

Jackson Street Shops -- Paint Shop
45 E. Pennsylvania Avenue
St. Paul
Ramsey County
Minnesota

HABS No. MN-67-H

HABS
MINN,
62-SAIPA,
17-H-

REDUCED COPIES OF MEASURED DRAWINGS

~~WRITTEN HISTORICAL AND DESCRIPTIVE DATA~~

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

Addendum to:
Jackson Street Shops,
Paint Shop
45 East Pennsylvania Avenue
St. Paul
Ramsey County
Minnesota

HABS No. MN-67-H

HABS
MINN,
62-SAIPA,
17-H

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HABS
MINN,
62-SAIPA,
17-H-

HISTORIC AMERICAN BUILDINGS SURVEY

JACKSON STREET SHOPS
PAINT SHOP

HABS No. MN-67-H

Location: 45 East Pennsylvania Avenue (N.W. corner of Jackson Street and Pennsylvania Avenue).
USGS St. Paul East Quadrangle, Universal Transverse Mercator Coordinates: Zone 15; 491920.4878640; 492560.4878640; 492560.4878540; 492300.4878540; 492140.4878400; 491920.4878400

Present Owner: Burlington Northern Railroad Company
176 East Fifth Street
Saint Paul, Minnesota 55164

Present Occupant: Destroyed by fire May 12, 1985

Present Use: Demolished

Significance: The Jackson Street Shops are the oldest known railroad maintenance structures in Minnesota, built for James J. Hill's St. Paul, Minneapolis and Manitoba Railway Company. This railroad was the predecessor of the Great Northern Railway, Hill's first trans-continental line. The Paint Shop is a component of the only known shop complex in Minnesota to be built entirely of limestone.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: Building permit #5278 issued October 6, 1885. Ramsey County Courthouse, 15 West Kellogg Blvd., St. Paul, Minnesota 55101.
2. Architect: James Brodie, architect and contractor, 555 Drake Block, St. Paul, Minnesota.
3. Original and Subsequent Owners: Original owner: St. Paul, Minneapolis and Manitoba Railway Company. Subsequent owner: Great Northern Railway Company (1890). Current owner: Burlington Northern Railroad Company.
4. Builder, Contractor, Suppliers: Builder/contractor: James Brodie. Suppliers: Unknown. 1901 addition: Builder: J. M. Carlson. Architect: James Brodie. Suppliers: Unknown.

JACKSON STREET SHOPS,
PAINT SHOP
HABS No. MN-67-H (Page 2)

5. Original Plans and Construction. Original plans were located at the Minnesota Historical Society, Division of Archives and Manuscripts and in the Burlington Northern Railroad collection. According to the original Building Permit #5278 dated October 6, 1885, the structure was to be one story high with dimensions of 80' X 220'. The depth of the foundation walls was 4', laid on earth. The thickness of the walls, including foundation, built of stone and mortar, was to be 18". The roof, which is gabled, was originally specified to be flat and covered with tar and gravel. The wall openings were to be arched with stone. Any wall partitions were to be built of stone.
6. Alterations and Additions: There was a major addition to the original Paint Shop in 1901. According to Building Permit #37974, dated January 23, 1901, this addition was to be 75' X 400' and one story in height. The foundation was laid on rock. The roof was peaked and covered with tar and gravel. Floor joists were 4" X 4" and roof joists were 2" X 12". The thickness of the exterior walls was 24" for the foundation and 12" for the walls and pilasters.
7. Historical Context: The Paint Shop of the Jackson Street Shops was built in the mid-1880's by James J. Hill for his newly acquired St. Paul, Minneapolis & Manitoba Railway Company. Hill, who was born in 1838 near Guelph, Ontario, Canada, began his career in St. Paul as a "steamboat shipping clerk". He went into the river freight and fuel supply businesses until the Civil War. During his early career he established many ties in the river transportation business, including an association with Norman Kittson. About the same time as the 1873 economic panic, the St. Paul & Pacific Railway along with Jay Cooke & Company failed. This afforded Mr. Hill and Mr. Kittson the opportunity to obtain the defunct railway which they reorganized as the St. Paul, Minneapolis & Manitoba Railway Company. The Jackson Street Shops were constructed in the 1880's to serve as a repair facility for freight cars, passenger coaches and locomotives. In 1948 the Paint Spray Building was constructed at the complex to facilitate a more economic means of paint maintenance for the cars. At this point in time, according to construction documents, the Paint Shop Building was converted to a car shop, specifically for use as an upholstery and window repair shop. In the 1960's, with the decline of passenger service demand the shops fell into disuse as railroad maintenance shops and in 1982 the Paint Shop Building was being used for lumber storage. The Paint Shop was destroyed by fire on May 12, 1985.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Jackson Street Shops are the oldest known railroad maintenance structures in Minnesota, built for James J. Hill's St. Paul, Minneapolis and Manitoba Railway Company. This railroad was the predecessor of the Great Northern Railway, Hill's first trans-continental line. The Paint Shop is a component of the only known shop complex in Minnesota to be built entirely of limestone.
2. Condition of Fabric: The overall structural condition of the Paint Shop is poor and in many instances very poor. Most components of the building, including roofing, windows, doors and wood trim, are in need of replacement. In addition, the structural components of masonry and wood are in need of repair or replacement.

B. Description of Exterior:

1. Overall Dimensions: The Paint Shop is a rectangular shaped structure measuring 200'-0" X 24'-0". Although original specifications called for a flat tar and gravel covered roof, it is of gabled design.
2. Foundations: The foundation shows no sign of settlement. The slab on grade varies with some portions being poured concrete and other areas either dirt or wood planking. The thickness is unknown.
3. Walls: The exterior walls of the original structure are of limestone and are 20" thick. The 1901 addition walls are 13" thick brick masonry. Both the limestone and brick are laid in courses and are not of random design. The limestone is a typical grayish-yellow in color and the brick masonry is yellowish-brown. Building material for the interior walls is the same as the exterior, with the original structure being limestone and the interior surface of the addition being brick.
4. Structural Systems, Framing: All walls of the structure are of load bearing type. The roof trusses are of heavy timber which are supported by 10" X 10" column posts. The interior footings are limestone block. The roof deck is made of wood planking. As mentioned earlier, some portions of the flooring are poured concrete while other areas are either dirt or wood planking. The fascia and soffits of the structure are of wood. There is a brick parapet wall running east to west at 80'-0" from the north wall.

JACKSON STREET SHOPS,
PAINT SHOP
HABS No. MN-67-H (Page 4)

5. Porches, stoops, balconies, bulkheads: None.
6. Chimneys: None apparent.
7. Openings:
 - a. Doorways and doors. Doorways include a service door on the south elevation, one on the east elevation, one flat topped brick opening and two arched openings on the north elevation and nine arched door openings on the west elevation.
 - b. Windows and shutters. There are four stone arched window openings on the south elevation. The addition has nine flat topped brick openings and eight openings with glass block. The east elevation has eight stone arched openings. The north elevation has no windows and the west has nine openings. The arched window openings have limestone sills and there are no shutters. The 3rd, 4th and 5th door openings from the south along the west side have been converted to windows of glass block and brick construction.
8. Roof:
 - a. Shape, covering. The roof consists of two gables, running side by side - north to south; one over the original structure and the second over the west addition to the building. The roof deck is constructed of wood planking with heavy timber trusses. The beams measure 8" X 10" and 10" X 12", spanning 20'-0".
 - b. Cornice, eaves. The eaves, fascia and soffits are of wood with no notable features or detail.
 - c. Dormers, cupolas, towers. None.

PART III. SOURCES OF INFORMATION

- A. Old Views (From Minnesota Historical Society, Audio Visual Collection).

1883 Panorama of St. Paul, Minnesota

1888 Panorama of St. Paul, Minnesota
- B. Primary and unpublished sources:

St. Paul Heritage Preservation Commission Site Nomination Form,
11/27/84.

JACKSON STREET SHOPS,
PAINT SHOP
HABS No. MN-67-H (Page 5)

Building Permits, Building Permit #5278, 10/6/1885, St. Paul
City Hall.

Building Permits, Building Permit #37974, 1/23/1901, St. Paul
City Hall.

C. Secondary and published sources:

Blegen, Theodore C. Minnesota, A History of the State. Don
Mills, Ontario: MacEachern Ltd., 1975.

Prepared by:
Donald Geiger,
Christine Hilke and
Ruth Prebil
University of Minnesota
March 1985

PART IV. PROJECT INFORMATION

This project was prepared as a class project for Architecture 5142, Historic Building Research and Documentation, a class offered in the School of Architecture and Landscape Architecture at the University of Minnesota, Minneapolis, Minnesota. This class project was prepared under the direction of Professor Foster W. Dunwiddie and was funded by a grant from the state Historical Society, Saint Paul, Minnesota. Historic data was compiled and measured drawings prepared for the Paint Shop by Donald Geiger, Christine Hilke and Ruth Prebil in March, 1985.