the largest in the city, producing boilers and metal items for flour mills and manufacturers throughout the area. In addition to the boiler works, the building housed several other firms, such as the Phoenix Iron Works Company and the Willford and Northway Manufacturing Company, which also served the milling industry. By the turn of the century, however, most manufacturers found the building to be too small and inconveniently located, and it was eventually abandoned.

The West Side Milling District lies on the west bank of the Mississippi River, in close proximity to the Falls of St. Anthony.<sup>1</sup> It is bounded by the river, Fourth Avenue South, South Second Street, and Eighth Avenue South. In 1856, this parcel of land was acquired by the Minneapolis Mill Company, which planned to develop the waterpower potential. In 1856-1858, the Minneapolis Mill Company cooperated with the St. Anthony Falls Water Power Company, which owned the land on the opposite bank of the river, to construct a dam above the falls.

Attracted by the available waterpower, a wide variety of manufactureries developed in the West Side District during the 1860s. By 1871, the area contained 25 waterpowered establishments. These consisted of ten flour mills, seven sawmills, two woolen mills, a cotton mill, a paper mill, an iron works, a sash mill, a planing mill, and a railroad machine shop. The district also contained several steam-powered plants, including metal shops, woodworking establishments, and a small custom gristmill.

Despite the industrial diversity of the 1860s, flour milling became

the West Side's dominant industry in the 1870s. This specialization was partially the result of technological change. After extensive experimentation, by the end of the 1860s, Minneapolis millers had developed a new method of grinding spring wheat which produced a much higher quality flour. Demand for the new flour rose immediately, and almost overnight new mills sprouted in the West Side District. Between 1870 and 1880, seventeen new flouring plants were established within the district, all but one operating on waterpower.

Concurrent with this increase in flour production was a decrease in other types of industrial activity. This decline resulted partly from general economic conditions and partly from the conscious policy of the Minneapolis Mill Company. Convinced that sawmilling operations wasted waterpower, the Minneapolis Mill Company, between 1876 and 1880, purchased most of the sawmills on the West Side and, within a decade, phased them out of production. Other businesses left the district of their own accord, seeking new places within Minneapolis to expand. Still other firms simply succumbed to the competitive pressures of an increasingly national market. By the end of the 1870s, the Minneapolis flour interests had established their dominance over the district.

By 1880, Minneapolis, and the West Side, had become the nation's leading flouring center, a distinction it maintained over the next five decades. By 1930, however, significant changes in wheat quality, freight rate structure, and tariff policy had undermined its supremacy. To insure their continued survival, the great West Side flouring corporations shifted the focus of their operations away from Minneapolis and began to build extensive milling complexes in Chicago, Kansas City, and Buffalo. After

Minneapolis ceded first place in flour production to Buffalo in 1930, many of the West Side's large milling complexes were abandoned or demolished.

During the 1860s and 1870s, several steam-powered iron works were established on the periphery of the West Side Milling District to meet the machining needs of the area's mills. In time, the more successful of these enterprises expanded into the general metropolitan industrial market. The Minneapolis Boiler Works is a case in point.

Mitchell W. Glenn founded the Minneapolis Boiler Works in 1878, when he took over an earlier iron works located near the corner of Fifth Avenue South and South Second Street. The previous iron works had apparently been founded by William Amerman and Charles Morgan Hardenbergh in 1867.<sup>2</sup> Originally from New Jersey, Glenn reportedly had "spent much of his time from childhood in various departments of iron manufacturing."<sup>3</sup> After working as an engineer and machinist in Mount Vernon, Ohio, Glenn served in the army during the Civil War, eventually being commissioned as a Colonel. Glenn moved to Minneapolis in the late 1860s, working as a foreman, and eventually a superintendent, for the North Star Iron Works until establishing his own business.<sup>4</sup>

The Minneapolis Boiler Works proved profitable, and Glenn expanded his facilities several times during the 1880s. The first major improvement occurred in 1881, when he received permission from the City Council to build a new shop.<sup>5</sup> Now known as the Minneapolis Boiler Works Building, the structure was built of brick and measured approximately 70 x 85 feet. One section of the building, measuring 70 feet along Second Avenue and 30 feet along Fifth Street, stood two stories in height, while the remainder stood only one story. Decorative arches connected by a brick belt-course

ornamented the ground floor windows, and the upper windows were capped by flat stone lintels. The building was surmounted by a simple brick cornice (see HAER Photo No. MN-13-1, MN-13-2, MN-13-3). A two-story office tower, removed by 1904, originally rose above the one-story section on Fifth Avenue.<sup>6</sup>

In 1884, Glenn appears to have attached a one-story, 40 x 70-foot, brick-clad addition to the northeast corner of the building.<sup>7</sup> He continued his improvements the next year, constructing a brick, two-story, 45 x 70-foot extension along Second Street (see Supplementary Data Section; also see HAER Photo No. MN-13-8).<sup>8</sup> Although it is not known how Glenn equipped his new shop, he boasted in an 1887 advertising circular that he had "lately added . . . the very finest and most improved machinery west of Chicago, put in new tools of superior make, and ha[d] succeeded, at very great expense, in making my shop the finest of its line in the Northwest."<sup>9</sup>

By the mid-1880s, the Minneapolis Boiler Works was widely regarded as "the most important in Minneapolis of their kind."<sup>10</sup> A local historian noted in 1881 that the shop was "devoted to the manufacture of boilers and all kinds of sheet and boiler iron goods. Its products may be seen in almost every town in the north-west, and its present business amounts to about \$80,000 per year, requiring the labor of 37 men."<sup>11</sup> By 1887, Glenn's boiler works had "constructed all the single boilers and batteries . . . in use in all the principal flour mills, saw mills and manufactureries of Minneapolis and the surrounding communities . . . . The electric mast on Bridge Square, which is the highest of the kind in the world, was built by Mr. Glenn. The iron cell-work for the lockups and jails of the city were also constructed at his shops."<sup>12</sup>

Glenn sold the Minneapolis Boiler Works to his son, J. W. Glenn, and several other associates sometime around 1889, after which he relocated to Duluth.<sup>13</sup> The change may have been due to financial problems, for although a skilled machinist, Glenn was apparently less adept as a businessman. In 1890, for example, the Northwestern Miller reported that "Col. M. W. Glenn, the well known boiler maker, who removed from this city to Duluth about two years ago, has become financially embarrassed, and has lately been having a good deal of trouble with his creditors. To avoid attachments, his machinery was removed to the Wisconsin side [of the St. Croix River] on a recent Sunday."<sup>14</sup> The Minneapolis Boiler Works did not fair well under its new management, and it closed by 1890.<sup>15</sup>

While in operation, the Minneapolis Boiler Works shared its building with several other manufacturers, who remained after it went out of business. One of the earliest tenants was Simon J. McCarthy, a blacksmith specializing in work for the mills. He operated a machine shop in the Minneapolis Boiler Works Building from 1881 to 1904. After retiring, his son, Simon F. McCarthy, ran the shop until 1907. McCarthy chiefly occupied the first floor of the 1885 addition, although he may have moved to the one-story section of the original building in the 1890s.<sup>16</sup>

Another tenant was the mill furnishing firm of Douglas and Hall. Founded sometime around 1879 by the machinists Daniel Douglas and W. S. Hall, the partnership moved into the Minneapolis Boiler Works Building shortly after its construction in 1881.<sup>17</sup> Sometime before 1884, Hall left the company and Douglas was joined by Joseph M. Schutz, formerly of Willford and Northway, manufacturers of mill equipment.<sup>18</sup> Renamed the Phoenix Iron Works Company, the enterprise occupied the two-story section

of the original building as well as the second floor of the 1885 addition. The bottom floor was used as a machine shop, and the upper levels were fitted for wood working.<sup>19</sup> In 1884, the Northwestern Miller wrote:

An institution in this city which is coming prominently before the milling public is the Phoenix Iron Works Co. This company has shops at the corner of Second st. and Fifth ave., close to the milling district, and they are well equipped for doing all kinds of iron and wood work and making general flour and saw mill repairs. Jos. M. Schutz . . . is the managing partner, while Daniel Douglas, the well known machinist, looks after the manufacturing department.<sup>20</sup>

Performing general repair work, as well as manufacturing special belt drives and roller mills, the Phoenix Iron Works rapidly increased its business. Among its most successful items, the company marketed the "Moniter" and "Crown" roller mills, which had been invented by Schutz.<sup>21</sup> In need of more manufacturing space, the Phoenix Iron Works built a new factory in St. Cloud in 1886, retaining its space in the Minneapolis Boiler Works Building for its main offices and a salesroom.<sup>22</sup> The Northwestern Miller described the arrangement in 1887:

The quarters [in the Minneapolis Boiler Works Building] are roomy and well lighted and, being advantageously situated, make a fine location for the company. The offices are on the ground floor and the display and draughting rooms above . . . The Phoenix Company, in its new place of business, will carry in stock a full line of flour mill machinery and supplies, making a specialty of displaying in operation the Moniter and Crown roller rolls at its exhibition rooms.<sup>23</sup>

The Phoenix Iron Works Company eventually moved its offices to St. Cloud in 1887.<sup>24</sup> The vacated space in the Minneapolis Boiler Works Building was then filled by Willford and Northway. The company had been founded by Joseph L. Willford and Winslow P. Northway to manufacture mill equipment in 1879.<sup>25</sup> By the 1890s, the firm was one of the most successful producers of mill equipment in the city, and had expanded into flour mill

design and construction. According to one account, Willford and Northway's "trade extends east to the Atlantic . . . and west to the Pacific. . . ."26

Willford and Northway changed quarters several times in the 1880s and 1890s to accomodate its rapid growth. The company secured additional shop space on Third Street in 1881, and purchased and refitted the "Model Mill" on First Street and Sixth Avenue (now known as Portland Avenue) in 1885.<sup>27</sup> When the Phoenix Iron Works relocated to St. Cloud in 1887, Willford and Northway acquired part of their old office space in the Minneapolis Boiler Works Building. Occupying the two-story section of the main building, Willford and Northway were reportedly able to enlarge their stock and increase their business. The Northwestern Miller described the company's plans for the Minneapolis Boiler Works Building:

The Willford and Northway Mfg. Co. . . . [has] removed its offices to the building at the corner of Second street and Fifth avenue formerly occupied by the Phoenix Iron Works Co., and is much better situated than it was on Sixth avenue. The company occupies the whole building, which is 30x70 and two stories high. Along the Second street front are situated the offices, consisting of five compartments, fitted up in a very pleasant and convenient manner. The rest of the first floor will be converted into a show room, where various machines will be kept on exhibition. In the second story is the drafting room, sewing room (for making up bolting cloth) and store room. A gas engine is located in the basement and furnishes power for the sewing machines. The company, having much more room than heretofore, will carry a larger stock of belting, elevator cups, and other similar furnishings.<sup>28</sup>

In 1892, Willford and Northway moved its offices to a more "central" location downtown and transferred its machine shop from the Model Mill to the Minneapolis Boiler Works Building.<sup>29</sup> This arrangement was temporary, however, for the company had built a new factory in Jordan, Minnesota in 1891. Within a few years, Willford and Northway had moved its machining operations out of the old boiler works building.<sup>30</sup>

Two other companies operated from the Minneapolis Boiler Works Building before the turn of the century. One tenant was Christian Brothers and Company, a milling firm, which had constructed an iron-clad warehouse on the north side of the building sometime between 1885 and 1890.<sup>31</sup> The other tenant was the Haseltine Mill Furnishing Company, which occupied the second floor of the 1885 addition during the 1890s.<sup>32</sup>

After 1900, the building was used by a string of small manufacturies. Among these were William Heffner's fire escape factory (1901-1907); Gustav F. Kriesel's machine shop and brass foundry (1902-1905); and the Dean Ballot Machine Company (1904-1906).<sup>33</sup> In 1908, the iron-clad warehouse and the 1884 and 1885 additions were demolished by the Northwestern Consolidated Milling Company to make room for a new grain elevator (see HAER Photo No. MN-13-1; also see HAER Documentation for the Consolidated A Elevator, HAER No. MN-16).<sup>34</sup> The old boiler works appears to have stood vacant until about 1920, when it was used as a machine shop by the Metal Products Manufacturing Company, later renamed the Thiem Manufacturing Company. The firm remained in the building until 1934.<sup>35</sup> After that date, the building either stood vacant or was used as a warehouse.<sup>36</sup> At some time during the 1900s, two loading bays were added to the Fifth Avenue side of the two-story section.

In 1971, the Minnesota State Historic Preservation Office (SHPO) declared the Minneapolis Boiler Works Building historically significant as a contributing property in the St. Anthony Falls Historic District.<sup>37</sup> In 1984, the Hayber Development Group of Minneapolis proposed to renovate several old mills in the district for hotel, office and commercial use. As part of the so-called "Block 10 Project," the developer planned to demolish

the Minneapolis Boiler Works Building. In light of the building's significance, the Minneapolis City Council, SHPO, and Hayber Development Group entered into a Memorandum of Agreement stipulating that the structure be recorded according to "Level II Standards" of the Historic American Buildings Survey/Historic American Engineering Record. Following the completion of the requisite field survey and large-format photography, the Minneapolis Boiler Works Building was demolished in 1985. This study is intended to fulfill the documentation requirements for the structure.

#### Notes

1. This history of the West Side Milling District closely follows a study of the area prepared by MacDonald and Mack Partnership and others for the Minneapolis Riverfront Development Coordination Board, entitled Saint Anthony Falls Rediscovered (Minneapolis: Minneapolis Riverfront Development Coordination Board, 1980). Jeffrey A. Hess, a joint author of the present report, was responsible for the historical sections of the earlier study. For additional information, see Robert M. Frame, Millers to the World: Minnesota's Nineteenth Century Water Power Flour Mills (St. Paul: Minnesota Historical Society, 1977); Lucile M. Kane, The Falls of St. Anthony, 2nd ed. (St. Paul: Minnesota Historical Society Press, 1987).
2. Glenn's acquisition of the earlier iron works is documented by Edward D. Neill, History of Hennepin County and the City of Minneapolis (Minneapolis: North Star Publishing Company, 1881), p. 407. No other evidence has been found to corroborate Neill's date of 1867 for the founding of the earlier iron works. The iron works is depicted at the corner of Fifth Avenue and Second Street on M.A. Fuller's "Map of the Manufacturing Interests at the Falls of St. Anthony," 1873 (United States Army Corps of Engineers, St. Paul District, Map Library). William Amerman, boiler maker, is first listed in Tribune's Directory for Minneapolis and St. Anthony, 1871-1872 (Minneapolis: Tribune Printing Company, 1871). In Minneapolis City Directories throughout the 1870s, Amerman is listed as a superintendent in the boiler department of the Minnesota Iron Works, founded by C. M. Hardenbergh. The City Directories first tie Amerman directly to the boiler works depicted on Fuller's 1874 map, when he is listed as the proprietor of the Minneapolis Steam Boiler Works on Fifth Avenue, between First and Second Streets; see Minneapolis City Directory for 1874 (Minneapolis: Campbell and Davison, publishers, 1874). Amerman's business continued to be listed at the corner of Fifth Avenue and Second Street until 1878, although it was never again identified by the original name. According to an 1874 newspaper article, although Amerman ran the

boiler shop on the corner of Fifth Avenue and Second Street, it was actually part of the Minnesota Iron Works; see St. Paul Sunday Pioneer, Supplement, 21 June 1874.

3. Neill, History of Hennepin County and the City of Minneapolis, p. 407.

4. Neill, History of Hennepin County and the City of Minneapolis, p. 551; Andrew Morrison, The Industries of Minneapolis, p. 68.

5. Proceedings of the City Council of Minneapolis, vol. 7: 1881-1882 (Minneapolis: Tribune Job Printing Company, 1882), 6 July 1881, p. 100; in Municipal Information Library, City Hall, Minneapolis.

6. It is believed that both sections were built in 1881. They were definitely constructed after 1880, since a map of that date does not depict either section (Minneapolis Eastern Railway, "Minneapolis Manufacturing District, 1880," in United States Army Corps of Engineers, St. Paul District, Map Library). Both sections were also completed by 1885, as they are shown on an 1885 insurance map; see Minneapolis, Minnesota, vol. 1 (New York: Sanborn Map Publishing Company, 1885), plate 2 (hereafter referred to as "1885 Sanborn"). The petition granted in 1881 is the only building permit between 1880 and 1885 which can account for the construction of either section of the building.

The earliest depiction of the building is found in a pre-1885 photograph of the West Side Milling District (Minnesota Historical Society Audio-Visual Collection, catalog numbers: FM6.9, H51.9F, P55, and FM6.9, H51.9F, r45.). The photograph shows the south and west sides of the two-story section. The building looks much as it did at the time of its demolition, with a brick cornice, decorative arches over the ground floor windows, and flat lintels over the upper-story windows. From the photograph, it is also clear that the window and door openings on the west side were extensively altered at some later time. The two-story office tower is also visible. Insurance maps depict the office tower until 1904, when it was apparently removed; see 1885 Sanborn; Atlas of Minneapolis, Minnesota, vol. 4 (Chicago: Rascher Insurance Map Publishing Company, 1892, updated 1904), plate 367 (hereafter referred to as "1904 Rascher").

7. Permit #B800 (1884), Minneapolis Inspections Department, Building Permits. The estimated cost listed on the permit for the addition is \$1,500. All cardinal directions are based on the city street grid. Accordingly, Fifth Avenue is assumed to run northward to the river, and First Street runs east to west.

8. Permit #A83 (22 May 1885), Minneapolis Inspections Department, Building Permits. The permit lists the builder as Carl Peterson, and the estimated completion date as 1 October 1885. The cost is estimated at \$5,000. The 1885 Sanborn notes that the addition was actually completed in June 1885.

9. Minneapolis, Metropolis of the Northwest (Minneapolis: Northstar Publishing Company, 1887), p. 125.

10. Morrison, The Industries of Minneapolis, p. 68.

11. Neill, History of Hennepin County and the City of Minneapolis, p. 407.
12. Minneapolis, Metropolis of the Northwest, p. 125.
13. On 1 March 1889, J. H. Moorhead, John Rowan, and J. W. Glenn reportedly acquired the Minneapolis Boiler Works from M. W. Glenn, who relocated to Duluth to start another boilerworks; see Minneapolis Illustrated (Minneapolis: Minneapolis Board of Trade, 1889).
14. Northwestern Miller, 29 (28 February 1890), 227.
15. The Minneapolis Boiler Works is not listed in Minneapolis City Directories after 1889. It is marked as occupying the Minneapolis Boiler Works Building on an 1890 insurance map; see Minneapolis, Minnesota, vol. 1 (New York: Sanborn Map Publishing Company, 1885, updated 1890), plate 2 (hereafter referred to as "1890 Sanborn"). However, it is not shown occupying the space on an 1892 insurance map; see Atlas of Minneapolis, vol. 4 (Chicago: Rascher Insurance Map Publishing Company, 1892), plate 367 (hereafter referred to as "1892 Rascher").
16. See Minneapolis City Directories, 1881-1907. A blacksmith's shop, probably McCarthy's, is shown occupying the first floor of the 1885 addition on the 1885 Sanborn and the 1890 Rascher. The blacksmith shop is shown occupying the single-story section of the main building on the 1892 Rascher. Insurance maps for 1904 and 1906 show the blacksmith shop occupying the ground floor of the 1885 addition; see 1904 Rascher; Atlas of Minneapolis, vol. 4 (Chicago: Rascher Insurance Map Publishing Company, 1892, updated 1906), plate 367 (hereafter referred to as "1906 Rascher").
17. The firm of Douglas and Hall, machinists and mill furnishers, is first listed in the 1879/1880 Minneapolis City Directory. From 1881-1883, the partnership's address is listed as the corner of Fifth Avenue and Second Street.
18. After 1883, Hall is no longer listed in the City Directories as a member of the firm. For Shutz's role, see Northwestern Miller, 17 (13 June 1884), 566.
19. See 1885 Sanborn.
20. Northwestern Miller, 17 (13 June 1884), 556.
21. The article in the Northwestern Miller, 17 (13 June 1884), 556, describes the Phoenix Iron Works Company's business in great detail. In part, the article states:

"As well as doing a general line of work, the company intends to pay considerable attention to specialties. It has just perfected and placed upon the market a roller mill which promises to cut an important figure. This roll is the invention of Mr. Schutz, and is designed for grinding screenings, making graham flour, etc., and breaking wheat in small mills. It has been named the 'Little Monitor,' which is most appropriate on account of its diminutive

size. It is only 36 inches high, occupying 24x26 inches on the floor, and weighs about 600 lbs. . . . It has all the advantages of the best roller mills, while it can be sold at about one-half their cost. This at once commends it to the miller with a small mill, and it is already being sought after. The first mill . . . was put into operation at the shop a few days since in the presence of a number of millers and machinery men, and received their highest compliments. J. L. Wilford . . . bought the mill and shipped it to Warsaw, Ill. . . . Other orders have also been received, and the company will at once go into the manufacture of the roll on a large scale."

There was apparently great demand for the Monitor Roller Mill, and the Northwestern Miller, 20 (25 December 1885), 605 reported: "The Phoenix Iron Works are putting in a 15 hp Porter Engine in order to run their shops night-time, so brisk is the demand for Monitor rolls." The Crown Roller Mill also received an extensive write-up in the Northwestern Miller, 22 (6 August 1886), 130.

22. The new factory is described in "The New Phoenix Iron Works," Northwestern Miller, 23 (25 February 1887), 192:

"Now that the young but vigorous and enterprising Phoenix Iron Works Co. has occupied its new and commodious establishment at the flourishing city of St. Cloud, Minn., a brief statement of its condition and purposes will be found of interest to the milling public. The old shops in Minneapolis having proven inadequate for the rapidly growing company, and a larger plant, with more power being an absolute necessity, a most advantageous consolidation was made with the Rosenberger Mfg. Co., of St. Cloud, by the terms of which large new shops were to be erected and ample power supplied. The work has been completed, and the Phoenix Iron Works Co. now has one of the finest and largest plants in the northwest for the rapid construction of flour and saw milling machinery, as well as for elevator engines and mining machinery."

23. Ibid.

24. Northwestern Miller, 24 (16 September 1887), 301.

25. Isaac Atwater, History of the City of Minneapolis, Minnesota, Part II (New York: Munsell and Company, 1893), pp. 662-663.

26. Atwater, History of the City of Minneapolis, Minnesota, p. 663.

27. Northwestern Miller, 12 (8 July 1881); Northwestern Miller, 19 (6 February 1885), 125; Northwestern Miller, 19 (6 March 1885), 221.

28. Northwestern Miller, 24 (14 October 1887), 409.

29. Northwestern Miller, 33 (24 June 1892), 959; Northwestern Miller, 34 (15 July 1892), 77.

30. Willford and Northway began to look for a new factory site as early as 1890, when the Northwestern Miller reported:

"The Willford and Northway Mfg. Co. is in need of more shop room for its growing business, and not being able to secure ground contiguous to its present buildings at a reasonable cost, contemplates seeking a new location where ample ground can be obtained" (vol. 29, 21 March 1890, p. 311).

The company eventually secured ground in Jordan, Minnesota late in 1891. Construction of the new factory did not begin until 1892; see Northwestern Miller, 32 (25 December 1891), 891. By 1892, Willford and Northway had completely vacated the Minneapolis Boiler Works Building; see 1892 Rascher.

31. See 1890 Rascher.

32. See Rascher insurance maps for 1885 and 1890.

33. See Minneapolis City Directories, 1900-1906.

34. Saint Anthony Falls Rediscovered, pp. 47-48; see Insurance Maps of Minneapolis, Minnesota, vol. 3 (New York: Sanborn Map Company, 1912), plate 235.

35. See Minneapolis City Directories, 1920-1934.

36. See Insurance Maps of Minneapolis, Minnesota, vol. 3 (New York: Sanborn Map Company, 1949), plate 235; Insurance Maps of Minneapolis, Minnesota, vol. 3 (New York: Sanborn Map Company, 1951), plate 235.

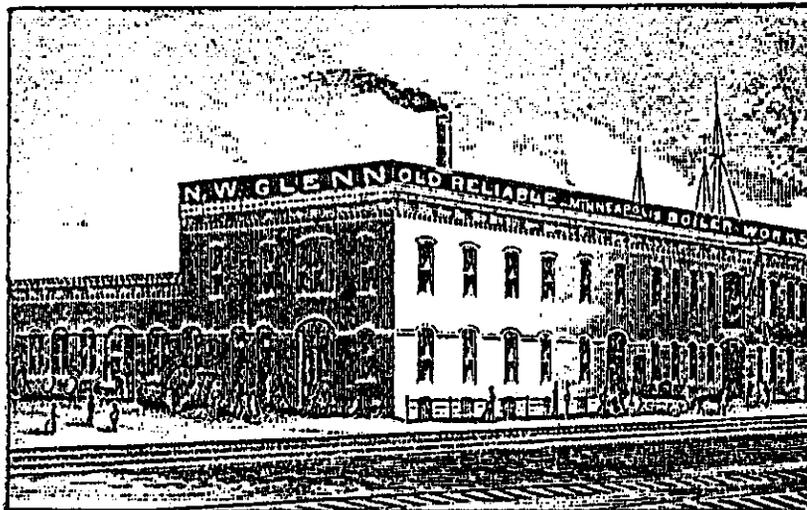
37. Minnesota Historical Society, "National Register Nomination Form for St. Anthony Falls Historic District," unpublished, 1971; copy on file at the Minnesota SHPO.

SUPPLEMENTARY DATA SECTION

*pendens*, lions, etc., that sometimes escape the abstractor who works by the old method used in Minneapolis, whereby the instruments are not posted to the tract in the abstract books until after engrossed by the register's copyist, sometimes a month after the papers are filed.

In case the public records should burn or be otherwise destroyed, Mr. Merrill would be able to replace them up to the last night. The advantage of doing business with him is apparent.

Col. Glenn, the proprietor of the Minneapolis Boiler Works, has been established in the boiler business since 1867. Since that time he has constructed all the single boilers and batteries that at present are in use in all the principal flour mills, saw mills



and manufactories of Minneapolis and the surrounding country. To his credit be it said that, of the large number of boilers he has constructed, some of which have been in constant use for twenty years, never yet has a single accident occurred to any of them. The electric light mast on Bridge Square, which is the highest of the kind in the world, was built by Mr. Glenn. The iron cell-work for the lockups and jails of the city, were also constructed at his shops. The boilers of the Electric Light Co., and the water works boilers for the cities of Minneapolis and St. Paul, were built by him. The boilers used by the Pillsbury and Washburn mills of this city, were also made at the Minneapolis Boiler Works.

In a handsome circular containing much useful information for his customers, Col. Glenn says in reference to his shops:

"In addition to an experience in boiler making extending over thirty-five years, I have also lately added to my works the very finest and most improved machinery west of Chicago, put in new tools of superior make, and have succeeded, at very great expense, in making my shop the finest of its line in the Northwest. I am at present prepared for any iron work that the largest or smallest job in the country may require, and I have no hesitation in stating that with the finest machinery, improved tools and best workmen, I can now do more work and better work for less money than any other shop in this State."

Besides being so prominently identified with the development of the steam industries of this State, Col. Glenn is also widely known through the interest he has taken in public affairs. He occupied the aldermanic chair for nine years, and also held other important city offices. Mr. Glenn employs a large number of men the year round, and is a good friend of the laborers.