

Wyman Partridge Building

1916

The twelve-story Wyman Partridge Building, located at 110 North Fifth Street, was built in 1916, as a warehouse for the Wyman Partridge Company. The building was designed by Kees & Colburn for the Company in a Renaissance-inspired style. Wyman Partridge was both a manufacturer and wholesaler of dry goods. It was to be an annex to their older building, the Wyman Building, at 400 First Avenue North, which could be accessed by a skyway, the first in Minneapolis. Kees and Colburn had also designed three other buildings in the Warehouse District. In the Mill District, they had designed the Advance Thresher and Emerson Plow buildings (both of which are now the Canopy Hotel) and the Pittsburg Plate Glass Building (now American Trio Lofts).



Hennepin County Library

The Wyman Partridge Building features a buff brick façade with a terra cotta base, a first-floor entry with a canopy with decorative brackets, and decorative spandrel panels between the first and second floors. The building also features pilasters on the fourth through the ninth floors, a terra cotta parapet with pediments, decorative reliefs, and the company's name at the top of the building in the center. The sides of the building are clad in a less finished, dark brick. The building is part of the Historic Warehouse District, listed on The National Register of Historic Buildings in 1989.

The building was constructed by the H.N. Leighton Company on a site previously occupied by a barn and stable and purchased, after considerable negotiations, for \$24,000. The Wyman

Partridge business had grown considerably between 1905 and 1910, from 75 to 130 salesmen.

In 1930, the Partridge family retired from the dry goods company with the business then controlled by United Dry Goods. The sale did not include the manufacturing side of the business. United Dry Goods' purchase was part of a plan to develop a national system of plants.

The *Minneapolis Tribune* reported on April 29, 1934, that the two buildings, the Wyman Partridge Building and the Wyman Building, would combine and become the Wyman Merchandise Mart. The project would cost \$100,000 and provide 400,000 square feet of space available for light manufacturing, jobbing, and merchandising. An additional first floor entrance was added. The building had recently

WYMAN-PARTRIDGE SELLS EVERYTHING
 Greatest Deal in Merchandise Circles—Lowest Prices in 16 Years
WE WERE THERE—WE BOUGHT—YOU SAVE!
LEADER 1/2 1/3 1/4 1/5 OFF OFF OFF OFF OFF

Wyman-Partridge Wash Goods, White Goods
 At Prices Which Still Show Good Store! Tremendous Lot—Must Go at Once!

| | | | |
|--------------------------|---------------------|---------------------|---------------------|
| 2000 Yards of Wash Goods | Assorted Wash Goods | Printed Silks | Special |
| 12c | 24c | 1.50 | 1.90 |
| Printed Rayon Flat Crepe | Printed Rayon Crepe | Assorted Wash Goods | Weighted Flat Crepe |
| 88c | 63c | 1.90 | 1.35 |
| 3 1/2" Silk Shirts | 4 1/2" Silk Shirts | 4 1/2" Silk Shirts | 4 1/2" Silk Shirts |
| 99c | 1.00 | 1.00 | 1.00 |

Silk Dresses
 Beautiful 7:05 and \$10
 5
 50% OFF

SILK HOSE
 Full Fashioned
 High Legging—1.10 to 1.20 Goods
 88c

Wyman-Partridge Underwear
 10000 Pieces for Men, Women and Children in this lot!
 33 1/3% to 50% OFF!
 83c 29c

3-Door Refrigerators
 16.25
 25c yd.

Men's Suits
 10.50
 39c

The Minneapolis Tribune, July 9, 1930

What Makes a Great City?



CO-OPERATION and team work among its business men and business institutions. Add that to aggressive individual enterprise and effort and your city strides ahead. That is Minneapolis.

Wyman, Partridge & Co. congratulate the Leader on its Silver Anniversary, on the success which has attended its efforts since it began business in 1902, and on the Leader's broad gauge policy of co-operating with home industries and recognizing the merits and superiority of Minneapolis products. We extend the Leader our wishes for added growth and success during the coming years.

Wyman, Partridge & Co. Office and Sales Store
First Avenue North and Fourth Street

What Makes a Great Market?

BOLD enterprise and initiative that reaches out into the future with its plans and keeps prepared to supply the many and varied wants of the trade in its lines. That is Minneapolis.

The illustrations on this page show the great factory and the large wholesale warehouse of Wyman, Partridge & Co., a firm employing more than a thousand of the people who buy their supplies in Minneapolis. The factory is a fine industry turning out large quantities of "Tide Brand" Coats, Vests, Shirts and Sportswear, also specially licensed lines of Overalls and Blank Suits, Play Suits, Men's Nightwear and Promotes and Children's Blouses.

The warehouse is a great reservoir of dry goods merchandise assembled from all over the world to meet the particular demands of the Northwest markets. In addition to its own manufactured line, Wyman, Partridge & Co. offer an exclusive agency in this territory for the Pacific Steam and Fuel Co., Chicago Dressing, Serial Mills, Aurora Corsets for Women, Chalmers Underwear and Newspaper Hosiery, besides many other nationally known lines such as Noddin and Foundal Blankets, B. V. D. Underwear, etc.

Here is a great source of supply supplying the merchants of the Northwest in their seasonal demand. This is the kind of service that makes a great market.

Wyman, Partridge & Co.
The LEADER



Wyman, Partridge & Co. Factory
On Fourth Street between First and Second Avenues N.

*The Minneapolis Sunday Tribune,
May 15, 1927*

been vacated by the Ely-Walker Dry Goods Company, which had purchased Wyman Partridge in 1930. The focus of the Merchandise Mart would be on the textile industry.

Over the years, the building has been adaptively reused as an office building, and it once housed the Glam Slam nightclub, owned by Prince. Other tenants over the years have included: Upjohn Company, Northern Furniture, Carson Pirie Scott, National Upholsters, Midwest Stores, Contemporary and Traditional Furniture Company, and LaMaur.

Finance & Commerce reported on July 12, 2005, that Minneapolis developer Ned Abdul was engaged in "serious discussions" to buy the Wyman Building at 400 First Ave. N. and the adjacent Wyman Partridge Building at 110 Fifth St. N. from Wyman Properties. Abdul's company, Swervo Development, had purchased older Minneapolis office buildings for eventual conversion to

condominium and was close to an agreement with Wyman Properties.

The Wyman Building was listed in the city of Minneapolis records at 243,648 square feet, while the Wyman Partridge Building had 223,912 square feet of space. The Wyman Building was then sixty percent vacant. Wyman Properties had owned the buildings since 1945. The combined estimated market value of the two structures was approximately \$8 million, with the Wyman valued at \$5.6 million and the Wyman Partridge at \$2.4 million.

In 2006, following the purchase, the building underwent a major renovation by Swervo, including exterior restoration, elevators, mechanicals, windows, and restrooms.

In 2006, RJM Construction was hired as the general contractor to relocate the Carmichael Lynch firm to the Wyman Partridge building. The renovated space would include floors eight through twelve, linked by a stylized bleacher stairway. The renovation would include a rooftop patio.

In 2009, the building made the news again when the *Star Tribune* reported on October 6, 2008, that



*The Minneapolis Sunday Tribune,
September 1, 1918*

Carmichael Lynch hoisted a vintage Subaru 360 to its tenth-floor lobby through the removed glass windows.



In 2024, *Architectural Castings* reported that it had been involved in the replacement of two large terra cotta belt cornices and a large, detailed upper parapet wall for the Wyman Partridge Factory building. The original construction had used glazed terra cotta parts to clad multiple brick walls that were then cracked from differential movement between materials. That issue, along with deterioration of the terra cotta glaze and rust jacking from corroded ferrous connection materials, left the building in need of repair. Replacement pieces were created.