

**DESIGNATION STUDY:**

***Viehman Residence***  
***2006 Laurel Avenue West, Minneapolis***



December 13, 2011

## **ACKNOWLEDGEMENTS**

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## Designation Study Purpose and Background

On April 16, 2010, Councilmember Lisa Goodman moved to nominate the subject property at 2006 Laurel Avenue West in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. Councilmember Goodman also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than June 22, 2010. The Council adopted this motion that same day.

On June 22, 2010 CPED recommended that the Heritage Preservation Commission approve the nomination of the subject property as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study. The Heritage Preservation Commission adopted this recommendation.

This report is the designation study as defined in Section 599 of the Minneapolis Code of Ordinances. Included in this report is a description of the potential significance of the property, both individually and within the context of Minneapolis planning and heritage preservation goals. The report is based on a review of resources including historic building permit index cards, newspaper clippings, archival materials of the Minneapolis Collection of the Hennepin County Library, State Historic Preservation Office survey records, and Hennepin County Assessor's records.

<b>BASIC PROPERTY INFORMATION</b>	
Current name	Wiegand Residence
Historic Name	Viehman Residence
Original Owner	Eugene A.L. Arnold
Current Address	2006 Laurel Avenue West
Historic Address	2000 - 2006 Laurel Avenue West
Original Construction Date	1888
Original Contractor	Erick Lund
Original Architect, Master builder, engineer, designer, artist, or craftsmen	None
Historic Use	Single family residence
Current Use	Single family residence
Ward:	7
Neighborhood:	Bryn-Mawr

## **PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY**

This section is intended to give a very specific description of the physical characteristics of the key components of what is under consideration on this property: the buildings, landscape, and other features of the property.

### **Parcel location, shape, and size**

The Viehman Residence at 2006 Laurel Avenue West, is located in the Bryn Mawr neighborhood of western Minneapolis at the northwest corner of Newton Avenue South and Laurel Avenue West (Figures 1 and 2). The residence sits on a flat 10,274 square foot corner lot, with 93.5 feet of frontage along Laurel Avenue West and 145.71 feet of frontage along Newton Avenue South as it curves northwest from its intersection with Laurel. Its location, ornamentation, and size make it an established feature of the neighborhood.

### **Description of building(s) on the property**

This lot possesses only one building: the Viehman residence.

#### **Description of the primary structure**

*Date(s) of construction:* Erick Lund constructed this house in 1888 for an estimated cost of \$6,000.<sup>1</sup>

*Size and massing:* The 2.5 story residence at 2006 Laurel Avenue West is laid out in a massed plan essentially two units deep by three units wide but modified by a variety of horizontal and vertical projections (Figure 3).

*Architectural style:* The residence is designed in the Queen Anne style.

A complex, side-gabled roof clad in composition shingles is punctured by a tall, square, red brick chimney with a clay flue (Figure 4). An octagonal tower with a conical roof extends upward just east of the main entrance. Below the conical roof's narrow eaves and short brackets are a series of fixed and double hung rectangular, arched, and fanlight windows, half of the height of the half story and the full height of the second and first story portions of the tower. Conical-roofed dormers bookend the tower (Figure 5).

Projecting gables extend out of the second story on the northern and southern sides as well as the half story of the eastern and western sides (Figure 6). Half timbering sits atop and between two double hung windows in the southern gable. Shingles cover the top portions of gabled

walls with horizontal siding covering the walls beneath. Recessed arches rise out of eave returns beneath the western and southern gables.

A cross gable with a broken base pediment sits in the middle of an open, first-floor, shed roofed front porch. Square posts extend down from the roof to a shingled knee wall periodically punctured by rectangular-shaped openings atop eyebrow-shaped openings. The rectangular openings on the south (front) side of the home are divided by turned wood spindles.

Narrow horizontal wood siding clads the first and second floor walls of the main building. Coursed wood shingles clad the half story and front porch. Stucco clads the walls of a hipped roof one-story rear addition. A Dish Network TV antenna is attached to the interior (west) side of the building.

*Known original elements that are deteriorated or missing:* The north (rear) side of the home provides the clearest evidence of change. Gabled dormers project out of the roof's northern side. A hexagonal, hipped, windowless projection several feet in height juts out just below a second story window. Four entrances exit onto this side of the property, one into the stucco addition; one into a recessed first floor entrance; and two atop a replaced stairway and into an enclosed second-story stairwell or entryway. A single-story stucco addition and new entry porches at the rear of the property facilitated the conversion of the dwelling to a multi-family residence (Figure 9, 10).

Building Permit records do not indicate that the building's original cladding has been replaced, but do indicate that stucco was added to the building in 1913 and likely again in 1940. An undated photo (Figure 11) in the collections of the Hennepin History Museum indicates that this stucco extended around the first floor of much of the building. It also indicates that the fenestration pattern on the primary façade has changed slightly, to include the conversion of a porthole window in the southwestern gable to a square window; the opening and replacement of the front porch; and the removal of several first floor windows immediately east of the porch. These changes undoubtedly required modifications to the wall cladding surrounding the features to account for differences in window area.

*Changes Made During the Period of Significance (1888-1932):* City of Minneapolis Building Permit records and Sanborn Fire Insurance Maps indicate the following work between 1888 and 1932:

- 1888, 1903 – plumbing work
- 1904 – \$750 worth of “general repairs”
- pre-1912 – rear addition

- 1908, 1915, 1920 – plumbing work
- 1913 – stucco and repairs
- 1914, 1927, 1929 – electrical work
- 1929 – garage repairs and alterations after fire

*Changes Made After the Period of Significance (1933-present):* Since 1933 City of Minneapolis Building Permit records indicate the following work:

- 1936, 1948 – stoker
- 1936, 1949 – electrical work
- 1939, 1954 - plumbing work
- 1940 – plaster
- 1948 – hot water heating installation
- 1952, 1953 – gas range work
- 1954 – first floor framing repairs
- 1996 – Conversion of home to a four unit residence
- 2004 – Demolition of detached garage
- 2006 – Porch replacement, living room insulation installation, replacement of two windows
- 2011 - installation of one freestanding air conditioning unit at the rear of the home, installation of plumbing for second floor bathroom, conversion of home to single family residence

Visual evidence indicates additional work, to include the following:

- replacement of rear porch (Figure 9, 10)
- replacement of windows
- installation of Dish Network TV antenna (Figure 8)
- installation of a rear, stucco-clad addition and stairways (Figure 9)
- extensive interior changes to the design of the residence, to include partitioning for five dwelling units<sup>2</sup>

### **Description of secondary structure(s)**

N/A. A carriage house on the site was demolished sometime after 2004.<sup>3</sup>

### **Description of interior features**

Visual evidence indicates extensive interior alterations clearly not dating back to the building's period of significance. Few primary spaces within the building's interior retain their ability to communicate the building's

historical significance, thus the building's interior is not suitable for designation.

**Description of landscape and landscape features**

Grass, shrubs, and trees comprise the landscaping onsite. The girth of the trees indicates that they most likely do not date back to the period of significance (1888-1932). A concrete walkway extends downward from the front porch steps to the sidewalk. An unpaved driveway extends to the street at the northeastern corner of the lot. None of these elements appear historically significant.

## **PART 2: DISCUSSION OF HISTORIC SIGNIFICANCE**

The subject property is historically significant for its association with the Viehman family and its embodiment of the Queen Anne style.

### **Viehman Family**

The property is primarily significant for its association with the Viehman family, who owned 2006 Laurel Avenue West from 1905 until 1932.<sup>4</sup> The success of the Viehman family extended from commerce to politics to media and includes achievements in Minneapolis' most dominant industry: grain milling. The Viehman family, however, was not the original owner of the building.

Businessman Eugene A.L. Arnold was the original owner of the residence at 2006 Laurel Avenue West when it was built in 1888.<sup>5</sup> Arnold apparently did not live onsite, as the social column of the *Minneapolis Tribune* notes Arnold's wife entertaining at her home at 85 Dell Place in September 1889 shortly after the subject property's construction.<sup>6</sup> By the summer of 1904 lawyer Henry R. Higgins was the owner of the home.<sup>7</sup> The men merited little mention in the *Minneapolis Tribune* beyond very brief ads and social column notes.

George J. Backus and his wife Catherine lived in the home from at least 1896 to 1900.<sup>8</sup> George Backus worked in Minnesota's lumber industry for nearly thirty years, rising from a bill clerk in 1883 to the president of his own company. Unfortunately Backus went bankrupt in 1912 and his significance was eclipsed by his brother, Edward Wellington Backus, who headed lumber, banking, and mining companies in Minnesota.<sup>9</sup> Nevertheless the Backus' were wealthy enough to afford to send Catherine to Paris to study sculpture in 1906, but by this time she was working out of a studio on 9<sup>th</sup> Avenue Southeast.<sup>10</sup>

Far more prominent than the Arnold, Higgins, or Backus families was the Viehman family, who owned 2006 Laurel Avenue West from 1905 until 1932.<sup>11</sup>

George John Viehman headed the Minneapolis-based Viehman Grain Company.<sup>12</sup> He was successful enough to maintain a servant in his home in Hutchinson, initially, and then in Minneapolis at 2006 Laurel Avenue.<sup>13</sup> His son, George Edwin Viehman, served as Secretary and Treasurer of the Viehman Grain Company, managed the Viehman Realty Company, and ran the Viehman Automobile Company, headquartered at 311 South Third Street.<sup>14</sup> He also served in the U.S. Army in France during World

War I.<sup>15</sup> George Edwin Viehman's son, George Edwin Viehman, Jr., was a radio announcer and producer for WCCO radio for many years after serving in the navy during World War II.<sup>16</sup> In 1958, George Jr. managed Al Quie's special election in which Quie won Minnesota's first district congressional seat. This success propelled him to leadership of the state's Republican Party in 1959.<sup>17</sup>

This success was undoubtedly tempered by hardships. George Edwin Viehman's wife, Marie Nellie Osgood, died in 1913, just over four years after their marriage in 1908 and around the same time that the Viehman Auto Company went out of business.<sup>18</sup> In 1919 the Viehman Grain Company's Diamond grain elevator on Central Avenue burned down. The conflagration ignited an explosion of mill gas and twelve nearby fires. More than 15,000 people witnessed one hundred fifty firefighters battle the blaze in subzero temperatures. The Viehman Company lost \$90,000. Nearby businesses lost thousands more.<sup>19</sup> Five years later the patriarch of the family, George John Viehman, died.<sup>20</sup> The Viehman fortune ran out during the early part of the Great Depression.<sup>21</sup> In 1931 the Viehman Grain Company and Viehman Realty Company appear to have gone out of business. That same year creditors initiated foreclosure proceedings on 2006 Laurel Avenue West.<sup>22</sup> George John Viehman's widow, Eliza Ann (nee Chatterton) Viehman, died the following year.<sup>23</sup> Her grandson, George Edwin Viehman, Jr., suffered from a temporary facial paralysis, blurred vision, and a debilitating back condition that left him in a full body brace. Medical treatment improved these conditions, but Viehman's remaining life, however commercially and politically successful, left him unable to jog and suffering from chronic pain that required regular doses of medication.<sup>24</sup> In 1961 George Edwin Viehman, Jr. died of colon cancer at the early age of 39, just over six years before his father.<sup>25</sup>

The Viehmans were not the last family to own 2006 Laurel Avenue West. From 1932 until 1942, the house was owned by two different commercial entities: "The Business Company" and "U.S. Fidelity and Guaranty Company." In 1942 the latter organization sold the home to Marie Brady. In 1949 Brady sold the property to Raymond F. Claesgens and his wife. They owned the property until 1965 when Davis S. Minier and his wife purchased the property. They sold the property to Jon F. Champlin in 1991. The Lavoie family acquired the property in 1992 and sold it to Jon and Jeri Papke in 1999. They, in turn, sold the residence to Kevin J. O'Neill in 2004 and he remained the owner of record until 2011 when the current owner, Jeff Wiegand, purchased the property.<sup>26</sup>

While the home has been owned by at least twelve families since its construction in 1888, the home has also been divided up into as many as

five units at times, guaranteeing that far more families have lived onsite as renters.

### **Queen Anne Style**

The subject property is a 2.5-story house designed in the Queen Anne style. The style is characterized by irregularity of plan and massing; a variety of wall colors and textures, including shingles, horizontal siding, and half-timbering; projecting upper stories; a variety of window forms; and a variety of roof forms though the gable predominates.

The Queen Anne style in the United States is derived from a British architectural movement begun in the late 1860s. Though more accurately derived from Elizabethan architecture, the Queen Anne style became popular in the United States following its use in British buildings constructed for the Philadelphia Centennial Exposition of 1876.

The style represents a backlash against the realities of high Victorian architectural “reality” and a return to a more fanciful version of the past.<sup>27</sup> Yet it was the industrialization, urbanization, and mass production that characterized life in the last quarter of nineteenth century America that made the Queen Anne style possible. Mass produced, ornate woodwork; home designs disseminated by popular architectural style books; and nationwide railroad transportation networks that expedited the delivery of “kit homes” and parts spread the Queen Anne style far and wide.

The residence at 2006 Laurel Avenue West clearly embodies the Queen Anne style. The building’s basic two-by-three massed plan is modified by a variety of horizontal and vertical projections. These projections along with the variety and placement of exterior features such as an offset front porch, dormers, and oriel windows clearly indicate the building’s Queen Anne origins.

Around the turn of the twentieth century, Victorian ideals began to disappear in favor of more down-to-earth values. New styles also reflected a desire for more allegedly American forms. Victorian styles like the Queen Anne were criticized for their association with European architecture.<sup>28</sup> Yet the residence at 2006 Laurel Avenue West still communicates its architectural legacy.

### **PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION**

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or in appropriate alterations.

#### **Designation Criteria**

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The Viehman Residence appears eligible for designation as a landmark under two of the designation criteria (2 and 4). It does not appear significant under criteria 1, 3, 5, 6, and 7.

**Criteria #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.**

The property in question does not appear to be the site of historically significant events. While it did merit mention in the *Minneapolis Tribune* several times before 1923, such mention referred to a short social page note on a 1908 Viehman family wedding and ads listing an apartment for rent.<sup>29</sup>

**Criteria #2: The property is associated with the lives of significant persons or groups.**

The property is significant for its association with the Viehman family, as discussed in part two of this designation study.

**Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.**

The property in question does not appear to be associated with distinctive elements of city or neighborhood identity. The subject property is the site of a residence, which is extremely common in the City of Minneapolis. The neighborhood has seen regular, though not untoward, change over time, as demonstrated by numerous period architectural styles in the few blocks around the property. Queen Anne residences rub elbows with Minimal Traditional, Flat Pack, and vernacular residences and small commercial node buildings. If any style dominates the neighborhood it is Craftsman.

**Criteria #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.**

The residence at 2006 Laurel Avenue West is significant for its embodiment of the Queen Anne style of architecture, as discussed in part two of this designation study.

**Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.**

The subject property does not appear significant under criterion 5. The design of the yards appears mundane. Shrubs, trees, and grass, the major landscape features, are quite common to other residences in Minneapolis.

**Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.**

The property has no architect of record. Erick Lund is listed as the builder of record on the property's building permit index card, though the building permit lists no builder.<sup>30</sup> Lund merited mention in the *Minneapolis Tribune* a number of times between 1867 and 1922. Lund appears to have been a builder with enough capital to pursue his own speculative real estate projects and commission historically significant architects like Harry Wild Jones, Adam Lansing Dorr, and Edward Stebbins.<sup>31</sup> But city directories indicate that Lund was one of several hundred contractors in Minneapolis at the time, and he ran his business out of his residence until the late 1890s. For two or three years he ran his business out of the Lumber Exchange, also headquarters to Jones and other prominent people associated with the building trade.<sup>32</sup> In August 1897 Lund ended his successful business to prospect for gold in the Yukon.<sup>33</sup> While the residence at 2006 Laurel Avenue West is indicative of the quality of Lund's craftsmanship, Lund's opportunistic abandonment of his profession to hunt for gold in Canada challenges the idea that he be considered a master craftsman. Yet he remained in the building trade longer than he remained a prospector. By 1902 Lund had abandoned his quest for gold and returned to Minneapolis. In any event, other extant buildings constructed by Lund, such as the large, four-story brick apartment building at 905-909 Franklin Avenue West (at the corner of Hennepin Avenue) and 337 Oak Grove Street (recently designated as a Landmark), are better remaining examples of Lund's work.<sup>34</sup>

**Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.**

The subject property has not yielded information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office

indicate that no archaeological sites have been identified on the subject property nor have any archaeological surveys have been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory. The subject property is located between Basset Creek and the Devil's Backbone: the ridge that runs on the north edge of the Lowry Hill and Kenwood neighborhoods.<sup>35</sup> These terrain features have created a logical route for east-west traffic between the western portions of the city and St. Anthony Falls. Given these conditions, it is possible that the site might yield information important in prehistory, however, due to the intensive development of this residential lot, the potential for intact, significant, archaeological deposits to be present that are likely to yield information important in prehistory is regarded as low.

Furthermore, the site is more than five hundred feet from both Bassett Creek and the wetland precursor of Bryn Mawr Meadows. As sources of water, food, and transportation, areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archaeological evidence of precontact human habitation. Being further than five hundred feet from either feature, the property at 2006 Laurel Avenue West is far less likely to possess such evidence.<sup>36</sup>

The subject property is not likely to yield information important in history. Building permit records do not indicate the presence of buildings onsite prior to the construction of the present building in 1888 but city records indicate the lot was not connected to the municipal sewer system until 1918.<sup>37</sup> As this was thirty years after the home was built, there is a chance that the lot may contain privy vaults bearing archaeological evidence. Other archaeological sources of information such as sheet refuse (general surface trash scatters that accumulate over time), trash pits, and builder's trenches may still be present on the lot. Generally, this sort of evidence is found in the backyards of residences. The northernmost portion of the rear yard of this property has been impacted by a driveway whose general size and placement appears to be original.<sup>38</sup> The property originally included two lots: 2006 and what is now 2008 Laurel Avenue West. This lot, just to the west of the property, has been heavily impacted by the construction of a new residence in 2007. While the remaining yard does have the potential to reveal data about past uses and inhabitants, a relatively small portion of the yard remains. Buried remains of a carriage house that historically stood at the end of the driveway may reveal additional data, but photos of the carriage house, demolished sometime after 2004, exist in Planning files.<sup>39</sup>

### **Integrity of historic resource**

In addition to being historically significant, the Viehman Residence retains its ability to communicate its historical significance as evident in its retention of six of the seven aspects of integrity.

*Location:* The original Building Permit for this home notes that the building was constructed onsite, indicating that the building maintains integrity of location.<sup>40</sup>

*Design:* Building permit records do not indicate additions or design changes to the residence. Visual evidence indicates a single-story stucco addition and new entry porches at the rear of the property to convert the dwelling to a multi-family residence. An undated photo (Figure 11) in the collections of the Hennepin History Museum indicates that the fenestration pattern on the primary façade has changed slightly, to include the conversion of a porthole window in the southwestern gable to a square window; the opening and replacement of the front porch; and the removal of several first floor windows immediately east of the porch. Despite these changes, the building retains the vast majority of its character defining features. In this Queen Anne style residence, those features consist of a variety of horizontal and vertical projections and features such as an offset front porch, dormers, and oriel windows. For these reasons, the building possesses integrity of design.

*Setting:* The property's integrity of setting remains intact. The home continues to stand in a residential neighborhood surrounded primarily by single family residences, many of which date back to the late nineteenth and early twentieth centuries. Sanborn Fire Insurance maps indicate no noticeable neighborhood roadway reconfigurations since the subject property was constructed.<sup>41</sup>

*Materials:* The building does not retain integrity of materials. Building Permit records do not indicate that the building's original cladding has been replaced, but do indicate that stucco was added to the building in 1913 and likely again in 1940. An undated photo (Figure 11) in the collections of the Hennepin History Museum indicates that this stucco extended around the first floor of much of the building. It also indicates that that the fenestration pattern on the primary façade has changed slightly, to include the conversion of a porthole window in the southwestern gable to a square window; the opening and replacement of the front porch; and the removal of several first floor windows immediately east of the porch. These changes undoubtedly required modifications to the wall cladding surrounding the features to account for differences in window area. Rear entries and porch work highlight the building's conversion to a multi-family residence.

*Workmanship:* The subject property retains the vast majority of elements that indicate the workmanship originally imbued in the building, to include dentiled

eaves, an octagonal tower with a conical roof; decorative window surrounds; and conical-roofed dormers.

*Feeling:* The building's integrity of feeling remains. The subject property continues to serve its original function as a residential property in a residential district whose circulation pattern has not noticeably changed since the building's construction in 1888.<sup>42</sup> In addition, the subject property is a similar design, scale, size, and massing as the neighboring properties to the south. Although the residence's materials have changed somewhat, the property's expression of a particular period of time is still very evident. Its location, ornamentation, and size make it an established feature of the neighborhood.

*Association:* While the residence does not retain its association with the Viehman family, it clearly displays its association with the Queen Anne style of architecture.

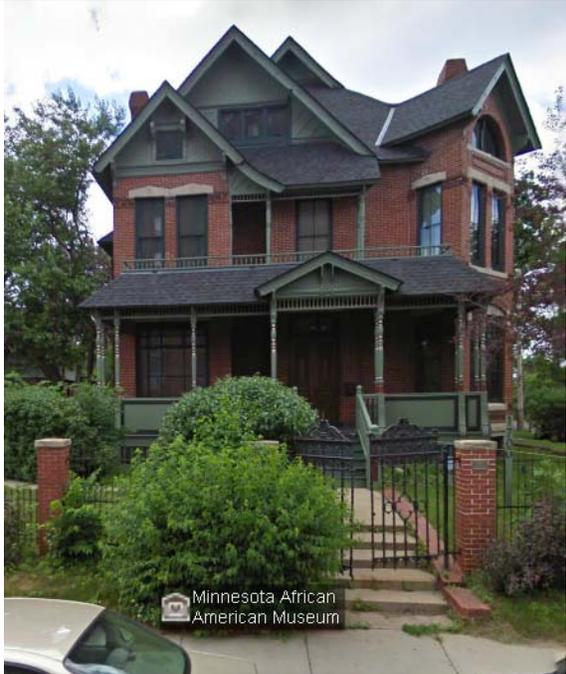
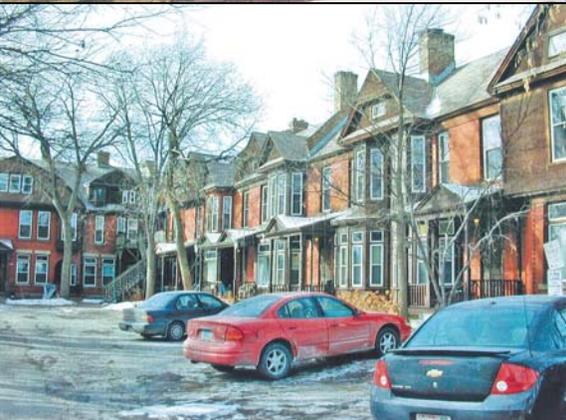
**Interior Integrity:** Visual evidence indicates extensive deterioration and interior alterations clearly not dating back to the building's period of significance. Few primary spaces within the building's interior retain their ability to communicate the building's historical significance thus the building's interior is not suitable for designation.

### **Relationship to the body of locally-designated properties in Minneapolis**

The property clearly embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction: the Queen Anne style of architecture. Yet the City does have numerous other designated buildings that reflect this architectural style. Eight landmarks, one historic district (the Healy Block Historic District), numerous properties within historic districts, and vernacular derivations of the style embodied in landmarks like north Minneapolis' concrete block houses stand as testament to this nationwide style. Indeed, more Minneapolis landmark residences are designed in the Queen Anne style (eight examples) than any other architectural style save Prairie (nine examples), and there is no designated district devoted to the Prairie style in Minneapolis. These Queen Anne style landmarks include the following properties:

<p>Baker-Emerson House</p> <p>2215 Dupont Avenue North</p> <p>Constructed in 1883</p>	
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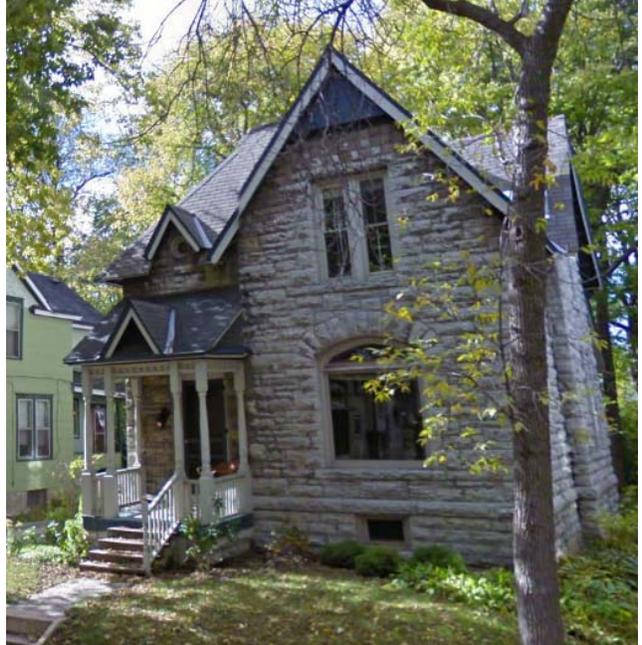
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<p>Coe, Amos B., House 1700 3rd Avenue South Constructed 1884-1886</p>	
<p>Bardwell-Ferrant House 2500 Portland Avenue South (originally 1800 Park Avenue South) Constructed in 1883, modified in 1890</p>	
<p>Florence Court 1022 University Avenue S.E. Constructed in 1886</p>	

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<p>Hafstad, Jacob, House 159 Arthur Avenue S.E. Constructed in 1894</p>	
<p>Legg, Harry, House 1601 Park Avenue South Constructed in 1887</p>	

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<p>Lohmar, John, House</p> <p>1514 Dupont Avenue North</p> <p>Constructed in 1898</p>	
<p>Cattanach, Donald, House</p> <p>1031 13<sup>th</sup> Avenue S.E.</p> <p>Constructed in 1893</p>	

Like all of these homes, the subject property was constructed as a single family residence, though it has since been divided up into as many as five

units. Like all of these landmarks but two, the subject property was constructed in the 1880s.

The residence is unique in the Bryn Mawr neighborhood, however, where there are no designated landmarks or historic districts, Queen Anne style or otherwise.

### **Relationship to the 1990 Minneapolis Preservation Plan**

The proposed designation helps fulfill the goals outlined in the 1990 *Preservation Plan for the City of Minneapolis* by systematically studying a property for its potential for preservation.

### **Comprehensive and Long-Range Planning**

Title 23, Chapter 599.260 of Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The designation of the Viehman Residence meets relevant policies of the Minneapolis Plan for Sustainable Growth.

- Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The Viehman Residence serves as an enduring example of Minneapolis' high-quality, safe, and unique housing: an example that has thrived for over a century.
- Policy 8.1 states "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." By designating 2006 Laurel Avenue West as a landmark, the City will require the preservation of a building significant to the City for its association with a prominent milling family. The building also highlights the use of the Queen Anne style of architecture in Minneapolis' residences.
- Policy 10.7 states, "Maintain and preserve the quality and unique character of the city's existing housing stock." Action item 10.7.1 states, "Rehabilitation of older and historic housing stock should be encouraged over demolition." Designating this Queen Anne home will preserve a unique, established

feature of the neighborhood that reflects the quality and character of the city's housing stock.

*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property will set an example of the value of rehabilitating and maintaining existing single family residences during a time when dilapidated and underused buildings are frequently torn down. It will also serve as a reminder of the neighborhood's history.

*The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:* The 2003 Bryn Mawr Neighborhood Land Use Plan describes the value of older homes such as the subject property. "The mixture of styles and ages of the homes, the parks and other natural amenities in the neighborhood create a diverse and beautiful environment in the neighborhood." The plan also, however, notes the dominance of single-family homes in the plan area, as well as the lack of multi-family housing within the area. The home has served for over a century as a single-family residence and a multi-family residence at different times. The exterior designation facilitates either use.

### **National Register Status**

This property is not currently listed in the National Register of Historic Places (NRHP). The owner is encouraged to pursue such designation in the future

### **State Designation**

This property has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

### **Period of Significance**

The period of significance spans from 1888, when this Queen Anne style building was constructed, to 1932, when the Viehmans moved out.<sup>43</sup>

**PART 4: REGISTRATION AND CLASSIFICATION INFORMATION**

<b>NAME OF PROPERTY</b>	
Historic Name	Viehman Residence
Current Name	Wiegand Residence
Other Names Used	Arnold, Higgins, Backus, Brady, Claesgens, Minier, Champlin, Lavoie, Papke, O'Neill, and Wiegand Residences
<b>LOCATION OF PROPERTY</b>	
Street and Number	2000 - 2006 Laurel Avenue West
Is building located on its original site?	Yes
Date if moved	N/A
<b>OWNERSHIP OF PROPERTY</b>	
Owner's Name	Jeff Wiegand
Owner's Address	2006 Laurel Avenue West Minneapolis, MN 55405
<b>CLASSIFICATION</b>	
Ownership of Property	Private
Category of property	Building
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 0 Structures: 0 Sites: 0 Objects: 0
Listed on the National Register of Historic Places?	No
Date of NRHP listing?	N/A
<b>USE AND FUNCTION</b>	
Historic Use	Single family residence
Current Use	Single family residence

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*Designation Study for Viehman Residence*

<b>DESCRIPTION</b>	
Architectural classification/style	Queen Anne
<u>Materials:</u> <ul style="list-style-type: none"> <li>• Roof</li> <li>• Walls</li>   <li>• Windows</li> </ul>	<ul style="list-style-type: none"> <li>• Composite shingles</li> <li>• Narrow horizontal wood siding, coursed wood shingles, and stucco</li> <li>• Wood frame, primarily</li> </ul>
<b>STATEMENT OF SIGNIFICANCE</b>	
Applicable local designation criteria	599.210(2)(4)
Related local context (s)	Architecture  Business and Industry (Commerce, 1848-1991)
Significant dates	1888, 1905-1932
Period (s) of significance	1888 to 1932
Cultural affiliation	N/A
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	N/A
<b>MAJOR BIBLIOGRAPHIC REFERENCES</b>	
	See Sources on page 39
<b>GEOGRAPHICAL DATA</b>	
Size of parcel	10,274 square feet
PIN number	2802924220171
Legal Description	To be written upon designation by City Council.

## PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

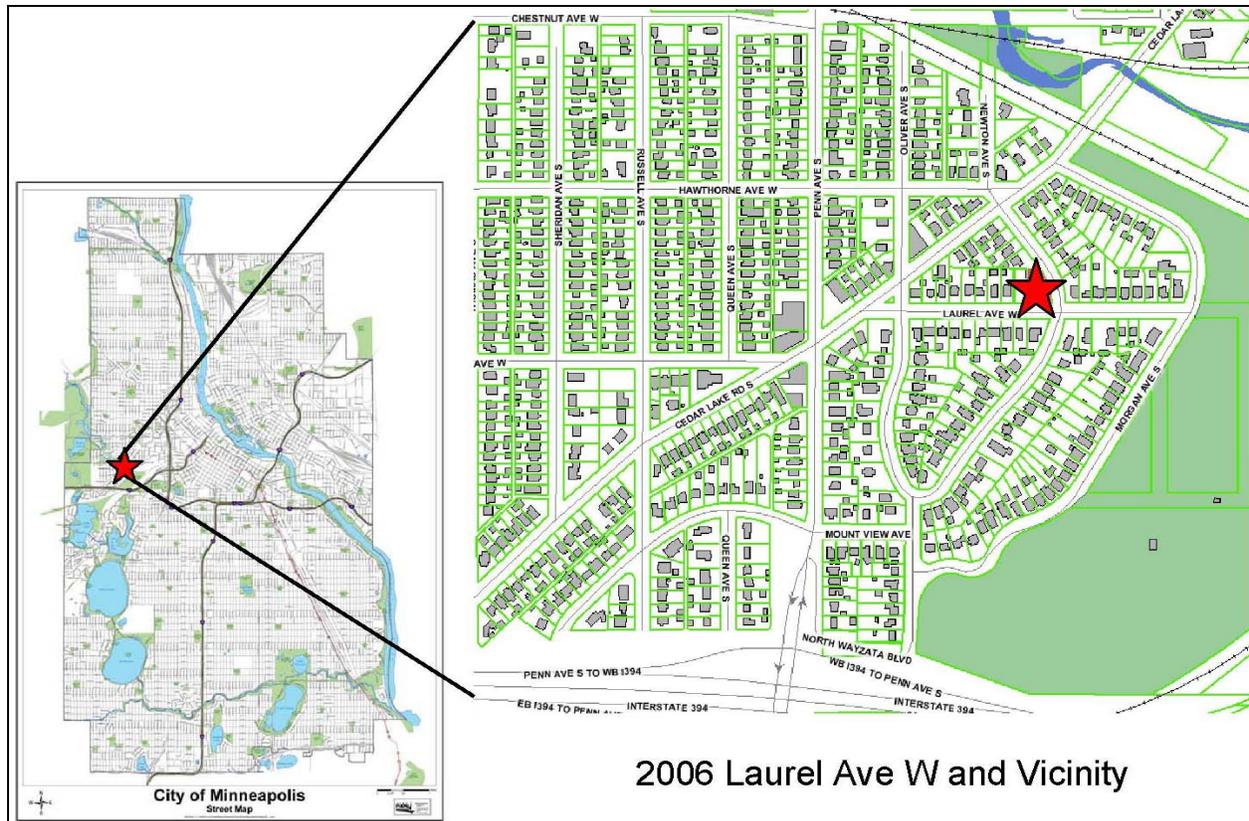


Figure 1. 206 Laurel Avenue West and vicinity, looking north, source: Minneatlas



Figure 2. 2006 Laurel Avenue West and vicinity, looking north, source: Bing.com



Figure 3. 2006 Laurel Avenue West, south (front) elevation, 2010, source: CPED files

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Figure 4. 2006 Laurel Avenue West, aerial oblique view looking west from high above Newton Avenue South, 2010, source: CPED files



Figure 5. 2006 Laurel Avenue West, front tower and dormers, looking north, 2010, source: CPED files



Figure 6. 2006 Laurel Avenue West, east elevation half story details, 2010 source: CPED files



Figure 7. 2006 Laurel Avenue West, east (corner side) elevation, 2010 source: CPED files



Figure 8. 2006 Laurel Avenue West, west (interior side) elevation, 2010 source: CPED files



Figure 9. 2006 Laurel Avenue West, north (rear) elevation, 2010 source: CPED files



Figure 10. 2006 Laurel Avenue West, north (rear) elevation changes, 2010 source: CPED files

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Figure 11. 2006 Laurel Avenue West, south (front) and east (corner side) elevations, date unknown, source: photo submitted by Rick Carter from Hennepin History Museum Files

## END NOTES

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<sup>1</sup> City of Minneapolis Building Permit #B16442, 2006 Laurel Avenue West.

<sup>2</sup> O-428, Nonconforming Use Certificate Application, 2006 Laurel Avenue West, 24 May 1995, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

<sup>3</sup> BZZ-1567, Setback Variances, 2006 Laurel Avenue West, 11 February 2004, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

<sup>4</sup> *Minneapolis City Directory*, 1904-1933; "Twelfth Census of the United States, Schedule No. 1-Population, State of Minnesota, McLeod County, Village of Hutchinson (East Half), Supervisors District No. 3, Enumeration District No. 92, Sheet No. 11, 15 June 1900," Roll: T623\_774; Page: 11A; Enumeration District: 92, Ancestry.com. 1900 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004, accessed 11 February 2011; "Fifth Decennial Census of Minnesota, Population Schedule, County of Hennepin, Enumeration District No. 40, City of Minneapolis, Ward 4, Subdivision E, Precinct 8, Schedule Sheet No. 33, 13 June 1895," Ancestry.com. *Minnesota Territorial and State Censuses, 1849-1905* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007, accessed 11 February 2011; Abstract Index, Minneapolis, Bryn Mar Block 2, Hennepin County Office of the Examiner of Titles, Minneapolis, MN; "Death Notice: Viehman, Eliza Ann, 78," *Minneapolis Morning Tribune*, 30 July 1932, 16.

<sup>5</sup> City of Minneapolis Building Permit #B16442, 2006 Laurel Avenue West.; City of Minneapolis Building Permit Index Card, 2006 Laurel Avenue West; "Display Ad No. 2-No Title," *Minneapolis Tribune*, 27 September 1882, 8; *The Dual City Blue Book* (Saint Paul: R.L. Polk & Co.) 1890-1891.

<sup>6</sup> "The Social Whirl," *Minneapolis Tribune*, 1 September 1889, 10.

<sup>7</sup> *The Dual City Blue Book* (Saint Paul: R.L. Polk & Co.) 1901; City of Minneapolis Building Permit #B59653, 2006 Laurel Avenue West.

<sup>8</sup> *The Dual City Blue Book* (Saint Paul: R.L. Polk & Co.) 1895-1901.

<sup>9</sup> "Notices," *Minneapolis Tribune*, 13 February 1912, 13; Albert Nelson Marquis, ed., *The Book of Minnesotans* (Chicago: A.N. Marquis and Company, 1907) 25.

<sup>10</sup> A Minneapolis Artist Visits Paris," *Minneapolis Tribune*, 7 October 1906, 17.

<sup>11</sup> *Minneapolis City Directory*, 1904-1933; Abstract Index, Minneapolis, Bryn Mar Block 2, Hennepin County Recorder's Office; "Death Notice: Viehman, Eliza Ann, 78," *Minneapolis Morning Tribune*, 30 July 1932, 16.

<sup>12</sup> "Grain Elevator Is Burned with Loss of \$90,000," *Minneapolis Morning Tribune*, 27 February 1919, 1; Marie Ann Viehman Smith, Conversation with Author, 10 November 2011.

<sup>13</sup> "Twelfth Census of the United States, Schedule No. 1-Population, State of Minnesota, McLeod County, Village of Hutchinson (East Half), Supervisors District No. 3, Enumeration District No. 92, Sheet No. 11, 15 June 1900," Roll: T623\_774; Page: 11A; Enumeration District: 92, Ancestry.com. 1900 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004, accessed 11 February 2011; "Fourteenth Census of the United States: 1920 - Population," Year:

1920; Census Place: *Minneapolis Ward 4, Hennepin, Minnesota*; Roll: *T625\_833*; Page: *3A*; Enumeration District: *74*; Image: *941*, Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

<sup>14</sup> "World War I Draft Registration Card, George Edwin Viehman, 5 June 1917," Registration Location: *Hennepin County, Minnesota*; Roll: *1675615*; Draft Board: *4*, Ancestry.com. *World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005; "New Concern Gets Auburn," *Minneapolis Morning Tribune*, 31 March 1912, 51; "Viehman Realty Company Buys Apartment House," *Minneapolis Morning Tribune*, 5 March 1922, A6; "Culbert Mills Are Sold to the Viehman Company," *Minneapolis Morning Tribune*, 5 December 1921, 3.

<sup>15</sup> Marie Ann Viehman Smith, Conversation with Author, 10 November 2011.

<sup>16</sup> "Viehman Overcame Physical Handicaps; Radio Personality Loves Life, People," *Richfield News*, 3 November 1955.

<sup>17</sup> "Viehman Was One of Era's Most Forceful Political Personalities," *Minneapolis Star*, 15 August 1961.

<sup>18</sup> Marie Ann Viehman Smith, Conversation with Author, 10 November 2011; Viehman, Marie Nellie, 9 December 1913, CERTID# 1913-MN-020265," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 30 November 2011; Viehman, Marie Margaret, 15 August 1965, CERTID# 1965-MN-020955," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 30 November 2011; Viehman, George Edwin, 14 August 1961, CERTID# 1961-MN-013097," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 30 November 2011; *Minneapolis City Directory*, 1912-1914.

<sup>19</sup> "Grain Elevator Is Burned with Loss of \$90,000," *Minneapolis Morning Tribune*, 27 February 1919, 1.

<sup>20</sup> Viehman, George John, 08 November 1924, CERTID# 1924-MN-021191," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 7 July 2011.

<sup>21</sup> "Viehman Overcame Physical Handicaps; Radio Personality Loves Life, People," *Richfield News*, 3 November 1955.

<sup>22</sup> Abstract Index, Minneapolis, Bryn Mar Block 2, Hennepin County Recorder's Office.

<sup>23</sup> "Viehman, Eliza Ann, 28 July 1932, CERTID# 1932-MN-020284" *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 7 July 2011; Viehman, George Edwin, 11 September 1967, CERTID# 1967-MN-023835," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 7 July 2011.

<sup>24</sup> "Viehman Overcame Physical Handicaps; Radio Personality Loves Life, People," *Richfield News*, 3 November 1955.

<sup>25</sup> "Viehman Was One of Era's Most Forceful Political Personalities," *Minneapolis Star*, 15 August 1961; Viehman, George Edwin, 11 September 1967, CERTID# 1967-MN-023835," *Minnesota Death Certificates Index* [<http://people.mnhs.org/dci/Search.cfm>] accessed 7 July 2011; Marie Ann Viehman Smith, Conversation with Author, 10 November 2011.

<sup>26</sup> Abstract Index, Minneapolis, Bryn Mar Block 2, Hennepin County Recorder's Office.

<sup>27</sup> Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge: The Massachusetts Institute of Technology Press, 1992) 115-117.

<sup>28</sup> Clifford Edward Clark, Jr., *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986) 131-132, 147.

<sup>29</sup> "Nelson-Mansfield Wedding," *Minneapolis Tribune*, 26 November 1908, 3; Classified Ad, *Minneapolis Tribune*, 12 April 1911, 16; Classified Ad, *Minneapolis Tribune*, 19 February 1930, 15.

<sup>30</sup> City of Minneapolis Building Permit #B16442, 2006 Laurel Avenue West.; City of Minneapolis Building Permit Index Card, 2006 Laurel Avenue West.

<sup>31</sup> "Costly Homes," *Minneapolis Tribune*, 22 January 1893, 9; "Realty Men to Dine," *Minneapolis Tribune*, 28 January 1895, 8; "Fine Flat Building," *Minneapolis Tribune*, 25 April 1902, 6; City of Minneapolis Building Permit #B30223, 337 Oak Grove Street.

<sup>32</sup> *Minneapolis City Directory*, 1888-1897.

<sup>33</sup> "Are After Riches," *Minneapolis Tribune*, 11 August 1897, 3.

<sup>34</sup> "Fine Flat Building," *Minneapolis Tribune*, 25 April 1902, 6; City of Minneapolis Building Permit #B30223, 337 Oak Grove Street; City of Minneapolis Building Permit Index Card, 905-909 Franklin Avenue West.

<sup>35</sup> U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4<sup>th</sup> Meridian, 1876 [http://www.mngeo.state.mn.us/glo/Index.htm] accessed 11 February 2011.

<sup>36</sup> U.S. Surveyor General's Office, *Minnesota Public Land Survey Plat Map*, Township 29 N, Range 24 W, 4<sup>th</sup> Meridian, 1876 [http://www.mngeo.state.mn.us/glo/Index.htm] accessed 11 February 2011.

<sup>37</sup> City of Minneapolis Building Permit Index Card, 2006 Laurel Avenue West; City of Minneapolis Public Works and Engineering Sewer and Water Connections Inspection.

<sup>38</sup> Sanborn Fire Insurance Map, Minneapolis, MN, 1912-1951, Vol. 2, 158.

<sup>39</sup> BZZ-1567, Setback Variances, 2006 Laurel Avenue West, 11 February 2004, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

<sup>40</sup> City of Minneapolis Building Permit #B16442, 2006 Laurel Avenue West.

<sup>41</sup> Sanborn Fire Insurance Map, Minneapolis, MN, 1885-1889, Vol. 3, 1889, key sheet 0.

<sup>42</sup> Sanborn Fire Insurance Map, Minneapolis, MN, 1885-1889, Vol. 3, 1889, key sheet 0.

<sup>43</sup> City of Minneapolis Building Permit #B16442, 2006 Laurel Avenue West; *Minneapolis City Directory*, 1904-1933; "Twelfth Census of the United States, Schedule No. 1-Population, State of Minnesota, McLeod County, Village of Hutchinson (East Half), Supervisors District No. 3, Enumeration District No. 92, Sheet No. 11, 15 June 1900," Roll: T623\_774; Page: 11A; Enumeration District: 92, Ancestry.com. 1900 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com

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## APPENDICES

### Transactional information:

- Appendix A: Council Action initiating nomination
- Appendix B: Nomination staff report
- Appendix C: Public comment following publication of the Nomination staff report
- Appendix D: HPC Actions from Nomination hearing
- Appendix E: Letter to Minnesota State Historic Preservation Office
- Appendix F: Letter from Minnesota State Historic Preservation Office
- Appendix G: Staff report to City Planning Commission
- Appendix H: Staff report to Heritage Preservation Commission
- Appendix I: Public comment following publication of the Designation staff report
- Appendix J: HPC Actions from Designation hearing
- Appendix K: Request for Council Action
- Appendix L: Zoning and Planning Committee Actions
- Appendix M: Actions of the Full City Council
- Appendix N: Publication in *Finance and Commerce*