



# Historic Resources Inventory

## Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood

Report prepared for

**City of Minneapolis, Minnesota**

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## Executive Summary

In 2007 the City of Minneapolis (City) contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a reconnaissance survey of historic resources in the Loring Park and Elliot Park neighborhoods, as well as a re-survey of the Lowry Hill East neighborhood. A map of the survey area is included in Appendix A.

The objectives of the reconnaissance survey were:

- To identify and document intact historic-age resources in the survey area
- To identify properties that qualify for City of Minneapolis Heritage Preservation Commission (HPC) Landmark or National Register of Historic Places (National Register) designation
- To identify themes that require study

Inventoried properties must retain sufficient historic integrity in order to convey a sense of time and place. One test to measure if a property retains historic integrity is to ask if the original owner or builder would say the property looks very similar to how it existed during their lifetime. Alterations to historic properties such as replacement windows, artificial siding, or non-historic additions diminish a structure's historic integrity. Buildings that have several alterations do not retain historic integrity and were not documented in the reconnaissance survey. Inventoried properties retain historic integrity and compare favorably with similar historic-age resources in the city. It is important to note that inventoried properties are not categorically recommended for individual HPC Landmark or National Register designation. Properties recommended for further study are important examples of historical and/or architectural trends, compare favorably with similar examples, and appear to meet HPC Landmark criteria and/or National Register designation criteria.

The HPC completes periodic inventories to identify and document properties that are important to the development of Minneapolis or that are associated with important state and/or national historic contexts. The results of these efforts are included in the *Minneapolis Historic Resources Inventory*, maintained by the Community Planning and Economic Development Department, Planning Division, of the City. This inventory builds upon the following context studies and historic resources inventories:

- *Minneapolis Historic Resources Inventory*, which includes the 1981 reconnaissance survey of Minneapolis, with recommendations presented in the *Minneapolis Buildings – Potential National/Local Historic or Architecture Sites List*
- *Minneapolis Preservation Plan* (Thomas R. Zahn & Associates 1990, 1991)
- *History/Architecture Inventory* at the State Historic Preservation Office (SHPO) of the Minnesota Historical Society
- *South Minneapolis: An Historic Context* (Hess, Roise and Company 2000)
- *The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study* (Landscape Research 2005)

- *Lowry Hill East Neighborhood of Minneapolis, Historic Resources Inventory* (Mead & Hunt September 2005 [Note: These results were updated and included in this inventory])

This inventory provides additional data for the three neighborhood associations and neighborhood and city committees to consider in planning and land use decisions. The Lowry Hill East Neighborhood Association retained the services of Mead & Hunt to complete previous preservation work. As part of this effort, the Lowry Hill East Residential Historic District was identified and recommended for intensive study for designation as an HPC Landmark and/or National Register Historic District. This project served to complete the next step of previous efforts by providing a draft Nomination Form for designation as an HPC Landmark. Similarly, Elliot Park and Loring Park can consider these results to fund intensive studies on properties and themes important to the neighborhood. All three neighborhoods and the City should consider these results in planning and land use decisions that affect historic-age properties.

The survey area includes 442 properties that were included in the *Minneapolis Historic Resources Inventory*. These properties are intact and have the potential to qualify for Landmark designation by the HPC and/or meet National Register Criteria for Evaluation. Inventoried properties were associated with the following local contexts:

- Business and Industry – 72 properties
- Civic – 5 properties
- Religion and Social Organization – 10 properties
- Residential Development – 352 properties
- Culture, Fine, and Applied Arts – 2 properties
- Transportation – 1 property

The survey area contains 22 Landmarks or National Register-listed properties. The reconnaissance survey is based on preliminary historic research, which found 29 individual properties and two historic districts that appear as good candidates for Landmark designation and/or qualify for listing in the National Register. As such, these properties, along with four historic themes, are recommended for further intensive survey and research. Prior to conducting intensive survey and research, contact the City, HPC, or SHPO staff listed in Appendix B to assist in guiding future efforts.

## 1. Historic Resources Inventory Process

Mead & Hunt conducted the reconnaissance survey in accordance with the *Secretary of the Interior's Standards for Archaeology and Historic Preservation* and the *Guidelines for SHPO Architecture/History Projects*. Following these guidelines, Mead & Hunt prepared a preliminary research design in March 2005 (see Appendix C). This chapter provides an update to this research design and summarizes the process and objectives of the reconnaissance survey.

### 1.1. Survey Area and Objectives

#### *Survey area*

The survey area was defined by the City as the neighborhoods of Lowry Hill East, Loring Park, and Elliot Park. The city estimates the combined survey area includes approximately 2,204 acres and 2,896 structures greater than 1,000 square feet.

Properties already designated as Landmarks by the HPC and/or listed in the National Register have previously been evaluated under local and/or National Register Criteria and were not reevaluated during this survey effort. See Chapter 3 for a list of these properties.

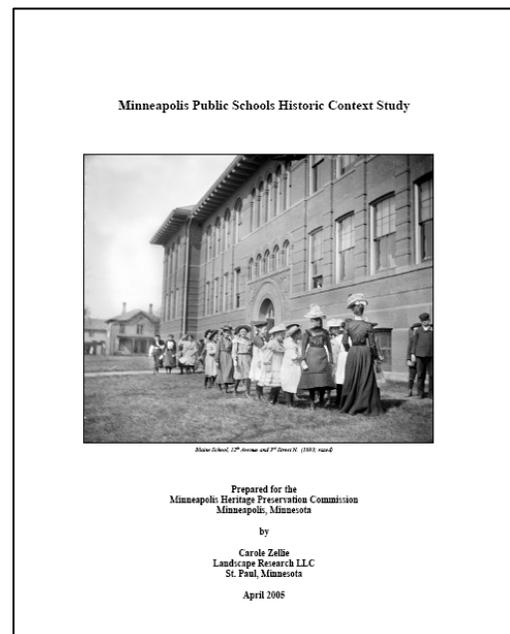
Previous historic resources studies that have been completed in the survey area include:

- *Phase I and II of the Architectural History Investigation for the Proposed Midtown Greenway* (The 106 Group 2002)
- *Phase I and II of the Architectural History Investigation for the Lake Street Repaving and Streetscape Design Project* (The 106 Group 2004)
- *Minneapolis Public Schools Historic Context Study* (Landscape Research 2005)

The properties included within the limits of these areas have already been documented and evaluated for local and/or National Register eligibility. As such, these areas are not included within the survey area. See Appendix A for maps that delineate the survey area.

#### *Objectives*

The objective of the reconnaissance survey is to identify and document intact historic-age resources, to identify properties that qualify for HPC Landmark or National Register designation, and to identify themes that require further study. This survey builds upon ongoing efforts by the Community Planning and Economic Development Department, Planning Division, of the City on behalf of the HPC.



*Historic resource study of Minneapolis public schools provides information on this property type within the survey area.*

Part of these ongoing efforts include work by the HPC to complete periodic inventories that identify and document properties that are important to the development of Minneapolis or that are associated with important state and/or national historic contexts. The results of these efforts are included in the *Minneapolis Historic Resources Inventory*, which are maintained by the City.

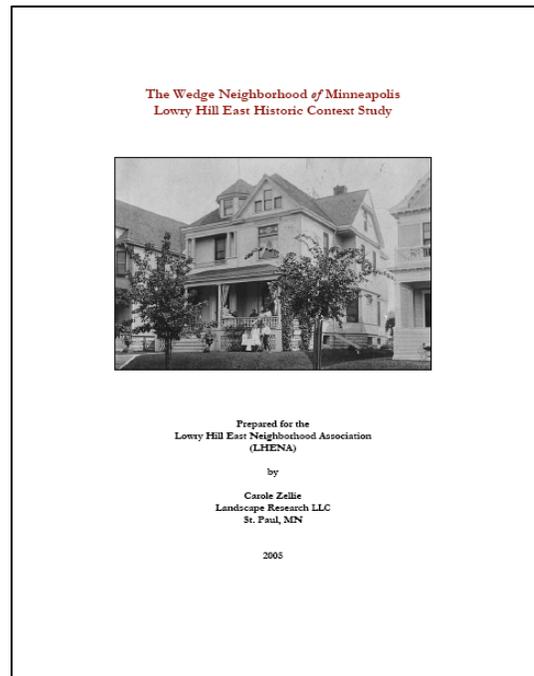
In 1981 the HPC completed a citywide reconnaissance survey. This effort focused on buildings deemed to have architectural value and generally did not take into consideration the social, cultural, archaeological, engineering, economic, ethnic, or political history of Minneapolis. Inventory forms were completed and a list of properties that required further research was compiled. This list is known as the *Minneapolis Buildings – Potential National/Local Historic or Architectural Sites List*.

Development of the *Preservation Plan of the City of Minneapolis* was initiated in 1990 by the HPC. The purpose of the plan was to identify significant historic contexts that would assist in the evaluation, registration, and protection of architectural, historical, and cultural properties associated with these contexts in the city. The plan identified eight broad historic contexts:

- Architecture
- Business and Industry
- Civic
- Culture, Fine, and Applied Arts
- Education
- Residential Development
- Religion and Social Organizations
- Transportation

These contexts have been supplemented with additional thematic historic contexts:

- Religion
- Street Railways
- Neighborhood Commercial Centers
- Minneapolis Libraries
- Jewish Settlement
- Eloise Butler Wildflower Garden Study
- Minneapolis Public Schools



*Neighborhood context for Lowry Hill East neighborhood.*

Neighborhood development contexts that relate to the survey area have also been completed, including *South Minneapolis: An Historic Context* (Hess, Roise and Company 2000) and *The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study* (Landscape Research 2005).

During the reconnaissance survey, Mead & Hunt documented historic-age properties that retained integrity and were associated with one of these contexts.<sup>1</sup> Documented properties were then evaluated based on available research and their historic integrity in order to determine their ability to qualify for HPC Landmark designation criteria or National Register Criteria for Evaluation, which are summarized in Section 1.2 below.

## **1.2. Summary Discussion of the City of Minneapolis Heritage Preservation Commission Landmark Criteria**

Per the Local Register Designation Criteria (Chapter 599, Article V, 599.2210 of the city ordinance), to be eligible for designation by the HPC as a Landmark property, a property must be considered significant under one or more of the following criteria:

- 1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.
- 2: The property is associated with the lives of significant persons or groups.
- 3: The property contains or is associated with distinctive elements of city identity.
- 4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- 5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.
- 6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen, or architects.
- 7: The property has yielded, or may be likely to yield, information important in prehistory or history.

## **1.3. Summary Discussion of the National Register Criteria for Evaluation**

To be eligible for listing in the National Register, a property must be considered significant under one or more of the National Register Criteria, which include:

- A: Association with events or activities that have made a significant contribution to the broad patterns of history.
- B: Association with the lives of persons significant in our past.

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<sup>1</sup> A historic-age property is defined as a property that is at least 40 years in age or that possesses exceptional significance within the past 40 years.

- C: Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- D: Holds the potential to provide important information about prehistory or history.

Generally, to meet eligibility requirements for National Register designation, properties must also retain sufficient historic integrity to convey its association with one of the criteria and be at least 50 years in age or possess exceptional significance. For more information on the National Register Criteria, see *How to Apply the National Register Criteria for Evaluation* (National Park Service 1990, revised 1998).

## 1.4. Inventory Methodology and Design

Mead & Hunt completed a reconnaissance survey of the survey area. The survey included three public meetings to inform neighborhood residents of the project and solicit information on historic properties and important themes in the survey area. Intensive survey and research was completed on the Lowry Hill East Residential Historic District, which was compiled into a *City of Minneapolis Heritage Preservation Commission Registration Form*.

### 1.4.1. Reconnaissance Survey

Mead & Hunt gathered and reviewed neighborhood development historic contexts, historic mapping, and information on previously documented properties in the survey area to understand the historic development patterns, property types, and historic functions for properties during the late nineteenth and early-to-mid-twentieth century. This review was completed prior to commencing the reconnaissance survey. In addition to the neighborhood development historic contexts, relevant secondary sources related to the neighborhoods were consulted to identify properties with possible historical significance. These sources included:

- *The Lake District of Minneapolis* (David Lanegran and Ernest R. Sandeen 1979)
- *Legacy of Minneapolis* (John Borchert, David Gebhard, David Lanegran, and Judith Martin 1983)
- *In The Shadow of the City: A History of the Loring Park Neighborhood* (Steven C. Trimble 1990)



Qualified historians and architectural historians completing survey work.

A list of previously documented properties was compiled from historic contexts and the SHPO and HPC historic resources inventories within the survey area. These properties were mapped and reassessed during the reconnaissance survey.

Qualified historians and architectural historians from Mead & Hunt drove accessible public streets within the survey area to reassess previously documented properties and to identify additional historic-age properties. Properties met survey criteria if they were at least 40 years in age, or appeared to possess exceptional significance within the last 40 years, and retained sufficient historic integrity to convey its association with an identified historic context.

Generally, for a building, structure, or landscape to retain historic integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include: the replacement of original materials with modern materials (e.g. new windows, artificial siding), the construction of additional building elements, and altered building elements (e.g. enclosed porches). Although landscapes are constantly evolving and changing, to retain historic integrity a landscape should retain a significant number of its characteristic features such as vegetation, water features, footpaths, bridges, buildings, furnishings, or recreational facilities in order to convey its historic setting. Properties that displayed numerous or substantial physical changes have diminished historic integrity and appeared not to meet HPC Landmark designation or National Register Criteria. As such, these properties were not documented.



*Loring Park (HE-MPC-7351) is an example of several landscapes in the survey area. Other landscapes include Elliot Park (HE-MPC-7352) and the Loring Greenway (HE-MPC-7996).*

Digital photographs were used to document properties in compliance with National Park Service digital photography standards (March 2008). Mead & Hunt recorded descriptive information on the architecture and location of properties during fieldwork. This information was entered into the *Minneapolis Citywide*

*Survey Database*, which was used to generate a *Minneapolis HPC Inventory Form* for each documented property.

Following field survey, preliminary historic research was conducted on documented properties to identify if individual properties, or patterns of properties, appeared to qualify for HPC Landmark or National Register designation. Preliminary research included obtaining city building permits and historic mapping. These efforts assisted in preparing the recommendations of properties that required further survey and research to determine if they qualify for HPC Landmark or National Register designation. This work also allowed Mead & Hunt to identify historic themes that require further study.

The survey area contains numerous architect-designed residential properties (single- and multiple-family dwellings) that display architectural merit. As such, many individual properties were documented as representative examples of popular contemporary architectural styles and for their association with residential development patterns that were significant in the development of Minneapolis. Intact residential properties that appeared to represent early vernacular dwellings, early patterns of residential development, or that may possess local historical significance were documented if they met survey criteria, generally despite some loss of historic integrity.

Intact groupings of related property types with similar characteristics and historic integrity were identified as potential historic districts or as a historic theme that may require study to understand its significance. Preliminary boundaries were delineated for potential historic districts to guide future survey and research efforts. Surveyed properties within a potential historic district or related to a historic theme that require study were coded to the associated district or theme but were not individually evaluated.

Mead & Hunt documented and evaluated commercial, institutional, and industrial buildings individually and as contributing resources of a potential historic district. Generally, changes to first-floor storefronts on commercial buildings and additions to industrial and institutional properties were found to be common. As such, an altered first-floor storefront or addition to these property types alone did not eliminate a building from meeting survey criteria.

#### **1.4.2. Intensive-level Research**

Upon completion of the reconnaissance survey, Mead & Hunt completed intensive research to assist the City in commencing a designation study of the Lowry Hill East Residential Historic District. The result of the intensive survey and research was compiled into the draft *City of Minneapolis Heritage Preservation Commission Registration Form*, which is presented in Appendix E.

Following National Register guidelines, garages and other secondary structures associated with the residences within the district are not counted as separate resources or described in the draft nomination. They are match the contributing or noncontributing status of their associated residence. As such, they are part of the historic district and changes that affect garages and other secondary structures should be considered upon designation as an HPC Landmark.

**Chapter 1**  
**Historic Resources Inventory Process**

Inventory forms for properties within the historic are available at the City and the SHPO.

## 2. Historic Themes and Bibliography

### 2.1. Historic Contexts and Development of Survey Areas

The City's historic contexts and associated property types are identified in the *Preservation Plan for the City of Minneapolis*. Properties documented in the reconnaissance survey were associated with the following City historic contexts: Business and Industry, Civic, Residential Development, Religion and Social Organizations, and Transportation.

In addition to these broad themes and the associated property types identified in the *Preservation Plan for the City of Minneapolis*, the local contexts *South Minneapolis: An Historic Context* and *The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study* provide specific trends and themes important within the survey area. Together, these contexts serve as the basis for identifying and evaluating documented properties to determine if they qualify as HPC Landmarks or for listing in the National Register. Properties may qualify based on their ability to retain the important physical features that convey its association with a historic context and how well the property represents these features in comparison to similar properties.

A discussion of the City's historic contexts and previous inventories is included in Chapter 1. Section 2.3 of this report provides useful sources on the development and history of the survey area. The development of additional contexts was not part of the reconnaissance survey scope. The primary purpose of a reconnaissance survey is to gather sufficient information on a geographical area. This information then allows informed decisions to be made concerning the type and location of resources found in the area. In carrying out a reconnaissance survey, the purpose is to characterize the resources in the survey area in relation to established historic contexts and then make recommendations for further research and survey work.

### 2.2. Illustrated Discussion of Property Types

This section illustrates the City's historic contexts associated with the primary property types documented in the reconnaissance survey. A brief discussion of each historic context is followed by representative examples of selected properties documented in the survey area. These examples represent inventoried properties, but are not recommended for intensive level research and/or HPC Landmark designation at this time. Rather, they serve to illustrate the property types associated with the following historic contexts within the survey area. Because over 400 properties were being surveyed, this report only provides photographs of representative examples. A complete tabular listing of documented properties is included in Appendix D. An inventory number, assigned by the SHPO, follows each example.

#### *Business and Industry*

The Business and Industry context includes the themes of commerce, services, health care, production, and manufacturing. It encompasses the story of the production and trade of goods and services extending from the early settlement period (e.g. lumber mills, blacksmith shops, liveries) to recent times. The context can include such diverse properties as utility buildings, commercial stores, retail outlets, groceries, and hospitals.



*Strutwear Knitting Company reopens after strike, Minneapolis, 1936.* Photographer: Minneapolis Star Journal. Image available at Minnesota Historical Society (MHS), photograph collection or online at the MHS Visual Archives Database.

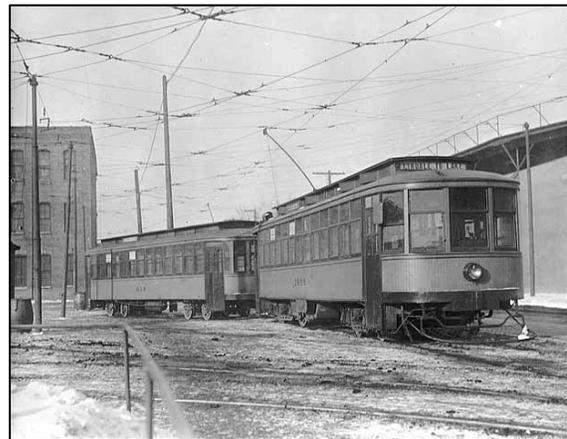
Associated property types within the survey area include commercial stores, hospitals, warehouses, and production and manufacturing factories that produced or provided a variety of products or services. These properties were generally brick commercial vernacular buildings, typically one to three stories in height, and were constructed from the late-nineteenth century through the mid-twentieth century.

Concentrations of commercial stores were located along the major transportation routes within the neighborhoods, including Hennepin Avenue South and Lyndale Avenue South in the Lowry Hill East neighborhood. In addition to concentrations along Nicollet Avenue and Hennepin Avenue South in the Loring Park neighborhood, and along parts of Park Avenue and Portland Avenue in the Elliot Park neighborhood, commercial stores can be found

dispersed within residential areas. Harmon Place, an HPC Landmark commercial historic district, represents an important group of commercial properties centered on Harmon Place and Yale Place, which is in the northwest corner of the Loring Park neighborhood.

The development of business and industry in the Loring Park and Elliot Park neighborhoods resulted from the close proximity to the central business district downtown, the close proximity to the Chicago Milwaukee and St. Paul railway corridor (now the Midtown Greenway), and the need for consumer goods and services for the residents who lived within walking distance.

The addition of streetcars to Hennepin and Nicollet Avenues in the late nineteenth and early twentieth century, along with the automobile's gain in popularity, led to the construction of commercial stores at major intersections. This is evident within the survey area along the transportation corridors that extend along Lyndale, Franklin, and Hennepin Avenues. These corridors developed as important shopping districts that offered numerous goods and services, such as grocery stores, laundries, theatres, liverys, and gasoline stations (in later years).



*Street car and trailer at Nicollet car barns, Thirty-first and Nicollet, Minneapolis, ca. 1923.* Image available at Minnesota Historical Society (MHS), photograph collection or online at the MHS Visual Archives Database.

Similarly, the emergence of the Elliot Park neighborhood was related to its proximity to the industrial and manufacturing activities around the Falls of St. Anthony, as well as businesses in the downtown core. This resulted in concentrations of buildings with first-story commercial stores and upper-story apartments, such as along Chicago Avenue. Elliot Park was also home to several early hospitals, including the Cottage Hospital and Swedish Hospital. As such, the neighborhood developed into one of the leading medical areas in the city.



*Example of commercial store located at 2708 Lyndale Avenue South (HE-MPC-7951) in the Lowry Hill East neighborhood.*



*Example of commercial store located at 800 10th Street South (HE-MPC-7361) in the Elliot Park neighborhood.*



*Donaldson's (currently Professional Litho Art, Inc.) located at 801 13th Avenue South (HE-MPC-7371) in the Elliot Park neighborhood is an example of an industrial building.*



*Hospitals, such as the Nurses Home Asbury Hospital located at 915 15th Street East (HE-MPC-7384) in the Elliot Park neighborhood, are included in the Business and Industry context.*

### *Civic*

Civic properties reflect the activities of government to develop public recreational facilities and public buildings or social institutions. Public recreational facilities include parks and their associated structures, and were developed for the purposes of providing amusement, sport, or a diversion from work or domestic activities. Public buildings or social institutions include libraries, police stations, post offices, armories, bridges, and city utility buildings.

This context includes the parks within the survey area that influenced development in both the Loring Park and Elliot Park neighborhoods. During the 1870s and 1880s, Loring Park (HE-MPC-7351; formerly named Central Park) became the focal point of the Loring Park neighborhood area. Establishment of the park spurred surrounding residential development by prominent families that built substantial high-style homes. An example is the H. Alden Smith House, which is an HPC Landmark and listed in the National Register. Initially, the park hosted limited recreational activities and few amenities as residents primarily strolled along the park's pathways to experience nature and escape cramped urban conditions.



*View of Loring Park showing fountain, Minneapolis, ca.1895. Image available at Minnesota Historical Society (MHS), photograph collection or online at the MHS Visual Archives Database.*

During the early twentieth century through the present, Loring Park became a haven for picnics, sports, and cultural events. The Grand Rounds is considered eligible for listing in the National Register by the SHPO. Loring Park may be considered to be part of the Grand Rounds. Beginning in 2008, the SHPO will be conducting a survey and preparing a National Register Nomination Form for the Grand Rounds. For more information on the National Register eligibility of Loring Park, contact the SHPO.

In 1893 Dr. Joseph Elliot, a local physician, donated farmland to the city. The donation resulted in the establishment of Elliot Park (HE-MPC-7352), which also acts as a neighborhood focal point with numerous properties having a religious or social association, such as churches and parochial schools (see *Religion and Social Organizations* below). Although the Minneapolis Park Board designated Lyndale and Hennepin Avenues as boulevards to be widened and landscaped, these plans were not realized and the Lowry Hill East neighborhood did not include open space until Mueller Park was developed in the latter half of the twentieth century.

The survey area includes the Loring Greenway (HE-MPC-7996), which is an important product of Minneapolis' mid-twentieth century urban renewal associated with the series of post-World War II urban renewal projects that began in the late 1950s and continued into the 1970s in downtown Minneapolis. Together with Peavey Plaza (adjacent to the Loring Greenway, but outside the survey area), the Loring Greenway is a designed landscape constructed in downtown Minneapolis in an effort to connect the system of parks and boulevards known as the Grand Rounds during the 1970s. As such, it reflects important post-World War II recreational development efforts, and community planning and development trends in the city. Constructed in the 1970s, it is an example of the modern style of urban plaza design that emerged during the late 1950s and continued into the 1970s, and represented a new urban park aesthetic. Both properties were designed by noted landscape architect M. Paul Friedberg, FASLA, who has an important association with the development of urban park plaza design and the application of a modern aesthetic to urban parks. The defining features of modern urban park design include the use of concrete to create hard space, water features, and multi-levels with green plantings. Both of these landscapes also have an important association to the original eight-block segment of Nicollet Mall designed by noted landscape architect Lawrence Halprin in the late 1960's.



*The Loring Greenway (HE-MPC-7996), located in the Loring Park neighborhood, is an important example of modern landscape design and is recommended for further survey and research.*

The survey area includes one historic library and one public school. The Walker Branch Library, located at 2901 Hennepin Avenue South, is both an HPC Landmark and listed in the National Register. Jefferson Community School is located in the Lowry Hill East neighborhood. Public schools in Minneapolis, including Jefferson Community School, have been documented in a previous inventory; see *Minneapolis Public Schools Historic Context Study* (Landscape Research 2005). Children in Loring Park and Elliot Park neighborhoods were served by public schools outside the survey area or parochial schools. Parochial schools are included under the context *Religion and Social Organizations*.



*Loring Park (HE-MPC-7351), featuring the Loring Park Pavilion, has long helped to define the character of Loring Park neighborhood.*



*Elliot Park (HE-MPC-7352) serves as an important focal point in the Elliot Park neighborhood.*



*Minneapolis Public Housing building (HE-MPC-7415), located at 1212 9th Street South, in the Elliot Park neighborhood illustrates the construction of public properties by government agencies.*

### *Residential Development/Architecture*

This context encompasses the broad pattern of expansion and development of residential areas in Minneapolis as the city extended beyond its historic core. Residential properties comprise the largest group of documented property types within the survey area. Examples include single-family dwellings, duplexes, row houses, and apartment buildings. Residential properties within the survey area date from the late nineteenth and early twentieth century, with more recent apartment buildings constructed from the 1950s to the present interspersed through the survey area. A description of the major residential architectural styles identified during the survey is presented below.

The Loring Park neighborhood area started as an early agricultural fringe area located south of the historic city core. During the last three decades of the nineteenth century, the area quickly transformed into an

elite residential area for Minneapolis' most socially prominent and wealthy families. Substantial high-style, architect-designed, single-family dwellings lined Loring Park's streets by the turn of the twentieth century. After 1900 the neighborhood also featured numerous luxury apartment buildings, which were developed due to the area's convenient location along streetcar lines. By the 1920s wealthy families began to relocate further from the city center to areas such as Lowry Hill, Kenwood, Lake of Isles, and neighborhoods further south around Lake Calhoun and Lake Harriet. This trend resulted in many of the large, single-family homes in the survey area being converted into multi-family dwellings or demolished for apartments.

Like Loring Park, the streetcar network that extended southward from the city center to its periphery heavily influenced residential development in the Lowry Hill East neighborhood. In this neighborhood, real estate speculators and entrepreneurs platted the area because of its close proximity to the streetcar and commercial corridors. They did this with both middle-class and working-class citizens in mind. As a result, up-scale single-family homes, multi-family dwellings, and apartments, many architect-designed, were constructed and marketed in the popular style of the day, such as Colonial Revival. Period Revival styles were popular during the late nineteenth and early twentieth century, reflecting larger nationwide trends. The most common Period Revival styles found in the survey area include Colonial Revival and Tudor Revival. A small number of buildings with Tudor Revival details were constructed in the far southern portion of the neighborhood.



*"Lake Harriet" line streetcar at Hennepin and Colfax, Minneapolis, ca. 1895. Available at Minnesota Historical Society, photograph collection.*

Similar to the Lowry Hill East neighborhood, the Elliot Park neighborhood developed along the fringe of the downtown core and attracted residential development by businesspersons, professionals, and middle-class workers. Proximity to the industries at the Falls at St. Anthony also attracted numerous Scandinavian immigrants. Substantial high-style, architect-designed, single-family dwellings emerged along 10<sup>th</sup> Street South and Park Avenue. By the early twentieth century, many of these residences were replaced by apartment buildings, which began to dominate the neighborhood's residential landscape during the first half of the twentieth century.

The Lowry Hill East neighborhood includes concentrations of Colonial Revival, single-family dwellings. This style peaked during the 1890s and the first years of the twentieth century. It is characterized within the survey area by hip roof and gable roof forms with full-width porches. These dwellings feature accentuated front entryways, Palladian windows, classical-order columns, and cornices with dentils and modillions. The houses located at 2313 Colfax Avenue South (HE-MPC-7455) and 410 Clifton Avenue (HE-MPC-0554) are examples of the Colonial Revival style.



*Example of a Colonial Revival single-family dwelling located at 2313 Colfax Avenue South (HE-MPC-7455) in the Lowry Hill East neighborhood.*



*Example of a Colonial Revival single-family dwelling located at 410 Clifton Avenue (HE-MPC-0554) in the Loring Park neighborhood.*

Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. Examples of Tudor Revival houses are 431 Clifton Avenue (HE-MPC-0555) and 428 Groveland Avenue (HE-MPC-7928).



*Example of a Tudor Revival style multi-family residence located 431 Clifton Avenue (HE-MPC-0555) in the Loring Park neighborhood.*



*Example of a Tudor Revival style multi-family residence located at 428 Groveland Avenue (HE-MPC-7928) in the Loring Park neighborhood.*

Romanesque Revival residences are characterized by their use of red brick and stone with arched openings and heavy massing. Although Romanesque Revival houses are less common in the survey area, there are several apartment buildings that represent this style. Many are located in the Elliot Park neighborhood within the 9<sup>th</sup> Street Historic District a designated HPC Landmark. Surveyed examples include the Laurel Apartments located at 1502 Laurel Avenue (HE-MPC-0525) and a single-family dwelling at 337 Oak Grove Street (HE-MPC-0565).



*An example of Romanesque Revival style, the Laurel Apartments located at 1502 Laurel Avenue (HE-MPC-0525) in the Loring Park neighborhood.*



*An example of the Romanesque Revival style, single-family dwelling located at 337 Oak Grove Street (HE-MPC-0565) in the Loring Park neighborhood.*

Vernacular forms include properties that were not architect-designed and were constructed by local builders with locally available materials. These properties were constructed in forms such as American Foursquare, side gable, and front gable. Vernacular houses often feature modest architectural details borrowed from high-style architecture and Period Revival styles that were popular during the late nineteenth and early twentieth century. Vernacular forms represent most of the residential properties within the survey area. Examples usually are of wood-frame construction with a symmetrical fenestration pattern and include porches and dormer windows. Several examples are located along the 2500 and 2600 blocks of Bryant Avenue South and at 1605 Elliot Avenue (HE-MPC-7499).



*Example of a vernacular form single-family dwelling with Colonial Revival details located at 2637 Bryant Avenue South (HE-MPC-7438) in the Lowry Hill East neighborhood.*



*Example of vernacular form single-family dwelling with modest Colonial Revival details located at 1605 Elliot Avenue (HE-MPC-7499) in the Elliot Park neighborhood.*

### *Religion and Social Organizations*

The context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches and clergy residences, but may also include parochial schools associated with churches. The churches identified in the survey were typically of brick or stone construction and in the Gothic Revival or Romanesque Revival styles.

Beginning in the 1880s, major congregations, including the Westminster Presbyterian, First Baptist, and Wesley Methodist, organized in the Loring Park neighborhood to serve residents and neighboring communities. These structures created a distinctive ecclesiastical presence within the survey area. Additionally, the upper- and middle-class residents of Loring Park were active in social organizations, some of which, like the Women's Club (an HPC Landmark), built their own structures. Although middle-class residents in the Lowry Hill East neighborhood were churchgoers, no religious properties were present in the Lowry Hill East neighborhood. Religious properties in surrounding neighborhoods served these needs.



*The Woman's Club, 410 Oak Grove, Minneapolis, 1929. Photographer: Norton & Peel. Available at the Minnesota Historical Society, photograph collection.*

The Elliot Park neighborhood contains large concentrations of Swedish religious and social institutions, a result of the sizeable Scandinavian population that resided in the area. Among these early institutions were the Swedenborgian New Jerusalem Church (nonextant), Augustana Lutheran Church (HE-MPC-7405), and Svenska Missions Templet (HE-MPC-7357; now Hope Community Church).

Examples of religious properties recorded in the survey are the Hennepin Avenue United Methodist Church located at 425 Groveland Avenue (HE-MPC-7927), Central Lutheran Church located at 1300 4<sup>th</sup> Avenue South (HE-MPC-7403), and First Covenant Church (formerly Svenska Missions Tabernakle) located at 810 7<sup>th</sup> Street South (HE-MPC-0364).



*Hennepin Avenue United Methodist Church located at 425 Groveland Avenue (HE-MPC-7927) in Loring Park neighborhood.*



*Central Lutheran Church located at 1300 4<sup>th</sup> Avenue South (HE-MPC-7403) in Loring Park.*



*First Covenant Church (formerly Svenska Missions Tabernakle) located at 810 7<sup>th</sup> Street South (HE-MPC-0364) in Elliot Park neighborhood.*



*Basilica of St. Mary School (now known as Frasier Academy/Rayito de Sol Spanish Academy) located at 1601 Laurel Avenue (HE-MPC-7943) in the Loring Park neighborhood.*

### 2.3. Sources for Further Information and Reading List

The previous section provided a brief overview of historic contexts and illustrated the associated property types within the survey area. The sources below provide a detailed discussion of city historic contexts, previous inventories, and published sources on the development and history of the survey area and the city of Minneapolis. These sources are provided for readers wishing to pursue further research or survey, or are interested in learning more of the history and development of the survey area.

Lanegran, David A., J. Borchert, D. Gebhart, and J. Martin. *The Legacy of Minneapolis: Preservation Amid Change*. Minneapolis: Voyager Press, 1983.

Lanegran, David, and Ernest R. Sandeen. *The Lake District of Minneapolis*. Minneapolis: University of Minnesota Press, 1979.

*Lowry Hill East Neighborhood of Minneapolis, Historic Resources Inventory*. Mead & Hunt, Inc., September 2005.

Martin, Judith, and David Lanegran. *Where We Live: The Residential Districts of Minneapolis and St. Paul*. Minneapolis: University of Minnesota Press, 1983.

## Chapter 2 Historic Themes and Bibliography

*Minneapolis Communities: A Bibliography.* A published guide to the resources in the Minneapolis History Collection of the Minneapolis Public Library and Information Center, available at the Minneapolis Public Library History Collection.

*Minneapolis Preservation Plan.* Thomas R. Zahn & Associates, 1990, 1991.

*South Minneapolis: An Historic Context.* Hess, Roise and Company, 2000.

*The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study.* Landscape Research LLC, 2005.

Trimble, Steven C. *In The Shadow of the City: A History of the Loring Park Neighborhood.* Minneapolis: Minneapolis Community College Foundation, 1990.

Additional research on documented properties is available in the *Minneapolis Historic Resources Inventory*, maintained by the City, and the *History/Architecture Inventory* at the SHPO. Appendix B provides contacts for the City and SHPO for assistance and access to these files.

### 3. Inventory Results and Recommendations

#### 3.1. Reconnaissance Survey

##### 3.1.1. Overview of Previous Survey Efforts

Previously identified properties in the survey area were documented and included in the inventory if they met survey criteria outlined in Chapter 1. These properties are included in Appendix D, along with additional properties identified during the reconnaissance survey.

The survey area includes 22 properties that are designated as Landmarks by the HPC or that are listed in the National Register. Table 1 indicates these properties and their status. These properties have already been recognized as significant historic resources by the HPC or the National Register.

**Table 1**  
**Properties Designated as Local Landmarks or**  
**Listed in the National Register of Historic Places**

<b>Property Name</b>	<b>Address</b>	<b>Status</b>
Chicago, Milwaukee and St. Paul Railroad Grade Separation	Parallel to 29th Street between Humboldt and 20th Avenue South	National Register
Architects and Engineers Building	1200 2nd Avenue South	National Register, Local Landmark
Basilica of St. Mary-Catholic	Hennepin Avenue at 16th Street	National Register, Local Landmark
Carpenter, Elbert L., House	314 Clifton Avenue	National Register, Local Landmark
Carpenter, Eugene J., House	300 Clifton Avenue	National Register, Local Landmark
Eitel Hospital	1367 Willow Street	National Register
First Church of Christ Scientist	614-620 E. 15 <sup>th</sup> Street	National Register, Local Landmark
Gluek, John G. and Minnie, House and Carriage House	2447 Bryant Avenue South	National Register, Local Landmark
Hinkle-Murphy House	619 10th Street South	National Register, Local Landmark
Legg, Harry F., House	1601 Park Avenue South	National Register, Local Landmark
Minneapolis Armory	500-530 6th Street South	National Register
Smith, H. Alden, House	1403 Harmon Place	National Register, Local Landmark
Swinford Townhouses and Apartments	1213-1221, 1225 Hawthorne Avenue	National Register, Local Landmark
Wesley Methodist Episcopal Church	101 East Grant Street	National Register, Local Landmark
Westminster Presbyterian Church	83 12th Street South	National Register, Local Landmark

**Table 1**  
**Properties Designated as Local Landmarks or**  
**Listed in the National Register of Historic Places**

<b>Property Name</b>	<b>Address</b>	<b>Status</b>
Walker Branch Library	2901 Hennepin Avenue South	National Register, Local Landmark
Band Box Diner	729 10 <sup>th</sup> Street South	Local Landmark
Madison School	501 15 <sup>th</sup> Street East	Local Landmark
Loring Theater	1407 Nicollet Avenue	Local Landmark
West 15 <sup>th</sup> Street Rowhouses	115-119 15 <sup>th</sup> Street West	Local Landmark
Women's Club of Minneapolis	410 Oak Grove Street	Local Landmark
Charles C. Bovey House	400 Clifton Avenue	Local Landmark

### 3.1.2. Summary of Reconnaissance Survey Results

The inventory includes 442 properties that met survey criteria. Table 2 provides a summary of the reconnaissance survey results according to its city historic context in the *Preservation Plan for the City of Minneapolis*. A complete listing of documented properties is included in Appendix D. Inventory forms for properties are available at the City and the SHPO. Inventory forms include the results of preliminary research and a description of the property, including historic property name (if known), state inventory number, and the primary city historic context.

Preliminary historic research was conducted on documented properties to identify if individual properties, or concentrated patterns of properties, appeared to qualify for HPC Landmark or National Register designation. The result of this effort is included under Section 3.3 of this report, which lists properties that required further survey and research to determine if they qualify for HPC Landmark or National Register designation. This work also assisted Mead & Hunt to identify a number of historic themes that require further study.

**Table 2**  
**Summary of Survey Results - Inventoried Properties Listed**  
**by City of Minneapolis HPC Historic Context**

<b>Context</b>	<b>Number of inventoried properties</b>
Business and Industry	72
City Beautiful/Civic	5
Religion and Social Organization	10
Residential Development	352
Culture, Fine and Applied Arts	2
Transportation	1
<b>Total</b>	<b>442</b>

### 3.2. Summary of Intensive Research and Survey Results - Lowry Hill East Residential Historic District (HPC Landmark only)

Upon completion of the reconnaissance survey, Mead & Hunt recommended that the City commence a designation study of the Lowry Hill East Residential Historic District due to the fact that it qualified for designation as an HPC Landmark. Two studies completed in 2005 identified the Lowry Hill East Residential Historic District as qualifying for HPC Landmark designation. The studies were completed by Landscape Research LLC and Mead & Hunt.

In cooperation with the City, Mead & Hunt commenced intensive survey and research to prepare a draft *City of Minneapolis Heritage Preservation Commission Registration Form* (HPC Registration Form) of the Lowry Hill East Residential Historic District for consideration by the HPC as a Landmark. The neighborhood context, *The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study* (Landscape Research 2005), provided the basis in which to evaluate the property and prepare the draft HPC Registration Form. The draft HPC Registration Form for the Lowry Hill East Residential Historic District is presented in Appendix E.

### 3.3. Recommendations

#### 3.3.1. Individual Properties and Potential Historic Districts

The inventory includes 29 individual properties that are recommended as good candidates for intensive research and survey to determine if they qualify for designation by the HPC as a Landmark or for listing in the National Register. Individual properties are listed according to their primary city historic context and are organized by address. Each listing also includes the historic name (if known), state inventory number, date of construction, original owner and architect (if known), and an image of the property. Additional architectural details and historical information of these properties are included on the *Minneapolis HPC Inventory Form* for each property available at the City and SHPO.

#### Historic Context: Business and Industry

These properties are recommended as potential candidates for local designation under *Criterion 1: History* and/or *Criterion 4: Architecture/Engineering/Construction* and/or National Register listing under *Criterion A: History* and/or *Criterion C: Architecture*:

##### *Strutwear Building*

1010 7<sup>th</sup> Street South, (HE-MPC-7404)

Construction date: c. 1935

Architectural style: Art Deco

Architect: Unknown/unable to locate permit



*Donaldson's Building*

807 13<sup>th</sup> Avenue, (HE-MPC-7371)

Construction date: c. 1915  
Architectural style: Prairie  
Architect: Unknown/unable to locate permit



*Peterson Florist and Greenhouse*

2755 Emerson Avenue South, (HE-MPC-5840)

Construction date: 1949  
Architectural style: Modern  
Architect: Magney, Tusler, and Setter



*Enger Building*

640 Grant Street, (HE-MPC-7920)

Construction date: 1932  
Architectural style: Renaissance Revival  
Architect: Martin Lindquist



*Emilie Bissonette Building*

2813 Hennepin Avenue, (HE-MPC-5857)

Construction date: 1949  
Architectural style: Modern  
Architect: Magney and Tusler



*Star Laundry Company Building*

2744 Lyndale Avenue South, (HE-MPC-5870)

Construction date: 1922  
Architectural style: Neoclassical/Classical Revival  
Architect/Builder: Farnham Construction Company



*Aeon Building*

1625 Park Avenue, (HE-MPC-7975)

Construction date: 1962  
Architectural style: Modern  
Architect: R.W. Johnson



**Historic Context: Culture, Fine, and Applied Arts**

This property is recommended as a potential candidate for local designation under *Criterion 1: History* and/or *Criterion 4: Architecture/Engineering/Construction* and/or National Register listing under *Criterion C: Architecture*:

*Former Theatre Building*

2934 Lyndale Avenue South, (HE-MPC-6453)

Construction date: 1914  
Architectural style: Eclectic  
Architect: A.L. Garbough



**Historic Context: Civic**

These properties are recommended as potential candidates for local designation under *Criterion 1: History* and/or *Criterion 4: Architecture/Engineering/Construction* and/or National Register listing under *Criterion A: Community Planning and Development* and/or *Criterion C: Architecture*:

*Fifth Precinct Minneapolis Police Station*

2917 Bryant Avenue South, (HE-MPC-6052)

Construction date: 1921  
Architectural style: Neoclassical/Classical Revival  
Architect: Bertrand and Chamberlin



*Loring Greenway (see Chapter 2 for additional description of this property).*

*Between Nicollet Avenue Mall over LaSalle Avenue to Willow Avenue next to Loring Park*

Construction date: c.1975  
Style: Modern  
Landscape architect: M. Paul Friedberg



These properties are recommended as potential candidates for local designation under *Criterion 4: Architecture/Engineering/Construction* and/or National Register listing under *Criterion C: Architecture*. The apartment buildings listed under this context are recommended as potential candidates for Landmark and/or National Register designation as representative property types.

Building permit research indicated that numerous properties were constructed and owned by the same individual in the Lowry Hill East neighborhood. Many of these individuals were architects and/or builder-contractors that built in this neighborhood on speculation. As such, several dwellings in this neighborhood have the same historic name.

*L.L. Dodge House*

2000 Aldrich Avenue South, (HE-MPC-6001)

Construction date: 1901  
Architectural style: Colonial Revival  
Architect: Henry Ingham



*C.A. Carlson House*

2200 Aldrich Avenue South, (HE-MPC-5777)

Construction date: 1898  
Architectural style: Victorian  
Architect: Harry Wild Jones



*House*

2658 Aldrich Avenue South, (HE-MPC-6003)

Construction date: 1884  
Architectural style: Colonial Revival  
Architect: Unknown/unable to locate permit



*D.F. Clark House*

2110 Bryant Avenue South, (HE-MPC-5813)

Construction date: 1901  
Architectural style: Colonial Revival  
Architect: Unknown/not listed on permit



*T.P. Healy House*

2323 Bryant Avenue South, (HE-MPC-5876)

Construction date: 1894

Architectural style: Colonial Revival

Architect/Contractor: T.P. Healy



*Henry Ingham House*

2417 Colfax Avenue South, (HE-MPC-5831)

Construction date: 1900

Architectural style: Colonial Revival

Architect: Unknown/not listed on permit



*J.V. Gedney House*

2420 Colfax Avenue South, (HE-MPC-5827)

Construction date: 1898

Architectural style: Colonial Revival

Architect: William Kenyon



*T.P. Healy House*

2424 Colfax Avenue, (HE-MPC-5829)

Construction date: 1894

Architectural style: Colonial Revival

Architect: T.P. Healy



*C.H. Dean House*

2616 Colfax Avenue South, (HE-MPC-5824)

Construction date: 1898

Architectural style: Queen Anne

Architect: Fred Anderson



*C.F. Osborne House*

2416 Dupont Avenue South, (HE-MPC-5837)

Construction date: 1905  
Architectural style: Colonial Revival  
Architect: L.A. Lamoreaux



*Wadsworth Buildings*

2417-21 Emerson Avenue South, (HE-MPC-5844)

Construction date: 1905  
Architectural style: Eclectic/Other  
Architect: H.H. and F.H. Wadsworth



*Hugh McElroy Building*

2500 Emerson Avenue South, (HE-MPC-5842)

Construction date: 1922  
Architectural style: Eclectic/Other  
Architect: Perry Crosier



*Emma L. Goetzenberger House*

2621 Emerson Avenue South, (HE-MPC-6165)

Construction date: 1910  
Architectural style: Prairie  
Architect: Unknown/not listed on permit



*Lorraine Court*

2633 Girard Avenue South, (HE-MPC-6220)

Construction date: 1922  
Architectural style: Renaissance Revival  
Architect: Alexander Rose



*Apartment Building*

510 Groveland, (HE-MPC-0558)

Construction date: 1927  
Architectural style: Renaissance Revival  
Architect: Larson and Maclaren



*Mount Royal Apartments*

2641 Hennepin Avenue, (HE-MPC-5856)

Construction date: 1906  
Architectural style: Neoclassical/Classical Revival  
Architect: D. Frasier



*Maryland Hotel*

1346 LaSalle Avenue, (HE-MPC-7935)

Construction date: 1907  
Architectural style: Renaissance Revival  
Architect: L.A. Lamoreaux



*Daniel Kreklan Building*

2400 Lyndale Avenue South, (HE-MPC-5865)

Construction date: 1908  
Architectural style: Neoclassical/Classical Revival  
Architect: F.D. Orff



*House*

1507 Spruce Place, (HE-MPC-7997)

Construction date: c.1860  
Architectural style: Vernacular  
Architect: Unknown/not listed on permit



### 3.4. Future Survey and Research Topics

The inventory includes two concentrations of properties that are recommended for further intensive research and survey to determine if they qualify for designation by the HPC as a Landmark or for listing in the National Register. Mead & Hunt delineated preliminary boundaries in the maps in Appendix C to guide future intensive survey and research efforts. Four historic themes were identified that require further intensive research and survey to understand their significance and associated property types. Historic themes are not included on the maps in Appendix C.

Surveyed properties that comprised concentrated patterns of properties were labeled as possible historic districts or historic themes following the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*. Individual properties documented within these concentrations were coded to the corresponding possible historic district in the inventory and database and were not individually evaluated because further study is required.

Each concentration of properties and themes includes a discussion along with the associated HPC designation criteria and National Register Criteria for which it may qualify for designation.

*Post-WWII Urban Renewal Public Housing Concentration*  
1212 8<sup>th</sup> Street South, (HE-MPC-7415)

Construction date: 1962  
Architectural style: No Style/Utilitarian/Other  
Architect: Unknown/unable to locate permit  
HPC: Criterion 1: Social History  
National Register: Criterion A: Social History/Government



Public housing has existed in Minneapolis since the 1930s. The first public housing development was the Sumner Field homes on the near north side in the late 1930s. In 1947 Minneapolis Mayor Hubert Humphrey and the City Council created the Minneapolis Housing and Redevelopment Authority, which was responsible for operating public housing. The two resources located at 1212 8<sup>th</sup> Street South (HE-MPC-7415) may have an important association with the trend in the development of public housing in Minneapolis. As such, this may represent a theme and/or pattern of resources associated with an important city historic context related to social history and/or government. However, further intensive survey and research is needed to determine the extent of properties that may comprise this theme and to compare these properties to similar property types in the city.

*Loring Park Architectural Theme*

*Clifton Avenue and Oak Grove Street*

HPC: Criterion 4: Architecture

National Register: Criterion C: Architecture

The southwest corner of the Loring Park neighborhood contains numerous large Collegiate Gothic and Tudor Revival residential properties. These properties are in close proximity to properties associated with the City historic context *Religious and Social Organization*, which may have influenced their development. As such, this may represent a theme and/or pattern of resources associated with an important city historic context; however, further intensive survey and research is needed to determine the extent of properties that may comprise this theme and to compare these properties to similar property types in the city.



*Elliot Park Health Care/Religious Social Services Theme*

*Properties adjacent to Elliot Park*

HPC: Criterion 1: History, Criterion 4: Architecture

National Register: Criterion A: History, Criterion C: Architecture

In 1893 Dr. Joseph Elliot, a local physician, donated farmland to the city. The donation resulted in the establishment of Elliot Park. Several early hospitals, most associated with Swedish religious organizations, developed in close proximity to the park. The result was the development of one of the leading medical areas in the city. As such, this may represent a theme and/or pattern of resources associated with an important city historic context; however, further intensive survey and research is needed to determine the extent of these properties that may comprise this theme and to compare these properties to similar property types in the city.



*Loring Park Apartment District and the Franklin/Hennepin Avenue Apartment District Concentrations*

HPC: Criterion 1: History, Criterion 4: Architecture

National Register: Criterion A: Community Planning and Development, Criterion C: Architecture



The area surrounding Franklin Avenue West and Hennepin Avenue South in the Lowry Hill East neighborhood, and the area in the Loring Park neighborhood centered on Oak Grove Street, Spruce Place, and 15<sup>th</sup> Street West, contains concentrations of large, intact, multi-unit dwellings. Most of these multi-story brick buildings have U-shaped or irregular plans and exhibit early twentieth century Period Revival architectural details. This collection of early twentieth century apartment buildings developed due to the proximity of the streetcar lines along Hennepin, Franklin, and Lyndale Avenues. *Street Railways 1873-1954*, a city historic context, represents a significant theme in the growth and development of the city. Streetcar lines fostered not only residential development but also commercial growth.

The boundaries of the Franklin/Hennepin Avenue Apartment District may extend beyond the Lowry Hill East neighborhood to the east and west to include additional apartment buildings in areas outside the survey area (see *Historic Resources Inventory of Portions of Calhoun-Isles Area* [Mead & Hunt July 2006]). These concentrations of apartment buildings within the study area are recommended for further intensive survey and research to delineate the boundaries of a possible historic district.



#### *Multi-Unit Dwelling Theme*

A number of apartment buildings—many architect-designed—within the survey area may qualify for HPC Landmark designation under *Criterion 4: Architecture /Construction* or for designation in the National Register under *Criterion C: Architecture*. While not comprising a historic district, several apartment buildings within the neighborhood displayed distinctive architectural details. A citywide survey that is based on both past surveys and a historic context could develop a building typology based on building materials, form, style, and settlement patterns in the city and identify criteria for designation.

#### *Early Worker Housing Theme*

Lowry Hill East contains several examples of early (late nineteenth century) residential property types, such as worker cottages, in the south and east near the railroad grade separation and Lyndale Avenue South. Constructed in the late nineteenth century, many early vernacular dwellings across the city have lost historic integrity. In this area, however, several remain intact with minor alterations, such as 2756 Aldrich Avenue South and 2741 Bryant Avenue South. A citywide survey that is based on both past surveys and a historic context could develop a building typology based on building materials, form, style, and settlement patterns in the city and identify criteria for designation.



### **3.5 Conclusions**

The City should complete the reconnaissance survey of remaining neighborhoods in the University, Longfellow, Nokomis, Phillips, and Powderhorn areas. The City should also complete intensive survey and research on properties dispersed citywide and develop a programmatic approach to the identification and evaluation of these resources. This could be accomplished through the preparation of a *Multiple Property Documentation Form*. This effort would allow the City to identify, compare, and evaluate common property types and develop registration requirements for HPC Landmark and National Register designation. The result would assist the City in efficient planning and consistent review of these property types.

This inventory provides additional data for the City and the three neighborhood associations to consider in planning and land use decisions and continuing to fund intensive studies on properties and themes important to the neighborhood. All three neighborhoods and the City should consider these results in planning and land use decisions that affect historic-age properties. Examples may include publications to illustrate historically acceptable changes to important historic-age resources or ways to preserve sight lines and view sheds to the significant community spaces such as Loring Park and the Loring Greenway.

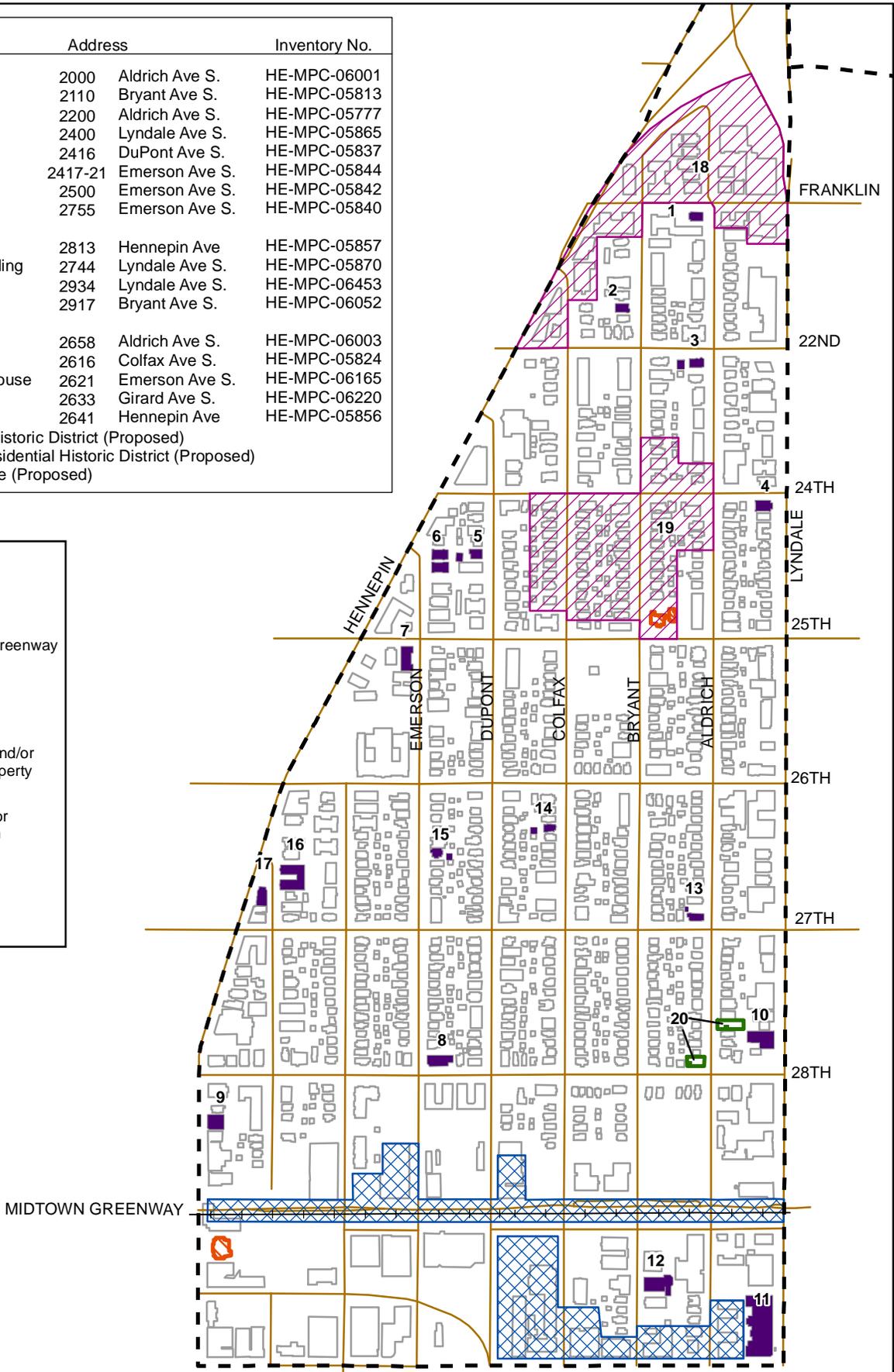
Interested individuals may contact the City and the SHPO for further information on historic preservation. The properties identified in this inventory retain good historic integrity and illustrate historic contexts within the survey area. As such, the result of this reconnaissance survey serves to characterize the types and location of historic-age resources, important themes, and needs for further study. Further survey and research may reveal additional properties within the survey area not visible from the public right-of-way or that are associated with important trends and city historic contexts that were not apparent during the reconnaissance survey. As such, these results represent the first step in an ongoing survey and inventory process, and should be supplemented with public education about the many historic-age resources in the survey area.

**Appendix A. Maps of Survey Area and Properties Recommended  
for Further Study**

No.	Name	Address	Inventory No.
1	Dodge, L. L., House	2000 Aldrich Ave S.	HE-MPC-06001
2	Clark, D. F., House	2110 Bryant Ave S.	HE-MPC-05813
3	Carlson, C. A., House	2200 Aldrich Ave S.	HE-MPC-05777
4	Kreklan, Daniel, Building	2400 Lyndale Ave S.	HE-MPC-05865
5	Osborne, C. F., House	2416 DuPont Ave S.	HE-MPC-05837
6	Wadsworth Buildings	2417-21 Emerson Ave S.	HE-MPC-05844
7	McElroy, Hugh, Building	2500 Emerson Ave S.	HE-MPC-05842
8	Peterson Florist and Greenhouse	2755 Emerson Ave S.	HE-MPC-05840
9	Bissonette, Emilie, Building	2813 Hennepin Ave	HE-MPC-05857
10	Star Laundry Company Building	2744 Lyndale Ave S.	HE-MPC-05870
11	Former Theatre Building	2934 Lyndale Ave S.	HE-MPC-06453
12	Fifth Precinct Minneapolis Police Station	2917 Bryant Ave S.	HE-MPC-06052
13	House	2658 Aldrich Ave S.	HE-MPC-06003
14	Dean, C.H., House	2616 Colfax Ave S.	HE-MPC-05824
15	Geotzenberger, Emma L., House	2621 Emerson Ave S.	HE-MPC-06165
16	Lorraine Court	2633 Girard Ave S.	HE-MPC-06220
17	Mount Royal Apartments	2641 Hennepin Ave	HE-MPC-05856
18	Franklin/Hennepin Avenue Historic District (Proposed)		
19	Lowry Hill East Potential Residential Historic District (Proposed)		
20	Early Worker Housing Theme (Proposed)		

**Legend**

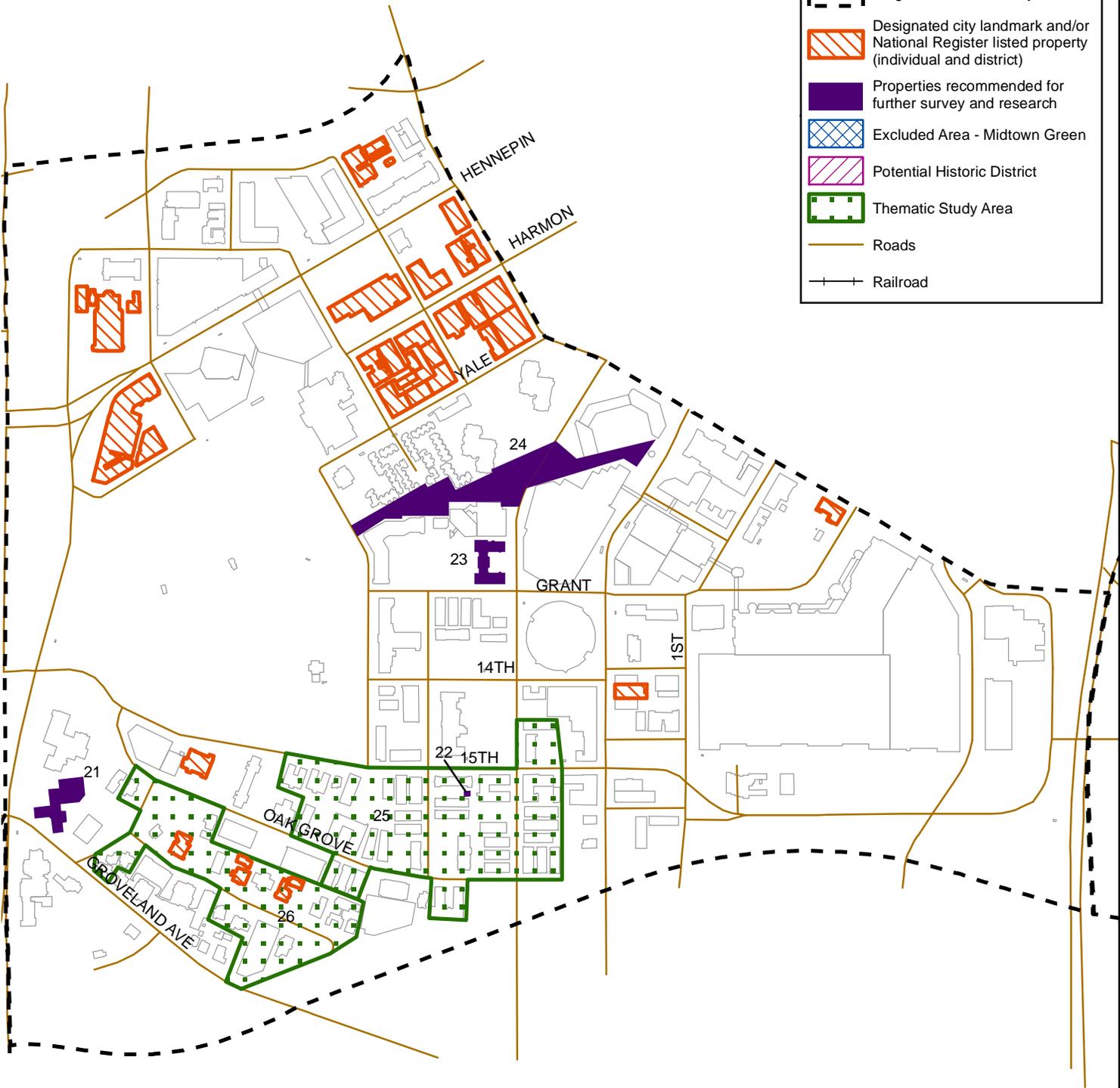
-  Neighborhood Boundary
-  Excluded Area - Midtown Greenway
-  Potential Historic District
-  Thematic Study Area
-  Designated city landmark and/or National Register listed property (individual and district)
-  Properties recommended for further survey and research
-  Roads
-  Railroad



Lowry Hill East Neighborhood  
July 2008

### Legend

-  Neighborhood Boundary
-  Designated city landmark and/or National Register listed property (individual and district)
-  Properties recommended for further survey and research
-  Excluded Area - Midtown Green
-  Potential Historic District
-  Thematic Study Area
-  Roads
-  Railroad



No.	Name	Address	Inventory No.
21	Groveland Place	510 Groveland Ave	HE-MPC-0558
22	House	1507 Spruce Place	HE-MPC-7997
23	Maryland Hotel	1346 LaSalle Ave	HE-MPC-7935
24	Loring Greenway		HE-MPC-7996
25	Loring Park Apartment District (Proposed)		
26	Loring Park Architectural Theme (Proposed)		

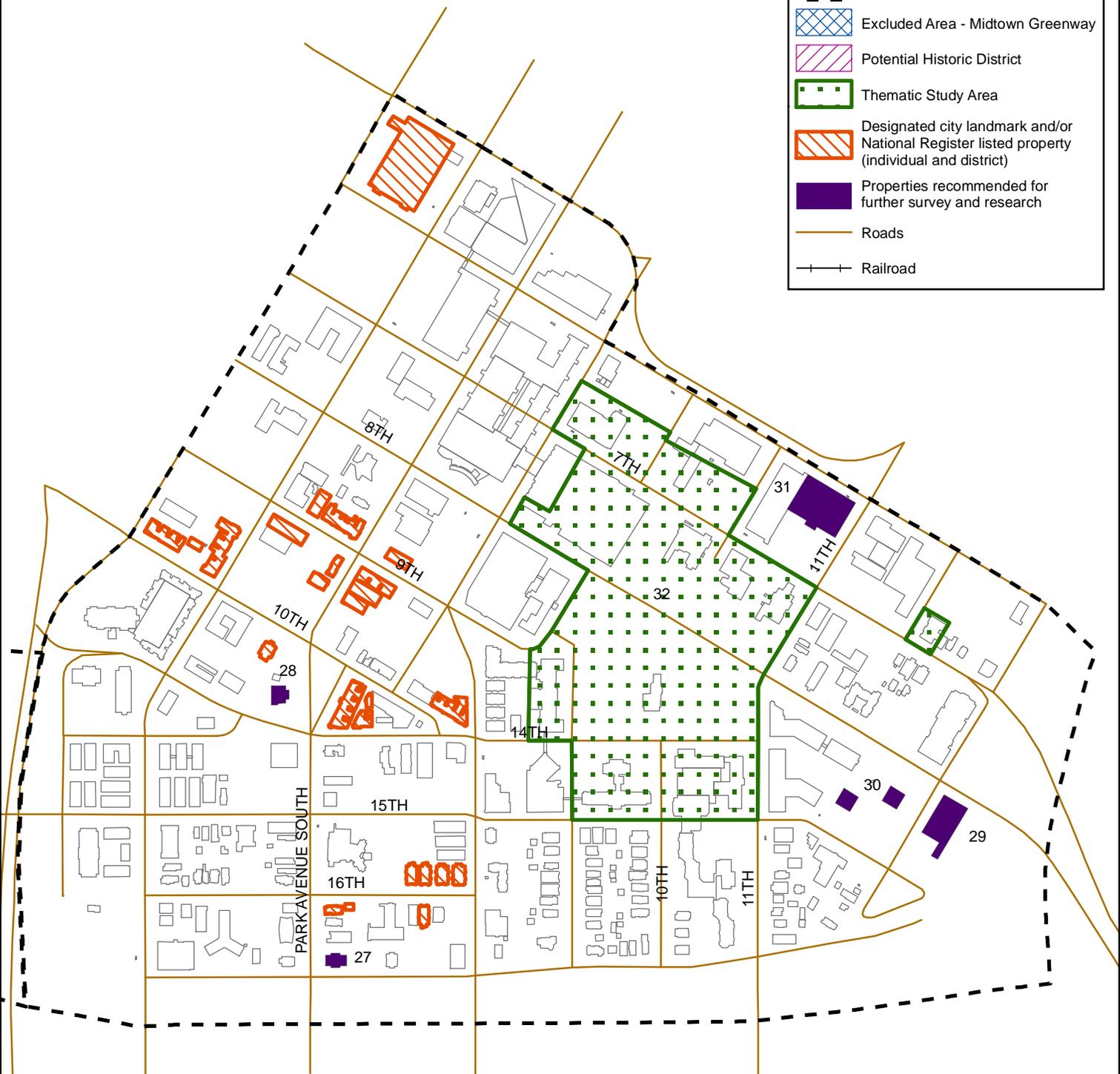


## Loring Park Neighborhood July 2008



### Legend

-  Neighborhood Boundary
-  Excluded Area - Midtown Greenway
-  Potential Historic District
-  Thematic Study Area
-  Designated city landmark and/or National Register listed property (individual and district)
-  Properties recommended for further survey and research
-  Roads
-  Railroad



No.	Name	Address		Inventory No.
27	Aeon/CCHT Building	1625	Park Ave	HE-MPC-7975
28	Enger Building	640	Grant St	HE-MPC-7920
29	Donaldson's Building	807	13th Ave	HE-MPC-7371
30	Post WWII Urban Renewal Public Housing Thematic Study	1212	8th St S.	HE-MPC-7415
31	Strutwear Building	1010	7th St S.	HE-MPC-7404
32	Health Care/Religious Social Services Theme (Proposed)			



## Elliot Park Neighborhood July 2008



**Appendix B. List of City, HPC, and SHPO Contacts**

## List of City, HPC, and SHPO Contacts

### ***City of Minneapolis***

For questions and comments regarding this report, please contact the following individuals with the Community Planning and Economic Development Department, Planning Division, of the City of Minneapolis:

Jack Byers, Planning Supervisor  
City of Minneapolis, Planning Division  
250 South Fourth Street, Room CH-210  
Minneapolis, MN 55415  
(612) 673-2634

### ***Minnesota State Historic Preservation Office***

For additional information on local preservation programs or National Register designation, please contact the following individuals with the Minnesota State Historic Preservation Office:

Mike Koop, Local Preservation Programs  
State Historic Preservation Office  
Minnesota Historical Society  
345 Kellogg Boulevard West  
St. Paul, MN 55102  
(651) 259-3452

Susan Roth, National Register Historian  
State Historic Preservation Office  
Minnesota Historical Society  
345 Kellogg Boulevard West  
St. Paul, MN 55102  
(651) 259-3451

Additional information and guidance on applying the National Register of Historic Places Criteria for Evaluation can be found at the National Park Service website: <http://www.nps.gov/nr/listing.htm>.

**Appendix C. Survey Methods and Research Design**

# Minneapolis Historic Resources Inventory

## Survey Methodology and Research Design

### February 2008

#### Objectives

The objective of the historic resources inventory is to identify and document architectural, historical, and cultural resources and identify candidates for Heritage Preservation Commission (HPC) and/or National Register of Historic Places (National Register) designation that require further study. The survey builds upon ongoing efforts by the HPC and the Community Planning and Economic Development Department, Planning Division, of the city of Minneapolis (city), to update and expand the existing *Minneapolis Historic Resources Inventory* to include properties significant for their social, historical, cultural, engineering, economic, ethnic, and political history related to the development of Minneapolis.

#### Survey area

The physical extent of the area to be surveyed is defined as the neighborhoods of Lowry Hill East, Loring Park, and Elliott Park. The city estimates the combined survey area includes approximately 2,204 acres and 2,896 structures greater than 1,000 square feet.

#### Relevant Historic Contexts

The city has broad thematic historic contexts outlined in the *Minneapolis Preservation Plan*. The following historic contexts from the *Minneapolis Preservation Plan* will inform the surveyors of the survey area:

- Residential Development
- Recreation
- Religion
- Social Organizations
- Commerce

Neighborhoods contexts within the survey area include:

- *South Minneapolis: An Historic Context* (2000)
- *The Wedge: Lowry Hill East Neighborhood* (2006)

In addition to these historic contexts, the following primary and secondary sources will inform surveyors of the survey area:

- Published works related to the survey area including *In the Shadow of the City: A History of the Loring Park Neighborhood* (Steven C. Trimble, 1990) and *Legacy of Minneapolis: Preservation Amid Change* (Borchert, Gebhard, Lanegran, and Martin, 1983)
- Existing site files, thematic studies, HPC and National Register designation studies, and compliance reports in the files of the HPC and Minnesota State Historic Preservation Office (SHPO)
- Historic plat maps, city atlases, Sanborn Fire Insurance Maps, and city building permits

- Useful information obtained from public involvement activities

These sources will be reviewed and used to provide a general overview for Loring Park and Elliott Park (a detailed context already exists for the Lowry Hill East neighborhood). The overviews for these neighborhoods will identify important themes, development patterns, associated property types; and will provide a bibliography to guide further research efforts. No further general neighborhood historic contextual work will be developed as part of this project.

### **Property types**

Although parts of neighborhoods were platted as early as 1856, early rail transit routes radiating from the city center made residential real estate development accessible in this area starting in the 1880s, resulting in early residential development south of downtown. Historically, these neighborhoods consisted of large concentrations of middle class workers and the wealthy, which were attracted to the area due its proximity to downtown and park system. The survey area contained prominent residential addresses during this period of city urban development and expansion. Beginning in the early twentieth century, many large residences were converted to multiple-units or replaced with other property types as the city expanded. As a result, the survey area displays layers that attest to the area's ethnic heritage and changing economic conditions. While the area is still characterized by residential development, much of the housing is renter-occupied.

As such, the survey area is characterized by residential properties including a large number of outstanding examples of Period Revival single- and multiple-unit residences, especially in concentrations proximate to parks within the survey area that attest to this history. Many residences were likely architect designed during the late nineteenth and early twentieth century and represent important patterns of residential development and city planning. Many of the larger residences have been converted into multiple-units to accommodate the areas' economic changes during the historic period. The survey area includes many commercial and religious property types and important cultural, institutional, and educational resources. Important landscapes include Loring Park, Franklin Steele Park, and Elliott Park, and smaller landscape components such as retaining walls and brick streets.

### **Field survey**

Mead & Hunt, Inc. (Mead & Hunt) will complete a reconnaissance-level survey of the survey area and intensive-level survey and research on select properties as defined below.

#### *Reconnaissance-level survey*

Architectural historians from Mead & Hunt will drive accessible public streets within the survey area to reassess previously documented properties and to identify new historic properties. Historic properties are generally defined as at least 40 years in age or that appear to possess exceptional significance in accordance with the Secretary of the Interior's *Standards for Archeology and Historic Preservation* and *Standards for Identification and Evaluation*, the MNSHPO *Guidelines for SHPO Architecture/History Projects*, and HPC survey and landmark registration requirements. Surveyed properties must retain sufficient historic integrity and appear to meet HPC registration requirements and/or National Register Criteria for Evaluation for significance or be associated with an identified local historic context. HPC criteria include: (1) Significant Event or Period, (2) Significant Persons or Groups, (3) Distinctive Elements of City Identity, (4) Architecture/Engineering/Construction, (5) Landscape Design/Development

Pattern, (6) Work of a Master, and (7) Information Potential. Surveyed properties will include a preliminary evaluation under the National Register Criteria for Evaluation for an association with an event or trend important in history, a significant individual, or as a representative of outstanding design or construction for them to qualify for listing on the National Register.

Mead & Hunt will complete updated inventory forms for properties previously identified in the *Minneapolis Buildings-Potential National/Local Historic or Architecture Sites List*, HPC site files, and the MNSHPO History/Architecture Inventory files that depict change since they were last documented and newly identified properties.

For documented properties, Mead & Hunt will record the information describing individual property form, materials, style, and digital photographic information in the field to enter into the *Minneapolis Citywide Survey Database* and complete a Minneapolis Historic Resources Inventory Form as outlined above. Mead & Hunt will indicate if the property was previously surveyed by SHPO or the HPC and provide its status and eligibility recommendation in the final report. Mead & Hunt will work with the city to provide information on the location, ownership, property identification number, and Universal Trans Mercator (UTM) coordinates, and other required information in the database.

Mead & Hunt will provide preliminary evaluations of surveyed properties that are associated with identified historic contexts to determine if properties meet HPC designation or National Register criteria. Historical research and evaluation will likely reveal that not all the surveyed properties meet the necessary criteria for HPC and/or National Register designation.

#### *Intensive*

Upon completion of the reconnaissance-level survey, Mead & Hunt will consult with the city to identify properties for intensive-level survey and develop a research design specific to these properties for the purposes of commencing draft HPC landmark designation studies/nomination forms. Intensive-level survey and research will be completed as the schedule and budget allows depending on properties selected for further study and the format of designation studies/nomination forms. Intensive-level survey and research is expected to focus on potential historic districts within the survey area, not individual properties.

The results of the intensive-level survey and research and designation studies will be compiled into draft nomination forms to be included in the final report as a separate section and in HPC and SHPO site files. Final products would conform to the guidelines established by the *Secretary of the Interior's Standards for Identification*, HPC requirements, and *SHPO's Guidelines for Architecture/History Projects in Minnesota* (July 2005).

#### **Public involvement**

Mead & Hunt will participate in three public meetings. The city will provide an overview of the project and introduce Mead & Hunt. Mead & Hunt will discuss the project activities and solicit information from area residents on historic properties and important themes in the survey area. One public meeting will be held in each neighborhood. The city will organize the time, location and distribute notices for each public meeting. The first public meeting will be held at the beginning of the project. The second public meeting

will be held after the majority of the reconnaissance survey work is completed and prior to work on designation studies. The third public meeting will be held at the end of the project to discuss the results.

### **Final Products**

The following final products will be submitted to the city for this project:

- Inventory forms for documented properties (hard copy site forms with digital images)
- Narrative report summarizing historic themes, survey methodology, and results
- Draft nomination forms (format to be determined in consultation with city)
- Database of electronic inventory forms information (MS Access format)
- Maps, GIS data, and digital photographs illustrating the survey area

### **Expected Results**

The survey is expected to identify individual properties and possible historic districts that appear to be good candidates for further research and survey efforts for possible HPC and/or National Register designation. Intensive-level survey and research will be completed on a select number of surveyed properties as budget and schedule allows.

**Appendix D. Listing of Inventoried Properties**

## Appendix D

### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7351	Loring Park	Loring Park neighborhood	Inventoried
HE-MPC-7352	Elliot Park	Elliot Park neighborhood	Inventoried
HE-MPC-7996	Loring Greenway	Between Nicollet Avenue Mall over LaSalle Avenue to Willow Avenue next Loring Park	Inventoried and recommended for intensive research
HE-MPC-7395	Stradford Flats	1408 1ST AVE S	Inventoried
HE-MPC-7396	Apartment Building	1600 1ST AVE S	Inventoried
HE-MPC-7403	Central Lutheran Church	1300 4TH AVE S	Inventoried
HE-MPC-7375	Women's Christian Association	727 5TH AVE S	Inventoried
HE-MPC-7404	Strutwear Knitting Co.	1010 7TH ST S	Inventoried and recommended for intensive research
HE-MPC-7405	Augustana Lutheran Church	1025 7TH ST S	Inventoried and recommended for intensive research
HE-MPC-7406	Apartment Building	1101 7TH ST S	Inventoried
HE-MPC-7407	The Villa	1111 7TH ST S	Inventoried
HE-MPC-7408	Apartment Building	1135 7TH ST S	Inventoried
HE-MPC-7409	House	1208 7TH ST S	Inventoried
HE-MPC-7410	House	1212 7TH ST S	Inventoried
HE-MPC-7411	House	1218 7TH ST S	Inventoried
HE-MPC-7412	The Sexton	521 7TH ST S	Inventoried
HE-MPC-0363	Minn. Auto Body and Fender Works	619 7TH ST S	Inventoried
HE-MPC-0364	Svenska Missions Tabernakle	810 7TH ST S	Inventoried and recommended for intensive research
HE-MPC-7412	St. Barnabus Hospital	906 7TH ST S	Inventoried and recommended for intensive research
HE-MPC-7413	Nurses' Home Swedish Hospital	915 7TH ST S	Inventoried and recommended for intensive research
HE-MPC-0370	House	1100 8TH ST S	Inventoried
HE-MPC-7414	Field Hotel	510 8TH ST S	Inventoried
HE-MPC-0368	Apartment Building	610 8TH ST S	Inventoried
HE-MPC-0369	Swedish Hospital	800 8TH ST S	Inventoried and recommended for intensive research
HE-MPC-7415	Public Housing	1212 9TH ST S	Inventoried and recommended for intensive research
HE-MPC-7416	Best of Times/KL Imports/Maharajas	600 9TH ST S	Inventoried
HE-MPC-7353	Augustana Health Care Center	1425 10TH AVE S	Inventoried and recommended for intensive research
HE-MPC-7354	Apartment Building	1508 10TH AVE S	Inventoried

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

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Inventory No.	Property Name	Address	Status*
HE-MPC-7355	Duplex	1600 10TH AVE S	Inventoried
HE-MPC-7356	Duplex	1604 10TH AVE S	Inventoried
HE-MPC-7357	Svenska Missions Templet	707 10TH AVE S	Inventoried and recommended for intensive research
HE-MPC-7358	Skyscape/E.P. Atelier Building	609 10TH ST S	Inventoried
HE-MPC-7995	Brick alley	700 Block of 10TH ST S	Inventoried
HE-MPC-7359	Commercial Building	711 10TH ST S	Inventoried
HE-MPC-7360	House	716 10TH ST S	Inventoried
HE-MPC-7361	Gittleson, S., Building	800 10TH ST S	Inventoried
HE-MPC-7362	Stadium Place Apartments	1501 11TH AVE S	Inventoried
HE-MPC-7363	Duplex	1509 11TH AVE S	Inventoried
HE-MPC-7364	Apartment Building	1515 11TH AVE S	Inventoried
HE-MPC-7365	House	1517 11TH AVE S	Inventoried
HE-MPC-7366	House	1609 11TH AVE S	Inventoried
HE-MPC-7367	Apartment Building	1615 11TH AVE S	Inventoried
HE-MPC-7368	Baldwin Supply Co.	601 11TH AVE S	Inventoried
HE-MPC-7369	Douglas Corporation	620 12TH AVE S	Inventoried
HE-MPC-7370	The Wells at 7th Street	627 12TH AVE S	Inventoried
HE-MPC-7371	Donaldson's	801 13TH AVE S	Inventoried and recommended for intensive research
HE-MPC-7372	Monten	501 14TH ST E	Inventoried
HE-MPC-7373	Lancaster	507 14TH ST E	Inventoried
HE-MPC-7374	The Elms Apartments	605 14TH ST E	Inventoried
HE-MPC-7376	Troy	737 14TH ST E	Inventoried
HE-MPC-7377	The Kensington	21 14TH ST W	Inventoried
HE-MPC-0538	Cromwell Commons	10 15TH ST E	Inventoried
HE-MPC-7378	Sanborn	500 15TH ST E	Inventoried
HE-MPC-7379	Madison	508 15TH ST E	Inventoried
HE-MPC-7380	The Jameson	606 15TH ST E	Inventoried
HE-MPC-7381	Apartment Building	610 15TH ST E	Inventoried
HE-MPC-7382	Apartment Building	907 15TH ST E	Inventoried
HE-MPC-7383	Apartment Building	911 15TH ST E	Inventoried
HE-MPC-7384	Nurses Home Asbury Hospital	916 15TH ST E	Inventoried and recommended for intensive research
HE-MPC-7385	Sequoia	201 15TH ST W	Inventoried and recommended for intensive research

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7386	Apartment Building	205 15TH ST W	Inventoried and recommended for intensive research
HE-MPC-7387	Apartment Building	209 15TH ST W	Inventoried and recommended for intensive research
HE-MPC-7388	Apartment Building	225 15TH ST W	Inventoried and recommended for intensive research
HE-MPC-0574	Metropolitan Interiors	233 15TH ST W	Inventoried
HE-MPC-7389	Apartment Building	303 15TH ST W	Inventoried and recommended for intensive research
HE-MPC-0575	Apartment Building	315 15TH ST W	Inventoried and recommended for intensive research
HE-MPC-7390	Multiple Dwelling	600 16TH ST E	Inventoried
HE-MPC-7391	House	610 16TH ST E	Inventoried
HE-MPC-7392	Appleton Villa Apartments	615 16TH ST E	Inventoried
HE-MPC-7393	House	616 16TH ST E	Inventoried
HE-MPC-7394	Chevrolet	9 16TH ST E	Inventoried
HE-MPC-0328	Wagner Double House	722 17TH ST E	Inventoried
HE-MPC-5761	House	908 22ND ST W	Inventoried
HE-MPC-6767	Duplex	911 24TH ST W	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7397	House	1105 25TH ST W	Inventoried
HE-MPC-5762	Apartment Building	1110 25TH ST W	Inventoried and recommended for intensive research
HE-MPC-8501	Apartment Building	900 25TH ST W	Inventoried
HE-MPC-5763	Auto Garage	723 26TH ST W	Inventoried
HE-MPC-7398	House	911 26TH ST W	Inventoried
HE-MPC-5764	Carlson, L.P., Building	1325 27TH ST W	Inventoried and recommended for intensive research
HE-MPC-7399	House	1108 28TH ST W	Inventoried
HE-MPC-7400	Apartment Building	1402 28TH ST W	Inventoried
HE-MPC-7401	Apartment Building	1408 28TH ST W	Inventoried
HE-MPC-7402	Kinh Do Restaurant/The Beat Coffeeshouse	1414 28TH ST W	Inventoried
HE-MPC-5784	Eldon Apartments	1926 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-7417	Apartment Building	1937 ALDRICH AVE S	Inventoried
HE-MPC-7418	Apartment Building	1941 ALDRICH AVE S	Inventoried
HE-MPC-6001	Dodge, L.L., House	2000 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-7419	Apartment Building	2003 ALDRICH AVE S	Inventoried
HE-MPC-7420	Condominium	2007 ALDRICH AVE S	Inventoried

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7421	House	2011 ALDRICH AVE S	Inventoried
HE-MPC-5789	Parsons, Henry, House	2015 ALDRICH AVE S	Inventoried
HE-MPC-5783	Parsons, Henry, House	2019 ALDRICH AVE S	Inventoried
HE-MPC-5781	House	2105 ALDRICH AVE S	Inventoried
HE-MPC-5782	House	2107 ALDRICH AVE S	Inventoried
HE-MPC-5780	Richardson, Luther B., House	2111 ALDRICH AVE S	Inventoried
HE-MPC-7422	House	2115 ALDRICH AVE S	Inventoried
HE-MPC-5779	Apartment Building	2120 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-5777	Carlson, C.A., House	2200 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-7423	House	2204 ALDRICH AVE S	Inventoried
HE-MPC-5778	Hilsburg, Mrs. J.A., House	2205 ALDRICH AVE S	Inventoried
HE-MPC-5776	House	2301 ALDRICH AVE S	Inventoried
HE-MPC-5775	Brown, E.L., Duplex	2316 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5774	House	2344 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5773	Dunnell, William B., Building	2400 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5788	Dunnell, William B., House	2406 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8502	The Bronson House	2412 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5772	Grosse, Max H., House	2416 ALDRICH AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5771	Wadsworth, Fred A., House	2417 ALDRICH AVE S	Inventoried
HE-MPC-5770	Rust, E.W., House	2425 ALDRICH AVE S	Inventoried
HE-MPC-7424	Apartment Building	2445 ALDRICH AVE S	Inventoried
HE-MPC-5769	Apartment Building	2520 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-7425	House	2522 ALDRICH AVE S	Inventoried
HE-MPC-7426	Apartment Building	2541 ALDRICH AVE S	Inventoried
HE-MPC-5768	Apartment Building	2544 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-7427	Duplex	2545 ALDRICH AVE S	Inventoried
HE-MPC-5786	Barons, Frank N., House	2621 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-5787	Barons, Frank N., House	2623 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-6002	House	2644 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-6003	House	2658 ALDRICH AVE S	Inventoried and recommended for intensive research

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Inventory No.	Property Name	Address	Status*
HE-MPC-5766	Calder, John S., Duplex	2702 ALDRICH AVE S	Inventoried
HE-MPC-5767	Hawkins, Fred, Duplex	2716 ALDRICH AVE S	Inventoried
HE-MPC-7428	House	2720 ALDRICH AVE S	Inventoried
HE-MPC-5785	Cavanaugh, J.F., House	2756 ALDRICH AVE S	Inventoried and recommended for intensive research
HE-MPC-5765	Carlson LaVine Repair Shop	2831 ALDRICH AVE S	Inventoried
HE-MPC-6041	Aberdeen Court	1935-39 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-6043	Apartment Building	2009 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-7429	Apartment Building	2100 BRYANT AVE S	Inventoried
HE-MPC-5815	Richardson, P.C., House	2105 BRYANT AVE S	Inventoried
HE-MPC-5813	Clark, D.F., House	2110 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-6045	Ougheltors, D., House	2116 BRYANT AVE S	Inventoried
HE-MPC-5814	Richardson, P.C., House	2117 BRYANT AVE S	Inventoried
HE-MPC-7430	House	2123 BRYANT AVE S	Inventoried
HE-MPC-6046	Hayes, George E., House	2201 BRYANT AVE S	Inventoried
HE-MPC-7431	Apartment Building	2212 BRYANT AVE S	Inventoried
HE-MPC-7998	The Rogses House	2309 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7999	The Peppard House	2311 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7432	Brick Flats	2317 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5876	Healy, T.P., House	2323 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-6047	Cook, George H., House	2400 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5802	Healy, T.P., House	2401 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5803	Healy, T.P., House	2405 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5808	Wirth, A.J., House	2408 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5804	Healy, T.P., House	2409 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5809	Scheber, Gottlieb, House	2412 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5805	Fay, Mary W., House	2415 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5810	Halt, Jacob, House	2416 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5806	Young, H. Louise, House	2417 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-5816	Healy, T.P., House	2420 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5807	Stahn, Henry, House	2421 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5817	Godley, John M., House	2424 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5801	Broson, Mary E., House	2425 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5811	Weld, W.C., House	2428 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5795	Marson, W.G., House	2429 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5812	Goetzenberger, Emma, House	2432 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5796	Raine, R.I., House	2433 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5800	Ingils, J.S., House	2436 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5797	Goetzenberger, Emma, House	2439 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5799	Healy, T.P., House	2442 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5798	Ingham, Henry, House	2444 BRYANT AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5791	Apartment Building	2517 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-5793	Melin, Aaron J., Duplex	2521 BRYANT AVE S	Inventoried
HE-MPC-5792	Melin, Aaron J., Duplex	2525 BRYANT AVE S	Inventoried
HE-MPC-7433	House	2533 BRYANT AVE S	Inventoried
HE-MPC-7434	House	2537 BRYANT AVE S	Inventoried
HE-MPC-7435	Apartment Building	2545 BRYANT AVE S	Inventoried
HE-MPC-7436	House	2549 BRYANT AVE S	Inventoried
HE-MPC-5794	Apartment Building	2555 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-7437	House	2618 BRYANT AVE S	Inventoried
HE-MPC-5790	Bruer, Dora, House	2624 BRYANT AVE S	Inventoried
HE-MPC-7438	House	2637 BRYANT AVE S	Inventoried
HE-MPC-5819	Lucas, C.A., House	2649 BRYANT AVE S	Inventoried
HE-MPC-5818	Mayham, Charles S., House	2652 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-7439	House	2653 BRYANT AVE S	Inventoried
HE-MPC-7440	House	2700 BRYANT AVE S	Inventoried
HE-MPC-7441	House	2701 BRYANT AVE S	Inventoried
HE-MPC-7442	House	2705 BRYANT AVE S	Inventoried
HE-MPC-6049	Rowell, Jacob H., Building	2733 BRYANT AVE S	Inventoried

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

## Appendix D

### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-5820	Babcock, E.C., House	2741 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-6050	Richardson, Herbert, House	2745 BRYANT AVE S	Inventoried
HE-MPC-7443	House	2749 BRYANT AVE S	Inventoried
HE-MPC-5821	Oliver, Charles, House	2752 BRYANT AVE S	Inventoried
HE-MPC-7444	House	2757 BRYANT AVE S	Inventoried
HE-MPC-3501	Olson and Searly Sash and Door Company Building	2909 BRYANT AVE S	Inventoried
HE-MPC-6052	Fifth Precinct Minneapolis Police Station	2917 BRYANT AVE S	Inventoried and recommended for intensive research
HE-MPC-7445	Monadnock	900 CENTENNIAL PL	Inventoried
HE-MPC-0419	Chicago Avenue Apartments	1500 CHICAGO AVE	Inventoried
HE-MPC-0419	Chicago Avenue Apartments	1504 CHICAGO AVE	Inventoried
HE-MPC-0419	Brunswick	1508 CHICAGO AVE	Inventoried
HE-MPC-7446	Alex's Auto Sales	1619 CHICAGO AVE	Inventoried
HE-MPC-7447	Catholic Charities	1624 CHICAGO AVE	Inventoried
HE-MPC-7448	The Welles House	228 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-7449	House	236 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-7450	Arthur C. Andrews House	245 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-0550	The Lane House	309 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-0552	The Sikes House	317 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-0554	The Passmore House	410 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-7451	The Keith House	421 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-0555	Nimocks, Chas. A. House	431 CLIFTON AVE	Inventoried and recommended for intensive research
HE-MPC-7452	Episcopal Center	1730 CLIFTON PL	Inventoried
HE-MPC-5834	Glover, Samuel, House	2121 COLFAX AVE S	Inventoried
HE-MPC-6100	Clark, J.S. and A.H. Smith, House	2200 COLFAX AVE S	Inventoried
HE-MPC-7453	House	2204 COLFAX AVE S	Inventoried
HE-MPC-5833	Stong, H., House	2212 COLFAX AVE S	Inventoried
HE-MPC-7454	Apartment Building	2307 COLFAX AVE S	Inventoried
HE-MPC-7455	Lawton, Mrs. Blanche, House	2313 COLFAX AVE S	Inventoried
HE-MPC-7456	Delmar	2315 COLFAX AVE S	Inventoried
HE-MPC-7457	House	2321 COLFAX AVE S	Inventoried

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-5832	Cook, George, House	2400 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7458	Cook, George House	2404 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7459	Barry, M. House	2405 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8507	Healy, T.P. House	2408 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8514	House	2409 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8508	McKay, Fred E. Duplex	2410 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7460	Anderson, Albert House	2415 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8509	The Bradbury House	2416 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5831	Ingham, Henry, House	2417 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5830	Swedback, Erick, House	2419 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5827	Gedney, J.V., House	2420 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5829	Healy, T.P., House	2424 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8515	Duplex	2425 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7461	Jacobs, Benjamin House	2428 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8516	House	2429 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-7462	McNitsch, James, Duplex	2432 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8517	House	2433 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5828	Lennan, Louisa A., House	2437 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8510	Galen-Beede, Abi A. House	2440 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8518	House	2441 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-5826	Johnson, T.E., Building	2446 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8519	House	2447 COLFAX AVE S	Inventoried and within the boundaries of the Lowry Hill East Residential Historic District
HE-MPC-8520	House	2449 COLFAX AVE S	Inventoried
HE-MPC-7463	House	2508 COLFAX AVE S	Inventoried
HE-MPC-7464	House	2512 COLFAX AVE S	Inventoried
HE-MPC-7465	House	2516 COLFAX AVE S	Inventoried
HE-MPC-5825	Parsons, Henry, House	2524 COLFAX AVE S	Inventoried
HE-MPC-7466	House	2541 COLFAX AVE S	Inventoried
HE-MPC-7467	House	2608 COLFAX AVE S	Inventoried

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-5824	Dean, C.H., House	2616 COLFAX AVE S	Inventoried and recommended for intensive research
HE-MPC-7468	House	2620 COLFAX AVE S	Inventoried
HE-MPC-7469	House	2624 COLFAX AVE S	Inventoried
HE-MPC-7470	Duplex	2628 COLFAX AVE S	Inventoried
HE-MPC-7471	House	2632 COLFAX AVE S	Inventoried
HE-MPC-7472	Apartment Building	2639 COLFAX AVE S	Inventoried
HE-MPC-7473	Tulloch, George House	2649 COLFAX AVE S	Inventoried
HE-MPC-7474	House	2701 COLFAX AVE S	Inventoried
HE-MPC-5823	Selden, H.E., House	2707 COLFAX AVE S	Inventoried and recommended for intensive research
HE-MPC-7475	House	2720 COLFAX AVE S	Inventoried
HE-MPC-7476	House	2721 COLFAX AVE S	Inventoried
HE-MPC-7477	House	2725 COLFAX AVE S	Inventoried
HE-MPC-7478	House	2731 COLFAX AVE S	Inventoried
HE-MPC-7479	House	2741 COLFAX AVE S	Inventoried
HE-MPC-5822	Twin City Separator Company	2836 COLFAX AVE S	Inventoried
HE-MPC-6147	Welander Quist Davis Funeral Home	2301 DUPONT AVE S	Inventoried
HE-MPC-5839	Boes, John, Building	2315 DUPONT AVE S	Inventoried and recommended for intensive research
HE-MPC-7480	Apartment Building	2408 DUPONT AVE S	Inventoried
HE-MPC-5837	Osborne, C.F., House	2416 DUPONT AVE S	Inventoried and recommended for intensive research
HE-MPC-7481	House	2428 DUPONT AVE S	Inventoried
HE-MPC-7482	House	2433 DUPONT AVE S	Inventoried
HE-MPC-5838	The Wilton Apartment Building	2434 DUPONT AVE S	Inventoried and recommended for intensive research
HE-MPC-5836	Paul, Frederick W., Building	2516 DUPONT AVE S	Inventoried and recommended for intensive research
HE-MPC-7483	House	2529 DUPONT AVE S	Inventoried
HE-MPC-7484	Apartment Building	2530 DUPONT AVE S	Inventoried
HE-MPC-7485	House	2546 DUPONT AVE S	Inventoried
HE-MPC-7486	House	2550 DUPONT AVE S	Inventoried
HE-MPC-7487	Cook, W.A. House	2600 DUPONT AVE S	Inventoried
HE-MPC-7488	House	2606 DUPONT AVE S	Inventoried
HE-MPC-7489	House	2617 DUPONT AVE S	Inventoried
HE-MPC-7490	House	2628 DUPONT AVE S	Inventoried
HE-MPC-7491	House	2632 DUPONT AVE S	Inventoried

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7492	Apartment Building	2645 DUPONT AVE S	Inventoried
HE-MPC-5874	Gryglia, Frank, House	2701 DUPONT AVE S	Inventoried
HE-MPC-7493	Duplex	2704 DUPONT AVE S	Inventoried
HE-MPC-5835	Schultz, John W., Building	2705 DUPONT AVE S	Inventoried and recommended for intensive research
HE-MPC-7494	House	2708 DUPONT AVE S	Inventoried
HE-MPC-7495	House	2711 DUPONT AVE S	Inventoried
HE-MPC-6150	Parsons, Henry, House	2742 DUPONT AVE S	Inventoried
HE-MPC-7496	Apartment Building	2747 DUPONT AVE S	Inventoried
HE-MPC-7497	Tourtellotte Memorial Home	1401 ELLIOT AVE	Inventoried and recommended for intensive research
HE-MPC-7498	House	1508 ELLIOT AVE	Inventoried
HE-MPC-9968	Apartment Building	1516 ELLIOT AVE	Inventoried
HE-MPC-7499	Duplex	1605 ELLIOT AVE	Inventoried
HE-MPC-0424	B.S. Bull House	1628 ELLIOT AVE	Inventoried
HE-MPC-7500	Asbury Hospital	910 ELLIOT AVE	Inventoried and recommended for intensive research
HE-MPC-9968	Elliot Flats	1520 ELLIOT AVE	Inventoried
HE-MPC-5844	Wadsworth Buildings	2417-21 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-5843	Olson, John D., Building	2429 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-7901	Apartment Building	2437 EMERSON AVE S	Inventoried
HE-MPC-5842	McElroy, Hugh, Building	2500 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-7902	Apartment Building	2513 EMERSON AVE S	Inventoried
HE-MPC-7903	House	2517 EMERSON AVE S	Inventoried
HE-MPC-7904	Apartment Building	2519 EMERSON AVE S	Inventoried
HE-MPC-7905	House	2600 EMERSON AVE S	Inventoried
HE-MPC-7906	Duplex	2605 EMERSON AVE S	Inventoried
HE-MPC-5875	House	2610 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-5841	Ziegler, Herman, Building	2617 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-6165	Goetzenberger, Emma L., House	2621 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-6166	Buell, C.J., House	2648 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-7907	House	2742 EMERSON AVE S	Inventoried
HE-MPC-5840	Peterson Florist and Greenhouse	2755 EMERSON AVE S	Inventoried and recommended for intensive research
HE-MPC-5845	The Vermont Apartments	902 FRANKLIN AVE W	Inventoried and recommended for intensive research

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-5846	Franklin Heights	905 FRANKLIN AVE W	Inventoried and recommended for intensive research
HE-MPC-7908	House	2600 FREMONT AVE S	Inventoried
HE-MPC-5849	Bursh Building	2601 FREMONT AVE S	Inventoried and recommended for intensive research
HE-MPC-5850	Bursh Building	2605 FREMONT AVE S	Inventoried and recommended for intensive research
HE-MPC-5847	Apartment Building	2609 FREMONT AVE S	Inventoried and recommended for intensive research
HE-MPC-5848	Johnson Buildings	2610-20 FREMONT AVE S	Inventoried and recommended for intensive research
HE-MPC-7909	House	2645 FREMONT AVE S	Inventoried
HE-MPC-7910	House	2724 FREMONT AVE S	Inventoried
HE-MPC-7911	House	2729 FREMONT AVE S	Inventoried
HE-MPC-7912	House	2739 FREMONT AVE S	Inventoried
HE-MPC-7913	House	2741 FREMONT AVE S	Inventoried
HE-MPC-3530	Acme Tag and Manufacturing Building	2838 FREMONT AVE S	Inventoried
HE-MPC-5854	Lindbloom, Louis, Building	2621 GIRARD AVE S	Inventoried and recommended for intensive research
HE-MPC-6220	Lorraine Court	2633 GIRARD AVE S	Inventoried and recommended for intensive research
HE-MPC-6221	House	2647 GIRARD AVE S	Inventoried
HE-MPC-5853	The Phoenix	2726 GIRARD AVE S	Inventoried and recommended for intensive research
HE-MPC-5852	The Wilhite	2733 GIRARD AVE S	Inventoried and recommended for intensive research
HE-MPC-5851	Girard	2739 GIRARD AVE S	Inventoried and recommended for intensive research
HE-MPC-7914	House	2815 GIRARD AVE S	Inventoried
HE-MPC-7915	House	2821 GIRARD AVE S	Inventoried
HE-MPC-7916	House	2828 GIRARD AVE S	Inventoried
HE-MPC-7917	House	2832 GIRARD AVE S	Inventoried
HE-MPC-7918	The Hea Group	505 GRANT ST E	Inventoried
HE-MPC-7919	Learning Center for Children	614 GRANT ST E	Inventoried
HE-MPC-7920	Enger	640 GRANT ST E	Inventoried and recommended for intensive research
HE-MPC-7921	Apartment Building	117 GRANT ST W	Inventoried
HE-MPC-7922	Apartment Building	121 GRANT ST W	Inventoried
HE-MPC-7923	Apartment Building	125 GRANT ST W	Inventoried
HE-MPC-7924	The Joyce House	310 GROVELAND AVE	Inventoried
HE-MPC-7925	Knitting Design Inc.	322 GROVELAND AVE	Inventoried
HE-MPC-7926	Ireys, C.G., Building	401 GROVELAND AVE	Inventoried

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7927	Hennepin Avenue Methodist Church	425 GROVELAND AVE	Inventoried
HE-MPC-7928	House	428 GROVELAND AVE	Inventoried
HE-MPC-0558	Loring Hotel	510 GROVELAND AVE	Inventoried and recommended for intensive research
HE-MPC-7929	The Alden Apartments	1205 HAWTHORNE AVE	Inventoried
HE-MPC-7930	Hayward, W.W., Building	1227 HENNEPIN AVE	Inventoried
HE-MPC-5860	Therien, Joseph O., Building	2107 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-5859	Apartment Building	2121 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-7931	House	2441 HENNEPIN AVE	Inventoried
HE-MPC-5855	Hantz, Burt, Building	2609 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-5856	Mount Royal Apartments	2641 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-5858	Bayless, Edna, Building	2715 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-7932	Uncommon Grounds	2809 HENNEPIN AVE	Inventoried
HE-MPC-5857	Bissonette, Emilie, Building	2813 HENNEPIN AVE	Inventoried and recommended for intensive research
HE-MPC-7933	Mysore Café	2819 HENNEPIN AVE	Inventoried
HE-MPC-7934	Homegrown Glass	2825 HENNEPIN AVE	Inventoried
HE-MPC-5861	Commercial building	2945 HENNEPIN AVE	Inventoried
HE-MPC-5862	Mansfield Theater Company Building	1402 LAKE ST W	Inventoried
HE-MPC-7935	The Maryland	1346 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7936	Commodore	1417 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7937	The Pearl	1425 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-0546	Buckingham Hotel	1500 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7938	Apartment Building	1501 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7939	LaSalle Commons	1517 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7940	Apartment Building	1522 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7941	Apartment Building	1524 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-7942	Apartment Building	1525 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-0547	Apartment Building	1530 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-0440	Apartment Building	1536 LASALLE AVE	Inventoried and recommended for intensive research
HE-MPC-0525	Laurel Apartments	1502 LAUREL AVE	Inventoried

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7943	Basilica of St. Mary School	1601 LAUREL AVE	Inventoried
HE-MPC-7944	Commercial Building	2100 LYNDAL AVE S	Inventoried
HE-MPC-7945	Commercial Building	2116 LYNDAL AVE S	Inventoried
HE-MPC-5863	Apartment Building	2312 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-5864	Lusk, D.C., Building	2320 LYNDAL AVE S	Inventoried
HE-MPC-5865	Kreklan, Daniel, Building	2400 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-7946	House	2416 LYNDAL AVE S	Inventoried
HE-MPC-7947	House	2424 LYNDAL AVE S	Inventoried
HE-MPC-7948	House	2436 LYNDAL AVE S	Inventoried
HE-MPC-5866	Fagerstrom, John, Building	2448 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-6448	Brick Tenement	2500 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-6449	Morgan, Dr. Ora B., Animal Hospital	2544 LYNDAL AVE S	Inventoried
HE-MPC-5867	Apartment Building	2624 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-7949	Duplex	2630 LYNDAL AVE S	Inventoried
HE-MPC-5868	Fagerstrom, John, Building	2636 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-7950	Commercial Building	2638 LYNDAL AVE S	Inventoried
HE-MPC-7951	Calhoun Vacuum/La Societe du The Tea Shop	2708 LYNDAL AVE S	Inventoried
HE-MPC-5871	Harwood, A.W., Building	2712 LYNDAL AVE S	Inventoried
HE-MPC-5869	Hygenol Company Building	2736 LYNDAL AVE S	Inventoried
HE-MPC-5870	Star Laundry Company Building	2744 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-5872	Brick Factory and Garage	2800 LYNDAL AVE S	Inventoried
HE-MPC-7952	Minneapolis Bee Line Service	2822 LYNDAL AVE S	Inventoried
HE-MPC-7953	The Egg and I	2828 LYNDAL AVE S	Inventoried
HE-MPC-5107	Herkimer Pub and Brewery	2922 LYNDAL AVE S	Inventoried
HE-MPC-5109	Tatters	2928 LYNDAL AVE S	Inventoried
HE-MPC-6453	Former Theater Building	2934 LYNDAL AVE S	Inventoried and recommended for intensive research
HE-MPC-5873	Commercial Building	2940 LYNDAL AVE S	Inventoried
HE-MPC-0447	Apartment Building	1219 MARQUETTE AVE	Inventoried

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Inventory No.	Property Name	Address	Status*
HE-MPC-7954	14th Street Place	1400 NICOLLET AVE	Inventoried
HE-MPC-7955	Commercial Building	1411 NICOLLET AVE	Inventoried
HE-MPC-7956	International Corner	1424 NICOLLET AVE	Inventoried
HE-MPC-7957	Baker, Morris T., Building	1500 NICOLLET AVE	Inventoried
HE-MPC-7958	Jerusalem's Finest Middle Eastern Foods	1518 NICOLLET AVE	Inventoried
HE-MPC-7959	The Flame	1523 NICOLLET AVE	Inventoried
HE-MPC-0461	The Bronzin Apartments	125 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-0561	The Ladd House Apartment	131 OAK GROVE ST	Inventoried
HE-MPC-7960	Building	14 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7961	Oak Hill Apartment	200 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7962	Building	214 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7963	The McGill Apartments	218 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7964	Condominium	22 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-0562	Young Apartments	227 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-0563	Oak Grove Apartment Hotel	230 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7965	Robert Apartments	233 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7966	Condominium	26 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7967	Secombe Apartments	306 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7968	316 on the Park Apartment	316 OAK GROVE ST	Inventoried
HE-MPC-7969	Building	333 OAK GROVE ST	Inventoried
HE-MPC-0565	The Lund House	337 1/2 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-7970	The D.H. Lyon House	419 OAK GROVE ST	Inventoried and recommended for intensive research
HE-MPC-0569	Ready for Success	425 OAK GROVE ST	Inventoried
HE-MPC-0570	National Life Insurance Company	430 OAK GROVE ST	Inventoried
HE-MPC-0462	Cathedral of St. Mark	515 OAK GROVE ST	Inventoried
HE-MPC-7971	Apartment Building	1401 PARK AVE	Inventoried
HE-MPC-7972	Apartment Building	1500 PARK AVE	Inventoried
HE-MPC-0321	Floyd M. Laraway House	1605 PARK AVE	Inventoried

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### Listing of Inventoried Properties

Inventory No.	Property Name	Address	Status*
HE-MPC-7973	Meshbesher and Spence	1606 PARK AVE	Inventoried
HE-MPC-7974	Legal Rights Center	1611 PARK AVE	Inventoried
HE-MPC-0322	Peter Paulson House	1622 PARK AVE	Inventoried
HE-MPC-7975	Central Community Housing Trust	1625 PARK AVE	Inventoried and recommended for intensive research
HE-MPC-7976	House of Charity	714 PARK AVE	Inventoried
HE-MPC-7977	Mahoney, Dougherty and Mahoney, Attorneys at Law	801 PARK AVE	Inventoried
HE-MPC-0466	House	816 PARK AVE	Inventoried
HE-MPC-7978	The Balmoral	1005 PORTLAND AVE	Inventoried
HE-MPC-7979	Apartment Building	1025 PORTLAND AVE	Inventoried
HE-MPC-7980	Portland	1400 PORTLAND AVE	Inventoried
HE-MPC-7981	Apartment Building	1412 PORTLAND AVE	Inventoried
HE-MPC-7982	Apartment Building	1416 PORTLAND AVE	Inventoried
HE-MPC-7983	Apartment Building	1420 PORTLAND AVE	Inventoried
HE-MPC-7984	Apartment Building	1425 PORTLAND AVE	Inventoried
HE-MPC-7985	Lutheran Bible Institute	1619 PORTLAND AVE	Inventoried
HE-MPC-7986	Apartment Building	1400 SPRUCE PL	Inventoried
HE-MPC-7987	The Park Apartments	1430 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7997	House	1507 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7988	Apartment Building	1511 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7989	Loring Manor	1512 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7990	Apartment Building	1515 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7991	Loring Manor	1518 SPRUCE PL	Inventoried and recommended for intensive research
HE-MPC-7992	Eitel Building	1367 WILLOW ST	Inventoried
HE-MPC-7993	Condominium	1401 WILLOW ST	Inventoried
HE-MPC-0533	Eitel Medical Building	1409 WILLOW ST	Inventoried
HE-MPC-7994	Wellington	1303 YALE PL	Inventoried

\* More information on the status of properties that are recommended for intensive research can be found in either Section 3.3 or 3.4.