

*University West Bank Campus under Construction, September 25, 1962;  
Currie Park Development Project Site in Background  
(Saint Paul Dispatch and Pioneer Press photograph—Minnesota Historical Society)*

## **THE CURRIE PARK DEVELOPMENT PROJECT: A HISTORICAL AND ARCHITECTURAL ASSESSMENT**

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# INTRODUCTION

Because federal funds will be used for the Currie Park Development Project, it is subject to review under Section 106 of the National Historic Preservation Act. A first step in this process is to identify historic properties in the Area of Potential Effects (APE), which is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist.” The APE “is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.”<sup>1</sup>

Properties are considered historic if they are listed, or eligible for listing, in the National Register of Historic Places, which is maintained by the National Park Service and administered locally by the Minnesota State Historic Preservation Office (SHPO). (The Section 106 process applies not only to properties formally listed in the National Register but also to properties determined eligible by a federal agency or SHPO.) Properties can also be designated as local landmarks by the Minneapolis Heritage Preservation Commission. In either case, properties can qualify individually or as part of a historic district. A property must meet one or more criteria for designation.

- For the National Register, the property must
  - A: be associated with events important to broad patterns of history;
  - B: have a significant association with the life of an important person;
  - C: represent a type, period, or method of construction; or be the work of a master; or express high artistic values; or
  - D: yield, or be likely to yield, information important in prehistory or history.
  
- For local landmark status, the property must
  - 1. be associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history;
  - 2. be associated with the lives of significant persons or groups;
  - 3. contain or be associated with distinctive elements of city identity;
  - 4. embody the distinctive characteristics of an architectural or engineering type or style, or method of construction;
  - 5. exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail;
  - 6. exemplify works of master builders, engineers, designers, artists, craftsmen or architects; or
  - 7. have yielded, or be likely to yield, information important in prehistory or history.

In addition, properties must retain physical integrity. For National Register eligibility, a property must be at least fifty years old or, if newer, have exceptional importance. There is no age restriction for local landmarks.

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<sup>1</sup> 36 CFR Part 800—Protection of Historic Properties, section16(d).

Fine Associates retained Hess, Roise and Company, historical consultants, to establish the project's APE and evaluate the historical and architectural significance of properties within it. The following report was prepared by Hess Roise principal Charlene Roise, who qualifies as a historian and architectural historian under the Secretary of the Interior's Professional Qualifications Standards. Penny Petersen, a researcher at Hess Roise, conducted and analyzed research, prepared the appended timeline, did photography, and developed the report's graphics.

# PREVIOUS STUDIES

## Above-ground Resources

The following tables list properties on and near the development site that have been surveyed previously. “DOE” indicates that the property has been determined eligible for the National Register but not officially listed. None of the properties has been designated a local landmark.

### 1. Previously Inventoried Properties Included in Proposed Development Site

<i>Current Name/Historic Name</i>	<i>Address</i>	<i>SHPO Inventory Number</i>	<i>NRHP</i>
John Gund Brewing Company	1501-1507 South Sixth Street	HE-MPC-5026	Yes DOE

### 2. Previously Inventoried Properties in the Vicinity

<i>Current Name/Historic Name</i>	<i>Address</i>	<i>SHPO Inventory Number</i>	<i>NRHP</i>
Commercial Building	400-402 Cedar Avenue South	HE-MPC-4940	
Commercial Building	404-406 Cedar Avenue South	HE-MPC-4939	
Commercial Building	408-410 Cedar Avenue South	HE-MPC-4938	
Commercial Building	414-414½ Cedar Avenue South	HE-MPC-4936	
Commercial Building	416-418 Cedar Avenue South	HE-MPC-4937	
Commercial Building	500-502 Cedar Avenue South	HE-MPC-4935	
Commercial Building	504-508 Cedar Avenue South	HE-MPC-4934	
Commercial Building	510-516 Cedar Avenue South	HE-MPC-4933	
Fire Station G-Engine House 5 (Mixed Blood Theatre)	1501 South Fourth Street	HE-MPC-4636	Yes DOE
Cedar Square West	1610 South Sixth Street	HE-MPC-4641	
Minneapolis Brewing Company	1516 South Seventh Street	HE-MPC-5027	Yes DOE

## Archaeological Resources

The APE for potential archaeological properties encompasses only the site that will be occupied by the proposed development. This site has experienced significant redevelopment in the twentieth century. As a result, the ground has been extensively disturbed, making it unlikely that any significant prehistoric or historic sites survive.

The development area can be compared to another parcel (21-HE-232) a few blocks away, between the southwest corner of South Seventh Street, Sixteenth Avenue South, and Interstate 35W. The parcel, which a reconnaissance study had identified as potentially containing historic archaeological resources eligible for the National Register, was the subject of Phase IB/II

archaeological investigations in 1994. Led by John McCarthy for the Institute for Minnesota Archaeology, the Phase IB/II study focused on a 350-square-meter area where backyards had been located historically. The excavation found twelve features including ash/trash pits, cellar holes, segments of limestone walls, and a sewer pipe trench. “The features were generally well-preserved and seemed to possess excellent integrity,” McCarthy reported. Artifacts recovered “included architectural debris (brick and mortar fragments, window glass fragments, and nails), domestic refuse (glass vessel and bottle fragments, ceramic table and utilityware sherds, and food bone), and personal items (buttons, marbles, and toy ceramic vessels).”<sup>2</sup>

If any archaeological features survive in the area that will be occupied by the Currie Park Development Project, they are probably similar in character but less intact than those excavated by McCarthy. This assumption is supported by historic land-use information on the property that is included in the following report. It seems reasonable to conclude that there is little potential for resources in the archaeological APE to yield information that would increase our understanding of prehistory or history and qualify for the National Register.

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<sup>2</sup> John McCarthy, “Management Summary Report, Phase IB/II Archaeological Investigations, Proposed Reconstruction of I-35W, S.P. 1981-78/2782-226,” November 4, 1994, prepared by the Institute for Minnesota Archaeology for the Minnesota Department of Transportation.

# THE AREA—AND THE AREA OF POTENTIAL EFFECTS

The Currie Park Development Project is located between downtown Minneapolis and the West Bank campus of the University of Minnesota, near the intersection of Cedar and Riverside Avenues. A prominent local landmark, Riverside Towers (formerly Cedar Square West), and the Cedar High public housing complex are immediately east of the proposed development. The development site is edged by South Fourth Street to the north, Sixteenth Avenue South to the west, and a station of the Hiawatha light-rail line to the south. South Fifth Street (vacated) and South Sixth Street bisect the site. Two properties within this boundary (Mixed Blood Theatre at 1501 South Fourth Street and a two-story building at 1500 South Sixth Street), as well as Sixth Street, are owned by other entities and are not included in the proposed development.<sup>3</sup>

The site is surrounded by a variety of land uses. Across Fourth Street is a surface parking lot bordered to the north and west by a high-speed road and access ramps, which are recessed below grade. The Brian Coyle Community Center is at the north end of Currie Park, across Sixteenth Avenue to the west. The park, a property of the Minneapolis Park and Recreation Board, is edged by multiple lanes and ramps of Interstate 35W, also in a recessed corridor. The highway intersects another major artery, Interstate 94, just to the southwest. South of the light-rail tracks, which run on a northwest-southeast alignment, are two older buildings and a new building associated with the light-rail line. An industrial building, converted to commercial use, is between the development site and the Cedar High Apartments.

The road and freeway corridors to the north, west, and south clearly demark the development's neighborhood in those directions. The tall buildings of Riverside Towers and the Cedar High Apartments buffer the development site from Cedar Avenue to the east. These barriers suggest an appropriate APE, which is outlined on an aerial photograph on the following page.

The possibility of extending the APE to Cedar was considered if it was found that the development would cause an increase in traffic. A draft traffic impact study issued by RLK in December 2006, however, concluded that traffic impacts would be "very minor" and that "no mitigation is suggested or appears warranted to accommodate site-generated traffic on the study area roadway network."<sup>4</sup> Hence, the APE does not include commercial properties along Cedar Avenue.

The APE described above is for above-ground properties. For archaeological properties, the APE encompasses only the site that will be occupied by the proposed development. This site has experienced significant redevelopment in the twentieth century. As a result, the ground has been extensively disturbed (see land-use information below), making it unlikely that any significant prehistoric or historic artifacts survive.

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<sup>3</sup> West of Cedar Avenue, the streets and avenues are not aligned with cardinal directions. For the sake of simplicity in the following discussion, though, the streets will be considered to run east-west and the avenues north-south.

<sup>4</sup> RLK Incorporated, "Draft Traffic Impact Study for Currie Park Redevelopment in Minneapolis, Minnesota," prepared for Fine Associates, December 21, 2006, 20.



*The proposed Currie Park Development Project is outlined in red;  
the APE for above-ground properties is shown in white.*

# ASSESSING THE POTENTIAL FOR NATIONAL REGISTER AND LOCAL LANDMARK DESIGNATION

German, Scandinavian, Irish, and Bohemian immigrants flocked to Cedar-Riverside/Seven Corners in the mid-nineteenth century. While the cultural diversity was rich, the housing stock was poor—small wood-frame buildings hastily constructed. The neighborhood evolved into a stepping stone for hard-working, upwardly mobile immigrants, a role it continues to play today. During the twentieth century, though, the quality of the community began to decline, not helped by a concentration of bars and liquor stores. Major redevelopment plans for the area began to be formulated in the 1950s, culminating in the construction of the Cedar High Apartments in the 1960s and Cedar Square West in the early 1970s.<sup>5</sup>

Today, the area contains a spectrum of property types and sizes—from small, late nineteenth-century buildings, both residential and commercial, to large residential and mixed-use developments from the last half of the twentieth century. Vacant lots and a park provide a variety of open space.

All of the land in the APE is included in Atwater's Addition to Minneapolis. The proposed development will be located on parts of three blocks and one vacated street between Fifteenth and Sixteenth Avenues:

- Block 4: between Fourth and Fifth Streets
- Block 11: between Fifth and Sixth Streets
- Block 16: between Sixth and Seventh Streets
- Vacated Fifth Street

In addition, the APE includes parts of the following blocks:

- Blocks 5, 10, and 17: between Fourteenth and Fifteenth Avenues, Fourth and Seventh Streets
- Block 25: between Fifteenth and Sixteenth Avenues, Seventh and Eighth Streets
- Blocks 3, 12, and 13: between Sixteenth and Cedar Avenues, Fourth and Sixth Streets
- Blocks 14, 15, 26, and 27: between Sixteenth, Eighteenth, and Cedar Avenues, and Sixth and Seventh Streets

The following analysis considers the potential for National Register and local landmark designation of the properties in the APE and includes a land-use assessment of the blocks that will be physically affected by the Currie Park Development Project.

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<sup>5</sup> Judith Martin, *Recycling the Central City: The Development of a New Town-In Town* (Minneapolis: Center for Urban and Regional Affairs, University of Minnesota, 1978), 11-13, 71.

# Currie Park Development Project

## *Block 4: between Fifteenth and Sixteenth Avenues, Fourth and Fifth Streets*

Note: Fire Station G, Engine House 5 (Mixed Blood Theatre), 1501 South Fourth Street, is located on this block. Because it is not included in the project site, it is discussed in the following section.



*Sanborn Insurance Map, 1912-1930*

*Property included in the Currie Park Development Project is highlighted in red.*

## 1505-1509 South Fourth Street (Lot 11)

*History of lot:* The building records for this property are incomplete. The 1912-1930 Sanborn map clearly shows three dwellings and a one-story outbuilding on Lot 11. Apparently, two of the dwellings and the outbuilding were constructed prior to 1884 when Minneapolis began issuing building permits. The earliest building permit was for a two-story, 42-foot by 22-foot frame dwelling at 1505½ South Fifth Street, built in 1886 for Hannah Leaville (or Lavelle). The address suggests that this is the house on the rear of the lot, but a building in that location on the Sanborn map is only a single story. Another enigmatic entry in the building permit index is dated two years later, when a stone foundation was built and a house from the same lot placed on it. The lot experienced little change until 1970, when a wrecking permit was issued for a 21-foot by 5-foot by 18-foot wood-frame building, probably the dwelling on the rear of Lot 11. In the following year, a 33-foot by 63-foot boarding house was moved to that location from 1526 South Fifth Street (Lot 6) to make way for Cedar Square West. At some point after 1970, the dwelling adjacent to the fire station was demolished, although there is no wrecking permit on record.<sup>6</sup>



*Existing building on front of lot (left photograph):* The front gable of this two-and-one-half-story residence is set close to the sidewalk along South Fourth Street. Eaves of the composition-shingle roof project slightly from the building's facades, which are covered with modern siding. Small ornamental brackets trim the bottom of the eaves on the front facade. Evenly spaced openings hold three windows on the second floor and two windows and the front door on the first floor. The door, in the westernmost opening, is protected by a bracketed hood. The building is vacant and the window and door openings on all facades are covered with boards. It is possible that this building was on the lot by the 1880s. In addition, it might be the two-story "flats" building on the 1912-1930 Sanborn map, although a single-story porch extended across the front of that building. Given its poor condition, indistinguished appearance, altered setting, and lack of historical documentation, the building does not appear to qualify for the National Register or local designation.

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<sup>6</sup> Minneapolis Building Permits B8886, dated October 16, 1886, and B15078, dated May 26, 1888; Wrecking Permit I14775, dated August 11, 1970; Moving Permit E22444, dated July 19, 1971.

*Existing building on rear of lot (right photograph on previous page):* This two-and-one-half-story residence is located on the south (rear) of the lot and oriented in that direction. A single-story open porch runs across the south facade. The porch roof, which is edged by a railing, is supported by slender posts. An open, metal, fire-escape stair runs from the porch roof to a hipped-roof dormer centered in the front of the building's tall hipped roof. Similar dormers appear on the other slopes of the composition-shingle roof. The eaves project over walls covered with asphalt roll siding. Windows on the first floor are boarded over. The plain wood window frames on the second floor are visible; the window units have been removed. Originally built in 1903 at 1526 South Fifth Street (Lot 6) as a boarding house, the 33-foot by 63-foot structure was moved to this location in 1971 when Cedar Square West was developed. Being in very deteriorated condition and lacking integrity of location, this building does not appear to have any potential for National Register or local designation.

### **1511 South Fourth Street (Lot 10)**

*History of lot:* This lot was previously occupied by a frame dwelling that was razed in 1931. A 40-foot by 135-foot warehouse, which still stands on the site, was built in 1963.<sup>7</sup>



*Existing building:* The building is set back from the sidewalk, with a parking lot occupying the land between the land in between. Rectangular in plan, the single-story concrete-block structure has a flat roof. A door and windows are grouped near the east end of the utilitarian front facade. Built in 1963 as a warehouse, the building now appears to hold a commercial use. Although the lot is not included within the boundaries of the Currie Park Development Project, a proposed site plan shows this building removed. Hence, its potential for National Register and local designation must be assessed. The

result of this assessment is that the property does not appear to meet any of the criteria for national or local designation.

### **1500-1508 South Fifth Street, 415-417 Fifteenth Avenue South (Lots 1 and 2); rear section of 1510-1512 South Fifth Street (Lot 3)**

*History of lot:* The earliest building permit for Lot 1 is from 1888 when an existing store, located at 1500 South Fifth Street, was made into a dwelling. A barn associated with the house was razed in 1912. The dwelling was still in existence in 1921 when a permit for alterations and repairs was issued. Although there is no wrecking permit on file, the dwelling was razed at some point and

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<sup>7</sup> Minneapolis Wrecking Permit I9432, dated September 24, 1931; and Building Permit B385969, dated November 12, 1963.

replaced, in 1948, by a 55-foot by 130-foot concrete-block factory, which manufactured dog biscuits for the Morton Dog Food Company. This building currently occupies Lot 1.<sup>8</sup>

Several other buildings were formerly located on the rear of Lot 1. In 1919, a wood-frame dwelling at 415 Fifteenth Avenue South, apparently built prior to 1884, was razed. In 1905, a stone foundation was built for an existing house at 417 Fifteenth Avenue South. This dwelling was demolished in 1931.<sup>9</sup>

The earliest building record for Lot 2 (1506-1508 South Fifth Street) dates from 1891 and is for the repair of an existing house, which is likely the dwelling seen on the east side of Lot 1 on the 1912-1930 Sanborn map. In 1906, both the dwelling and existing store were moved within the lot and placed on foundations. Both buildings were demolished in the mid-1960s and the area is now occupied by a surface parking lot.<sup>10</sup>

Only a small part of the back of Lot 3 (1510-1512 South Fifth Street) is included in the Currie Park Development Project. This area does not appear to have held any buildings. The front of the lot was occupied by single- and multiple-family dwellings. The lot is now occupied by the Cedar Square West (Riverside Plaza) complex.<sup>11</sup>



*Existing building:* This single-story concrete-block structure was built in 1948 as a dog-biscuit factory. Tile coping trims the parapet ringing the flat roof. The off-center entry on the south facade is topped by a horizontal, metal-edged canopy. An elevated loading dock on the building's north end is protected by a larger horizontal canopy. Some of the original industrial steel-sash fixed windows survive; others have been replaced. Because the building does not appear to be historically or architecturally significant, it does not qualify for the National Register or local designation.

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<sup>8</sup> Minneapolis Building Permit B16127, dated August 16, 1888; Wrecking Permit I210, dated July 9, 1912; Building Permits B155294, dated November 30, 1921, and B302605, dated October 11, 1948. Irving Coryell (or Cornell) is listed as the architect of the existing building.

<sup>9</sup> Minneapolis Wrecking Permit I1316, dated 1919; Building Permit B63928, dated 1905; Wrecking Permit I3567, dated March 4, 1931.

<sup>10</sup> Minneapolis Building Permit B25210, dated May 5, 1891; Moving Permit E6754, dated August 10, 1906; Wrecking Permits I9289, dated June 10, 1963, and I117763, dated December 30, 1966.

<sup>11</sup> Multiple wrecking and building permits were issued exist for the Cedar Square West complex.



### 1501-1503 South Fifth Street (Lot 12)

*History of lot:* The earliest building permit for 1501-1503 South Fifth Street, issued in 1887, was for alterations to an existing structure. A two-story commercial building erected the following year, labeled “bake shop” on the Sanborn map, was demolished in 1963. There is no building permit for the two-story building that appears on the Sanborn map at 1503 South Fifth Street, but there is a record of it being razed in 1944. The one-story building that stands there today dates from 1963.<sup>12</sup>



Two wood-frame dwellings were on the south end of the lot along Fifteenth Avenue. A house at 511 Fifteenth Avenue South, built in 1906, was razed in 1973. The house next door, 513 Fifteenth Avenue South, was apparently built prior to 1884, placed on a foundation in 1903, and demolished in 1972.<sup>13</sup>

*Existing building:* Erected in 1963, the single-story concrete-block building at 1501 South Fifth Street is less than fifty years old, the minimum age typically required for National Register consideration. To qualify for the

register, the building would have to be exceptionally important, which does not appear to be the case. Local landmark guidelines do not place restrictions on a building’s age, but 1501 South Fifth Street does not appear to have any significance that would qualify it for local designation.

### 1505-1509 South Fifth Street (Lot 11)

*History of lot:* Although there are no early building records for 1507-1509 South Fifth Street, the Sanborn map shows two one-story dwellings there. At some point, the houses were razed. A one-story office building constructed in 1960 is located at 1507 South Fifth Street today.<sup>14</sup>

*Existing building:* Like its neighbor to the west, 1507 South Fifth Street was built within the last fifty years. Lacking exceptional significance, the building does not qualify for the National Register; nor does it appear to have sufficient significance to merit local landmark consideration.

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<sup>12</sup> Minneapolis Building Permits B12516, dated September 24, 1887, and B13595, dated January 6, 1888; Wrecking Permits I9502, November 7, 1963, and I5405 November 9, 1944; and Building Permits B386029, dated November 18, 1963, and B386126, November 27, 1963. The address of the present-day building is given as 1505 South Fifth Street.

<sup>13</sup> Minneapolis Building Permit B66863, dated April 26, 1906; Wrecking Permit I16623, dated May 9, 1973; Minneapolis Building Permit B54089, dated March 11, 1903; and Wrecking Permit I16112, dated September 22, 1972. The earliest building permit for 511 Fifteenth Avenue South for is a 12-foot square barn (Minneapolis Building Permit B37137, June 23, 1896). There is no wrecking permit for this structure and it does not appear on the Sanborn map.

<sup>14</sup> Minneapolis Building Permit B372179, dated September 21, 1960.

### **1511-1519 South Fifth Street (Lots 9 and 10)**

*History of lots:* The dwellings shown on the Sanborn map at 1511-1515 South Fifth Street (Lot 10) were apparently built before the city issued building permits. Neither is extant. One was torn down in 1931, and there is no record of when the other one was razed.<sup>15</sup>

At least three commercial buildings and one dwelling formerly occupied 1515-1519 South Fifth Street (Lot 9), although early building records are sketchy. The dwelling was razed in 1939; records do not indicate when the others were demolished.



*1515 (left) and 1507 (right) South Fifth Street*

Most of Lot 9 was included in the Cedar Square West development. The remainder of that lot and Lot 10 are now occupied by a single-story structure.

*Existing building:* The one-story, concrete-block building at 1515 South Fifth Street was erected in 1948 as a factory for Twin City Filter Services. The building received a 40-foot by 30-foot addition in 1951 and a front office addition in 1963.<sup>16</sup> Given the substantial alterations to the building and its lack of historical or architectural significance, it does not appear to qualify for the National Register or local landmark designation.

### **1514-1516 South Sixth Street (Lot 4)**

*History of lot:* The earliest building permit associated with this lot was for adding a chimney to an existing house in 1887. The dwelling was torn down at some point after 1963, the date of the last repair, but a wrecking permit was not recorded. The building might have been razed in 1972 when the dwelling on Lot 5 to the east (1520 South Sixth Street) was demolished for the construction of Cedar Square West. Lots 4 and 5 are a parking lot today. Their relatively recent alteration makes them ineligible for national or local designation.<sup>17</sup>

### **1510-1512 South Sixth Street (Lot 3)**

*History of lot:* Two residential buildings, one a dwelling and the other flats, are shown on the Sanborn map at 1510-1512 South Sixth Street. One of the buildings was constructed in 1896, while the other was probably built prior to 1884. In 1962, the two-story flats building to the east

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<sup>15</sup> Minneapolis Wrecking Permit I3590, dated April 6, 1931.

<sup>16</sup> Minneapolis Wrecking Permit I4791, dated April 17, 1939; Building Permits B303056, dated November 8, 1948, B325095, dated December 17, 1951, and B385613, dated October 21, 1963.

<sup>17</sup> Minneapolis Building Permit B11738, dated August 1, 1887. Wrecking Permit I14907, dated October 9, 1972, includes part of Lot 4 and all of Lot 5.

was razed; the dwelling was demolished a decade later. The property is now a parking lot, which is not of historical or architectural interest.<sup>18</sup>

### **1506-1518 South Sixth Street (Lot 2)**

The Sanborn map shows two dwellings at 1506-1508 Sixth Street South. One of the houses was moved to the site in 1911, while there is no record of when the other was built. Both houses were torn down in the early 1970s. The property is currently used as a parking lot and is not eligible for national or local designation.<sup>19</sup>

### **1500 South Sixth Street (Lot 1)—north end**

A dwelling that stood on the rear of Lot 1 (515 Fifteenth Avenue South) was demolished in 1973. It apparently dated from before building permits were required. Now vacant, the site does not appear to be eligible for national or local designation.<sup>20</sup>

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<sup>18</sup> Minneapolis Building Permit B36551, dated April 25, 1896; Wrecking Permits I9027, dated December 31, 1962, and I15894, dated May 31, 1972.

<sup>19</sup> Minneapolis Moving Permit E8850, dated April 5, 1911 (the house was moved from 310 Fifteenth Avenue South); Minneapolis Wrecking Permits I16250, dated November 7, 1972, and I16472, dated February 22, 1973.

<sup>20</sup> Minneapolis Building Permit B52301, dated July 2, 1902, and B52773, dated August 23, 1902; Wrecking Permits I16399, dated May 9, 1973, and I16624, dated March 10, 1973.

## *Vacated South Fifth Street between Fifteenth Avenue South and Riverside Towers*



*South Fifth Street looking east (left) from Fifteenth Avenue and west (right) from a parking lot by Riverside Towers*

While the half block of South Fifth Street east of Fifteenth Avenue might appear to be a public street, it one of several streets vacated for the development of Cedar Square West. The following is excerpted from the proceedings of the Minneapolis City Council for March 26, 1971. The Zoning and Planning Committee,

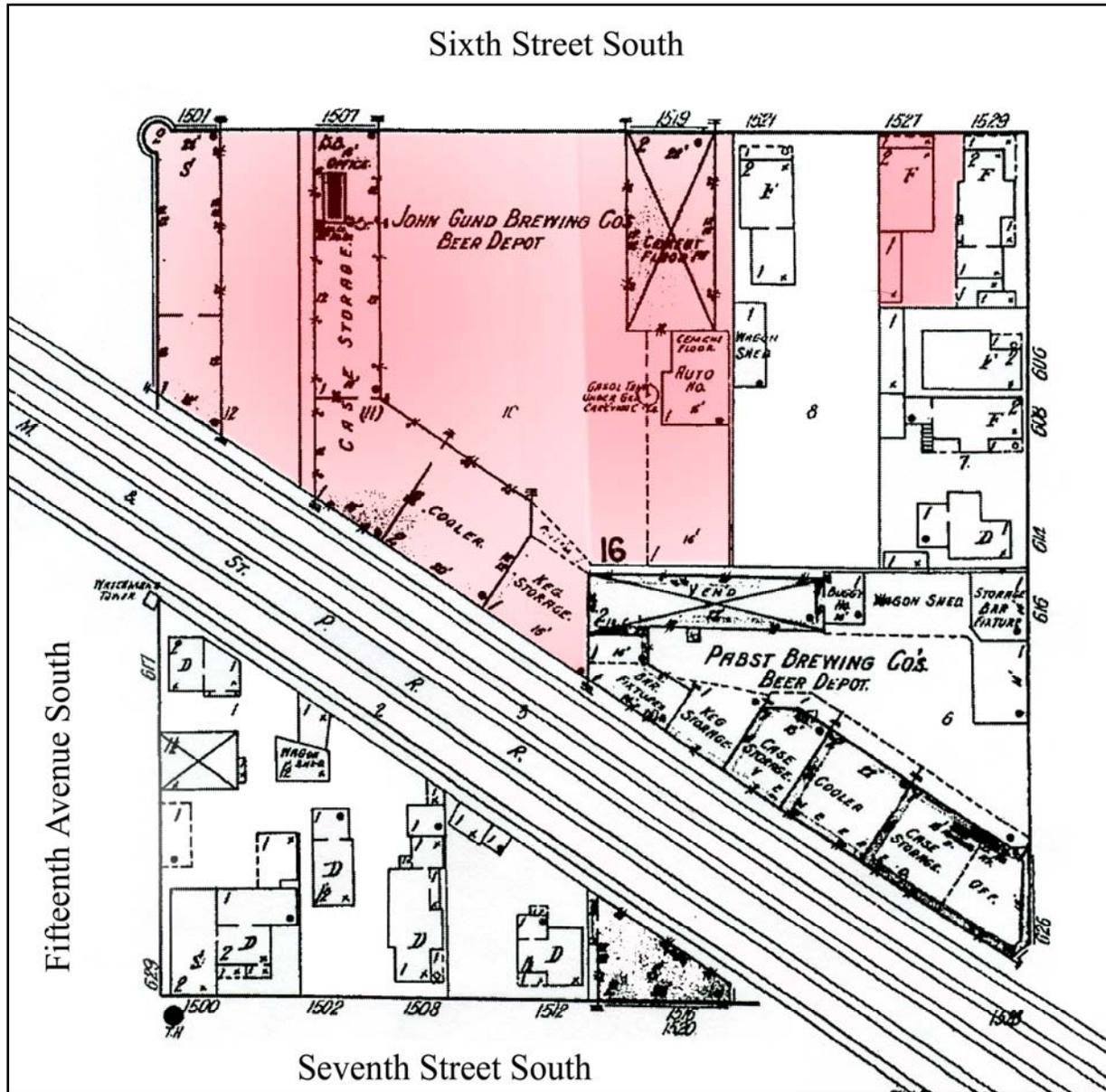
having under consideration the amended petition of Cedar-Riverside Associates, Inc., for the vacation of 5<sup>th</sup> Street South from 15<sup>th</sup> Avenue South to Cedar Avenue, 16<sup>th</sup> Avenue South from 4<sup>th</sup> Street South to 6<sup>th</sup> Street South, and 17<sup>th</sup> Avenue South from Cedar Avenue to 6<sup>th</sup> Street South, finds that said streets are no longer needed for public travel and recommends that the petition be granted by passage of the accompanying resolution.

The resolution, introduced by Alderman Vern Anderson, passed unanimously. At the same meeting, the council approved a rezoning request for a 1,282-unit apartment development, Cedar Square West, which would cover most of the vacated streets.

This action conforms to a pattern of street vacations in the area. Fifth Street west of Fifteenth Avenue has been vacated for Currie Park and the community center. One- to two-block sections of a series of streets west of the park were vacated in the 1960s for Interstate 35W, cutting the neighborhood off from its historic connection with downtown Minneapolis. Two blocks of South Seventh Street and a block of Seventeenth Avenue were sacrificed for the Cedar High housing project in the 1960s.

Because the historic street pattern in this area is so greatly compromised, the half block of vacated Fifth Street east of Fifteenth Avenue has no potential for national or local designation.

*Block 16: between Fifteenth and Sixteenth Avenues, Sixth and Seventh Streets*



Base map from Sanborn Insurance Map, 1912-1930  
Property included in the by Currie Park Development Project is highlighted in red.

**1501-1519 South Sixth Street (Lots 9-12)**  
**SHPO Inventory Number HE-MPC-5026**



*Top left: Front (north) and west facades, from corner of Fifteenth Avenue South*

*Top right: Front and east side of office and bottling room*

*Bottom left: East side of bottling room (foreground) and office, looking northwest*

*Bottom right: Rear of bottling room (right) and remnant wall of storage and refrigeration structure, looking west*

An earlier architectural/historical survey had identified the buildings at 1501-1507 South Sixth Street as “Schafers’ Saloon,” “built in 1880 as a saloon, billiard hall, summer beer garden, and bowling alley which was originally owned by Prussian immigrants.” The survey added: “The saloon was subsequently owned by a succession of local breweries—including John Orth Brewing Company (precursor to the Minneapolis Brewing Company, later Grain Belt), John Gund Brewing Company, and the Jacob Schmidt Brewing Company—each of which leased its operation to an independent proprietor in an arrangement typical for brewery-owned neighborhood saloons.”<sup>21</sup> In 1992, based on this information, the SHPO determined that the property qualified for the National Register.

<sup>21</sup> Susan Granger, Gemini Research, to Dennis Gimmestad, State Historic Preservation Office, memorandum regarding Schafers Saloon and Minneapolis Brewing Company Saloon for Section 106 review of sites along I-35W, June 3, 1992.

Further research has shown, however, that the existing buildings date from 1904 and were erected by the John Gund Brewing Company. A detailed assessment of this property is included as an appendix to this report.

Gund had been associated with brewer Gottlieb Heileman in La Crosse, Wisconsin, before establishing his own company in 1872. Gund's brewery was a success until it was shuttered by Prohibition, with sales jumping from 2,100 barrels in 1875 to 108,000 barrels in 1901.<sup>22</sup>

In 1904, the John Gund Brewing Company purchased Lots 9-12 and part of Lot 3 on Block 16 of Atwater's Addition to Minneapolis. The complex Gund soon developed on this property included two main components separated by a summer garden: a saloon/flats building on the corner of the block and a U-shaped beer depot, comprising a series of structures around an interior court. The back of Pabst Brewing Company's beer depot formed the southeast corner of this court.

Details of the development are provided by a building permit Gund obtained in October 1904 and by maps from that era. Located prominently at the corner of Sixth and Fifteenth was (and is) a 25.8-foot by 100-foot brick store/saloon with an apartment above (1501 South Sixth). To the east, separated by an open garden area, was the beer depot's 25.8-foot by 33-foot brick office building at 1507 South Sixth. Extending from the south wall of the office was a 25.8-foot by 57-foot brick bottling room. A brick storage and refrigeration structure, its irregular plan measuring roughly 46-foot by 80-foot, extended from the rear of the bottling room and angled southeast along the railroad tracks. A 35-foot by 70-foot, two-story brick stable was on the east side of the courtyard, fronting on South Sixth. Directly behind the stable was a 28.6-foot by 95.5-foot wood-frame wagon shed. The location of a 28-foot by 40-foot wood-frame shed mentioned by the building permit is unclear, although a case storage building of about those dimensions appeared on Sanborn maps between the office and the stable at a later date. Of the buildings associated with the beer depot, only the office and bottling room and a trace of the storage/refrigeration structure survive today (see bottom right photograph on previous page).<sup>23</sup>

In December 2004, Shaw and Company obtained permits to plumb several of the buildings, work approved by the building inspector in February 1905. S. W. Laird requested permits for electrical work for the saloon, office building, stable, and bottling room in January 1905. Work apparently continued on the property through early 1906.<sup>24</sup>

The first alterations to the property began in 1909, when 1501 Sixth received a 10-foot by 14-foot brick addition, probably near the rear of the east side for ice storage. Another section, measuring 34 feet by 57 feet, was added south of that in 1914, filling the rear of the lot between 1501 and 1507. Most or all of these alterations were probably removed in 1937 when a 34-foot by 91-foot brick addition and "saloon office" were constructed between 1501 and 1507, covering

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<sup>22</sup> Will Anderson, *The Beer Book: An Illustrated Guide to American Breweriana* (Princeton, N.J.: Pyne Press, 1973), 17.

<sup>23</sup> Minneapolis Building Permit B60768, dated October 17, 1904.

<sup>24</sup> Minneapolis Plumbing Permits D25279, D25280, and 25281, dated December 23, 1904; Electrical Permits F11830, dated January 15, 1905, and F15901, dated February 5, 1906.

the entire lot. The addition housed a bowling alley associated with Nick's Cafe, which occupied 1501.<sup>25</sup>

A number of permits for minor repairs and alterations were pulled in the following decades, but the next major change to the property came in 1974, around the time that the Cedar Square West complex was being finished across Sixth Street. Carl Bolander and Sons obtained a permit to wreck a "30 x 70 x 22 x 2 frame commercial [building] for redevelopment." Although the permit specifies a wood-frame structure, the building might have been the two-story brick stable from the original Gund beer depot complex, which had similar dimensions. Most of the other buildings of the beer depot have been destroyed since that time, leaving a surface parking lot.<sup>26</sup>

The four buildings that survive on Lots 9-12 today are an odd ensemble: three early twentieth-century buildings connected by a 1930s link. While all of the 1904 buildings were erected by the John Gund Brewing Company, the office and bottling house (1507) are historically associated with the beer depot, which has mostly been destroyed. Given the importance of the association of the depot complex to the office and bottling house, the property's poor integrity should eliminate it from National Register consideration.

The saloon is a more challenging assessment. SHPO's earlier determination of eligibility was based on the assumption that the building dated from 1880 rather than 1904. While the more recent date does not change the property's potential significance in relation to the brewing industry, which was noted in SHPO's evaluation, it raises the question of how this property ranks in relation to others of its type. Brewers had erected many company saloons by the early twentieth century, and many survive today, including the former Gluek saloon just across the street at 1500 Sixth. These "tied houses" (saloons that exclusively promoted one company's products) have not been systematically inventoried, nor has a contextual study of their history been developed. The building at 1501 Sixth exhibits more architectural character than most, probably because of its close proximity to the Gund beer depot. That architectural character has been compromised, though, by construction of the bowling alley addition. Also, the flat-topped corner turret seems uncharacteristic of the period; perhaps it was once capped by an ornamental roof. Unfortunately, no historic photographs of the property have been located. A physical investigation of the structure by a historical architect might clarify this issue.

As a group, the four buildings are not eligible for the National Register. The earlier structures were connected by the bowling alley in 1937, well after the property's period of significance—which should end in 1920 with the onset of Prohibition and the demise of the Gund Brewing Company. The bowling alley section does not appear to have any claim to National Register or local significance. The beer depot's office and bottling house alone, without the rest of the complex, do not have sufficient integrity for individual National Register or local designation. The saloon building's significance is difficult to assess in the absence of a contextual study, but its architectural design would probably distinguish it, given what is known of similar properties of this type. The addition of the bowling alley to the side of this historically free-standing building compromises its integrity, but the Currie Park Development Project proposes to remove

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<sup>25</sup> Minneapolis Building Permits B66914, dated April 20, 1909, B108098, dated March 5, 1914, and B249595, dated June 22, 1937.

<sup>26</sup> Minneapolis Wrecking Permit I17302, dated February 15, 1974.

the addition, which would eliminate this problem (assuming that repairs to the historic wall met the Secretary of the Interior's Standards). This would make the saloon building, even without the turret roof restored, a likely candidate for National Register designation under Criterion A and for local designation under Criterion 1.

## Other Properties in the APE

The following properties are included in the above-ground APE but are not part of the Currie Park Development Project site. The properties are not, therefore, within the APE for archaeology, so the historic land use of these sites is not relevant for this evaluation.

### ***Block 4: between Fifteenth and Sixteenth Avenues, Fourth and Fifth Streets***

#### **Fire Station G, Engine House 5 (Mixed Blood Theatre), 1501 South Fourth Street (Lot 12) SHPO Inventory Number HE-MPC-4636**



*Left: Fire Station Number 5, 1936, A. F. Raymond, photographer (Minnesota Historical Society)  
Above: 1501 South Fourth Street today*

Built as a city fire station in 1887, the building was converted for use as a theater decades ago.<sup>27</sup> The property has been determined eligible for the National Register of Historic Places by the SHPO. It presumably qualifies for local landmark designation as well under Criteria 1 and 4.

### ***Block 11: between Fifteenth and Sixteenth Avenues, Fifth and Sixth Streets***

#### **Schilt and Swanson Saloon (Johnson Residence), 1500 South Sixth Street (Lot 1)—except north end**

In 1903, Gluek Brewing Company built this two-story brick structure. Boehme and Cordella, architects for most of the company's facilities, designed the building. Established in 1857, Gluek's had become the state's third-largest brewer by the early twentieth century, behind only

<sup>27</sup> Minneapolis Heritage Preservation Commission files.

the Minneapolis Brewing Company (Grain Belt) and Hamm’s. A saloon featuring the house beer occupied the main floor, and the manager lived in an apartment above. Many brewers established “tied houses” (saloons exclusively promoting their products) in the late nineteenth and early twentieth centuries. Gluek sometimes used a standard design (see photographs below).<sup>28</sup>



*Above left: Schilt and Swanson Saloon, 1500 South Sixth Street, ca. 1919 (Minnesota Historical Society)*

*Above right: Example of another Gluek Brewing Company Saloon, address unknown, ca. 1919 (Minnesota Historical Society)*

*Below left and right: 1500 South Sixth Street today*

By the mid-twentieth century, the first floor of 1500 South Sixth Street had become Jim’s Bar. The storefront was unsympathetically remodeled in 1963-1964. The venue’s focus shifted to jazz in June 1976, when it became a coffeehouse, the Rainbow Gallery. This period is memorialized by the mural on the east wall, which includes Steve Kimmel (the proprietor and a musician) playing the vibraphone and Roger Nelson (the mural’s artist) at the piano. After the Rainbow closed in 1980, the building was boarded up and sat vacant until 1992, when Robert Johnson purchased the building and began converting it into a residence. As part of the renovation, completed in 1999, the storefront was returned to a design closer its original appearance.<sup>29</sup>

<sup>28</sup> Minneapolis Building Permit B56975, dated October 22, 1903.

<sup>29</sup> Historical summary for 1500 South Sixth Street, prepared with information provided by property owner Robert F. Johnson, Jr., n.a., n.d. [ca. 2005]; Gluek Brewing Company web site (<http://www.gluek.com/c-history.lasso>); Minneapolis Building Permits B386167, dated December 4, 1963, and B390414, dated November 20, 1964.

A dwelling that stood on the rear of the lot at 519 Fifteenth Avenue South was demolished in 1973. The building apparently dated from before building permits were required; its foundation was rebuilt in 1902. A new brick garage for 1500 South Sixth Street is now in this location. The scale, materials, and detailing of the garage and connecting wall have taken their cues from the original building and are sympathetically designed.

Prior to Prohibition, brewers owned and operated numerous small saloons in Minneapolis. When considering this property type today, the survival rate of tied houses is not known because they have not been comprehensively inventoried. Information is available, though, on some buildings associated with the Gluek Brewing Company, although their association with that brewery (purchased in 1964 by G. Heileman Brewing Company, La Crosse, Wisconsin) has long been severed. A cluster of these buildings are in the Minneapolis Warehouse Historic District: 254 First Avenue North, 1923 (Christopher A. Boehme, architect); 219 Third Avenue North (Monte Carlo Club), 1912 (Boehme and Cordella, architect); and 315-317 Washington Avenue North, 1910 (Boehme and Cordella, architect). The 1902 Gluek saloon at 15 North Sixth Street, another Boehme and Cordella design, is a local landmark. The building permit for 119 Washington Avenue North (now Cafe Havanna), dated 1904, lists C. A. Boehme as the architect. This was perhaps a Gluek saloon as well, although the architects did not design exclusively for that company: a 1911 tavern of the Minneapolis Brewing Company at 112 Hennepin Avenue East (in the Saint Anthony Falls National Register historic district) was also designed by Boehme and Cordella.<sup>30</sup>

All of these, with the exception of 112 Hennepin, are downtown, while 1500 South Sixth Street was in a somewhat more residential neighborhood—albeit one that held a high concentration of saloons, brewery warehouses, and industrial facilities. Most of these saloons are larger, both in the size of the taproom and the number of residential units upstairs. It is challenging to determine the eligibility of 1500 South Sixth Street without an inventory of company saloons of similar scale and design. Stepping aside from that issue, however, it is possible to assess the building's integrity. In looking at historic photographs of this building and others of its type, the broad expanse of windows across the front appears to be a characteristic feature. The windows served a number of purposes: letting in light in the days when electric lighting was primitive; attracting patrons to the bar's taps; letting people inside observe activity on the street outside; and, in some cases, providing ventilation with operable transoms. While the current owner has done a commendable job of retaining the original front window opening and maintaining the window/transom proportion, the building's residential reuse has required filling the plate-glass window with a solid panel. For the same reason, the saloon doorway, in a recess in the southwest corner, is also filled, and the building's front entry is now a door that once led to a stairway for the upper-floor apartment. In the rear of the building, the wall/garage addition is done with great sensitivity to the original structure, but it is, nonetheless, an addition.

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<sup>30</sup> National Register nomination forms; Minneapolis Building Permit A7407, dated November 4, 1904. Although John and Minnie Gluek's house and carriage house at 2447 Bryant Avenue South, Minneapolis, is on the National Register, it is designated under Criterion C for its Georgian Revival design by Boehme and Cordella and William Kenyon, rather than for its association with the Glueks.

Given these changes and the relative modesty of the original design, the building does not make a compelling case for National Register designation, particularly since other Gluek saloons by Boehme and Cordella survive and have historic designations. In addition, in some cases, these buildings continue to serve as bars and restaurants. For the same reasons, it seems that local designation is not justified.

### ***Blocks 5, 10, and 17: between Fourteenth and Fifteenth Avenues, Fourth and Seventh Streets***

#### **Brian Coyle Community Center and Currie Park**

Blocks 5, 10, and 17 were the site of the Andrew Jackson Public School, several manufacturing companies, a beer brewer's depot, and numerous dwellings. These blocks are now given over to public purposes, namely freeway right of way (Block 17), Hiawatha light-rail tracks (parts of Blocks 17 and 10), and a park (Blocks 5 and 10). The site for Currie Park, located at 1419-1429 Fifth Street South (also known as 404 Fifteenth Street South), was acquired by the Minneapolis Park Board in 1941 and later cleared of buildings and leveled for park use. It was expanded to the west, probably in the 1970s or 1980s, when a warehouse in that area was demolished. The park is named in honor of Edward A. Currie, a long-time director of the Pillsbury House, a local settlement house. The park board constructed a 33-foot by 22-foot shelter building in the park for \$142,860 in 1980. To the north is the Brian Coyle Community Center at 420 Fifteenth Avenue South. Completed in 1993, the center was named after the late Brian Coyle, a community activist and member of the Minneapolis City Council.<sup>31</sup>

### ***Block 16: between Fifteenth and Sixteenth Avenues, Sixth and Seventh Streets***

#### **1521 South Sixth Street (Lot 8)**

In 1885, a wood-frame dwelling was built at this address. The house was razed in 1944, and the parcel now holds a parking lot.<sup>32</sup>

#### **1527-1529 South Sixth Street and 606 Sixteenth Avenue South (Lot 7)**

Between 1887 and 1888, two houses were built on this lot and another moved onto it. One of the houses was demolished in 1959, another in 1966, and the last in 1970. The site is now a parking lot.<sup>33</sup>

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<sup>31</sup> Minneapolis Building Permit B59217, dated December 14, 1992.

<sup>32</sup> Minneapolis Building Permit B4573, dated August 24, 1885; Wrecking Permit I5400, dated October 4, 1944.

<sup>33</sup> Minneapolis Building Permits B10229, dated April 22, 1887, B12299 (stone foundation), dated September 12, 1887, and B15994, dated August 6, 1888; Wrecking Permits I7421, dated August 25, 1959, I11354, dated July 28, 1966, and I14759, dated August 3, 1970; Moving Permit E548, dated September 12, 1887. Although the map shows five dwellings on Lot 7, only three are associated with building permits. A wrecking permit (I11355) was issued July 28, 1966 for a house at 608 Sixteenth Avenue. Although the permit index card refers to this address as part of Lots 9-10, the insurance map associates it with Lot 7.



### **614-628 Sixteenth Avenue South (Lots 5 and 6)**

In 1893, the Pabst Brewing Company hired architect Carl Struck to design a brick-veneered beer depot that included an office, stable, and warehouse. The depot was triangular in plan, a shape dictated by the angled rail line to the southwest. In 1953, at least part of the complex was replaced by the single-story concrete-block structure now on the site.<sup>34</sup>

Tile panels on the building's Sixteenth Avenue facade are a memorial to the property's long association Grazzini Brothers and Company, a concrete and terrazzo contractor. Brothers Frank and August Grazzini began installing sidewalks in 1920. They gained two business partners three years later and added terrazzo to their services, soon including tile and stone installation as well. Grazzini Brothers purchased the property at 620 Sixteenth Avenue in 1927 and moved into the former Pabst buildings. In 1953, the company erected the existing warehouse. A loading dock was apparently enclosed in 1955, and a 21-foot by 13-foot addition was built in 1961. At some point, probably in the 1980s when the company's business expanded beyond the Midwest, Grazzini Brothers moved to suburban Eagan. The building has had exterior and interior alterations since that time to accommodate new commercial uses, including its current occupant, the African International Mall. These alterations have compromised the building's integrity, and its historical association with Grazzini Brothers does not appear to be sufficient to qualify it for national or local designation.<sup>35</sup>

### **617 Fifteenth Avenue South/1500-1508 South Seventh Street (Lots 1 and 2)**

In 1916, architect A. M. Olson designed a triangular-shaped building edging the railroad tracks for the Jung Brewing Company, although it did not appear on a 1912 Sanborn map updated to 1930. It was later, probably in response to Prohibition, used for syrup storage and canning. A wagon shed extended from the east end of the building to Seventh Street (1508), forming a courtyard behind the buildings at 1500-1502 Seventh—an office, dwelling, and automobile repair shop sharing party walls along the Seventh Street frontage. Gold Seal Oil built a brick filling station on



<sup>34</sup> Minneapolis Building Permits B30066, dated April 18, 1893, and B335493, dated July 1, 1953. Comments on the building permit index for the latter permit specify "WRECK whse #5, 6 & 7, and rebuild 42x86x12 warehouse."

<sup>35</sup> Minneapolis Building Permits B30066, dated April 18, 1893, B335493, dated July 1, 1953, and B373859, dated April 7, 1961; Grazzini Brothers and Company web site (<http://www.grazzini.com>).

the property, probably on the corner of Seventh Street and Fifteenth Avenue, in 1931, which was expanded in 1937. By 1940, only the triangular building survived, minus the wagon shed. The poor integrity of the building, which houses the Jewell Electric Company, removes it from consideration for national or local designation.<sup>36</sup>

**Minneapolis Brewing Company, 1516 South Seventh Street (Lots 3 and 4)  
SHPO Inventory Number HE-MPC-5027**

This triangular-shaped, two-story brick building was constructed in 1899 as a saloon with an apartment above. The bar was closed in the 1950s. Building permit records indicate that the building was altered in the late 1980s; it was perhaps at this time that the entire building became residential. The SHPO has determined that this property is eligible for the National Register. It appears to also qualify for local designation under Criterion 1. The other buildings once on these lots have been razed.<sup>37</sup>



***Block 25: between Fifteenth and Sixteenth Avenues, Seventh and Eighth Streets***

**Hiawatha Line Facility**

Located south of Block 16, Block 25 was reconfigured in the mid-1960s when much of it was claimed for freeway right of way. The dwellings that occupied the block were razed in 1965. The Hennepin County Regional Railroad Authority, which operates the Hiawatha light-rail line, owns the recently constructed building at 1519 Seventh Street South (Lot 9).<sup>38</sup>

**Southwest corner of South Seventh Street, Sixteenth Avenue South, and Interstate 35W  
(Historical Archaeology Site)  
SHPO Inventory Number 21-HE-232**

The SHPO issued a certified-eligible finding for an area to be affected by work on Interstate 35W in the 1990s. A Phase IB/II archaeological investigation conducted in 1994 examined two areas on Block 25. The excavation discovered trash pits, limestone foundation walls, a sewer pipe trench, and other remnants of late nineteenth- and early twentieth-century life.<sup>39</sup>

<sup>36</sup> Minneapolis Building Permits B121900, dated May 16, 1916, B227258, dated May 8, 1931, and B248952, dated May 20, 1937; Sanborn insurance map, 1912, revised 1928. Maps and building permits present conflicting data.

<sup>37</sup> Minneapolis Building Permit B44635, dated October 27, 1899, and telephone interview with owner Terrance Lappin, conducted by Penny Petersen, on January 12, 2007.

<sup>38</sup> Examples of wrecking permits for this site include I10490, dated July 19, 1965, for a dwelling on Lot 12, and I1302, dated May 3, 1965, for a dwelling on Lot 11. The City of Minneapolis web site does not list any building permits for the structure at 1519 South Seventh Street.

<sup>39</sup> John McCarthy, "Management Summary Report, Phase IB/II Archaeological Investigations, Proposed Reconstruction of I-35W, S.P. 1981-78/2782-226," November 4, 1994, prepared by the Institute for Minnesota Archaeology for the Minnesota Department of Transportation.

***All or most of Blocks 3, 4, 11, 12, and 13: between Sixteenth and Cedar Avenues, Fourth and Sixth Streets***

**Cedar Square West (Riverside Towers), 1610 South Sixth Street  
SHPO Inventory No. HE-MPC-4641**

The University of Minnesota, pressed for space on its historic campus on the east bank of the Mississippi, expanded west across the river in the early 1960s. This increased development pressure on the Cedar-Riverside neighborhood, which had long served as an entry point for immigrants and a low-rent housing district for university students. Real estate investors Martin and Gloria Segal and Keith Heller consulted Ralph Rapson, the dean of the university's architecture school, about ideas for redeveloping the area. Rapson, a dedicated modernist, embraced the expansive visionary ideals of Le Corbusier and Mies van de Rohe with a comprehensive plan for a one hundred-acre "New Town-In Town." The Segals and Heller created Cedar-Riverside Associates to implement the idealistic development, which anticipated a mixed-income, ethnically diverse, multigenerational population of 30,000.<sup>40</sup>



It was not surprising that this idea took wing. In the mid-twentieth century, massive redevelopment projects were encouraged by federal urban renewal programs. Philanthropist and State Senator Henry McKnight helped the project obtain financing. McKnight was developing an innovative exurban community, Jonathan, west of Minneapolis during the same period. The first designs for the Cedar-Riverside project were made public in 1968, the same year that Congress created Title IV New Community funds for urban redevelopment. Three years later, Cedar Square West received a \$24 million loan guarantee from the U.S. Department of Housing and Urban Development (HUD)—the first time that agency had funded a new town-in town project.<sup>41</sup>

In his design for the project, Rapson wanted its "architecture to reflect and accommodate the social diversity of its inhabitants," according to his biographers. "Accordingly, he pushed for variety in building height and scale as well as in floor plans and the number of rooms in a given

<sup>40</sup> The most comprehensive analysis of the project's development is a book by Judith Martin, *Recycling the Central City: The Development of a New Town-In Town* (Minneapolis: Center for Urban and Regional Affairs, 1978). This is the primary source for the following discussion.

<sup>41</sup> Jane Hession, Rip Rapson, Bruce Wright, *Ralph Rapson: Sixty Years of Modern Design* (Afton, Minn.: Afton Historical Society Press, 1999), 194-195.

dwelling.” The master plan called for 12,500 residential units in four neighborhoods and a “centrum” which, in addition to holding housing, would include a hotel and conference facilities, community rooms, offices, and retail space. These areas would be linked to each other and the university campus by an elevated trolley line.<sup>42</sup>

The planning and development team grew as the project evolved. Cedar-Riverside Associates brought in planner Heiki von Hertzen, who had developed a well-publicized new town in his native Finland. Other architectural offices assisting Rapson included Gingold-Pink and Miller, Melby and Hanson. Prominent landscape architect Lawrence Halprin and Associates, responsible for designing the original Nicollet Mall in the 1950s and 1960s, was also on board. Barton-Aschman Associates did engineering and traffic studies. Bor-Son Building Corporation served as the general contractor, and also had a financial interest in the project.

Land clearance for the first phase, Cedar Square West, began in earnest in 1970. Construction went relatively swiftly, with the first tenants arriving in April 1973. About 1,300 apartments, ranging from small studios to two-story townhouses, as well as community and commercial space, were distributed between fifteen interconnected buildings on a superblock combining parts of five city blocks. The complex’s prominent location at the junction of two interstates, the colorful panels on its facades, and the thirty-nine-story height of the McKnight Tower—the city’s tallest building outside of the downtown—made the project an instant landmark either loved or hated by local residents.

Cedar Square West was to be the only substantial part of the massive redevelopment of Cedar-Riverside to come to fruition. Changes in HUD programs, political opposition, and lawsuits stopped the project from jumping across Cedar Avenue. Riverside Towers, completed several blocks away at around the same time, was a last gasp, albeit very much diluted, of the grand plan. Beset by problems, Cedar Square West went into receivership in 1985, and HUD foreclosed on its loan the following year. To control the project’s future, the City of Minneapolis bought it in 1987. It was purchased a year later by a coalition of private and nonprofit groups, which promised to maintain its mixed-income housing. To mark this transition of ownership, the project was rechristened Riverside Plaza.<sup>43</sup>

The importance of the project at the time of its construction was acknowledged by a 1975 honor award from the American Institute of Architects. The profession’s respect over the long term was confirmed when the project received the “Twenty-five Year Award” from the Minnesota chapter of the American Institute of Architects in 2004. The project has also received other awards, including a HUD Bicentennial Urban Design Award in 1975.<sup>44</sup>

Cedar Square West, although not yet fifty years old, has received a good deal of scholarly attention. A recent example is architectural historian Nancy Miller’s feature article, entitled “Arrested Development,” in the January-February 2006 issue of *Architecture Minnesota*. The same is true for the project’s urban renewal context, on both a local and national level. The idealism of mid-twentieth-century urban planners—and the realities that tempered that

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<sup>42</sup> Ibid., 194-196.

<sup>43</sup> Nancy A. Miller, “Arrested Development,” *Architecture Minnesota*, January-February 2006, 56.

<sup>44</sup> Hession, Rapson, Wright, *Rapson*, 199.

idealism—transformed American cities. Cedar Square West, as the country’s first urban “new town,” was a pioneering model. Rapson had to take Siegel and Heller on a tour of projects in Europe in the 1960s to help them understand his vision. Even there, nothing matched the massive scale of Rapson’s concept. Although only partially implemented, Cedar Square West had a broad national influence as the country’s first urban recipient of Title IV New Community funds from HUD.

A monograph on Ralph Rapson provides a means of assessing his significance, as well as the relation of Cedar Square West to his body of work. As the first to be awarded AIA Minnesota’s Gold Medal in 1979, Rapson’s professional leadership has been widely acknowledged. A fellow of the AIA, he has twice been a finalist for the highest national award, the AIA Gold Medal. With the loss of other key works by Rapson, including the Guthrie Theater on Vineland Place in Minneapolis and the Pillsbury House on Lake Minnetonka, Cedar Square West “will soon stand as Ralph Rapson’s most visible built legacy in Minnesota,” according to Miller.<sup>45</sup>

The buildings and the overall composition of the project retain very good integrity, despite some alterations. One of the most noticeable changes was the removal of an elevated concrete walkway over Cedar Avenue, intended was to connect with a phase of the project that was never built. Some landscape features have been altered—the swimming pool has been filled in, for example—but a whimsical fountain, period light fixtures, and the general circulation system remain intact.

As a well-preserved, nationally significant model of urban renewal in the last half of the twentieth century, Cedar Square West deserves National Register designation under Criterion A for Community Planning and Development. For its pioneering planning and design, it also qualifies under Criterion C in the area of Architecture. It might also qualify under Criterion C in the area of Landscape Architecture; further study is needed to make this determination. Its exceptional importance in these areas meets Criteria Consideration G for properties achieving significance within the past fifty years. Considering the Minneapolis Heritage Preservation Commission criteria, Cedar Square West appears eligible under 1, 4, 5, and possibly 6.

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<sup>45</sup> Miller, “Arrested Development,” 40.

***Blocks 14, 15, 26, and 27: between Sixteenth, Eighteenth, and Cedar Avenues, and Sixth and Seventh Streets***

**Cedar High Apartments: 620 Cedar Avenue South (“Building 1A”), 1627 Sixth Street South (“Building 2A”), and 1611 Sixth Street South (“Building 3A”)**

In February 1962, the Minneapolis Housing and Redevelopment Authority obtained building permits for three apartment buildings for senior citizens, each estimated to cost \$753,280. The permits anticipated that construction would be completed within a year. Two city blocks and parts of additional blocks, all occupied by commercial and residential buildings, were cleared, and the streets between the blocks were vacated for the project.<sup>46</sup>

The buildings were designed by Lang, Raugland and Brunet. Born in Minneapolis in 1888, Oscar Lang was educated in Sweden and at the University of Pennsylvania. He worked for several architectural firms, including Hewitt and Brown and Long, Lamroeaux and Long, before establishing Lang, Raugland and Lewis in 1922—which became Lang and Raugland when Lewis left eight years later. Arnold Raugland was born in Minneapolis in 1893 and graduated from the University of Minnesota’s Architectural and Engineering College in 1920, after serving in an engineering unit during World War I. He specialized in reinforced-concrete and structural steel design. The company was familiar with the Cedar-Riverside neighborhood: their office was, for a time, in the bank building at 401-403 Cedar. Lang passed away in 1960, two years before the Cedar High project.<sup>47</sup>

Before Brunet became a principal, Lang and Raugland had an eclectic collection of substantial buildings to their credit, including the Streamline Moderne Greyhound Bus Depot (1936; now First Avenue music club), a series of Gothic Revival buildings on the Saint Olaf College campus (Rolvaag Memorial Chapel, 1942; Thorson Hall, 1948; Boe Memorial Chapel, 1953; Hilleboe Hall, 1951), and the conservative International Style North American Life and Casualty Company Building (1946-1947), which was recently demolished for an expansion of the Walker Art Center. They completed a variety of residences, churches, institutional buildings, and other projects throughout Minnesota and some adjacent states. James Brunet was previously a principal of the architectural firm Wessel, Brunet, and Kline.<sup>48</sup>

Contractor Johnson, Drake and Piper was responsible for construction of the three apartment buildings. Founded in 1916, the Minneapolis firm had established a national reputation with projects including the Pennsylvania Turnpike, the medical center of Ohio State University in Columbus, and the State Office Building in Des Moines. Prominent local projects included the

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<sup>46</sup> Minneapolis Building Permits B37709, B377410, and B37411, all dated February 2, 1962. The original address for Building 1A, 1706 South Seventh Street, was changed to 620 Cedar in 1968.

<sup>47</sup> “Services Planned for Retired City Architect,” *Minneapolis Star*, August 23, 1966; biography files for Oscar Lang and Arnold Raugland at Northwest Architectural Archives, Elmer L. Anderson Library, University of Minnesota.

<sup>48</sup> Lang and Raugland biography files; David Gebhard and Tom Martinson, *A Guide to the Architecture of Minnesota* (Minneapolis: University of Minnesota Press, 1977), 33, 35, 297.

Northwestern Bell Telephone Company Building in Minneapolis and Southdale shopping center in Edina.<sup>49</sup>

The plan of each ten-story, 116-unit building is identical, with a footprint of 45 feet by 150 feet. They essentially share the same design. The long east-west sides have four projecting bays, one of which is narrower than the others. The bays hold bands of windows with brown metal frames. Walls of the upper stories are buff brick. The lower story is recessed, and the brick has a rougher texture with exposed aggregate. The color of the first-story brick provides the only variation from building to building, although the difference between the muted colors is subtle. Concrete piers support the overhang of the floors above. The entryway is in an open passageway, running east to west, near the end of each building.



The buildings at 620 Cedar and 1627 Sixth are set well back from busy Cedar Avenue, while 1611 Sixth is even further to the west. The buildings are generously spaced on the large site, which holds surface parking lots and large lawn areas with scattered trees. Concrete walkways connect the buildings to each other, to the parking lots, and to the sidewalks that edge the site. Groups of modern benches and tables are interspersed in the courtyards between the buildings. A single-story garage/maintenance building is to the southwest.



In the late 1960s, a 191-unit senior housing tower was added to the south. The footprint of the twenty-five-story structure is 78 feet square. Three-story-high projecting window bays create a syncopated rhythm on the building's facades, which are sheathed in a slightly darker beige brick than the neighboring ten-story buildings. Northeast of the tower, linked by a glass-walled corridor, is the Cedars Pavilion, a community room. The single-story structure is topped by a tall pyramidal roof.<sup>50</sup>

Griswold and Rauma designed the tower. David Griswold received his B.Arch. degree from the University of Minnesota's Institute of Technology in 1941 and graduated from the U.S. Naval Academy the following year. He served in the navy during World War II, worked for two Minneapolis architectural firms in the years immediately after the war, and became chief

<sup>49</sup> "Contractors for Southdale Center," press release issued by Harry Levine, Ruder and Finn, New York, October 1956, available at <http://www.southdale.com/stellent01/groups/public/@mallsouthdale/documents/webassets/029230.pdf>.

<sup>50</sup> Minneapolis Building Permit B412863, dated January 2, 1969.

engineer for a general contractor in about 1950. He founded David J. Griswold and Associates, Architects, in 1952. In 1963, he formed a partnership with John Rauma. Rauma, born in Virginia, Minnesota, in 1926, also served in the navy during the war. He received an undergraduate degree in architecture from the University of Minnesota in 1950 and an M.A. from the Massachusetts Institute of Technology in 1952. After teaching for two years at the University of California-Berkeley, he returned to Minnesota to join the practice of Thorshov and Cerny, where he became a partner. At that firm, he was responsible for the design of number of high-profile projects including the Lyndale Homes housing project in Minneapolis and the School of Architecture Building on the University of Minnesota's Minneapolis campus. While maintaining his professional practice, he began teaching at the architecture school in 1956, an activity he continued until 1994. He became a fellow of the American Institute of Architects in 1971.<sup>51</sup>

Both Griswold and Rauma were active in many professional and civic organizations, which undoubtedly benefited their business. Griswold's association with the university led to many commissions including Middlebrook Hall Dormitory (1967) and the Auditorium Classroom Building (1972, now Willey Hall) on the West Bank Minneapolis campus and the Classroom Office Building (1972) on the Saint Paul campus.<sup>52</sup>

The Cedar High Apartments remain public housing today, although they are no longer exclusively for seniors. Despite its relatively young age, the property is of sufficient interest to merit an evaluation of its significance. In a study of the area, geographer Judith Martin noted that the Cedar High development "was the first substantial increment of new housing in Cedar-Riverside for the entire twentieth century." Foreshadowing the construction of Cedar Square West, she added that "others would soon follow."<sup>53</sup> As the harbinger of high-density housing in the neighborhood and as an example of mid-twentieth-century public housing in Minneapolis, the Cedar High Apartments might be of interest under Criterion A, although it would take a more systematic study of the city's public housing initiatives during this period to confirm the property's eligibility.<sup>54</sup> Designed by prominent local architects, the buildings might also be of interest under Criterion C for the creative adaptation of the era's aesthetic to the unglamorous task of public housing—a sort of high style on the cheap. The National Register's fifty-year guideline, though, requires that the buildings be of exceptional importance to qualify, since all are less than fifty years old and the tower is less than forty. At this point, the project does not appear to have sufficient significance to be deemed exceptional. Although the Minneapolis Heritage Preservation Commission guidelines do not restrict designation by age, it also seems premature to consider designating the property under Criterion 1, 4, 5, or 6.

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<sup>51</sup> Files on Griswold and Rauma, David Griswold, and John Rauma at Northwest Architectural Archives, Elmer L. Anderson Library, University of Minnesota; Emma Carew, "Former U Faculty Member Dies," *Minnesota Daily*, January 17, 2006.

<sup>52</sup> *Ibid.*; Gebhard and Martinson, *A Guide to the Architecture of Minnesota*, 53, 55.

<sup>53</sup> Martin, *Recycling the Central City*, 19.

<sup>54</sup> The Minneapolis Housing and Redevelopment Authority, for example, undertook a major housing project in North Minneapolis in the late 1950s. One of the three components of this project was the Floyd B. Olson Homes, which included two twelve-story, 92-unit buildings designed by Lang and Raugland, with Morell and Nichols as the landscape architect.

## ASSESSING THE EFFECTS

Based on the above analysis, only one property included in the Currie Park Development Project appears to be eligible for National Register and local designation: the John Gund Brewing Company Saloon, 1501 South Sixth Street. The eligible property does not include the bowling alley at 1505 South Sixth Street or the beer depot site, with the office and bottling room, to the east.

The following addition properties in the APE appear eligible for National Register and local designation:

- Fire Station G, Engine House 5 (Mixed Blood Theatre), 1501 South Fourth Street
- Minneapolis Brewing Company, 1516 South Seventh Street
- Cedar Square West (Riverside Towers), 1610 South Sixth Street

The Currie Park Development Project includes three phases: 1) a five-story building on Block 4 and the north end of Block 11; 2) an eight-story building on Block 16; and 3) a twenty-five-story tower in the center of Block 11, with a five-story building on that block's south end, fronting on Sixth Street. The project will require the demolition of several nonhistoric buildings, but will not remove any historic buildings.

The five-story building on Block 4 will be behind the Fire Station/Mixed Blood Theatre Building. While the details of the design should be reviewed and approved by the SHPO and HPC, the height of the new building should not be detrimental to the historic building, which is a tall two stories. The theater is planning an expansion to the east, which should also be reviewed and approved by the two agencies.

On Block 16, a positive result of the development will be the removal of the bowling alley addition and restoration of the Gund saloon's east wall. Construction of the eight-story building, however, will significantly change the setting of the Gund saloon. Sensitive design of the new building can help mitigate the impact, but it will not be possible to avoid an adverse impact with this construction.

Located near the towers of Cedar Square West, the twenty-five-story tower is far enough from the Fire Station/Mixed Blood Theatre Building and the Gund Saloon to have no more effect than the 1970s project already has. The same can be said for the five-story building on Block 11. The new tower's impact on Cedar Square West must also be considered. The new tower follows, after a delay of decades, the intent of the developers in the 1960s and 1970s. While the Cedar Square West towers are a visual landmark in an otherwise lower density area, they are not alone; in fact, they came after construction of the Cedar High tower just to the south. Here again, details of the design will be key to making a final determination of the impact, but it should be possible to construct a tower in this location without adversely affecting Cedar Square West.

It does not appear that the project will have any affect on the Minneapolis Brewing Company Building.

## APPENDIX: EVOLUTION OF 1501-1519 SOUTH SIXTH STREET

- 1870 Prussian immigrant Albert Schaefer purchases a dwelling, but not the land beneath it, on Lot 10, Block 16, Atwater’s Addition to Minneapolis, for \$250. The seller is Frank A. Diepolder.<sup>55</sup>
- 1874 Albert Schaefer purchases Lot 10, as well as Lots 11 and 12 to the west, from the Minnesota Central Railway Company for \$425. He also buys Lot 9, directly east of Lot 10, from Eli B. and Delia W. Ames for \$450. He builds a saloon at 1501 South Sixth Street (Lot 12).<sup>56</sup>
- 1880 The saloon burns down and is rebuilt the same year. The establishment has “a billiard hall, summer garden, and a very pleasant bowling alley.” Schaefer, his wife, Delia, and son, John, apparently live above the saloon.<sup>57</sup>
- 1884 Building contractors Joseph and Michael Holscher place liens on the property because of unpaid construction bills.<sup>58</sup>
- 1887 Albert Schaefer is sued by several creditors over unpaid bills. To avoid being served with a summons, Schaefer goes into hiding, but his creditors are able to attach liens to his property on Block 16.<sup>59</sup>
- 1888 In March, Schaefer is described as an “insolvent person” in a deed that transfers his property (Lots 9-12) to a receiver. A short time later, the property is acquired by John and Mary Orth for \$7,000. The Orths also purchase a portion of Lot 3 on that block. John Orth, founder of the John Orth Brewing Company, is credited as producing the first beer in what is now Hennepin County in 1850. The Orth brewery was located at present-day Twelfth and Marshall Streets Northeast.<sup>60</sup>
- ca. 1889 An insurance map shows a two-story saloon/dwelling at 1501 South Sixth Street. To the rear is a one-story building with a porch, or perhaps loading dock, on its

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<sup>55</sup> Hennepin County Miscellaneous Book 3, page 344.

<sup>56</sup> Hennepin County Deeds Book 41, page 43, and Deeds Book 42, page 586; George E. Warner and Charles M. Foote, eds., *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Company, 1881), 627.

<sup>57</sup> Warner and Foote, *History of Hennepin County*, 627. The 1880 federal census, which spells Albert’s surname “Schaeffer,” lists three unrelated individuals living in the same quarters as the family: servant Rica Henrich, 19; bartender August Rufeld, 26; and grocery clerk Charles Kirapf, 15.

<sup>58</sup> Hennepin County Liens Book F, pages 322 and 324.

<sup>59</sup> Hennepin County Mortgage Book 209, pages 312, 322, 330, 331, 341, and 342. In his complaint, plaintiff Jerome G. Layman alleges that, “the defendant [Schaefer] has departed the State of Minnesota with the intent to defraud or delay his creditors as to avoid the service of a summons upon him, or else that he keeps himself concealed therein with like intent” (page 312). Other creditors file similar complaints against Schaefer.

<sup>60</sup> Hennepin County Deeds Book D, page 245, and Deeds Book 240, page 566; Warner and Foote, *History of Hennepin County*, 609; and Michael R. Worcester, “John Orth, Hennepin County’s Pioneer Brewer,” typescript, 2004, Minnesota Historical Society. Worcester notes that John Orth died in 1887.

east side. The area to the east of the saloon/dwelling is identified as a “summer garden.” The Chicago, Milwaukee, and Saint Paul Railroad runs diagonally, northwest to southeast, across Block 16. A one-story building labeled “bowling alley” parallels the railroad tracks. A two-story “park hall and skating rink” occupies the rear of Lots 9 and 10.<sup>61</sup>

1890 In July, Orth merges with three other brewers to form the Minneapolis Brewing and Malting Company. Several years later, Minneapolis Brewing introduces Grain Belt beer.<sup>62</sup>

1892 A city atlas shows only two wood-frame buildings on Lots 9-12: a storage shed on Lot 11 edging the train tracks and another shed on Lot 9. The saloon, summer garden, and skating rink are no longer there.

1899 The Minneapolis Brewing Company takes out a permit to build a “40-foot by 52-foot brick store and flat” building at 1516-1518 South Seventh Street (Lots 3 and 4 of Block 16), southeast of the Orth property (on the other side of the tracks).<sup>63</sup>

1903 The estate of Mary Orth sells the property at Fifteenth Avenue and Sixth Street to the John Gund Brewing Company of La Crosse, Wisconsin. A 1903 atlas shows a building that is rectangular in plan at the corner; a long building running along the railroad tracks at the rear of Lots 10, 11, and 12; and several smaller structures scattered across Lots 9, 10, and 11. All of the buildings are colored yellow, which indicates a wood-frame structure.<sup>64</sup>

German immigrant John Gund founded a brewery in La Crosse in 1854. Four years later, he and Gottlieb Heileman formed the City Brewery. In 1872, Gund left to establish the John Gund Brewing Company, which was soon thriving. The company sold 2,100 barrels of beer in 1875, 43,000 in 1890, 100,000 in 1896, and 108,000 in 1901.<sup>65</sup>

1904 In the fall, Gund begins to develop the property. At least some of the commercial buildings at 1501-1507 South Sixth Street are moved to 163 Colfax Avenue North, while a frame dwelling, perhaps on Lot 9, is moved to 1919 South Fourth Street. In October, the brewing company receives a permit to build five brick and

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<sup>61</sup> *Sanborn Insurance Map 1885-1889*, volume 1, sheet 12B.

<sup>62</sup> “Brewers Combine,” *Minneapolis Tribune*, July 16, 1890.

<sup>63</sup> Minneapolis Building Permit B44635, dated October 27, 1899. The permit is very faded, but the architect’s name appears to be S. J. Bowler or Becker. The owner’s name appears to be Hall’s Brewing Company, but an inventory sheet (HE-MPC-5027) in the SHPO files identifies it as the Minneapolis Brewing Company.

<sup>64</sup> The John Gund Brewing Company established a presence in Minneapolis in the early 1880s. The 1881 city directory lists the John Gund Brewing Company at the corner of Twelfth Avenue South and Fifth Street. One of Gund’s sons, Henry, was the manager of the Minneapolis branch. The brewing company occupied the Twelfth Avenue site until it moved to South Sixth Street.

<sup>65</sup> Will Anderson, *The Beer Book, An Illustrated Guide to American Breweriana* (Princeton, N.J.: Pyne Press, [1973]), 71; “Losses by Fire,” *New York Times*, September 24, 1897. According to Anderson, Gund was closed down by Prohibition, never to reopen.

two wood-frame buildings on Lots 9-12. The brick structures are a 25.8-foot by 100-foot, two-story store and flat building; a 25.8-foot by 33-foot, one-story office; a 25.8-foot by 57-foot, one-story bottling room; a 46-foot by 80-foot storage and refrigeration building; and a 35-foot by 70-foot two-story stable. The single-story wood-frame buildings are a 28.6-foot by 95-foot wagon shed and a 28-foot by 40-foot shed.<sup>66</sup>

- 1906 Alterations are made to the interior of the saloon at 1501 South Sixth Street, which also receives a one-story brick addition to the rear.<sup>67</sup>
- 1909 A building permit is granted for alterations and repairs to the saloon.<sup>68</sup>
- 1911 An electrical permit suggests that a cafe has been added to the saloon.<sup>69</sup>
- 1914 The saloon receives a one-story brick addition, measuring 34 feet by 57 feet. According to the Minneapolis city directory, Arthur S. Nicholas is the operator of the saloon.<sup>70</sup>
- 1918 Arthur Nicholas now runs a saloon at 301 Washington Avenue North, according to the city directory. There does not appear to be a listing for a saloon or restaurant at 1501 South Sixth Street. Next door (1507-1519), the John Gund Brewery and the Gund Company, maker of “Everyday Soft Drink,” are in operation.
- 1920 On January 16, Prohibition begins, making the sale of alcohol illegal. Saloons close, switch to selling nonalcoholic products, or sell alcohol illicitly. The John Gund Brewing Company disappears from the city directory.
- 1922 The Indian Social Club, located at 1501 South Sixth Street, appears for the first time in the city directory. Grouped with organizations such as the Woman’s Club and the Swedish American Club, it is presumably a men’s social club—perhaps formed to fill the gap left by the closure of saloons. Ray Engebretsen, the Indian Social Club’s secretary, lives at his mother’s house at 2306 South Ninth Street, a short distance from the club’s headquarters.<sup>71</sup>

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<sup>66</sup> Minneapolis Moving Permits E6095, dated September 27, 1904, and E6105, dated October [?], 1904; Minneapolis Building Permit B60768, dated October 17, 1904. Electrical and plumbing permits suggest that the complex was completed in the spring of 1905.

<sup>67</sup> Minneapolis Building Permit B66914, dated April 30, 1906. The addition measures 10 feet across the front and 14 feet deep.

<sup>68</sup> Minneapolis Building Permit B82878, dated July 14, 1909.

<sup>69</sup> Minneapolis Electrical Permit F45733, dated December 23, 1911.

<sup>70</sup> Minneapolis Building Permit B108096, dated March 5, 1914. Although the property was owned by the John Gund Brewing Company, saloons associated with brewers were typically operated by private individuals. Nicholas would have been obligated to serve Gund products exclusively.

<sup>71</sup> Ray Engebretsen was born in 1894 in Minneapolis to Ingebret and Marie (Bjornson) Engebretsen, Norwegian immigrants who lived at 2306 South Ninth Street (no longer extant) for many years. His father was a carpenter. Ray served in World War I. He began working as a grain inspector for the State of Minnesota about 1919. By 1927, Engebretsen was living at 2301 Twenty-eighth Avenue South. At the time of the 1930 federal census, he and his

- 1928 The Purity Company, which sells carbonated beverages, is listed in the city directory at 605 Fifteenth Avenue South, presumably the rear of the building at 1501 Sixth.<sup>72</sup>
- 1930 The section of the city directory organized by address shows “Minneapo Co. Whol Extracts” (“Minneapolis Company Wholesale Extracts”?) at 1501 Sixth, in addition to the Indian Social Club. The business is not listed in the regular alphabetical directory (as is the Indian Social Club) or in the alphabetical commercial section under “extracts” or “beverages,” nor is it registered with the Minnesota Secretary of State. Meanwhile, the Purity Company continues to sell carbonated beverages at 605 Fifteenth Avenue South. The Jacob Schmidt Company, which purchases the John Gund Brewery during this period, appears at 1507 South Sixth Street.<sup>73</sup>
- 1931 This is the last year that the Indian Social Club and “Minneapo Co. Whol Extracts” appear in the city directory.
- 1932 The city directory indicates that the second floor at 1501 Sixth is vacant, suggesting that this is where the Indian Social Club had gathered.
- 1935 The city directory shows Nick’s Cafe at 1501 Sixth.
- 1937 The Jacob Schmidt Brewing Company gets a permit to expand the office and saloon at 1501-1507 Sixth. The one-story brick addition, measuring 33.8 feet by 91 feet by 17 feet, is identified as a bowling alley on plastering, electric, and lathing permits.<sup>74</sup>
- 1940 Nick’s Cafe and Bowling Alley occupies 1501 Sixth, according to the city directory. Nick’s remains at this address until at least 1972.
- 1949 The storefront at 1501 Sixth receives a \$2,000 alteration.<sup>75</sup>
- 1952 A 80-foot-long reinforced-concrete loading dock is added to 1501 Sixth.<sup>76</sup>

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wife, Edna, owned a house at 4114 Twenty-seventh Avenue South. The couple had no children, but Edna’s father, David Carlson, and brother Melven lived with them. When Ray Engebretsen died in 1955, the couple was living at 2304 Twenty-seventh Avenue South. His obituary mentioned his thirty-eight year career as a grain inspector and his membership in the Scottish Rite Shrine and Minnehaha Masonic Lodge (“Deaths—Ray Engebretsen,” *Minneapolis Star*, October 19, 1955).

<sup>72</sup> The Purity Company was incorporated November 18, 1926, filing number 2029-AA, available at Minnesota Secretary of State web site (<http://da.sos.state.mn/minnesota/>).

<sup>73</sup> The company does not appear in city directories prior to 1930. Schmidt’s purchase of Gund is mentioned in Granger’s research, on file at SHPO.

<sup>74</sup> Minneapolis Building Permit B249595, dated June 22, 1937; Electric Permit F298097, dated August 5, 1937; Plaster Permit K43273, dated August 5, 1937; Lathing Permit L16578, dated August 5, 1937.

<sup>75</sup> Minneapolis Building Permit B304850, dated April 25, 1949. Jacob Schmidt is listed as the owner of the property. The alterations are not described, but there is a note indicating there will be no structural changes made.

<sup>76</sup> Minneapolis Building Permit A30416, dated August 6, 1952.

- 1955 A new ceiling is installed at 1501 Sixth.<sup>77</sup>
- 1957 A permit is granted for alterations to a door and for general repairs at 1501 Sixth.<sup>78</sup>
- 1958 The kitchen in the cafe at 1501 Sixth is altered.<sup>79</sup>
- 1959 The interior of 1501 Sixth is altered.<sup>80</sup>
- 1964 The building at 1501 Sixth is repaired after a fire.<sup>81</sup>
- 1965 A wood floor is reinstalled over a concrete slab at 1501 Sixth.<sup>82</sup>
- 1974 Contractor Carl Bolander and Sons takes out a wrecking permit for a two-story, 30-foot by 70-foot by 22-foot commercial building, apparently the stable built by Gund on Lot 9. The remainder of the beer depot buildings, except for the depot and bottling house, are demolished in subsequent decades.<sup>83</sup>
- 1977 The city directory shows 1501 Sixth as vacant.
- 1987 The city directory lists Knickbocker's Bar and Cafe at 1501 Sixth, Semi Automatic Art Glass (glass blowers) at 1505, and Architectural Arts (stained glass) at 1507.
- 1999 The Minnesota Bar and Grill is at 1501 Sixth according to the city directory. Semi Automatic Art Glass remains at 1505, while Brass Designs now occupies 1507.

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<sup>77</sup> Minneapolis Building Permit B348245, dated August 9, 1955.

<sup>78</sup> Minneapolis Building Permit B357986, dated July 1, 1957.

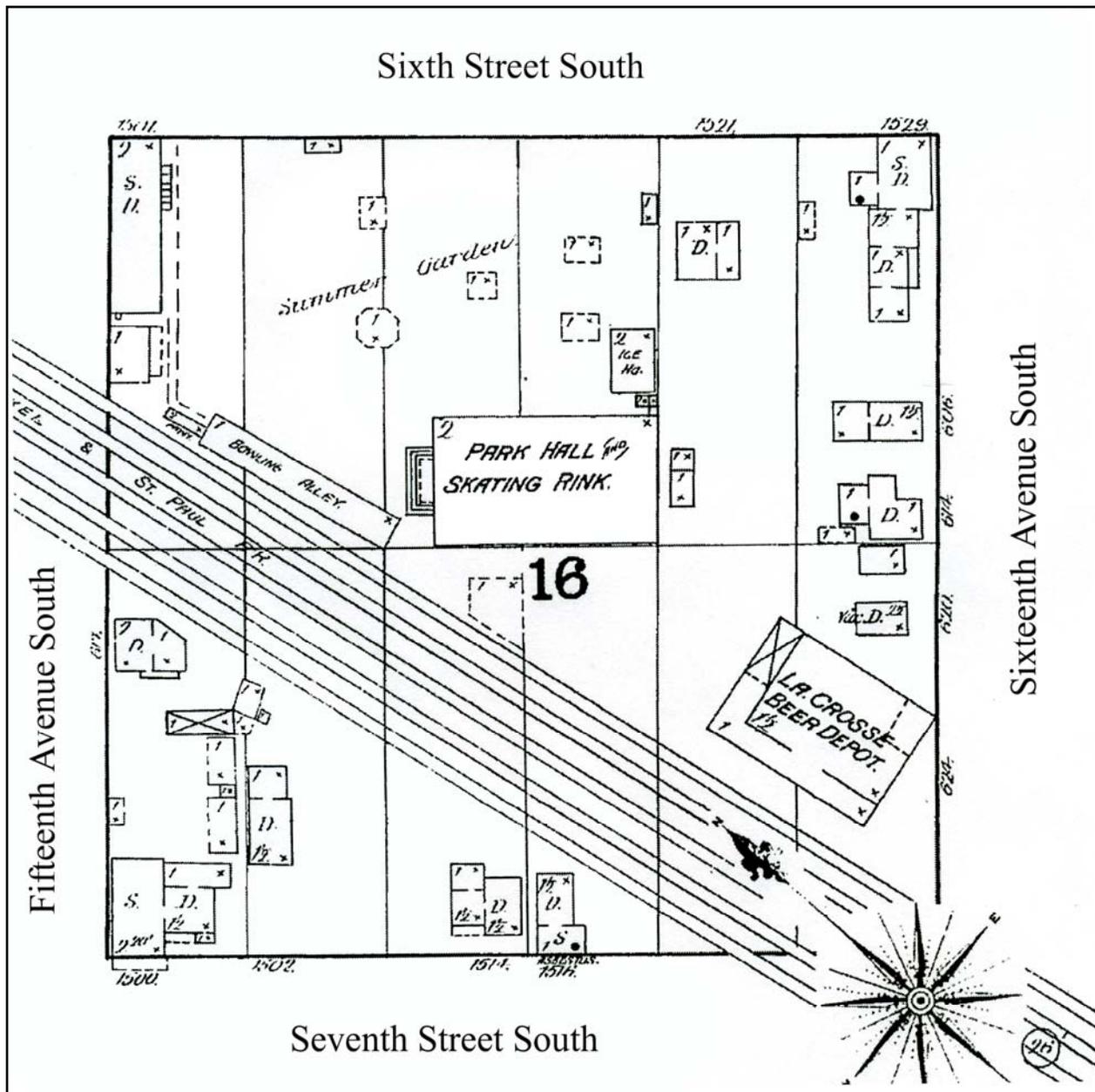
<sup>79</sup> Minneapolis Building Permit B364652, dated December 2, 1958.

<sup>80</sup> Minneapolis Building Permit A33751, dated July 7, 1939.

<sup>81</sup> Minneapolis Building Permit B387832, dated June 2, 1964.

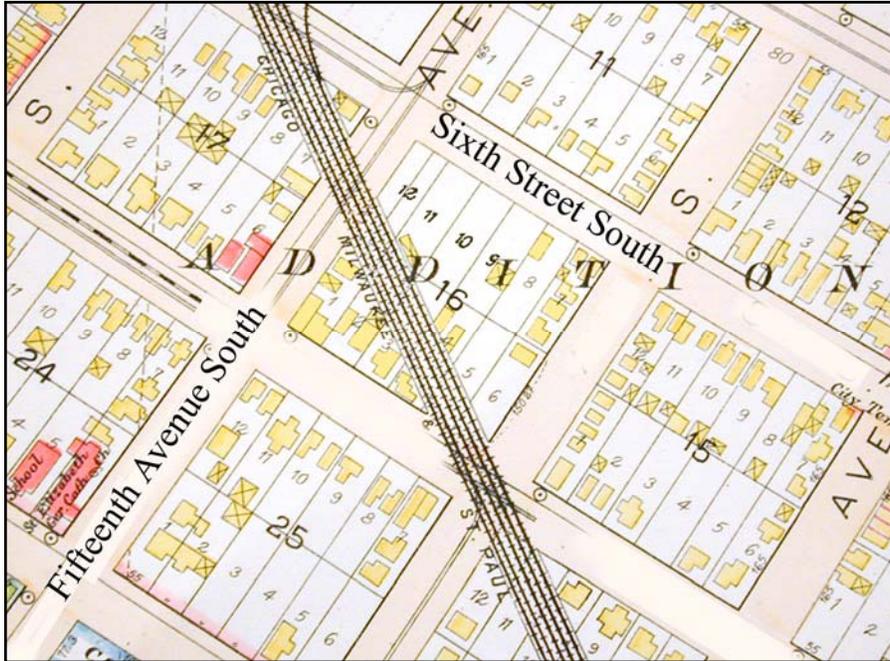
<sup>82</sup> Minneapolis Building Permit B393088, dated July 26, 1965.

<sup>83</sup> Minneapolis Wrecking Permit I17302, dated February 15, 1974.

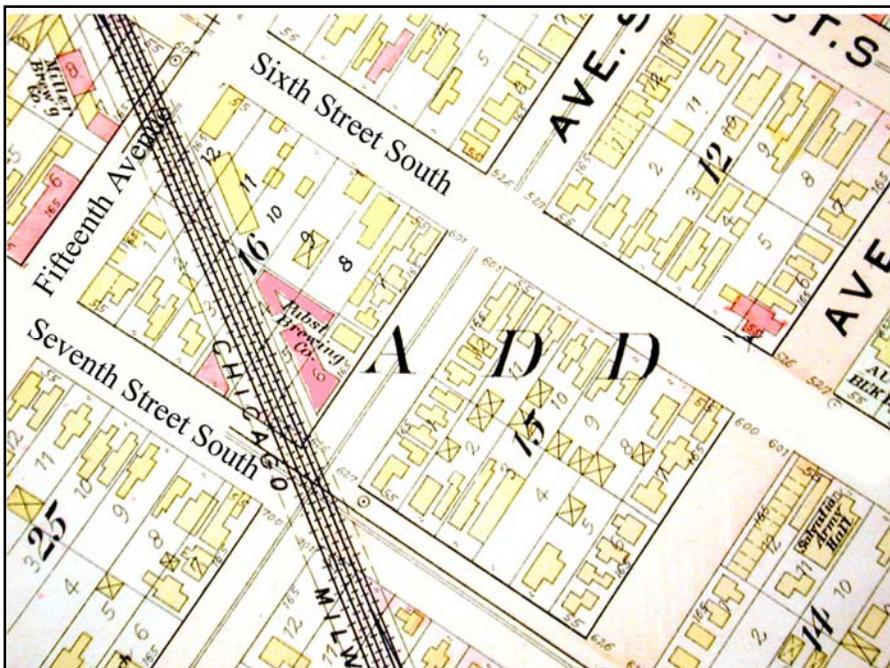


This 1885 insurance map shows two buildings at 1501 South Sixth Street (upper left corner). The building at the front of the lot is rectangular in plan and two stories high, while the building to the rear is only one story and appears to have a porch or perhaps loading dock on its east side. A bowling alley parallels the railroad tracks; a beer depot is on adjacent property to the southeast. Small pavilions dot the summer garden, which is edged by a hall/skating rink and ice house.

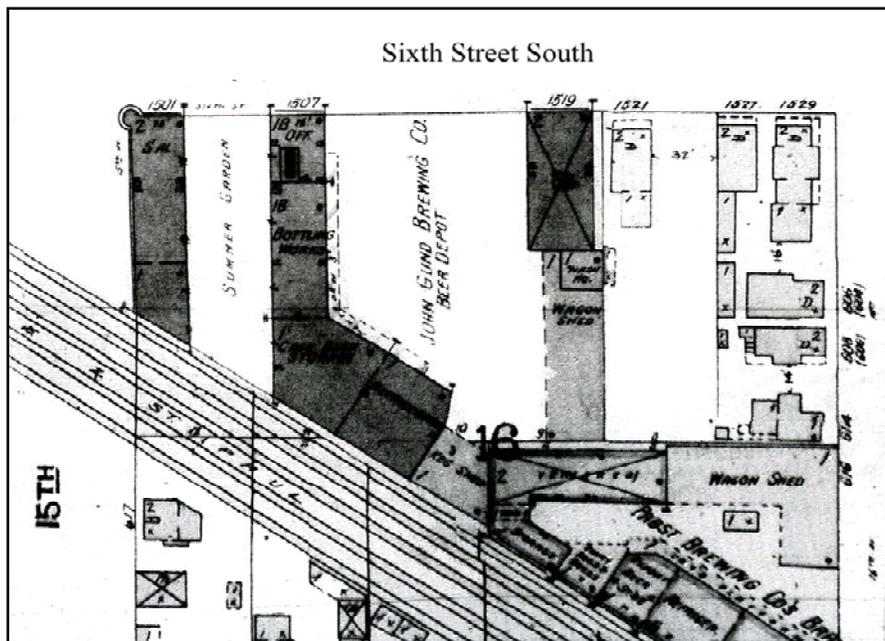
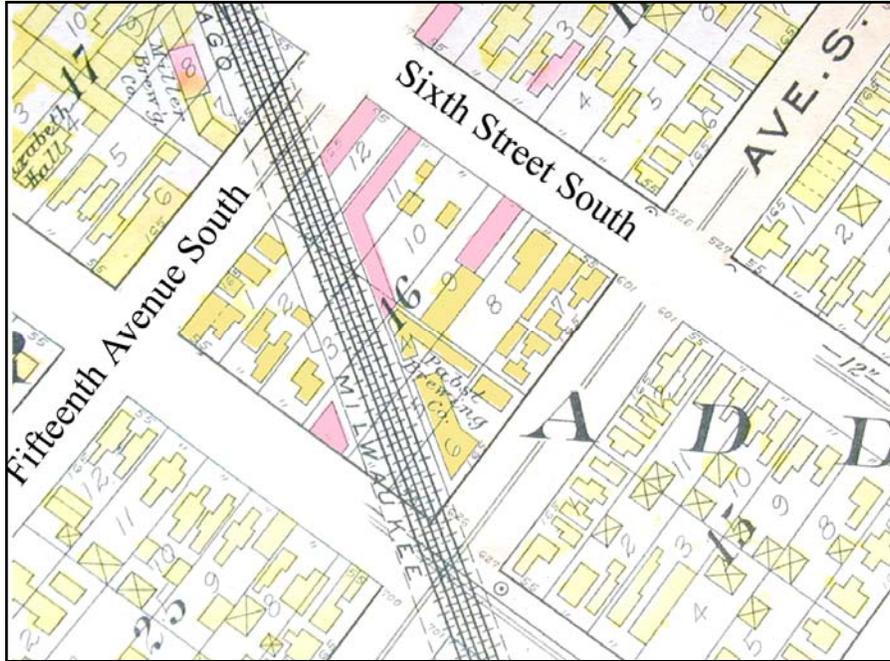
*Sanborn Insurance Map, 1885-1889*



By 1892, the only buildings on Lots 9-12 are two stables (indicated by crossed lines).  
*Atlas of Minneapolis, 1892*

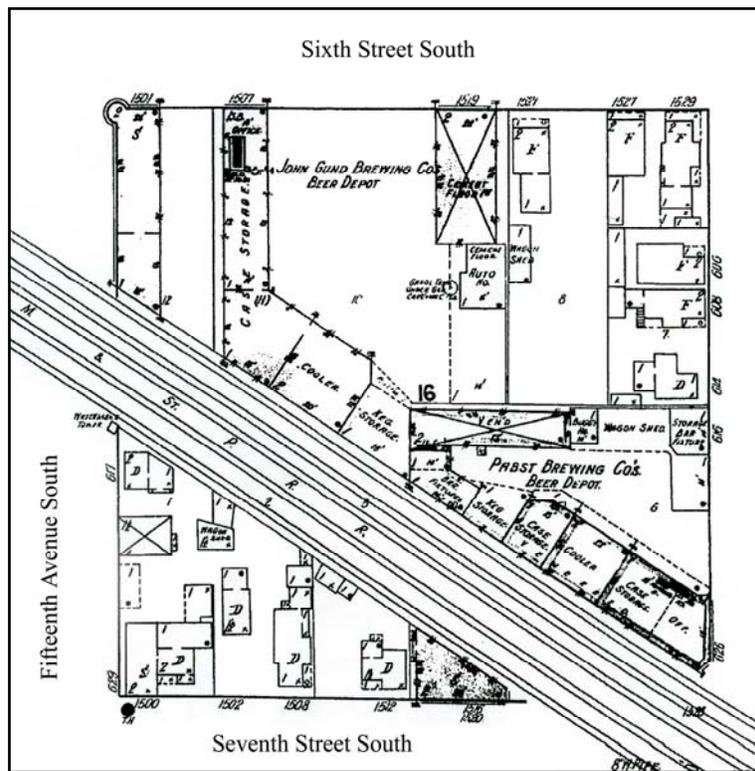


By 1903, a wood-frame building stands at 1501 Sixth Street, and several others have been added on adjacent lots. (Wood-frame structures are yellow, masonry are red/pink.)  
*Atlas of Minneapolis, 1903*

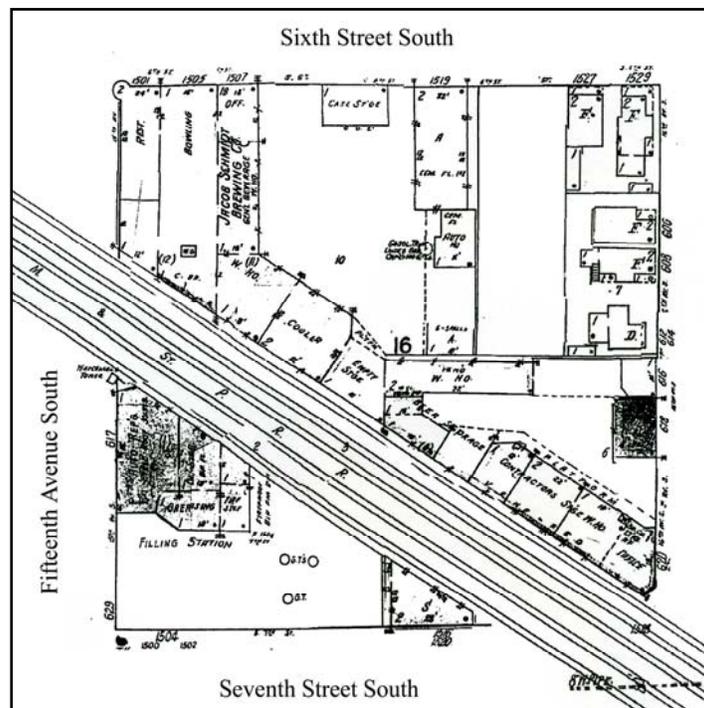


In 1904, the John Gund Brewing Company receives a permit for a \$30,000 construction project at 1501-1519 South Sixth Street (Lots 9-12, Block 16). As shown on the maps above, this includes two main components separated by a summer garden: a saloon/flats building on the corner of Sixth and Fifteenth and a U-shaped beer depot, comprising a series of structures around an interior court. The back of Pabst Brewing Company's beer depot forms the southeast corner. The small wood-frame structures in the court on the upper map are probably an error, carried over from the 1903 atlas.

Above: *Atlas of Minneapolis, 1914*  
 Below: *Rascher Insurance Map, 1892, updated to 1904*



Building labels are easier to read on this 1912 map, updated in 1930. The wash house in the wagon shed on the east side of the court has been replaced by an “auto house.”  
*1912-1930 Sanborn Insurance Map*



This 1912 map, updated to 1951, shows the one-story bowling alley built in 1937 between the saloon and the office building, in the space formerly occupied by the summer garden.  
*Sanborn Insurance Map, 1912-1951*