

CPED STAFF REPORT

Prepared for the Heritage Planning Commission
HPC Agenda Item #6
July 28, 2015
BZH-28544

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, 811 and 911 24th Street West

Project Name: Lowry Hill East Historic Residential District

Prepared By: Alex Young, Intern City Planner, (612) 673-2118, with John Smoley Ph.D., Senior City Planner, (612) 673-2830

Applicant: Council Member Lisa Bender

Project Contact: Alex Young

Ward: 10

Neighborhood: Lowry Hill East / Wedge

Request: Nomination for Designation as a Historic District

HISTORIC PROPERTY INFORMATION

Current Name	Lowry Hill East
Historic Name	Lowry Hill East
Historic Address	Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, 811 and 911 24th Street West
Original Construction Date	1882 - 1913
Original Architects	William Kenyon, Edward Stebbins, William Channing Whitney, and others
Original Builders	T.P. Healy, Henry Ingham, and others
Original Engineer	Not applicable
Historic Use	Residential
Current Use	Residential
Proposed Use	Not applicable

CLASSIFICATION	
Local Historic District	The Lowry Hill East Residential Historic District
Period of Significance	1882 - 1913
Criteria of Significance	1, 4, 6
Date of Local Designation	TBD
Date of National Register Listing	Not applicable
Applicable Design Guidelines	TBD

SUMMARY

BACKGROUND

The Lowry Hill East Residential Historic District is a largely intact collection of late nineteenth and early twentieth century single family residences emblematic of streetcar related development. This district comprises the work of prominent local architects and builders primarily in the Queen Anne and Colonial Revival architectural styles. In 2005 the Lowry Hill East Neighborhood Association commissioned a study authored by Carole Zellie entitled “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study.” This report found that there was a potential residential historic district comprised of homes on both sides of Bryant Avenue South in between West 24th and West 25th Streets. It recommended further study into this area to see if it could be eligible for landmark designation. In July of 2008, Mead & Hunt prepared a report for the City of Minneapolis entitled “Historic Resource Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood.” The evaluators recommended that this portion of the Lowry Hill East neighborhood be incorporated as a local historic district with expanded boundaries and a draft designation study was prepared.

PUBLIC COMMENTS

Staff has received verbal votes of support for the nomination at a September 22, 2014 public meeting and since then, along with questions and comments from concerned owners. Several property owners have also requested to participate in the development of design guidelines. The nominator noted similar things during a weekend door knocking effort in early January. At the time of the nomination hearing before the Minneapolis Heritage Preservation Commission on February 17, 2015 staff had received four letters from individual property owners – two in favor of inclusion in the district and two against. Those are attached. At an April 30, 2015 meeting with property owners, staff solicited feedback and answered questions, noting that streetscapes can be preserved through design guidelines; additions are permitted in historic district, ideally at the rear of properties; historic district design guidelines do not alleviate the need to comply with Building and Zoning codes; rezoning is not part of this study; areas outside of the proposed district were not recommended for designation in 2005 and 2008, nor did the current evaluators find strong evidence to expand the district boundaries; and groups of property owners may nominate themselves as a conservation district. Staff received additional comments during two comment periods in April, May, and June when the study was posted online. Copies of those comments are attached.

Proposed District Property Addresses

2400 Colfax Ave S	2444 Bryant Ave S
2404 Colfax Ave S	2447 Bryant Ave S
2408 Colfax Ave S	2439 Bryant Ave S
2410 Colfax Ave S	2433 Bryant Ave S
2416 Colfax Ave S	2429 Bryant Ave S
2420 Colfax Ave S	2425 Bryant Ave S
2424 Colfax Ave S	2421 Bryant Ave S
2428 Colfax Ave S	2417 Bryant Ave S
2432 Colfax Ave S	2415 Bryant Ave S
2440 Colfax Ave S	2409 Bryant Ave S
2447 Colfax Ave S	2405 Bryant Ave S
2441 Colfax Ave S	2401 Bryant Ave S / 811 24 th ST W
2437 Colfax Ave S	2400 Aldrich Ave S
2433 Colfax Ave S	2406 Aldrich Ave S
2429 Colfax Ave S	2412 Aldrich Ave S
2425 Colfax Ave S	2416 Aldrich Ave S
2419 Colfax Ave S	2344 Aldrich Ave S
2417 Colfax Ave S	2316 Aldrich Ave S
2415 Colfax Ave S	2323 Bryant Ave S
2409 Colfax Ave S	2317 Bryant Ave S #1
2405 Colfax Ave S	2317 Bryant Ave S #2
911 24 th St W	2317 Bryant Ave S #3
2400 Bryant Ave S	2317 Bryant Ave S #4
2408 Bryant Ave S	2317 Bryant Ave S #5
2412 Bryant Ave S	2317 Bryant Ave S #6
2416 Bryant Ave S	2311 Bryant Ave S
2420 Bryant Ave S	2309 Bryant Ave S
2424 Bryant Ave S	
2428 Bryant Ave S	
2432 Bryant Ave S	
2436 Bryant Ave S	
2442 Bryant Ave S	

CONSISTENCY WITH ADOPTED PLANS AND POLICIES

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

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

The designation of the subject property meets the following relevant policies of *The Minneapolis Plan for Sustainable Growth*:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

By designating this district as a landmark, the City will require the preservation of an area significant to the City for its association with the Minneapolis streetcar system, master architects and master builders, and historic architectural styles.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

Oftentimes, the greenest building is the one already built. By designating this district and protecting it from any demolition in the future, embodied energy is conserved that would be otherwise spent in any potential demolition and construction of a new structure on this site. Therefore, this energy is conserved for future uses.

Heritage Preservation Policy 8.12: Raise awareness of the history of Minneapolis and promote the quality of the built environment.

The residences within this district communicate the story of a period of growth early in city history that is significant. The housing is of high quality and is worthy of preservation in perpetuity.

The effect of the proposed designation on the surrounding area: The designation will preserve the cohesive fabric of this largely intact collection of Victorian and period revival homes by ensuring that alterations and future development within the district is compatible with its existing character. By protecting the collection of homes in the Lowry Hill East Residential Historic

District, the City will ensure that the streetscapes of the surrounding area will be able to evolve while the essential character of this district is retained.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The Lowry Hill East Residential Historic District does not fall within the boundaries of any adopted small area plan or any other adopted development plan.

LOCAL DESIGNATION CRITERIA

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Lowry Hill East Residential Historic District meets the following designation criteria:

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

The Lowry Hill East Residential Historic District appears to be historically significant due to its associations with broad patterns of residential development related to the expansion of the Minneapolis streetcar system as discussed in part two of the designation study.

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

The district embodies the distinctive characteristics of the Queen Anne and Colonial Revival architectural styles as discussed in part two of the designation study.

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

The district appears to exemplify the work of master architects, designers, and builders as discussed in part two of the designation study.

REVIEWS AND COMMENTS

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

State Historic Preservation Office

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment. Staff sent a draft of this Designation Study to the SHPO for review and comment on May 6, 2015.

In a letter dated July 5, 2015 (attached) SHPO provided comments on the designation and stated:

“The Lowry Hill East Residential Historic District consists of 55 buildings located predominantly in the 2400 blocks of Bryant Avenue and Colfax Avenue South... This collection of mostly single family houses retains its historic integrity to form a cohesive concentration of buildings with continuity of plan, design and materials. This area is significant for its association with the expansion of Minneapolis’ streetcar system. The neighborhood represents an intact example of a ‘streetcar suburb’ in which development followed the growth of public transit service. The district’s cohesive grouping of houses merits additional significance architecturally for its well-conserved examples of Colonial Revival and Queen Anne style dwellings. Many of the houses were designed for middle class and upper middle class residents by a group of well-known architects and builders who had profound impact on the built environment of Minneapolis... The combination of Lowry Hill East’s importance for its historical development, and its status as a manifestation of the turn-of-the-century architectural moment, enables the Lowry Hill East Residential Historic District to be an ideal candidate for local designation.”

City Planning Commission

Chapter 599 of the Minneapolis Code of Ordinances also requires that the designation be submitted to the Minneapolis City Planning Commission (CPC) for review and comment. The Ordinance states that the city planning commission shall consider, but not be limited to, the following factors:

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

The designation study was presented to the CPC on June 18, 2015. The CPC found that the proposed designation was consistent with the City of Minneapolis’ Comprehensive Plan and applicable development plans and objectives adopted by the City Council. Furthermore, the CPC found that the proposed designation would have a positive effect on the surrounding neighborhood. A copy of the memorandum submitted to the CPC is attached to this report.

RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission and City Council adopt staff findings for the local designation of the Lowry Hill East Residential Historic District:

A. Historic District Designation.

Recommended motion: **Recommend to approve** the local designation of the Lowry Hill East Residential Historic District subject to the following conditions:

1. The Lowry Hill East Residential Historic District includes the 55 properties listed in the designation study.
2. The designation includes the entire exterior of the buildings.

ATTACHMENTS

1. Lowry Hill East Residential Historic District designation study

DESIGNATION STUDY

LOWRY HILL EAST RESIDENTIAL HISTORIC DISTRICT Minneapolis



July 28, 2015

ACKNOWLEDGEMENTS

Mayor and City Council of the City of Minneapolis

Betsy Hodges, Mayor

Barbara Johnson, Council President
Elizabeth Glidden, Council Vice President

Kevin Reich
Cam Gordon
Jacob Frey
Blong Yang
Abdi Warsame
Lisa Goodman

Alondra Cano
Lisa Bender
John Quincy
Andrew Johnson
Linea Palmisano

Minneapolis Heritage Preservation Commission

Laura Faucher, Chair
Paul Bengtson
Alex Haecker
Chris Hartnett
Susan Hunter Weir
Ginny Lackovic
Linda Mack
Dan Olson
Ian Stade
Constance Vork

Minneapolis City Planning Commission

Theodore Tucker, Chair
Council Member Lisa Bender
Mathew Brown
Ben Gisselman
Meg Forney

Rebecca Gagnon
Ryan Kronzer
Alissa Luepke-Pier
John Slack

Department of Community Planning and Economic Development (CPED)

Craig Taylor, CPED Executive Director
Steve Poor, Development Services Interim Director
Alex Young and John Smoley, Principal Investigators, with Andrew Frenz

TABLE OF CONTENTS

Designation Study Purpose and Background.....	page 5
Part 1: Physical Description of the District	page 7
• Description of buildings in the district	
• Description of landscape and landscape features	
Part 2: Discussion of Historical Significance	page 11
• Streetcar Related and Residential Development Patterns	
• Queen Anne and Colonial Revival Architectural Styles	
• Early Master Architects and Master Builders in Minneapolis	
Part 3: Rationale for Local Historical Designation	page 18
• Designation Criteria	
• Integrity of historic resource	
Part 4: Registration and Classification Information	page 27
Part 5: Photographs, drawings, and other documents	page 143
• Figure 1.	Map of District, Contributing and Noncontributing Properties, Surrounding Neighborhood Context
• Figure 2.	Aerial view of the Lowry Hill East Residential Historic District, source, Bing
• Figure 3.	2005 reconnaissance survey results, boundaries of Lowry Hill East Residential Historic District, source: Lowry Hill East Neighborhood of Minneapolis Historic Resources Inventory, Properties Recommended for Intensive Research, <i>Prepared for: Lowry Hill East Neighborhood Association, Mead & Hunt</i> September 2005
• Figure 4.	2008 intensive level survey results, expanded boundaries of Lowry Hill East Residential Historic District, source: Historic Resources Inventory, Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of the Lowry Hill East Neighborhood, Prepared for: The City of Minneapolis, <i>Mead & Hunt</i> , July 2008, Appendix A-1
• Figure 5.	Lowry Hill East, Sunnyside and Lyndale Avenue Additions, district outlined in solid red line, streetcar lines shown in

dashed red lines, source: C.M. Foote & Co. *Atlas of the City of Minneapolis*, Plate 36. 1892

- Figure 6. Early development in the Sunnyside and Lyndale Avenue Additions, source: Griffith Morgan, *Map of Minneapolis, Minnesota*, Plate 32, 1885
- Figure 7. East Side of Bryant Avenue South from West 24th Street, 2014, source: CPED files
- Figure 8. West side of Bryant Avenue South from West 24th Street, 2014, source: CPED files
- Figure 9. West side of Colfax Avenue South from West 24th Street, 2014, source: CPED files

Notes.....page 151

Appendices.....page 156

- Appendix A: Action initiating nomination
- Appendix B: Nomination staff report
- Appendix C: HPC Actions from Nomination hearing
- Appendix D: Letter to SHPO
- Appendix E: Letter from SHPO
- Appendix F: Memorandum to City Planning Commission
- Appendix G: Public comments since publication of the Nomination staff report
- Appendix H: Staff report to Heritage Preservation Commission
- Appendix I: HPC Actions from Designation hearing (*forthcoming*)
- Appendix J: Request for Council Action (*forthcoming*)
- Appendix K: Zoning and Planning Committee Actions (*forthcoming*)
- Appendix L: Actions of the Full City Council (*forthcoming*)
- Appendix M: Publication in *Finance and Commerce* (*forthcoming*)

The activity that is the subject of this document has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U. S. Department of the Interior, National Park Service, 1849 C St., NW, Washington, D.C. 20240.

Designation Study Purpose and Background

The Lowry Hill East Residential Historic District is a largely intact collection of late nineteenth and early twentieth century residences emblematic of streetcar-related development. This district also highlights the work of prominent local architects and builders in the Queen Anne and Colonial Revival styles. This district was first identified as a potential historic resource in 2005 by the Lowry Hill East Neighborhood Association (LHENA). Their study identified a concentration of significant buildings on the east and west sides of Bryant Avenue South between West 24th and West 25th Streets.¹ A 2008 reconnaissance survey funded by the City of Minneapolis expanded the boundaries of this potential historic district. The evaluators recommended that this portion of the Lowry Hill East neighborhood be designated as a local historic district.

In February, 2015 Council Member Lisa Bender submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Lowry Hill East Residential Historic District situated within portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; and 811 and 911 24th Street West. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on February 17, 2015 that this district exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Regulations. The HPC adopted CPED's findings and placed the Lowry Hill East Residential Historic District under interim protection and called for a designation study to be conducted.

This study is intended to fulfill the requirements for local historical designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources including: the 2005 LHENA study, the 2008 Mead & Hunt survey, City of Minneapolis context studies, City of Minneapolis Building Permits, City of Minneapolis Directories, Minneapolis HPC building inventory forms, CPED staff photos, historic building photos from the Hennepin County Library's Norton & Peel Collection, historic Maps from the University of Minnesota's Borchert Map Library including Sanborn Fire Insurance Maps from 1912-1930, and an 1892 Atlas of Minneapolis compiled by H.W. Benneke. Significant contributions to the research for this study were made by Mead & Hunt; the firm completed a reconnaissance level survey and draft designation study in 2008 entitled, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood." This study is largely an update and refinement of the 2008 Mead & Hunt study commissioned by the City of Minneapolis.

BASIC PROPERTY INFORMATION	
Current Address	Portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; 811 and 911 24 th Street West.
Historic Address	Portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; and 811 and 911 24 th Street West.
Original Construction Date	1882-1913
Original Contractor	T.P. Healy, Henry Ingham, and others
Original Architect, Master builder, engineer, designer, artist, or craftsmen	William Kenyon, Edward S. Stebbins, William Channing Whitney, and others
Historic Use	Residential
Current Use	Residential
Ward:	Ward 10
Neighborhood:	Lowry Hill East

PART 1: PHYSICAL DESCRIPTION OF THE DISTRICT

Lowry Hill East is a residential neighborhood located southwest of downtown Minneapolis. It is bounded by Hennepin Avenue on the west, Lyndale Avenue on the east, and Lake Street on the south. These major arterial streets form a triangular boundary that is the inspiration for the colloquial nickname of this area – the Wedge Neighborhood. The neighborhood was platted in a grid pattern and the predominant buildings are late nineteenth and early twentieth century residential properties. Commercial properties are located along Hennepin Avenue, Lyndale Avenue, and Lake Street.

The Lowry Hill East Residential Historic District is within the Lowry Hill East neighborhood and encompasses the 2400 blocks of Bryant Avenue South and Colfax Avenue South; the four southernmost buildings on the east side of the 2300 block of Bryant Avenue South, and six properties on the west side of the 2300 and 2400 block of Aldrich Avenue South. The district includes 55 residential properties, which include single-family houses, duplexes and apartment buildings. The majority of construction dates range from 1882 to 1913. Buildings are positioned on one-half-block-deep lots, with detached garages located at the rear of the lot and generally accessible by alleys.

Houses within the district feature wood balloon-frame construction and retain original horizontal siding and fenestration patterns, consisting mainly of double-hung sashes and fixed windows. Most houses feature stone foundations, unless otherwise described. House heights range from two to two-and-one-half stories and were constructed primarily in the Colonial Revival architectural style. This style is generally characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers; single-story front porches are supported with columns decorated by capitals of the classical orders.² Six properties were constructed in the Queen Anne style of architecture and possess character defining features of this style. The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards. These elements are typical of this period of neighborhood residential design.³

As a whole, these intact resources possess physical characteristics that form a concentration of residential buildings with continuity of design and visual appearance through the use of similar setbacks, proportion, scale, material and use of ornamentation. The two apartment buildings in the district have minimal architectural style but clearly exhibit some Colonial Revival stylistic elements. Residences with alterations that have resulted in loss of historical integrity or that were constructed after the period of significance or that were not built in the Queen Anne or Colonial Revival styles do not contribute to this pattern. The boundaries of this district enclose a continuous area that collectively retains integrity, especially the aspects of feeling and association that are lacking in places outside the district boundaries.

All of the properties built within the period of significance that are considered noncontributing due to exterior changes resulting in a loss of integrity can have this status reevaluated in the event that they are restored.

Description of buildings in the district

The south side of the 900 block of 24th Street West contains two houses.

The west side of the 2300 block of Aldrich Avenue South includes two houses.

The west side of the 2400 block of Aldrich Avenue South includes three houses and one small apartment building.

The east side of the 2300 block of Bryant Avenue South includes three houses and one apartment building.

The east side of the 2400 block of Bryant Avenue South includes 11 houses.

The west side of the 2400 block of Bryant Avenue South includes 11 houses.

The east side of the 2400 block of Colfax Avenue South includes 11 houses

The west side of the 2400 block of Colfax Avenue South includes 10 houses.

When available, City of Minneapolis building permits and index cards provided the construction dates and the name(s) of the original property owner, which is included in the historic name of the property. City of Minneapolis building permits were used to identify repairs, alterations and additions to properties. Each property is also keyed to the attached map of the district and is identified as a contributing or noncontributing resource.

Description of secondary buildings

Garages, converted barns, and carriage houses associated with the residences in the district are counted as secondary resources. These buildings are considered to be contributing or noncontributing. They are identified in a map and key.

Description of interior features

The properties in this district are low-density residences occupied by either private property owners or their respective tenants. The only opportunity that members of the public have to view the interiors of these dwellings is on an invitation-only basis. For these reasons, while staff encourages the preservation of historic interior features, the interiors of these properties are not suitable for

designation.

Description of landscape and landscape features

The topography can generally be characterized as gentle and sloping. The streetscapes are populated by a mixture of mature and young tree plantings. Perennial shrubs and flowers are common throughout the district and have been added over the years by residents within the district. Street lamps are placed regularly along the boulevard and appear to date to the neighborhood's period of significance.

Topography, terrain, and vegetation

The terrain within this part of the Lowry Hill East neighborhood has a gentle slope to it that provides for drainage toward Lyndale Avenue, but it can generally be characterized as flat. Historical photos show houses surrounded by smooth grass terraces. Young tree plantings are evident in the front yards and boulevards. New concrete steps lead from the sidewalk.⁴ Residential buildings are setback from the sidewalks, boulevards are lined with regularly spaced trees and plantings spaced throughout intermittently. Houses are situated a few feet above the grade of the street on sloped terrain.

Vegetation

Trees are planted uniformly along the boulevards, approximately every thirty feet or so. Within the private lots trees appear to be planted where residents desired shade and the associated amenities of nearby trees. Over time, the planting of vegetation appears to have evolved; older trees that have died from age or disease or that have been damaged in storms have been replaced by younger plantings. By and large, the placement of shrubs and perennial flowers appear to have been placed informally according to the intentions of owners seeking to beautify their properties. Tree species are generally a mix of trees common to the city. Maples and locusts are most common on the boulevards. There are some walnuts, gingkoes, a couple of red pines, and a few old elms. Ornamental trees placed in front yards are flowering cherry and crab apple trees and river birches. Perennial shrubs and flowers planted are common to the region and consist generally of hostas, flox, lilies, ferns, Brown-Eyed-Susan's, prairie grasses, Russian Sage, roses, peonies, and hydrangeas to name a few. Occasional planter pots display annual plantings.

Other landscape features

Fences, gates, screens, retaining walls, and privacy walls: A select few properties exhibit low fences and gates in the front of the properties as landscape features. A few more have had retaining walls built on the front of the property. These elements appear to have been added

spontaneously over time. Fences, in general, are located towards the rear of the properties when they are present.

Driveways, walkways, patios, and garden paths: Originally when platted, streets were dirt paved. Eventually they were paved over with asphalt. Concrete alleys cut through the middle of most blocks in the district. Vehicular access is along the main streets and avenues, and through the alleys where power and service lines run through, suspended by posts. Garage access is generally from the alleys. Several properties, such as the Gluek house at 2447 Bryant Avenue South, have driveways with access to the street. In these cases the driveways are paved in concrete or have been recovered in asphalt. With the exception of 2400 Colfax Avenue South, which has garage access off of 24th Street West, the entire west side of the 2400 block of Colfax Avenue South has private driveway access off of Colfax Avenue South. Concrete is the material used in the sidewalks and in the boulevard walks that access the street from the sidewalk and the sidewalk to the entry of each residence. Concrete is the predominant material used in porch entry steps. In some cases, wood is employed as a porch entry material. Brick pavers are used in a few cases as a walkway material from the sidewalk up to the residential entry.

Conclusions: Overall, the general features of the landscape are shared throughout the district and contribute to a cohesive visual pattern. The landscape does not exhibit a rare or unique design, but through its maintenance and upkeep the feeling and association of a turn-of-the-twentieth century neighborhood is achieved.

PART 2: DISCUSSION OF HISTORICAL SIGNIFICANCE

Streetcar Related and Residential Development Patterns

Due to its associations with historic patterns of residential development, this portion of the Lowry Hill East neighborhood represents a local trend in the expansion of the city from its downtown core. In 1884 a horsecar line was in place on Lyndale Avenue. By 1893 the system had been electrified and Hennepin Avenue and Lake Street were serviced by streetcars (Figure 5).⁵ The cultural geography of Minneapolis had changed from that of a “walking city” into a city of neighborhoods surrounding a downtown business district, aided by the expansion of the streetcar system.⁶

Streetcars reshaped the residential character of Minneapolis and influenced the layout of the Lowry Hill East neighborhood. This neighborhood was developed as a typical example of the “streetcar suburb” where urban development followed the expansion of public transit service.⁷ At the same time, electricity, telephones and indoor plumbing were becoming standard features in the construction of middle-class homes. Additionally, ease of access to shopping and employment opportunities owed much to the development of the streetcar system. This added to the appeal and convenience of living in a “streetcar suburb” that was developed for the comforts expected by the emerging affluent and middle-class citizens who were relocating south of downtown.⁸

With the expansion of the streetcar system, development in Minneapolis resulted in the development of neighborhoods that were located near parks and recreation spaces. Excursions to Lake Harriet, Minnehaha Park and the State Fairgrounds became more convenient and affordable for city residents and it became easier to enjoy the amenities of the Twin Cities area.⁹ Local historians John Diers and Aaron Isaacs remind us that Minneapolis and the streetcar “grew up together.”¹⁰

The Sunnyside and Lyndale Avenue Additions are located at the northern edge of the Lowry Hill East neighborhood. This is where the boundaries of the Lowry Hill East Residential Historic District are located. The entire Lowry Hill East neighborhood was platted by about a dozen real estate developers by 1882. At this point speculative house construction in this area commenced. Areas developed for settlement by the new middle and upper classes were now accessible by streetcars and, later, early automobiles.¹¹ The Sunnyside and Lyndale Avenue Additions were promoted as part of a fashionable residential development area for middle-class families during the late nineteenth and early twentieth centuries. These lots were well suited for the construction of spacious homes. The top-quality buildings in the Sunnyside and Lyndale Avenue additions were created in tandem by the master builders and architects working for clients of the growing middle class. Many smaller lots intended for less costly “workingman’s” housing were concentrated in the southern section of the neighborhood south of West 26th Street.¹² Between 1900 and 1938 several brick apartment buildings were constructed in popular styles fashionable for their times north of West 22nd Street along Franklin and Hennepin Avenues.¹³

Queen Anne and Colonial Revival Architectural Styles

The residences in the district are a cohesive collection of houses built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles.¹⁴ The Queen Anne architectural style was made popular during this time through the distribution of pattern books.¹⁵ The character defining features of the Queen Anne style are: steeply pitched and irregular shaped roof lines, with a dominant front-facing gable, patterned shingles, bay windows, and one-story, full-length, often wraparound front porches. The overall appearance of the design is asymmetrical with variations in shape, and decorative architectural features that include spindle work, half-timbering and patterned masonry.¹⁶

Due to the influence of the 1893 World's Columbian Exposition in Chicago, the Colonial Revival style emerged as classical architectural models became of interest again. The Colonial Revival style broke from the exuberance of the Queen Anne style and is characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers. Single-story front porches are supported with columns decorated by capitals of the classical orders.¹⁷

This portion of the Wedge Neighborhood is representative of a time in Minneapolis that historians have referred to as the "golden years." because many of the Wedge's early homeowners were part of a newly forming middle-class that owed their prosperity to employment opportunities that arose out of the city's late nineteenth-century industrial boom.¹⁸ The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards. These elements are typical of this period of neighborhood residential design dating from the end of the nineteenth to the beginning of the twentieth century.¹⁹

Early Master Architects and Master Builders in Minneapolis

The remarkable collection of residences in this district developed due to the collaboration of talented local architects, builder-contractors, and the new middle and upper classes. Local newspapers promoted the value of home ownership and provided advice to the public about designing a home with a builder and/or architect.²⁰ Architects of the neighborhood included Downs & Eads, Warren B. Dunnell, William Kenyon, Long, Lamoreaux & Long, Edward Stebbins and William Channing Whitney. Theron P. Healy and Henry Ingham were among the neighborhood's builders.²¹ Other architects and builders mentioned below may not be considered masters in their own right, but did have prominent careers that are worth noting in the context of this designation study. Like most of their clients, several of these architects came from other places to find their fortunes in the growing city of Minneapolis.

It is worth mentioning the smaller contributions of a couple of prominent architects widely regarded as masters. These architects designed contributing additions and secondary buildings to a few residences within the period of significance. Mentioned

previously, Boehme & Cordella, architects of the Swan Turnblad Mansion (both locally designated and listed in the National Register of Historic Places) at 2600 Park Avenue South, designed the carriage house for the John G. Gluek house at 2447 Bryant Avenue South. In 1906 Kees and Colburn (noted for the Grain Exchange building at 4th Street and 4th Avenue South, also locally and nationally designated) designed the barn for the T.P. Healy house at 2408 Colfax Avenue South (which has been altered for use as a garage). In 1911 the firm also designed renovations and a dormer for another Healy built house at 2401 Bryant Avenue South.

Master Architects

Downs & Eads was a prominent firm in Minneapolis from 1903 – 1928. It was comprised of a partnership of Harry Downs and Harold Eads. Downs was originally from St. Peter, Minnesota. He attended High School in Minneapolis and became apprenticed as a draftsman in the firm of George and Freemont Orff. Later, he worked as a draftsman in the firm of Long and Kees until 1894 when he set up his own practice. Eads was originally from Champaign, Illinois but moved with his family to Minneapolis where he attended public schools and the University of Minnesota. He graduated in 1892 and practiced as an architect in Minneapolis for the duration of his career. Notable extant buildings in Minneapolis attributed to Downs & Eads include: the Joyce Memorial Methodist Church at 1219 West 31st Street (1907), the Williams Hardware Company Warehouse at 215 North 1st Street (1909), and the Charles Woodward residence at 2529 Irving Avenue South (1913).²² The R. K. Mattern house at 811 West 24th Street (1908) is their contribution to the district.

Warren B. Dunnell was originally from Maine and moved to Minnesota with his parents in 1863. Dunnell attended the University of Minnesota before transferring to the Massachusetts Institute of Technology (MIT). He began working as an architect in Washington D.C., and then went on to study at the Ecole des Beaux-Arts in Paris, France. He returned to Minnesota in 1876 where he would remain for the duration of his life. He is known primarily for designing churches, hospitals and schools.²³ He is notable in the context of the Lowry Hill East Residential Historic District for designing his family's Queen Anne residence at 2408 Aldrich Avenue South in 1890. The house lost value and was offered for sale in 1905. The Minneapolis Journal reported:

The magnificent residence of Mr. W.B. Dunnell, the architect, corner Aldrich Avenue S. and Twenty-Fourth Street, with fine barn, three large lots, facing east. Slate roof; 12 rooms, strictly modern and up to date; hot water heat; hardwood. It is simply fine, built by day work and best materials. Cost the owner \$19,000, who is going to coast to live. Will be slaughtered. \$11,500 buys it. Same as finding at least \$5,000.²⁴

Apparently Dunnell never went to the coast, and in 1909 he designed a six-unit apartment building at 2400 Aldrich Avenue South on the adjacent vacant lot that

he owned. The Dunnells took up residence in the apartment building with their four children.²⁵ Notable extant buildings in Minnesota attributed to him are the Minnesota Training School for Boys, Red Wing (1889), First Baptist Church, Owatonna (1892-93), and the Fergus State Hospital, Fergus Falls (1895).²⁶

Walter Jewett Keith was a Minneapolis native and founded a firm around 1895 known as the Keith Company. The business produced residential building plans that were advertised in newspapers and was involved in real estate development that coincided with the time when the Lowry Hill East neighborhood was built. In 1899 Keith had 750 commissions worth more than \$2 million which made him a wealthy man.²⁷ The imposing residence at 2400 Bryant Avenue South (1901), built for George W. Cook, is associated with this productive point in Keith's career and contributes to the Lowry Hill East Residential Historic District

Master architect William Kenyon was originally from New York and came to Minneapolis in 1893. He worked primarily in private practice, but had a partnership with Maurice Maine from 1913-1929. Additionally he was the chief architect for the Soo Line Railroad for twenty years and in 1909 he served for a year on the advisory board for the Greater University (of Minnesota) campus. After his partnership with Maine, he continued his private practice in Minnesota until 1935, when he retired.²⁸ In the Lowry Hill East Residential Historic District, he designed the residence for the pickle manufacturer I.V. Gedney at 2420 Colfax Avenue South (1898), and the Georgian Revival house at 2447 Bryant Avenue South (1902) for the brewer John G. Glueck.²⁹ The latter residence can be considered one of the stateliest residences in the district and represents one of Kenyon's best known works. It is listed in the National Register of Historic Places and is locally designated as a landmark for its architecture. Another notable building attributed to him is the Soo Line Building, at 5th Street and Marquette Avenue in downtown Minneapolis.³⁰ It also is listed in the National Register of Historic Places and is locally designated as a landmark for its architecture.³¹

Long & Long was the partnership of Franklin Long and his son Louis. In the district, the house at 911 West 24th Street (1908) and its later addition, when the firm was renamed Long, Lamoreaux & Long, represent their work. This firm and the branches of architects stemming from it compose what has been one of the most successful architectural practices in Minneapolis with a lineage that lasted for more than one hundred years.³²

James Henry Record was originally from Vermont and came to the Midwest at the age of seventeen where he first became a carpenter in Lake City, Minnesota before moving to La Crosse, Wisconsin to learn more about the building trade. He moved to Minneapolis in 1881 where he began working for Lewis Barnett, another notable local architect. The two combined their experience in building grain elevators, forming a partnership in 1885, Barnett & Record, that is noted for designing the Pillsbury A-Mill Grain Elevators at 301 Main Street Southeast

(1910, 1914, and 1916). However, Record sold his interest in the firm in 1902. He eventually became chairman of the board for the Minneapolis-Moline Plow Company and held this position until his death in 1944.³³ While he specialized in designing grain elevators and warehouses, city directories confirm that he was working and residing in Minneapolis during the time when 2428 Colfax Avenue South (1906) and 2316-18 Aldrich Avenue South (1893) were constructed in the Lowry Hill East Residential Historic District.³⁴

Master architect Edward S. Stebbins was originally from Boston. He studied architecture at MIT, and in France, and worked in New York City with the firm of McKim, Mead & White. Stebbins came to Minneapolis in 1877 where he remained for the rest of his life.³⁵ It is widely believed that he was one of the first architects in Minneapolis to have received a formal architectural education.³⁶ He was a charter member of the Architectural Association of Minnesota (1881) and also served for a time as president of the Minnesota Chapter of the American Institute of Architects.³⁷ He is best known for his work as the official architect of the Minneapolis Board of Education, however his work is attributed to at least 170 residences, churches, and schools throughout Minnesota and the Midwest.³⁸ His contribution to the Lowry Hill East Residential Historic District is the house at 2415 Bryant Avenue South, designed in the Colonial Revival style. Notable extant works of his in Minneapolis include: the Gethsemane Episcopal Church at 905 4th Avenue South (1883), locally designated as a landmark in 1983 for its architecture and also listed in the National Register of Historic Places in 1984 for its architecture, the Holy Rosary Catholic Church at 18th Avenue South and East 24th Street (1887), the D.B. Lyons residence at 419 Oak Grove Street (1892), designated in 2011 as a local landmark, and the Sidney Pratt School (now Pratt Community Center) at 66 Malcom Avenue Southeast (1889-99).³⁹ He is also known for designing the residence known as the “Mary Tyler Moore House” at 2104 Kenwood Parkway.

Otto Krups Westphal hailed from Germany and found his way to Minneapolis by 1895 and found work as a carpenter. In 1907 he studied architecture through a correspondence course and the next year he established a private practice which he maintained for the duration of his career. He is noted for creating innovative tables that calculated stress in concrete and reinforced steel. Local noted works of his in Minneapolis include the Agate Theatre at 2221-2225 East Franklin Avenue (1915) and a commercial building with flats and offices (located in the Lyn-Lake Potential Historic District) at 810-822 West Lake Street.⁴⁰ His contribution to the district is the duplex at 2410-12 Colfax Avenue South.

Master architect William Channing Whitney was originally from Massachusetts where he attended MIT and received a bachelor’s degree in architecture from the Massachusetts Agricultural College.⁴¹ In 1877 he came to Minneapolis and formed a partnership with James Plant that lasted about five years. He opened his own private practice, which lasted for the duration of his career. His work consisted mainly of residences for the upper classes; he was regarded as one of

the best architects in both Minneapolis and St. Paul. Notable extant buildings attributed to him include, the Handicraft Guild Building at 89-91 South 10th Street in Minneapolis (1908), and the H.H. Irvine Residence (now the Governor's mansion) at 1006 Summit Avenue in St. Paul (1910-1912).⁴² His contribution to the Lowry Hill East Residential Historic District is the Colonial Revival house at 2433 Bryant Avenue South.

Master Builders

The Lowry Hill East Residential Historic District is strongly associated with the work of the prolific master builder Theron Potter Healy. Healy was originally from Nova Scotia and according to City of Minneapolis building permits, built about thirty houses in the Lowry Hill and Lowry Hill East neighborhoods, including twelve in the Lowry Hill East Residential Historic District. He was not formally trained as an architect; he was a successful shipping company owner in Halifax, but after losing two ships in 1882 he suffered a great financial loss that forced him to seek his fortunes elsewhere. He left Nova Scotia and went to Bismarck, North Dakota for about a year before arriving in Minneapolis in about 1883. Healy entered the contracting business in about 1886 as a builder and developer.⁴³ He specialized in both building and designing residences in the Queen Anne and Colonial Revival styles. Healy found his niche building and designing homes for the upper-middle class.

He did design some of the houses he built, in the Lowry Hill East Residential Historic District he is listed as both the architect and builder/contractor of record on the original building permit for the house at 2323 Bryant Avenue South. For the other eleven properties in the district he is listed as the contractor, and on these building permits there is no listing for any architect of record. His career in Minneapolis took off at a time when architecture was a blooming profession in the United States, professional licensure was not a requirement to practice, nor was the attainment of a formal degree. Many early Minnesota architects learned their craft through apprenticeship and practice. In city directories he was listed as a builder/contractor, never as an architect. However, he did work in conjunction with several prominent local architects of his time, constructing buildings designed by architects such as Harry Wild Jones, Franklin Long and Fredrick Kees, William Channing Whitney and others.⁴⁴

Healy is particularly noted for the Healy Block Historic District, a collection of Queen Anne residences along 2nd and 3rd Avenues South between 31st and 32nd Street (including his own residence at 3115 2nd Avenue South) that were built by him. The Healy Block was locally designated in 1989 as a historic district and was placed in the National Register of Historic Places in 1993.⁴⁵ The Lowry Hill East Residential Historic District would represent the largest concentration of Healy houses outside of the Healy Block Historic District protected within the boundaries of a historic district in Minneapolis.

Henry Ingham, originally from England, came to Minneapolis in the 1880s in time to take part in the building boom of Queen Anne and Colonial Revival style houses that were constructed in Minneapolis in the 1890s. While his bona fides as a master builder might not be as firmly established as others, after Healy, Ingham was the other major builder-contractor of record in the Lowry Hill East Residential Historic District. His contributions to the district are the handsome Colonial Revival dwellings at 2309, 2432, and 2444 Bryant Avenue South and 2417 Colfax Avenue South.

Altogether, more than half of the properties in the Lowry Hill East Residential Historic District are associated with the work of a prominent architect or builder considered significant to the heritage of the built environment of Minneapolis.

PART 3: RATIONALE FOR LOCAL HISTORICAL DESIGNATION

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

Designation Criteria

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The Lowry Hill East Residential Historic District is considered below in relation to each of the seven designation criteria.

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

The Lowry Hill East Residential Historic district appears to be historically significant due to its associations with broad patterns of residential development related to the expansion of the Minneapolis streetcar system as discussed in part two of this study.

Criterion #2: The district is associated with the lives of significant persons or groups.

The northern subdivisions of the Lowry Hill East neighborhood where the Lowry Hill East Residential Historic District is located first became home to the city's newly upper-middle class residents of the late 1800s. Professions of this population consisted of lawyers, doctors, small business owners and managers of the milling and railroad companies and factories. Most of these residents hailed from the East Coast, and were active in social clubs and civic organizations. Many residents were committed church members. Middle-class women typically stayed at home, one or two servants were employed in each household and children went to public schools. Many of these first residents could afford to hire prominent architects and builders to construct a house and financed these investments with a bank mortgage.⁴⁶

Staff research has not found that the properties of the district, as a whole, bear strong association with persons of particular significance to local or national history. One resident of potential significance was Isadore V. Gedney, son of M.A. Gedney, who founded the M.A. Gedney Pickling Company, a producer of

pickles, vinegar, and various sauces with factories in Minneapolis, Saint Paul, and Mauston, Wisconsin. At the time that Gedney lived at 2420 Colfax Avenue South, the Gedney Pickling Company had approximately 60 employees in Minneapolis.⁴⁷ The Gedneys were very successful, and this Chaska-based company's pickles are now found in supermarkets in the Northeast, Midwest, and several western states. Another resident of potential significance was Gottlieb Scherber, president of the Phoenix Mill Company and resident of 2412 Bryant Avenue South. At the time Scherber began living at this address, the Phoenix was one of over twenty mills operating in Minneapolis.⁴⁸ Henry Hahn, resident of 2421 Bryant Avenue South, is also of potential significance. Hahn was a foreman at the Miller Publishing Company. Mr. Hahn was responsible for printing operations for the *Northwestern Miller*, a national milling trade journal published from 1873-1973.⁴⁹ John G. Gluek, resident of 2447 Bryant Avenue and son of Gottlieb Gluek, founder of the Mississippi Brewery, has previously been recognized for his significance. John and his brother grew the company significantly and changed the name to the better-known Gluek Brewing Company. Gluek's home at 2447 Bryant Avenue South and the company's bar at 14 6th Street North have both been designated as landmarks by the City of Minneapolis.

Although some of these early residents of the district may have played significant roles in Minneapolis' history, they are outliers, representing only 4 of the 55 homes in the district. Typical homeowners in the district were small business owners, professionals, and managers at larger corporations, while residents of duplexes and apartments in the district were members of both the professional and working classes. While certainly contributing to the development of Minneapolis, these individuals do not collectively rise to the level of significance meriting particular consideration under criterion two.

Also of note are Maud and Delos Lovelace, who rented an apartment in the Lucerne Flats at 2400 Aldrich Avenue South in 1920.⁵⁰ Maud Hart Lovelace authored the popular *Betsy-Tacy* series, which enjoys a loyal following to the present. The residency of the Lovelaces occurred for a very short period of time outside of the district's period of significance, however.

The most notable resident from the district's recent past appears to be Minnesota State Senator Allan Spear, who owned 2429 Colfax Avenue South at the time of his death in 2008. Spear is widely regarded to be Minnesota's first openly gay legislator, serving from 1972 to 2000. Spear inspired other openly gay individuals to serve their nation. He came out in 1974, when only one other elected official in the nation was reported to have already done so, and he achieved great success. In 1993 he was elected president of the State Senate, and at his retirement Spear was reported to be the longest-serving and highest ranking openly gay legislator in the nation. While his tenure in the district occurs well outside of its period of significance, his service is definitely noteworthy.⁵¹

Criterion #3: The district contains or is associated with distinctive elements of city or neighborhood identity.

The district does not appear to be associated with distinctive elements of city or neighborhood identity. The Lowry Hill East neighborhood began in the 1880s with the arrival of Thomas Lowry's streetcar system and gradually developed, as many neighborhoods on the fringes of urban cores have done over time when transportation options increased.

Criterion #4: The district embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The district appears to embody the distinctive characteristics of the Queen Anne and Colonial Revival architectural styles as discussed in part two of this study.

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

The district does not appear to exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail. Landscaping and development patterns in the district are typical of other low-density Minneapolis neighborhoods defined by a regular city grid pattern, as discussed in part one of this designation study.

Criterion #6: The district exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The district appears to exemplify the work of master architects, designers, and builders as discussed in part two of this study.

Criterion #7: The district has yielded, or may be likely to yield, information important in prehistory or history.

The district has not yielded information important in prehistory. Records available at the Minnesota State Historic Preservation Office indicate that no archeological sites have been identified within this district nor have any archeological surveys been conducted within the district in question.

The district is not likely to yield information important in prehistory. The district is presently located approximately two miles south of the Mississippi River and one mile east of Lake of the Isles. These are the nearest pre-contact bodies of water. As these features generally served as a source of water, food, and transportation, areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archeological evidence from pre-contact human habitation. As the subject properties are greater than

five hundred feet from the Mississippi River and Lake of the Isles, they are far less likely to produce such evidence.

The Mississippi Watershed Management Organization has identified what once were wet soil features within the east part of the district and approximately two hundred feet southwest of the district.⁵² A plat map from 1892 shows no identifiable body of water in this area platted for development making it unlikely that the land in this district will yield any information important in prehistory.

The district is unlikely to yield any below ground information important in history. All of the homes in the district were constructed with basements, making it unlikely that this area will reveal below ground resources from history. The above ground resources likely possess the most historical significance in this area.

Integrity of historic resource

The following is an assessment of the Lowry Hill East Residential Historic District as it relates to the seven aspects of integrity as defined by the Department of the Interior:

Location: The residences in the Lowry Hill East Residential Historic District contained within portions of the 2400 block of Colfax Avenue South; the 2300 and 2400 blocks of Bryant Avenue South and Aldrich Avenue South; and 811 and 911 West 24th Street are in their original location and thus retain integrity of location. This is confirmed by City of Minneapolis building permit records.

Design: The houses in the district are a cohesive collection of residences built in high fashion for their time, namely in the Queen Anne and Colonial Revival architectural styles. The character defining features of the Queen Anne style include: steeply pitched and irregular shaped roof lines, typically with a dominant front-facing gable, patterned shingles, bay windows, and one-story, full-length, and often wraparound front porches. The overall appearance of the design is asymmetrical, with variations in shape, and decorative architectural features that include spindle work, half-timbering and patterned masonry.⁵³ The Colonial Revival style broke from the exuberance of the Queen Anne Style and is characterized by symmetrical facades, centrally placed front doors and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common; single-story front porches are supported with columns decorated with capitals of the classical orders.⁵⁴ Design aesthetic is consistent throughout the district, despite minor changes to the exteriors of some individual residences.

The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards all typical of the period of time

dating from the end of the 19th century to the beginning of the 20th century.⁵⁵ This visual continuity of design is expressed throughout the district.

The present overall trend in the district is to maintain the historic design aesthetic found in the district and to restore and rehabilitate properties that have undergone alterations back to their original grandeur.

Setting: The Lowry Hill East Residential Historic District is surrounded by predominantly low-density residences and commercial buildings clustered along two north-south commercial corridors, as it did during the period of significance. The Lowry Hill East Residential Historic District retains its integrity of setting.

Materials: Many district buildings have retained their integrity of materials in large part due to the efforts of the current and past owners who undertook ongoing maintenance and repair of the houses and landscapes in the district. The residences in the district are wood-frame construction with clapboard siding, fenestration consists mainly of double-hung sashes and fixed windows. The residences exhibit stone foundations; full-width columned porches; bay windows; lead cut glass and stained glass windows; Palladian window placements; decorative cornices; pediments; dentils; and soffit brackets. Front entrances are accentuated by millwork and chimneys are articulated in brick. While some buildings no longer retain integrity of materials due to replacement of original materials of unknown specifications, the compatibility of replacement materials evident on buildings enables many properties to contribute to the significance of the district.

Workmanship: The district exhibits an array of workmanship that is evident in the construction of the residences in the district. The Colonial Revival and Queen Anne homes are wood-frame construction with predominately horizontal wood siding painted in complimentary color schemes. The architectural details typically include: stone foundations, brick chimneys, column porch supports, bay windows, lead cut glass windows, decorative scrollwork, medallions, and dentils, all of which are evidence of the integrity of workmanship that is retained in this district. These features are in keeping with photographic records and building permit records. Despite minor alterations, overall the workmanship generally conveys original artistic intent.

Feeling: As a whole, the entire district presents remarkable visual cohesiveness, and along with this unity, the feeling of a low-density, urban, middle-class neighborhood that was fashionable around the end of the nineteenth and the beginning of the twentieth century in Minneapolis. The scale, form and function of the district are unaltered. Even the streetlights give the appearance of dating to the period of significance. The complimentary color schemes of the houses combined with the architectural ornamentation evoke the feeling of a fashionable Victorian-era residential neighborhood. Boulevard tree

plantings have matured and the streets have been paved, however the district strongly retains integrity of feeling.

Association: Through the retention of decorative architectural details which have been well maintained, integrity of association is strongly retained. The decorative scrollwork, spindles, and medallions, painted in complimentary color schemes are associated with the late Victorian era in Minneapolis. The tree-lined boulevards form a canopy over the sidewalk that is associated with this type of residential development that occurred in Minneapolis during the end of the nineteenth and the beginning of the twentieth century.

As a whole, the Lowry Hill East Residential Historic District is an intact collection of residences built largely in the Queen Anne and Colonial Revival styles that dates to the end of the nineteenth and the beginning of the twentieth centuries. The majority of these properties retain their integrity to form a cohesive concentration of residential buildings with continuity in physical plan and design. 45 out of 55 properties individually retain integrity and are thus considered to be contributing resources. Two properties do not contribute because they were not built in the Queen Anne or Colonial Revival styles. Two properties do not contribute to the district primarily because they were built outside of the period of significance. Six properties do not contribute due to a loss of integrity. Garages, carriage houses, and barns are considered secondary buildings. They are considered contributing only if they were built within the period of significance, if they retain integrity, and if the main residence that they are associated with is considered a contributing resource. Twelve garages were built within the period of significance, appear to retain their integrity, and are considered to be contributing to the district. The resources within the district boundaries built within the period of significance that have lost integrity due to exterior changes can have their contributing status re-evaluated in the event of any restoration. Additionally, the contributing status of buildings can be reevaluated by City staff in light of new evidence.

Relationship to the body of locally-designated properties in Minneapolis

The City of Minneapolis designates properties that represent and reflect elements of the city's cultural, social, economic, religious, political, architectural, or aesthetic history as local landmarks. As of May 2015, 166 landmarks and 12 historic districts have been designated by the City of Minneapolis, including places like the Healy Block Historic District, the John G. Gluek House, the Samuel J Hewson Residence, and the Crowell Block.

The Lowry Hill East Residential Historic District is unique in the City of Minneapolis and among those properties currently listed as landmarks and historic districts. It exemplifies the work of architects and master builders, including William Kenyon, Edward Stebbins, William Channing Whitney, Theron P. Healy, and Henry Ingham. The district contains some of the best surviving examples of the Queen Anne and Colonial

Revival architectural styles in Minneapolis. The district also exemplifies the streetcar suburb development pattern. While the development of other designated properties was influenced by streetcar service, no properties have yet been designated as an example of the streetcar suburb development pattern. A few properties have been designated, or are in the process of being designated, due to their ability to communicate Minneapolis' streetcar heritage. The Crowell Block, located at the intersection of Lake Street and Lyndale Avenue South, is designated in part due to its development as part of a commercial node at a streetcar transfer point. The Camden Park State Bank, a landmark located at the intersection of Lyndale Avenue North and 42nd Avenue North, is also significant due to its association with streetcar commercial nodes. The Thomas Lowry Memorial, a landmark at 2330 Hennepin Avenue, is significant for its role in communicating Minneapolis' streetcar heritage as well.

Some of the architects and master builders associated with the Lowry Hill East Residential Historic District already have properties designated in part due to their significance. The Healy Block Historic District, bounded by 2nd Avenue South, 3rd Avenue South, 31st Street, and 32nd Street, is designated in part due to its significance as the work of T. P. Healy. Additionally, the homes in the district, built from 1886 to 1889, are designated in part due to their position as a cohesive group of intact Queen Anne homes. The John G. Gluek House, located at 2447 Bryant Avenue South, within the Lowry Hill East Residential Historic District, has already been designated as a local landmark, due in part to its exemplary architecture and its architect, William H. Kenyon. The Samuel J. Hewson Residence, located approximately 0.5 miles from the proposed district, has also been designated in part for its Colonial Revival architecture. In addition to the Samuel J. Hewson Residence and the John G. Gluek House, other nearby landmarks and historic districts include the Elisha Morse House, approximately 0.4 miles from the proposed district; the Washburn-Fair Oaks Historic District, approximately 0.5 miles from the proposed district; the Fowler Methodist Episcopal Church, approximately 0.2 miles from the proposed district, and the Calvary Baptist Church, approximately 0.5 miles from the proposed district.

Relationship to the Minneapolis Preservation Plan

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

Comprehensive and Long-Range Planning

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

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.

- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The relationship of the proposed designation to the city's comprehensive plan: The designation is supported by Heritage Preservation Policy 8.1 "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." An area of the city significant for its association with streetcar related development, master architects, master builders and historic architectural styles will be preserved in perpetuity.

Heritage Preservation Policy 8.10.5 states, "Prioritize the reuse of the city's historic buildings as a strategy for sustainable development." Oftentimes, the greenest building is the one already built. By designating this district and protecting it from demolitions in the future, embodied energy is conserved that would be otherwise spent in any potential demolition and construction of a new structure on site. Therefore, this energy is conserved for future uses.

Heritage Preservation Policy 8.11 states, "Raise awareness of the history of Minneapolis and promote the quality of the built environment." Designation of this property will help to tell the story of the Minneapolis Streetcar system and its role in the development of the city. It will display a collection of works by master architects and master builders considered significant to the city's heritage. This collection of homes built in styles fashionable to their time will stand as a testament to the quality of the built environment from this period in the city's history to current and future residents.

The effect of the proposed designation on the surrounding area: The designation will preserve the cohesive fabric of this largely intact collection of Victorian and period revival homes by ensuring that alterations and future development within the district is compatible with its existing character. By protecting the collection of homes in the Lowry Hill East Residential Historic District, the City will ensure that the streetscapes of the surrounding area will be able to evolve while the essential character of this district is retained.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The Lowry Hill East Residential Historic District does not fall within the boundaries of any adopted small area plan or any other adopted development plan.

National Register Status

The Lowry Hill East Residential Historic District is not currently listed in the National Register of Historic Places. The district may be eligible to be added to the register under criterion A, association with events that have made a significant contribution to the broad patterns of our history and criterion C, embodiment of distinctive characteristics of

a type, period, or method of construction or representing the work of a master, or possessing high artistic values, or representing a significant and distinguishable entity whose components may lack individual distinction.

State Designation

The Lowry Hill East Residential Historic District is not currently designated by the State of Minnesota.

Period of Significance

The period of significance is from 1882 – 1913. Lowry Hill East was platted for development by 1882. The first horsecar line was extended down Lyndale Avenue South in 1884. A few houses already existed in the area. Soon after, a boom in residential construction began. The majority of homes in Lowry Hill East were constructed before 1913.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION



Figure 1. Map of District Boundaries, Contributing and Noncontributing Properties, and Surrounding Neighborhood Context, source: CPED (Next Page)

District Property Addresses

All primary buildings are contributing and secondary buildings are noncontributing unless indicated as:
NC=noncontributing primary building, *=contributing secondary building

2400 Colfax Ave S	2424 Bryant Ave S (NC)
2404 Colfax Ave S (*)	2428 Bryant Ave S
2408 Colfax Ave S (NC)	2432 Bryant Ave S (*)
2410-12 Colfax Ave S (*)	2436 Bryant Ave S
2416 Colfax Ave S (*)	2442 Bryant Ave S
2420 Colfax Ave S (*)	2444 Bryant Ave S (*)
2424 Colfax Ave S (*)	2447 Bryant Ave S (*)
2428 Colfax Ave S	2439 Bryant Ave S
2432 Colfax Ave S (NC)	2433 Bryant Ave S
2440 Colfax Ave S	2429 Bryant Ave S
2447 Colfax Ave S (NC)	2425 Bryant Ave S
2441 Colfax Ave S (NC)	2421 Bryant Ave S
2437 Colfax Ave S	2417 Bryant Ave S
2433 Colfax Ave S	2415 Bryant Ave S
2429 Colfax Ave S	2409 Bryant Ave S
2425 Colfax Ave S	2405 Bryant Ave S (*)
2419 Colfax Ave S	2401 Bryant Ave S / 811 24 th ST W
2417 Colfax Ave S (*)	2400 Aldrich Ave S
2415 Colfax Ave S (NC)	2406-10 Aldrich Ave S (NC)
2409 Colfax Ave S (NC)	2412 Aldrich Ave S (NC)
2405 Colfax Ave S	2416 Aldrich Ave S
911 24th St W (NC)	2344 Aldrich Ave S
2400 Bryant Ave S	2316-18 Aldrich Ave S
2408 Bryant Ave S	2323 Bryant Ave S
2412 Bryant Ave S	2317 Bryant Ave S #1-6
2416-18 Bryant Ave S	2311 Bryant Ave S (*)
2420 Bryant Ave S (*)	2309 Bryant Ave S

PROPERTY IDENTIFICATION	
Historic Name	Mattern House
Property Address	811 24 th Street West
Historical Addresses	811 24 th Street West
PID	3302924140052
SHPO Inventory Number	N/A
CLASSIFICATION	
Historic Use of the Primary Building	Barn
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	J.W. and R.K. Mattern
Architect	Downs & Eads
Builder	David Comb & Son

Part of the same property parcel as 2401 Bryant Avenue South, the two and a half-story Colonial Revival house at 811 24th Street West was originally built as a one-and-a-half story barn in 1899 for Mr. J.W. Mattern at 2401 Bryant Avenue South. No architect or builder of record is listed on this permit. According to building permits, in 1908 a foundation was added and the barn was converted to a two-and-a-half-story dwelling designed by Downs and Eads and constructed by David Comb and Son. A separate building permit on the same date in 1908 describes alterations to both the barn and to the dwelling at 2401 Bryant Avenue South by the same architect and builder; a Mrs. R. K. Mattern is listed as the owner. The dwelling features horizontal wood siding and a steep hipped roof with gabled dormers on the north, east and south roof elevations with brackets beneath the eaves. Windows are one over one, double-hung sashes. The west roof elevation features a unique bay dormer. The main entry is placed off-center to the west. In the middle of the first level of the entry is a tripartite window with a fixed sash in the center and one over one double hung sashes on each side. The front porch features brackets beneath the eaves and an off-center pediment with dentils above the stepped entry. Unfluted Doric columns support the porch roof. A spindled balustrade wraps around the front porch. There is no garage onsite. This property retains its integrity and is a contributing resource to the district.

The 1896 Minneapolis city directory identifies James W. Mattern as a window trimmer at the S.E. Olson Company.



811 24th Street West, north elevation



811 24th Street West, northeast elevation



811 24th Street West, southeast elevation



811 24th Street West, west elevation

PROPERTY IDENTIFICATION	
Historic Name	F.C. Shepard House
Property Address	911 24 th Street West
Historical Addresses	911-915 24 th Street West
PID	3302924140065
SHPO Inventory Number	HE-MPC-6767
CLASSIFICATION	
Historic Use of the Primary Building	Single-family home
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1908
Original Owner	F.C. Shepard
Architect	Long & Long
Builder	C.F. Haglin

The south side of the 900 block of 24th Street West contains one building. The one-and-one-half-story Craftsman style double house located at 911-915 24th Street West is clad in stucco with decorative brackets beneath the eaves. The division of the building into a duplex is delineated by the roofline, which includes two front gables flanking a central dormer. Below each gable is a raised entry bay. The foundation and front stoop is limestone laid in a random ashlar pattern. This pattern continues up half of the 24th Street façade on the western house. Building permits show that in 1913 the firm of Long, Lamoreaux & Long designed alterations to the dwelling that cost an estimated \$1,100 and included the installation of a new entrance, vestibule, and terrace. In 1927 the dwelling was converted to a duplex. The dwelling sustained fire damage in 1990, in 2005 twelve windows were replaced in existing openings, and in 2009 the concrete stoop and steps at the entry were replaced. Building permit records indicate that a detached garage was onsite by 1910. It appears to have a modern replacement door. Although built during the period of significance, and appearing to retain the majority of its aspects of integrity, this house was built in the Craftsman style, therefore it is not contributing to the district, and neither is the garage.

The original building permit for 911-915 24th Street W, built in 1908, identifies F.C. Shepard as the residence's original owner. The 1909 Minneapolis city directory identifies Frederick C. Shepard, superintendent of the Minneapolis Gas Light Company, as residing onsite with boarder and Minneapolis Gas Works clerk Clayton Edmonds. Shepard was one of a number of officers listed as serving the nearly-four-decades-old company.⁵⁶



911 24th Street West, north elevation



911 24th Street West, southeast elevation



911 24th Street West, southwest elevation



911 24th Street West, west elevation

PROPERTY IDENTIFICATION	
Historic Name	E.L. Brown Residence
Property Address	2316-18 Aldrich Avenue South
Historical Addresses	2316-18 Aldrich Avenue South
PID	3302924110012
SHPO Inventory Number	HC-MPS-5775
CLASSIFICATION	
Historic Use of the Primary Building	Single-family home and Duplex
Current Use of the Primary Building	Four unit building
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1893
Original Owner	E.L. Brown
Architect	J.H. Record
Builder	A. Jordan

The two and one-half-story E.L. Brown Residence at 2316-18 Aldrich Avenue South was built in the Colonial Revival style and displays a hipped front porch with square Doric fluted columns, a front-facing flared gable with wide eaves, leaded-glass transom windows, and decorative brackets. Second story projecting bay windows are on the north and south elevations, and a Palladian window stands in the gable end of the north elevation. There is a shed dormer on the south elevation. The rear (west) elevation has a three level deck that was replaced in 2007. In 1908 the residence was converted to a duplex and in 1922 the property was converted to a four-family flat. A frame garage was built in 1921 which was replaced by a new garage built in 1961. There is no garage onsite at present. This property retains its integrity and is a contributing resource to the district.

The original building permit for 2316 Aldrich Avenue South, built in 1893, lists E.L. Brown as the first owner of this residence. The 1896 Minneapolis city directory lists Thomas E. Cootey, general manager at the Northwest Lithographing and Printing Company, operating out of the Flour Exchange, as residing at this address.



2316-18 Aldrich Avenue South, northeast elevation



2316-18 Aldrich Avenue South, east elevation



2316-18 Aldrich Avenue South, southeast elevation



2316-18 Aldrich Avenue South, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Unknown
Property Address	2344 Aldrich Avenue South
Historical Addresses	2344 Aldrich Avenue South
PID	3302924110013
SHPO Inventory Number	HC-MPS-5775
CLASSIFICATION	
Historic Use of the Primary Building	Single-family home
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	c. 1882
Original Owner	Unknown
Architect	Unknown
Builder	Unknown

The two-story house at 2344 Aldrich Avenue South was built in the Queen Anne style. The house features a wraparound porch with fluted Doric columns, contoured shingle siding on the second story, and staggered shingles in the gable ends. Additional architectural details include leaded-glass transom windows, corner brackets, and false half-timbering in the east gable end. An 8' x10' addition to the rear was constructed in 1925. Built as a single-family residence the home was converted at some unknown time to a duplex, which it remains today. A 24' x 24' detached garage was built on the property on 2004. The garage, built after the period of significance, is noncontributing. The residence retains its integrity and is a contributing resource to the district.

2344 Aldrich Avenue South has no known building permit but is thought to have been built around 1882, prior to the issuance of the city's first building permit in 1884; prior to the 1885 change of the avenue's name from 19th to Aldrich; and prior to the residence's appearance on an 1885 plat map of the city (Figure 6). The 1886-1887 Minneapolis city directory lists W.E. Voorman, a real estate agent with an office at 28 Stillman Block, as residing at this address.



2344 Aldrich Avenue South, northeast elevation



2344 Aldrich Avenue South, east elevation



2344 Aldrich Avenue South, southeast elevation



2344 Aldrich Avenue South, south elevation



2344 Aldrich Avenue South, southwest elevation



2344 Aldrich Avenue South, garage, south elevation

PROPERTY IDENTIFICATION	
Historic Name	Lucerne Flats
Property Address	2400 Aldrich Avenue South
Historical Addresses	2400 Aldrich Avenue South
PID	3302924140040
SHPO Inventory Number	HE-MPC-5773
CLASSIFICATION	
Historic Use of the Primary Building	Multi-family residential
Current Use of the Primary Building	Multi-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1908
Original Owner	W. B. Dunnell
Architect	W. B. Dunnell
Builder	Peter C. Giguere

Located at 2400 Aldrich Avenue South, the two-story Lucerne Flats building is a stucco apartment building with ten dwelling units that clearly exhibits features of the Colonial Revival style. It features a low pitched hipped roof, a one-story main entrance portico with fluted Ionic columns, a decorative metal balcony, large brackets beneath the eaves, two, two-story bay windows on the north elevation and one, two-story bay window on the south elevation. In 1924 a two-story stucco addition was added onto the northwest portion of the apartment building, Dunnell is listed as the architect of record for this addition. It features a flat roof with an unadorned cornice and an arched entry. The addition is subordinate to the main building and designed in a manner that complements the character of the main building while not creating a false sense of history. Although it is highly visible from the public right of way, the subject property is a corner lot, and the addition is positioned to the rear of the main building. There is no garage on the property. This property retains its integrity and is a contributing resource to the district.

The original city building permit for 2400 Aldrich Avenue South, built in 1908, lists W. B. Dunnell as the residence's first owner. The 1909 Minneapolis city directory lists Warren B. Dunnell's architecture practice as operating out of 2400 Aldrich Avenue South and residing next door at 2406 (2408) Aldrich Avenue South. Also listed as residing at what was then called the Lucerne Flats are: William D. St. Clair, a clerk with Butler Brothers; Raymond H. Turver, sales manager for the Shredded Wheat Company; carpenter Thomas B. Rockey; bookkeeper Miran Jamison; salesman John E. Dougherty; travelling agent James E. Doherty; and Sumter Arnold, an usher for the New England Furniture & Carpet Company.



2400 Aldrich Avenue South, southeast elevation



2400 Aldrich Avenue South, east elevation



2400 Aldrich Avenue South, north elevation



2400 Aldrich Avenue South, northwest elevation



2400 Aldrich Avenue South, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	W. B. Dunnell House
Property Address	2406-10 Aldrich Avenue South
Historical Addresses	2408 Aldrich Avenue South
PID	3302924140041
SHPO Inventory Number	HE-MPC-5788
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Triplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1890
Original Owner	W. B. Dunnell
Architect	W. B. Dunnell
Builder	Kilroe Brothers

The two-and-one-half-story W.B. Dunnell House at 2406-10 Aldrich Avenue South was built in the Queen Anne architectural style. The house displays a rounded bay with a conical turret on the west elevation, decorative molding on the entablature, and corner boards. It was converted to a duplex in 1920 and to a triplex in 1967. The two-story open front porch was rebuilt in 1999. In 2002, new front porch railings were constructed and in 2004, new siding and soffits were installed on one side of the house. According to a May 27, 1905 notice in the Minneapolis Journal, the house was originally built with a slate roof.⁵⁷ This material feature is no longer extant; the roof is presently constructed of asphalt shingles. The original brick corbelled chimney is either no longer extant, or has been modified to the point where it no longer resembled its historic appearance. A concrete block retaining wall was added to the front of the property adjacent to the sidewalk. It does not appear to date to the period of significance. While building permits do not conclusively show all exterior alterations, based on the photograph dating to the period of significance, one can clearly see that first-story arched windows were modified and moved to the second floor balcony when it was infilled at some point. There is no garage on this property. Changes made to the exterior after the period of significance have resulted in a loss of the building's integrity. Subsequently, this property does not contribute to the district.

Building permit records indicate that W. B. Dunnell was the original owner of this residence. The 1896 Minneapolis city directory lists Warren B. Dunnell, architect, as residing at this address, along with Thelma Uhlin, a domestic servant. Dunnell's significance as a master craftsman is discussed in part 2 of this study.



2408 (2406-10) Aldrich Avenue South c. 1890, southeast elevations, source: Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," 20



2406-10 (2408) Aldrich Avenue South, southeast elevation, note alterations to chimney, first and second floor



2406-10 Aldrich Avenue South, east elevation



2406-10 Aldrich Avenue South, northeast elevation



2406-10 Aldrich Avenue South, west elevation

PROPERTY IDENTIFICATION	
Historic Name	Bronson House
Property Address	2412 Aldrich Avenue South
Historical Addresses	2412 Aldrich Avenue South
PID	3302924140042
SHPO Inventory Number	HE-MPC-8502
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1885
Original Owner	Mrs. Bronson
Architect	N/A
Builder	J.H. Ralph

The two-story Bronson House at 2412 Aldrich Avenue South displays a two-story front porch and a small, one-story gabled entryway with fish scale shingles in the gable end. The house rests on a concrete foundation. Photographic evidence shows significant changes in the exterior, most notable is the addition of a second-level enclosed porch and the enclosure of the first level porch. The decorative spindle work on the main front-facing gable has been removed along with a pair of square shaped windows. This home appears to have been built in the Queen Anne style; it now possesses somewhat less of these characteristics. The exterior has been painted in a monochrome brown color. In 1927 a frame garage was built, it is a windowless building with a low pitched hipped roof and two garage bay doors and is noncontributing. In 1999 the two-story partially enclosed front porch was rebuilt. A historic photograph, and also the Sanborn Fire Insurance Map from 1912 shows that the house once had a one-story open front porch during the period of significance.⁵⁸ The photograph also shows that the original window openings on the street elevation have been altered. This property no longer retains integrity of design and workmanship, and its integrity of feeling and association are compromised. The property does not contribute to the district.

The 1885 building permit for this property identifies a “Mrs. Bronson” as the residence’s original owner. The 1887-1888 Minneapolis city directories list Chauncey K. Bronson, a clerk with Ingram Olson & Company, a clothing and notion store at 213-215 Nicollet Avenue, as residing at the address, along with A.W. Paris, president of the Paris-Murton Company. The Paris-Murton Company was a wholesale confectioner with approximately 15 employees, mostly laborers, bakers, and salesmen, operating out of 118-120 Washington Avenue North at that time.



2412 Aldrich Avenue South, partial east elevation circa 1890, source: Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," 20



2412 Aldrich Avenue South, northeast elevations



2412 Aldrich Avenue South, east elevation



2412 Aldrich Avenue South, southeast elevation



2412 Aldrich Avenue South, west elevation



2412 Aldrich Avenue South, garage northwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Max H. Grosse House
Property Address	2416 Aldrich Avenue South
Historical Addresses	2416 Aldrich Avenue South
PID	3302924140043
SHPO Inventory Number	HE-MPC-5772
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1904
Original Owner	Max H. Grosse
Architect	N/A
Builder	Doeltz & Son

The two-and-one-half-story Max H. Grosse House at 2416 Aldrich Avenue South was built in the Colonial Revival style. It displays fluted Ionic columns, diamond-pane windows, a Palladian window in the front gable end, wide eaves, leaded-glass transom windows, corner boards, horizontal wood siding and a first-story bay window on the south elevation. In 1911 a detached garage was built. It was replaced in 1997 with a detached 12' x 18' frame garage. Built long after the period of significance, this garage is noncontributing. The residence retains its integrity and is a contributing resource to the district.

City directories indicate that original owner and resident, Max Grosse, was a tobacco dealer.



2416 Aldrich Avenue South, southeast elevation



2416 Aldrich Avenue South, east elevation



2416 Aldrich Avenue South, northeast elevations



2416 Aldrich Avenue South, west elevation



2416 Aldrich Avenue South, garage, west elevation

PROPERTY IDENTIFICATION	
Historic Name	Rogers House
Property Address	2309 Bryant Avenue South
Historical Addresses	2309 Bryant Avenue South
PID	3302924110125
SHPO Inventory Number	HE-MPC-5772
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1898
Original Owner	Mrs. E.D. Rogers
Architect	Henry Ingham
Builder	Henry Ingham

Situated at 2309 Bryant Avenue South, the two-story Rogers House was built in the Colonial Revival style. It displays an enclosed front porch that was constructed in 1950, a second-story bay window, and a front dormer with an elaborate Palladian window exhibiting great workmanship. Two brick chimneys project above the roofline on the north elevation. The building is clad in narrow horizontal wood siding; brackets are located beneath the first and second-story eaves. The residence has a limestone foundation; the enclosed front porch displays a foundation of concrete. Although the porch is enclosed, the brackets and details under the eaves are maintained and it is clad with a similar narrow wood siding in kind with the siding on the house. This provides a consistent aesthetic with the residence. A garage was built in 1922, it has a steep pitched roof and two modern garage bay doors, and it is noncontributing. The front porch enclosure constructed after the period of significance has resulted in a loss of design integrity, but this loss is not total. The property retains the majority of its original design elements and retains integrity of location, setting, materials, and workmanship. Integrity of feeling and association are slightly compromised, but are still largely retained, therefore the residence is considered contributing to the district.

Mrs. E.D. Rogers is identified as the original owner of this property in building permit records. The 1899 Minneapolis city directory lists Edwin D. Rogers, a traveling agent, as residing at this address. Also boarding at the home was Emma W. Abt, widow of Michael Abt and teacher at Corcoran School.



2309 Bryant Avenue South, northwest elevation



2309 Bryant Avenue South, west elevation



2309 Bryant Avenue South, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	L.O. Peppard House
Property Address	2311 Bryant Avenue South
Historical Addresses	2311 Bryant Avenue South
PID	3302924110124
SHPO Inventory Number	HE-MPC-7999
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Triplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1897
Original Owner	L.O. Peppard
Architect	N/A
Builder	L.O. Peppard

The two-and-one-half-story L.O. Peppard House, located at 2311 Bryant Avenue South, was built in the Colonial Revival style at the same time as an 18' x 30' frame barn. It displays a columned porch, a second-story center bay window, a pediment with brackets, and a Palladian window. The chimney was rebuilt in 1999. A sleeping porch addition was built on the rear of the house in 1914. The barn has been converted to use as a garage. It features a side gabled roof with a street facing dormer and three modern garage bay doors. Built within the period of significance, it is considered contributing. The residence appears to retain much of its integrity; however, based upon visual inspection, the siding does not appear to date to the period of significance. Even so, the horizontal orientation of the replacement siding retains elements of the original design. Even though this alteration results in a loss of some material integrity, the materials present in the existing roof eaves, brackets and pediment appear to be original. This property retains its integrity of location, setting and workmanship as well as the majority of its integrity of design and materials. It contributes to the district.

The 1898 Minneapolis city directory identifies contractor Lemuel O. Peppard residing onsite.



2311 Bryant Avenue South, northwest elevation



2311 Bryant Avenue South, west elevation



2311 Bryant Avenue South, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	John and Samuel Friedman Building
Property Address	2317 Bryant Avenue South
Historical Addresses	2317 Bryant Avenue South
PID	3302924110185 3302924110183 3302924110187 3302924110188 3302924119003 3302924110184 3302924110186
SHPO Inventory Number	HE-MPC-7432
CLASSIFICATION	
Historic Use of the Primary Building	Multi-family residential
Current Use of the Primary Building	Multi-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1912
Original Owner	John and Samuel Friedman
Architect	N/A
Builder	Day Labor

Located at 2317 Bryant Avenue South, this three-story, brick apartment building exhibits some Colonial Revival influences. It has a recessed center entryway, a bracketed cornice, and a flat roof. Dark brown bricks are employed on the street facing elevation and laid in stretcher bond, window sills are defined by rowlock courses. The base and cornice are emphasized by rowlock courses. The remaining elevations are cream colored brick laid in stretcher courses. This property retains its integrity and contributes to the district.

The original building permit for this property, 2317 Bryant Avenue South, lists John and Samuel Friedman as the property owners. The 1913 Minneapolis city directory indicates that these gentlemen operated Friedman Brothers, a clothing store located at 424 Hennepin Avenue, and that both resided elsewhere. The 1914 Minneapolis city directory lists several residents: Leon M. Bolter, president of the Itasca Farm Mortgage Company; William M. Higley, insurance agent operating out of the New York Life Building; Benjamin H. Thomas, janitor; Ben Bank, president of the American Jewelry Company, Sarah E. Prince, widow of John Prince; George M. Charles, manager at the American Malting Company; Alice F. and Henry J. Lewis; Frank E. Otis, assistant general freight agent for the Chicago, Milwaukee & St. Paul (Milwaukee Road) Railroad; and Martha F. Sommerfeld.



2317 Bryant Avenue South, northwest elevation



2317 Bryant Avenue South, southwest elevation



2317 Bryant Avenue South, west elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P. Healy House
Property Address	2323 Bryant Avenue South
Historical Addresses	2323 Bryant Avenue South
PID	3302924110122
SHPO Inventory Number	HE-MPC-5876
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1894
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The T.P. Healy House at 2323 Bryant Avenue South is a two-story residence that exhibits elements of both the Queen Anne and Colonial Revival styles. It features an off-center main entry, a partially enclosed porch, an oval window, dentils, brackets, and a curved glass window. The main dormer features curving shingles around the central window placement. The chimney on the west elevation is centered within a two-story bay window; it is laid in limestone blocks at the base and reddish brick up the side of the house. A 13' x 23' addition was constructed in 1897. The front porch was glazed, screened and repaired in 1920. Its present appearance does not seem to be part of the original design; however staff has found no photographic evidence of what the front porch looked like during the period of significance. The porch is partially open, without screens or glazing. The brick infill under the front porch is presumably not a part of the original design. These changes affect design integrity, but only minimally. In 2003 two chimneys were repaired and re-pointed. In 2007 a 21' x 7' open porch was added to the existing rear porch of the house and is visible from the pedestrian right of way from West 24th Street. A garage was built in 1905 and was replaced in 1984. It is considered noncontributing. The fence on the West 24th Street side of the property is recent, and does not date to the period of significance. This property retains integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1894 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The residence at 2323 Bryant Avenue South was likely a speculative development constructed by Healy. The 1896 Minneapolis city directory lists John L. Smith, secretary and treasurer at the Minnesota Saving Fund & Investment Company, as residing at this address. Also listed at the address are two boarders: Ezra R. Smith, a student, and Sarah L. Sleeper, widow of Chauncey B. Sleeper. The Minnesota Saving Fund & Investment Company was a mortgage company operating out of 110 Temple Court and led by F.B. Snyder at that time.



2323 Bryant Avenue South, northwest elevation



2323 Bryant Avenue South, west elevation



2323 Bryant Avenue South, south elevation



2323 Bryant Avenue South, east elevation



2323 Bryant Avenue South, garage, south elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P. Healy House
Property Address	2401 Bryant Avenue South
Historical Addresses	2401 Bryant Avenue South
PID	3302924140052
SHPO Inventory Number	HE-MPC-5802
CLASSIFICATION	
Historic Use of the Primary Building	Duplex
Current Use of the Primary Building	Multi-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1894
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T.P. Healy House located at 2401 Bryant Avenue South was built in the Colonial Revival style and features a two-story portico with square columns, decorative upper-window sashes with Palladian windows in the gable ends, a curved window with leaded-glass transom on the southwest corner, and dentils and brackets beneath the eaves. The north elevation features two, two-story bay windows and a chimney laid in limestone at the base and reddish brick up the side of the house. It appears to have been cut off at the roofline at some point in time, although index cards do not exist to verify this alteration. The house was constructed as a duplex, records show that the firm of Downs & Eads designed alterations for the house in 1908 for an estimated \$1,000 that included interiors as well as the addition of dormers to the house. There is another permit in the amount of \$500 for a frame addition to the dwelling in 1911; no architect of record is listed. However, also in 1911, Kees & Colburn were hired to design interior alterations and the addition of a dormer. The house was converted to five dwelling units in 1977. Siding was repaired and the building was re-roofed in 2012. It is located on the same parcel as 811 West 24th Street. There is no garage onsite. This property retains integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1894 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1896 Minneapolis city directory lists James W. Mattern, a window trimmer at the S.E. Olson Company, as residing at the home. Two S.E. Olson companies are listed in directories from this time: a tent an awning company operating out of 126 Hennepin Avenue and a department/general store at 1st Avenue and 5th Street South.



2401 Bryant Avenue South, southwest elevation



2401 Bryant Avenue South, west elevation



2401 Bryant Avenue South, north elevation



2401 Bryant Avenue South, east elevation

PROPERTY IDENTIFICATION	
Historic Name	T. P. Healy House
Property Address	2405 Bryant Avenue South
Historical Addresses	2403 Bryant Avenue South
PID	3302924140051
SHPO Inventory Number	HE-MPC-5803
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1895
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T.P. Healy House at 2405 Bryant Avenue South was built in the Dutch Colonial Revival style and displays a front porch with Ionic columns, Palladian windows in the gambrel roof ends, leaded-glass transom windows, brackets and dentils beneath the eaves, and an arched window on the north elevation. In 1956 an additional apartment was added to the rear of the dwelling and in 1999 a building permit shows that eight glass block windows were installed in the basement. The exterior of the house has been tastefully repainted since the 2008 reconnaissance survey. In 1911 building permits show that a frame garage was added to the property, an addition to the garage was constructed in 1913. It is a gable roof structure with shingles in the gable end and stucco beneath. There are two modern paneled garage doors with fixed windows in the upper part of the door. Built within the period of significance, it contributes to the district. This property retains its integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1895 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1897 Minneapolis city directory lists Joseph W. Rice, clerk at the P.B. Mann Company, as residing at this address. The 1897 directory identifies the P.B. Mann Company as one of many grain dealers in the city. It operated out of the Flour Exchange and had approximately seven employees at this time.



2405 Bryant Avenue South, southwest elevation



2405 Bryant Avenue South, west elevation



2405 Bryant Avenue South, northwest elevation



2405 Bryant Avenue South, garage, east elevation

PROPERTY IDENTIFICATION	
Historic Name	T. P. Healy House
Property Address	2409 Bryant Avenue South
Historical Addresses	2409 Bryant Avenue South
PID	3302924140050
SHPO Inventory Number	HE-MPC-5804
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1895
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T. P. Healy House at 2409 Bryant Avenue South was built in the Colonial Revival style and features a porch with paired composite columns, roof brackets, and a wide entablature with a garland detail. The house also has flared eaves, a Palladian window in the gable end, and a curved glass corner window. In 2007, fifteen windows were replaced in the existing openings. The exterior of the house has been repainted since the 2008 reconnaissance survey. There is no garage on this property. The residence retains its integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1895 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1896 Minneapolis city directory lists George B. Young, partner at Young & Mercer, as residing at the home. Young & Mercer was a law firm operating out of suite 723-726 in the Lumber Exchange, with no employees listed other than the two partners.



2409 Bryant Avenue South, northwest elevation



2409 Bryant Avenue South, west elevation



2409 Bryant Avenue South, southwest elevation



2409 Bryant Avenue South, east elevation

PROPERTY IDENTIFICATION	
Historic Name	Unknown
Property Address	2415 Bryant Avenue South
Historical Addresses	2415 Bryant Avenue South
PID	3302924140049
SHPO Inventory Number	HE-MPC-5805
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1902
Original Owner	Unknown
Architect	Unknown
Builder	J.E. Pilgrim

Located at 2415 Bryant Avenue South, this two-story residence was built in the Colonial Revival style. The home displays a porch with paired fluted Ionic columns, multiple bay windows, brackets beneath the eaves, and arched windows in the gable ends. In 1997, the chimney was repointed from the roofline up. In 2005 a 15' x 13' one-story addition was added to the rear of the dwelling. Two skylights were added on the rear portion of the third floor at this time. A detached frame garage, built in 1913, was replaced in 1989. It is noncontributing, but the residence retains its integrity and contributes to the district.

The original building permit index card for 2415 Bryant Avenue South identifies J.E. Pilgrim as the building's contractor. No owner or architect's name is indicated. Not until 1904 do city directories list a resident at the subject property: physician William H. Cooke.



2415 Bryant Avenue South, northwest elevation



2415 Bryant Avenue South, west elevation



2415 Bryant Avenue South, southwest elevation



2415 Bryant Avenue South, east elevation



2415 Bryant Avenue South, garage, north east elevation

PROPERTY IDENTIFICATION	
Historic Name	H. Louise Young House
Property Address	2417 Bryant Avenue South
Historical Addresses	2417 Bryant Avenue South
PID	3302924140048
SHPO Inventory Number	HE-MPC-5806
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	H. Louise Young
Architect	N/A
Builder	Henry Ingham

The H. Louise Young House at 2417 Bryant Avenue South was built in the Colonial Revival style. It has a front porch with fluted Ionic columns and brackets, dentils beneath the eaves and cut glass transom windows. This two-story house also features a Palladian window in the gabled dormer and multiple bay windows. Building permits show that a second story sleeping porch was added in 1911 and a frame garage was built on the property in 1915. Repairs were made to the dwelling after a fire in 1929. In 1977 soffit and fascia were repaired and in 2006 an addition was added to the rear of the house. A new detached frame garage was built to replace the old garage which was damaged in a fire in 1990. The garage is noncontributing. The residence retains its integrity and contributes to the district.

H. Louise Young, wife of Fred H. Young, is identified as the first owner of this home on the original building permit for this residence. The 1901 Minneapolis city directory lists a number of people living onsite: Fred H. Young, traveling agent with Fred D. Young & Company; boarder Eleanor T. Young, widow of Frank B. Young; Mary I. Mulrean, domestic servant; and boarder Edgar F. Barto. While Fred H. Young did work at Fred D. Young's and Elizabeth's Quinlan's highly successful Nicollet Avenue clothing store, 1910 federal census records reveal that the Fred. H Young was not directly related to Fred D. Young, having been born in a separate state to a different mother.



2417 Bryant Avenue South, southwest elevation



2417 Bryant Avenue South, west elevation



2417 Bryant Avenue south, northwest elevation



2417 Bryant Avenue South, east elevation



2417 Bryant Avenue South, garage, south elevation

PROPERTY IDENTIFICATION	
Historic Name	Henry Hahn House
Property Address	2421 Bryant Avenue South
Historical Addresses	2419 Bryant Avenue South
PID	3302924140047
SHPO Inventory Number	HE-MPC-5807
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	Henry Hahn
Architect	N/A
Builder	C.J. Weston

The Henry Hahn House at 2421 Bryant Avenue South was built in the Colonial Revival style and features a porch with fluted Ionic columns; pilasters and corner boards with brackets and dentils beneath the eaves. This two-story house also includes multiple bay windows, leaded-glass transom windows, and pediment dormers. Building permits show that a second story sleeping porch was added to the rear in 1911. The front porch was repaired during 1956. Building permits also show that the house was converted into multiple dwelling units in 1960. It is presently a single-family residence. Between 2007 and 2008 fifteen windows were replaced. In 2013 repairs were made to the front porch. A plaster veneer garage was built on the property in 1915. It has a pyramidal roof, brackets beneath the eaves and a modern replacement door. Built after the period of significance, it is noncontributing. Based on photographic evidence, one can observe that the house bears remarkable similarity to its original appearance. The residence retains its integrity and contributes to the district.

The original building permit for 2421 Bryant Avenue South lists Henry Hahn as the owner. The 1902 Minneapolis city directory lists Henry Hahn, partner at Hahn & Harmon and foreman at the Miller Publishing Company, as residing at the house, along with Matilda Swanson, a domestic servant. Hahn & Harmon was a publisher located at 118 6th Street South with approximately ten employees, mostly press operators and folders at that time. The Miller Publishing Company was located at the same address, and published the *Northwestern Miller*. The company had roughly ten employees, mostly stenographers, at that time.



2421 Bryant Avenue South, northwest elevation



2421 Bryant Avenue South, west elevation



2421 Bryant Avenue South, southwest elevation



2421 Bryant Avenue South, east elevation



2421 Bryant Avenue South, garage, northeast elevation



2419 (2421) Bryant Avenue South, west elevation circa 1905, source: Minnesota Historical Society

PROPERTY IDENTIFICATION	
Historic Name	Mary E. Brown House
Property Address	2425 Bryant Avenue South
Historical Addresses	2425 Bryant Avenue South
PID	3302924140046
SHPO Inventory Number	HE-MPC-5801
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1900
Original Owner	Mary E. Brown
Architect	Fred Anderson
Builder	Fred Anderson

Located at 2425 Bryant Avenue South, the two-and-one-half-story Mary E. Brown House was built in the Colonial Revival style. The home displays a porch with paired fluted Ionic columns, Ionic pilasters, gabled dormers, corner boards, and an oxeye window. It also has multiple bay windows and a Palladian window on the north elevation and is clad in horizontal wood siding. In 1932 alterations were made to the interior and in 1949 a rear porch was converted to a bedroom. In 1990 the kitchen was remodeled and the house was re-roofed. In 1997 a detached frame garage was built on the property. It has horizontal wood siding, a gabled roof, a fanlight above the wood bay door entry and fixed sash divided light windows on the west elevation. Built after the period of significance, it is considered noncontributing. The exterior has been painted since the 2008 reconnaissance survey. The residence retains its integrity and contributes to the district.

Mary E. Brown is identified as the building owner on the original building permit for this address. The 1900 city directory identifies a number of Mary Browns with no middle initial indicated, none of whom were listed as residing onsite. The one Mary E. Brown that is listed is identified as the widow of James G. Brown and a boarder in St. Louis Park. The Mary E. Brown associated with this building may not have had an individual listing. In any event, the original owner's connection to the property appears to have been short-lived. The 1901 Minneapolis city directory lists Charles R. Tuttle, secretary and manager at the American Mining Investment Company, as residing at this address with Charles Tuttle, Jr., a student at the Minnesota School of Business.



2425 Bryant Avenue South, northwest elevation



2425 Bryant Avenue South, west elevations



2425 Bryant Avenue South, southwest elevation



2425 Bryant Avenue South, east elevation



2425 Bryant Avenue South, garage, north east elevation

PROPERTY IDENTIFICATION	
Historic Name	W.G. Marson House
Property Address	2429 Bryant Avenue South
Historical Addresses	2429 Bryant Avenue South
PID	3302924140107
SHPO Inventory Number	HE-MPC-5795
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1910
Original Owner	W.G. Marson
Architect	N/A
Builder	W.G. Marson

The W.G. Marson House at 2429 Bryant Avenue South was built in the Colonial Revival style and has a porch with fluted Ionic columns on stone pier supports, Doric pilasters, multiple bay windows, brackets beneath the eaves, and leaded-glass transom windows. This two-story house also features a front facing flared gabled dormer with cornice returns and a Palladian window on the west elevation. Repairs were made to the house after a fire in 1934. In 1976 repairs were made to the rear porch. Siding on the third floor west-facing dormer was replaced along with select exterior trim and siding on the north elevation of the third floor in 2012. Building permits show that a frame garage was built on the property in 1918, constructed after the period of significance it is non-contributing. The garage is a gabled roof building with cornice returns, horizontal wood siding and two garage bay doors. The residence retains its integrity and contributes to the district.

Building permit records indicate that W.G. Marson was the original owner of 2429 Bryant Avenue South. Walter G. Marson is identified as a lawyer residing at 3307 Holmes Avenue in Minneapolis' 1910 and 1911 city directories. The 1912 Minneapolis city directory lists William Eurich, secretary, treasurer, and superintendent of the Hillside Cemetery Association, as residing at this address.



2429 Bryant Avenue South, northwest elevation



2429 Bryant Avenue South, west elevation



2429 Bryant Avenue South, southwest elevation



2429 Bryant Avenue South, east elevation



2429 Bryant Avenue South, garage, east elevation

PROPERTY IDENTIFICATION	
Historic Name	R.I. Raine House
Property Address	2433 Bryant Avenue South
Historical Addresses	2433 Bryant Avenue South
PID	3302924140106
SHPO Inventory Number	HE-MPC-5796
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1906
Original Owner	R.I. Raine
Architect	W.C. Whitney
Builder	Creswell Brothers

The R.I. Raine House at 2433 Bryant Avenue South was built in the Colonial Revival style and displays a porch with fluted Ionic columns, multiple bay windows, leaded-glass transom windows, brackets, and an oxeye window. This two-story house also features a two-story enclosed porch on the rear elevation and a hipped dormer on the west elevation with tripartite windows. A detached frame garage was built on the property in 1917 and has since been replaced with a new building that is noncontributing. A sleeping porch addition was added to the rear of the second floor in 1919. The dwelling was resided in 1959. Repairs were made to the front and rear porches and also to the soffit and fascia in 1989. Since the 2008 reconnaissance survey, this house has experienced extensive renovation and construction which has included: a first, second and third floor remodel, exterior painting, a rear wood deck addition with pergola, a detached frame garage with a variance for its increased height, and the addition of solar panels on the roof of the detached garage. The residence retains its integrity and contributes to the district.

The original building permit for 2433 Bryant Avenue South, built in 1906, lists R.I. Raine as the building owner. The 1907 Minneapolis city directory lists Robert I. Raine, a painter, as residing at this address. His time there was short-lived. By 1908 the directory listed George S. Davis, sales manager at the Red River Lumber Company as residing at the home. The Red River Lumber Company was a lumber manufacturer at 807 Hennepin Avenue with approximately eight Minneapolis employees, mostly upper management and salesmen.



2433 Bryant Avenue South, northwest elevation



2433 Bryant Avenue South, west elevation



2433 Bryant Avenue South, southwest elevation



2433 Bryant Avenue South, east elevation



2433 Bryant Avenue South, garage, southeast elevation

PROPERTY IDENTIFICATION	
Historic Name	Emma Goetzenberger House
Property Address	2439 Bryant Avenue South
Historical Addresses	2439 Bryant Avenue South
PID	3302924140105
SHPO Inventory Number	HE-MPC-5797
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1905
Original Owner	Emma Goetzenberger
Architect	N/A
Builder	T.P. Healy

Located at 2439 Bryant Avenue South, the two-story Emma Goetzenberger House was built in the Colonial Revival style and is a side-gabled house with paired dormers on the west elevation. It features a porch with Doric columns, multiple bay windows, brackets beneath the eaves, and dentil enrichment of the cornice. A frame garage was built on the property in 1925 and was replaced with a new garage in 1995 which is a noncontributing building. In 1955 the dwelling was resided and in 1957 the front porch was enclosed with glazing which has since been removed. In 1992 soffit and fascia was repaired and in 1993 a rear deck was rebuilt. The residence retains its integrity and contributes to the district.

2439 Bryant Avenue South, built in 1905, lists Emma Goetzenberger as the original building owner. The 1906 Minneapolis city directory lists Edward Goetzenberger, owner of a small boiler-making business, as residing at the home. Emma was likely his wife. It is likely that the Goetzenbergers built this home while living across the street at 2432 Bryant Avenue South and then moved here upon its completion.



2439 Bryant Avenue South, northwest elevation



2439 Bryant Avenue South, west elevation



2439 Bryant Avenue South, southwest elevation



2439 Bryant Avenue South, east elevation



2439 Bryant Avenue South, garage, south east elevation

PROPERTY IDENTIFICATION	
Historic Name	John G. Gluek House
Property Address	2447 Bryant Avenue South
Historical Addresses	2447 Bryant Avenue South
PID	3302924140104
SHPO Inventory Number	HE-MPC-6048
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1902
Original Owner	John G. Gluek
Architect	Residence: William Kenyon Carriage house: Boehme & Cordella
Builder	Residence: August Cederstrand Carriage house: F.E. Graves

The two-and-one-half-story John G. Gluek House and associated carriage house at 2447 Bryant Avenue South is a designated landmark and listed in the National Register of Historic Places. It occupies a double lot on the corner of Bryant Avenue South and West 25th Street and displays a two-story wraparound porch with paired Ionic columns, an upper-story Palladian window, and roof brackets. This house also features a matching carriage house to the north of the house. Both the residence and the carriage house retain their integrity and contribute to the district.

Original owner John Gluek was the son of Gottlieb Gluek, founder of the Mississippi Brewery. John and his brother grew the company significantly, eventually changing the name to the better-known Gluek Brewing Company.



2447 Bryant Avenue South, northwest elevation



2447 Bryant Avenue South, west elevation



2447 Bryant Avenue South, south elevation



2447 Bryant Avenue South, southeast elevation



2447 Bryant Avenue South, carriage house, northwest elevation



2447 Bryant Avenue South, carriage house, southeast elevation

PROPERTY IDENTIFICATION	
Historic Name	George H. Cook House
Property Address	2400 Bryant Avenue South
Historical Addresses	2400 Bryant Avenue South
PID	3302924140053
SHPO Inventory Number	HE-MPC-6047
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1901
Original Owner	George H. Cook
Architect	W.J. Keith Co.
Builder	H.N. Leighton & Co.

The George H. Cook house at 2400 Bryant Avenue South was built in the Colonial Revival style and displays a wrap-around porch with paired, fluted Corinthian columns and a large, broken pediment over the front porch entry. This two-story house also features curved-glass windows, multiple bay windows, brackets beneath the eaves, and a two-story round bay on the south elevation. Historic photos show a balustrade on the roof of the porch that was removed, presumably in 1949 according to building permits that show repairs to the existing porch. The front porch was repaired again in 1968. There is a wooden fence on the north side of the parcel from the rear of the house to the garage that encloses the back yard. It does not appear to date to the period of significance. Siding was repaired in 1982 and soffits were repaired in 1994. In 1984 a 13' x 20' addition expanded the single-car detached garage onsite to a two-car garage. It features a hipped roof with brackets beneath the eaves, a cupola, horizontal siding, a garage bay door with false half timbering, and two dormers, one of which was moved from the side of the garage to the front in 1984, according to the current owner. While the garage's appearance is in keeping with the district's turn-of-the-century character, the extent of these alterations makes the garage noncontributing. The residence retains its integrity and contributes to the district.

George H. Cook was the original owner of this residence. The 1902 Minneapolis city directory lists Mr. Cook, superintendent at the Brainerd Lumber Company, as residing at this address. The Brainerd Lumber Company had its sales and trading office at 525 Lumber Exchange. The company had only eleven employees in Minneapolis, which consisted of seven upper-level managers and a small support staff of four bookkeepers and stenographers.



2400 Bryant Avenue South, southeast elevation



2400 Bryant Avenue South, east elevation



2400 Bryant Avenue South, north elevation



2400 Bryant Avenue South, west elevations



2400 Bryant Avenue South, garage, east elevation



2400 Bryant Avenue South, garage, west elevation



2400 Bryant Avenue South, source:
Minnesota Historical Society

PROPERTY IDENTIFICATION	
Historic Name	A.J. Wirth House
Property Address	2408 Bryant Avenue South
Historical Addresses	2408 Bryant Avenue South
PID	3302924140054
SHPO Inventory Number	HE-MPC-5808
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1896
Original Owner	A.J. Wirth
Architect	N/A
Builder	Conrad & Peterson

The A.J. Wirth House at 2408 Bryant Avenue South is built in the Dutch Colonial Revival style and has a porch with Doric columns and multiple bay and Palladian windows. This two-story house also features a gambrel roof, a curved-glass window on the northwest corner, and brackets and dentils beneath the eaves. It is clad with horizontal wood siding on the upper floors and stucco on the lower portion. It is remarkable in appearance to the house across the street at 2405 Bryant Avenue South. In 1942 the dwelling was altered and converted to a duplex and then converted back at a later date. Since the 2008 reconnaissance survey, an 18' x 6' second floor addition to the rear of the house was added. The exterior of the home has been repainted and brick pavers have been placed in the walking path leading to the front porch steps. A detached garage was built on the property in 1920 and is extant. It has a gabled roof, brackets beneath the eaves, horizontal siding and a modern garage door. Built after the period of significance, it is noncontributing. The residence retains its integrity and contributes to the district.

A.J. Wirth was the original owner of this building. The 1898 Minneapolis city directory lists Adolphus J. Wirth, a confectioner, as residing at the home, along with Laura Larson, a domestic servant. Wirth's business was located at 230 Hennepin Avenue.



2408 Bryant Avenue South, southeast elevation



2408 Bryant Avenue South, east elevation



2408 Bryant Avenue South, northeast elevation



2408 Bryant Avenue South, garage, west elevation



2408 Bryant Avenue South, garage, west elevation

PROPERTY IDENTIFICATION	
Historic Name	Gotlieb Scheber House
Property Address	2412 Bryant Avenue South
Historical Addresses	2412 Bryant Avenue South
PID	3302924140055
SHPO Inventory Number	HE-MPC-5809
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residential
Current Use of the Primary Building	Single-family residential
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1905
Original Owner	Gottlieb Scheber
Architect	N/A
Builder	O.R. Gutzman

Located at 2412 Bryant Avenue South, the Gotlieb Scheber House was built in the Colonial Revival style and includes a front porch with fluted Ionic columns, leaded-glass transom windows, and a Palladian window in the gable dormer. This two-story house also features brackets and dentils beneath the eaves and multiple bay windows. The second floor features cut glass upper window sashes embellished with a stained-glass crest. Repairs were made to the exterior and interior after a fire in 1919. Staff has not found photographic evidence in which to evaluate changes to the appearance of the exterior as a result of these repairs. In 2003, stairs from the third floor coming down the south elevation of the house were added. During this construction, an existing window on a third floor dormer was replaced with a new 36" exterior door. In 2006 a 35' x 13' two-story rear addition was constructed. The front decking on the porch was replaced and a 20' x 20' detached frame garage was built in 2010. It has a gabled roof with staggered shingles in the gable end and an octagonal fixed window beneath the peak of the roof. It has horizontal siding, corner boards, and has a garage bay door with cut iron straps and fixed divided lights. Built long after the period of significance, it is noncontributing. The exterior of the home has been repainted and brick pavers have been placed in the walking path leading to the front porch steps. Changes over time have resulted in some loss of design integrity, but this loss is minimal and largely reversible in nature. The residence retains its integrity and contributes to the district.

Building permit records identify Gottlieb Scheber as the original owner of this residence. The 1907 Minneapolis city directory lists Mr. Scheber, president of the Phoenix Mill Company, as residing at the home. The Phoenix Mill Company operated a flour mill at 3rd Avenue and Main Street Southeast. It was one of over twenty flour mills operating in Minneapolis at this time.



2412 Bryant Avenue South, northeast elevation



2412 Bryant Avenue South, east elevation



2412 Bryant Avenue South, southeast elevation



2412 Bryant Avenue south, west elevation



2412 Bryant Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Jacob Halt House
Property Address	2416-18 Bryant Avenue South
Historical Addresses	2416 Bryant Avenue South
PID	3302924140056
SHPO Inventory Number	HE-MPC-5810
CLASSIFICATION	
Historic Use of the Primary Building	Duplex
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1906
Original Owner	Jacob Halt
Architect	N/A
Builder	Henry L. Muther

The two-story Jacob Halt House at 2416-18 Bryant Avenue South was built in the Colonial Revival style and was constructed as a duplex. It features a two-story porch with Ionic columns, brackets and dentils beneath the eaves, leaded-glass transom windows, a Palladian window in the gable end, and multiple bay windows. In 1997 repairs were made to the front and back porches. Permits show substantial repairs in 2013 as a result of fire damage; these changes are mostly on the interior. The exterior retains a Colonial Revival appearance. Staff has found no historic photos as a basis for comparison. Multiple skylights were added to the roof on the third floor of the building in 1999 that can be seen from the pedestrian right of way. There is no record of a building permit for a garage, although there is a detached garage on the property that appears to have been constructed after the period of significance; if not, it has been heavily modified from its original appearance. It has a gabled roof with wood shingles, and there appears to be a sprinkler system visible on top of the roof. There are opaque clerestory windows on the sides, narrow horizontal strips of reverse board-and-batten siding clad the building and the modern bay doors have opaque divided light openings. The garage is noncontributing. The residence retains integrity and contributes to the district.

Jacob Halt was the original owner of this residence. The 1908 Minneapolis city directory lists Jacob Halt, engineer at the Chicago, St. Paul, Minneapolis & Omaha Railroad, as residing at the home. Also listed at the address is Homer G. Day.



2416-18 Bryant Avenue South, northeast elevation



2416-18 Bryant Avenue South, east elevation



2416-18 Bryant Avenue South, southeast elevation



2416-18 Bryant Avenue South, west elevation



2416-18 Bryant Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P. Healy House
Property Address	2420 Bryant Avenue South
Historical Addresses	2420 Bryant Avenue South
PID	3302924140057
SHPO Inventory Number	HE-MCP-5816
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T.P. Healy House at 2420 Bryant Avenue South was built in the Colonial Revival style. The home features a front porch with octagonal columns, brackets beneath the eaves, gabled dormers with a tripartite window in the front gable, and multiple bay windows. The main entry is off-center to the north. Stucco exterior was added to the dwelling in 1917 along with a change in the cornice of the house. In 2009 an 8' x 6' addition was added to the rear of the dwelling to enclose a hot tub. There is no building permit for the garage, although Sanborn Fire Insurance Maps from 1912 show the existence of a frame auto shed.⁵⁹ It was most likely built during the period of significance. It is a stucco clad building with a hipped roof and two bay doors with false half timbering. Exterior changes made outside the period of significance have altered the appearance of the residence; however it still retains its integrity of location, setting, design, workmanship, feeling and association and is therefore contributing to the district.

T.P. Healy is identified as the original owner of this residence on its 1899 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1901 Minneapolis city directory lists two residents and three boarders: resident Frederick C. Shepard, Minneapolis Gas Light Company superintendent; resident Blanch A. Shepard, a clerk at the Minneapolis Gas Light Company; boarder Byron S. Ide, foreman at the Minneapolis Gas Light Company; boarder and widow Amelia Ide; and boarder George B. VanSuan, a traveling agent with the Plumbing & Steamfitting Supplies Company.



2420 Bryant Avenue South, northeast elevation



2420 Bryant Avenue South, east elevation



2420 Bryant Avenue South, southeast elevation



2420 Bryant Avenue South, west elevation



2420 Bryant Avenue South, garage, west elevation

PROPERTY IDENTIFICATION	
Historic Name	John M. Godley House
Property Address	2424 Bryant Avenue South
Historical Addresses	2424 Bryant Avenue South
PID	3302924140058
SHPO Inventory Number	HE-MPC-5817
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1911
Original Owner	John M. Godley
Architect	N/A
Builder	Day Labor

Located at 2424 Bryant Avenue South, the two-story John M. Godley House is a two-and-one-half-story stucco-clad residence designed in a vernacular style with Tudor influences. It displays false timbering in the gable ends, a porch gable over the entry and an exterior brick chimney. The brick chimney appears to have been painted over in white up to the roofline. Above the roof, the red brick is unaltered. Soffit and fascia were covered with aluminum in 1972 when gutters were added to the property. The front porch is partially enclosed and covered with stucco. In 1994 the chimney was rebuilt with brick. Repairs were made in 1997 as result of a fire. A noncontributing 22' x 24' detached frame garage was added in 2005 replacing the one that was built in 1911. It has a gabled roof, horizontal siding and a modern garage door with fixed divided lights in a sunburst motif. Although the residence was constructed within the period of significance and appears to retain its integrity, it is not of the Queen Anne or Colonial Revival styles and is noncontributing to the district.

The original building permit for 2424 Bryant Avenue South, built in 1911, lists John M. Godley as the owner of this residence. Godley is identified as a clerk employed by the David C. Bell Investment Company in Minneapolis' 1911 city directory.



2424 Bryant Avenue South, northeast elevation



2424 Bryant Avenue South, east elevation



2424 Bryant Avenue South, southeast elevation



2424 Bryant Avenue South, west elevation



2424 Bryant Avenue South, garage, west elevation

PROPERTY IDENTIFICATION	
Historic Name	W.C. Weld House
Property Address	2428 Bryant Avenue South
Historical Addresses	2428 Bryant Avenue South
PID	3302924140089
SHPO Inventory Number	HE-MPC-5811
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	W.C. Weld
Architect	N/A
Builder	T.P. Healy

The two-story W.C. Weld House at 2428 Bryant Avenue South was built in the Colonial Revival style and features a porch with Doric columns and pilasters, a first-floor cut class transom, multiple bay windows, brackets and dentils beneath the eaves, and a Palladian window on the east elevation. Building permits show that in 1994 the chimney was rebuilt with existing brick above the roof line. The detached frame garage was built in 1914 and was altered in 1936. It has a gabled roof, horizontal siding and a modern paneled garage bay door. Built after the period of significance, it is noncontributing. The residence retains its integrity and contributes to the district.

W.C. Weld was the original owner of this building. The 1900 Minneapolis city directory lists Willard C. Weld, of Weld & Sons, as residing at this address, along with Munnie Johnson, a domestic servant. Weld & Sons was a jewelry retailer at 518 Nicollet Avenue with eight employees.



2428 Bryant Avenue South, northeast elevation



2428 Bryant Avenue South, east elevation



2418 Bryant Avenue South, southeast elevation



2428 Bryant Avenue South, west elevation



2418 Bryant Avenue South, garage, west elevation

PROPERTY IDENTIFICATION	
Historic Name	Emma Goetzenberger House
Property Address	2432 Bryant Avenue South
Historical Addresses	2432 Bryant Avenue South
PID	3302924140090
SHPO Inventory Number	HE-MPC-5812
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	Emma Goetzenberger
Architect	Henry Ingham
Builder	Henry Ingham

The Emma Goetzenberger House at 2432 Bryant Avenue South was built in the Colonial Revival style. It has a porch with Doric columns, multiple bay windows, brackets and dentils beneath the eaves, and windows with leaded glass transoms. This two-story house also features a pediment dormer with a tripartite window ornamented with a diamond motif and engaged Doric porch columns. A corbelled brick chimney rises above the roofline. Repairs were made after a fire in 1921 and in 2007 the front porch was repaired. Building permits show that a detached frame garage was added to the property in 1910. It has a gabled roof, brackets beneath the eaves, horizontal siding and a modern paneled garage bay door. Both the garage and the house retain their integrity and contribute to the district.

Emma Goetzenberger is identified as the owner of this residence on its original building permit from 1899. The 1900 Minneapolis city directory lists two residents: Edward Goetzenberger, a boilermaker, and Anna Goetzenberger, widow of Franz L. Goetzenberger. Edward Goetzenberger had a shop at 734 East Lake Street with approximately three employees at that time. Emma Goetzenberger was likely Edward's wife.



2432 Bryant Avenue South, northeast elevation



2432 Bryant Avenue South, east elevation



2432 Bryant Avenue South, southeast elevation



2432 Bryant Avenue South, west elevation



2432 Bryant Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	J.S. Ingils House
Property Address	2436 Bryant Avenue South
Historical Addresses	2436 Bryant Avenue South
PID	3302924140091
SHPO Inventory Number	HE-MPC-5800
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	J.S. Ingils
Architect	N/A
Builder	T.P. Healy

Located at 2436 Bryant Avenue South, the J.S. Ingils House was built in the Colonial Revival style and features a front porch with Doric columns, multiple bay windows, a diamond-paned leaded-glass projecting bay window on the north elevation, and brackets beneath the eaves. It also features a tall corbeled brick chimney, corner boards and a steep hipped roof with projecting hipped dormers on the front and sides. In 1926 a detached stucco garage was built on the property, it was replaced in 1970 with a 24' x 24' detached frame garage. It is a gabled roof building with horizontal siding and a paneled garage bay door. In 1935 an 8'6" x 8'6" addition was added to the rear of the dwelling. The garage was built outside of the period of significance and is noncontributing. The residence retains its integrity and contributes to the district.

J.S. Ingils is identified as the building's original owner on its 1899 building permit. The 1900 Minneapolis city directory lists Mary Daren, domestic servant, as residing at this address. The 1902 Minneapolis city directory lists James S. Ingils, bookkeeper at J.H. Queal & Company as residing at this address, along with Nevada Brickey, domestic servant.



2436 Bryant Avenue South, northeast elevation



2436 Bryant Avenue South, east elevation



2436 Bryant Avenue South, southeast elevation



2436 Bryant Avenue South, west elevation



2436 Bryant Avenue South, garage, northwest elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P. Healy House
Property Address	2442 Bryant Avenue South
Historical Addresses	2440 Bryant Avenue South
PID	3302924140092
SHPO Inventory Number	HE-MPC-5799
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: N/A
HISTORIC BUILDING INFORMATION	
Date of Construction	1899
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The T.P. Healy House at 2442 Bryant Avenue South was built in the Colonial Revival style and displays a front porch with fluted Ionic columns, pilasters, multiple bay windows, brackets in the eaves and a cornice board with dentils. The front elevation of features a gabled dormer with a cornice returns and an elaborate Palladian window placement with diamond paned sashes on the sides, shingles, and a pair of multi-pane doors on the second story. Repairs were made after a fire in 1910. A second story sleeping porch was added in 1912. In 1920 a 28' x 25' rear addition to the property was constructed. Also in 1920, building permits show substantial plaster work, this is likely when the stucco was added to the exterior of the dwelling – original building permits make no mention of a plaster veneer. There is no garage; in 1988 a concrete parking pad was added to the rear of the property. The chimney was built up from the roofline in 2001 using new brick. In 2007 siding on the house was replaced. Alterations made after the period of significance do result in some loss of design and material integrity, however these changes can be generally considered compatible, and they do not result in a total loss of design or material integrity. The building still communicates integrity of workmanship, feeling, association, location and setting. Overall, the residence retains its integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1899 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1901 Minneapolis city directory indicates that Charles B. Brooks, a secretary with Coolidge Fuel Supply Company, resided onsite at that time.



2442 Bryant Avenue South, northeast elevation



2442 Bryant Avenue South, east elevations



2442 Bryant Avenue South, southeast elevation



2442 Bryant Avenue South, west elevation

PROPERTY IDENTIFICATION	
Historic Name	Henry Ingham House
Property Address	2444 Bryant Avenue South
Historical Addresses	2444 Bryant Avenue South
PID	3302924140093
SHPO Inventory Number	HE-MPC-5798
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1898
Original Owner	Henry Ingham
Architect	N/A
Builder	Henry Ingham

The two-story Henry Ingham House at 2444 Bryant Avenue South was built in the Colonial Revival style and features a porch with fluted Doric columns, a pediment with garland details, multiple bay windows, a Palladian window, brackets and dentils beneath the eaves, and shingles in the gable end. A sleeping porch was added to the rear of the house in 1911. In 1999 crown molding on the front porch was replaced. A detached “frame automobile shed” was built in 1904, it is a gabled roof building with horizontal siding and a modern paneled garage bay door. Both the garage and house were constructed within the period of significance, retain their integrity and contribute to the district.

Henry Ingham is identified as the original owner of this residence on its 1898 building permit, but Minneapolis city directories during this time period identified his residence as 3140 5th Avenue South. The subject property was likely a speculative development constructed by Ingham. The 1900 Minneapolis city directory lists William H. Davies, partner at Hume & Davies, as residing at the home, along with Elisabeth S. Ransier, widow of John C. Ransier. Hume & Davies were undertakers at 524 Hennepin Avenue, with two employees.



2444 Bryant Avenue South, northeast elevation



2444 Bryant Avenue South, east elevation



2444 Bryant Avenue South, southeast elevation



2444 Bryant Avenue South, southwest elevation



2444 Bryant Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	M. Barry House
Property Address	2405 Colfax Avenue South
Historical Addresses	2405 Colfax Avenue South
PID	3302924140064
SHPO Inventory Number	HE-MPC-7459
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1888
Original Owner	M. Barry
Architect	N/A
Builder	Unknown

The M. Barry House, located at 2405 Colfax Avenue South, is a two-and-one-half-story building and can be considered a transitional Queen Anne style residence. It displays a front porch with Ionic columns and a front gable roof with shingle accents. The main formal entry is placed off center, fish scale shingles clad the two front facing dormers. This house has a concrete block foundation. Repairs and alterations were made in 1901 for an estimated cost of \$500. In 1944 the dwelling was altered and became a duplex. In 1947 the house was resided with wood siding. In 2001 aluminum gutters were installed on the front of the house. A 20' x 20' detached frame garage was built in 1954. It has a gabled roof and is clad in horizontal wood siding. Built after the period of significance, the garage is noncontributing. In 2003 twelve windows were replaced on the house using existing openings. The residence retains its integrity and contributes to the district.

Building permit records indicate M. Barry was the original owner of this residence. This may have been a relative of James Barry, a laborer at Backus-Brooks Company, listed as residing at the home in the 1899 Minneapolis city directory.



2405 Colfax Avenue South, south and west elevation



2405 Colfax Avenue South, west elevation



2405 Colfax Avenue South, east elevation



2405 Colfax Avenue South, garage, southeast elevation

PROPERTY IDENTIFICATION	
Historic Name	D. Mahony House
Property Address	2409 Colfax Avenue South
Historical Addresses	2409 Colfax Avenue South
PID	3302924140063
SHPO Inventory Number	HE-MPC-8514
CLASSIFICATION	
Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Triplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1893
Original Owner	D. Mahony
Architect	N/A
Builder	Unknown

The two-and-one-half-story D. Mahony House at 2409 Colfax Avenue South has endured alterations that result in a loss of historical integrity. These include: nonspecific alterations in 1906 in the amount of \$1,500 and a one-story addition in 1920 that moved stairwells and partition walls and cut existing windows. Also in 1920, the frame barn was converted to a garage. It is therefore considered noncontributing to the district.

D. Mahony is identified as the original owner of 2409 Colfax Avenue South on its 1893 building permit. City directories from the following year identify one Dennis Mahony, a carpenter, residing offsite, making this home likely to have been a speculative development that Dennis Mahony constructed. The 1896 Minneapolis city directory lists Quincy S. Sprague, partner at Sprague, Cole & Company, as residing at this address. Sprague, Cole & Company was a fruit wholesaler at 506 2nd Avenue North with three employees at that time.



2409 Colfax Avenue South, northwest elevation



2409 Colfax Avenue South, west elevation



2409 Colfax Avenue South, southwest elevation



2409 Colfax Avenue South, east elevation



2409 Colfax Avenue South, garage, north elevation

PROPERTY IDENTIFICATION	
Historic Name	Albert Anderson House
Property Address	2415 Colfax Avenue South
Historical Addresses	2413-15 Colfax Avenue South
PID	3302924140062
SHPO Inventory Number	HE-MPC-7460
CLASSIFICATION	
Historic Use of the Primary Building	Duplex
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1916
Original Owner	Albert Anderson
Architect	Albert Anderson
Builder	Albert Anderson

Located at 2415 Colfax Avenue South, the two-story Albert Anderson House is a brick duplex built in the Prairie style. A wrecking permit shows that it replaced a frame dwelling that was built on the lot in 1884. It has a recessed entryway and a low-pitched hipped roof. The house was built after the period of significance and is not designed in the Queen Anne or Colonial Revival styles, therefore it and the garage (built in 1954) are considered noncontributing.

Albert Anderson is identified as this residence's original owner on its 1916 building permit. Forty-seven Albert Anderson's appear in Minneapolis' 1916 city directory, but the subject property was likely constructed by a builder as a speculative development, because the 1918 Minneapolis city directory lists four people residing onsite, none of whom are Anderson: Joseph A. Haney, traveling agent; Claude A. Ott, United States Army; Alex F. Rubel, vice-president, Rubel Furniture Corporation; and Frank D. Rubel, president, Rubel Furniture Corporation. Rubel Furniture Corporation was a furniture dealer with approximately four employees at that time at 2912 Hennepin Avenue.



2415 Colfax Avenue South, northwest elevation



2415 Colfax Avenue South, west elevation



2415 Colfax Avenue South, southwest elevation



2415 Colfax Avenue South, east elevation



2415 Colfax Avenue South, garage south elevation

PROPERTY IDENTIFICATION	
Historic Name	Henry Ingham House
Property Address	2417 Colfax Avenue South
Historical Addresses	2417 Colfax Avenue South
PID	3302924140061
SHPO Inventory Number	HE-MPC-5831
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1900
Original Owner	Henry Ingham
Architect	Henry Ingham
Builder	Henry Ingham

The two-and-one-half-story Henry Ingham House at 2417 Colfax Avenue South was built in the Colonial Revival style. It has a front porch with Ionic columns on stone piers, bay windows on the first and second stories, lead glass upper sashes on the second floor and a front dormer with cornice returns, pilasters, a Palladian window, and roof brackets. In 1905 a rear porch was added onto the house. The dwelling was converted to a duplex in 1960. There is no building permit for the garage, although upon visual inspection it appears to have been built as a barn dating to the period of significance. The 1914 plat map of Minneapolis, which depicts an accessory structure of similar massing and location, supports this. It is one-and-a-half-story gable roofed building with horizontal siding and a front facing dormer. There is a hay loft door with half timbering in the dormer and a bay door below with half timbering. The north elevation of the garage has four one-over-one double hung sashes. The east, alley facing elevation has one one-over-one double hung sashes, a square shaped fixed window and an opening for the hay loft that has been infilled with wood. Both the house and the garage retain their integrity and are contributing.

Henry Ingham is identified as the original owner of this residence on its 1900 building permit, but Minneapolis city directories during this time period identified his residence as 3140 5th Avenue South. The subject property was likely a speculative development constructed by Ingham. The 1901 Minneapolis city directory lists Edward E. Schober, treasurer for the Phoenix Mill, as residing at this address.



2417 Colfax Avenue South, northwest elevation



2417 Colfax Avenue South, west elevation



2417 Colfax Avenue South, northeast elevations



2417 Colfax Avenue South, east elevation



2417 Colfax Avenue South, garage, north and east elevations

PROPERTY IDENTIFICATION	
Historic Name	Eric Swedback House
Property Address	2419 Colfax Avenue South
Historical Addresses	2419-2421 Colfax Avenue South
PID	3302924140060
SHPO Inventory Number	HE-MPC-5830
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1909
Original Owner	E. Swedback
Architect	Unknown
Builder	Unknown

The Eric Swedback House at 2419 Colfax Avenue South is a two-and-one-half-story Colonial Revival house that displays a front porch with Doric columns on brick piers, a leaded cut glass transom over a fixed window with leaded cut glass sidelights, diamond-paned window sashes on the second floor, roof brackets, and a prominent front gable with shingle accent. Building permits show that in 1911, a frame sleeping porch was added to the second floor at the rear of the house. The front porch was re-shingled in 1912. The dwelling was re-sided in 1945. In 2006 a 20' x 20' detached frame garage was added to the property. It is a gable roofed building with horizontal siding. Built after the period of significance, it is noncontributing. The residence retains its integrity and contributes to the district.

The 1910 Minneapolis city directory lists Eric J. Swedback, a banker, as residing at the home. The home appears to have been also used by boarders for the next few years: in 1911 Sidney F. White, student and in 1912, Josephine Cloud, assistant at the Minneapolis Public Library. Beginning in 1913 Joseph M. Regan, secretary and treasurer at Regan Brothers and Mary Regan, widow of Michael Regan, are listed as residents. Regan Brothers was a wholesale bakery with about 36 employees at that time, most of whom were salesmen and bakers, located at 5th Street and 7th Avenue North, demolished in 2012.



2419 Colfax Avenue South, northwest elevation



2419 Colfax Avenue South, west elevation



2419 Colfax Avenue South, southwest elevation



2419 Colfax Avenue South, east elevation



2419 Colfax Avenue South, garage south and east elevations

PROPERTY IDENTIFICATION	
Historic Name	Unknown
Property Address	2425 Colfax Avenue South
Historical Addresses	2425 Colfax Avenue South 2425 21 st Avenue South
PID	3302924140059
SHPO Inventory Number	HE-MPC-8515
CLASSIFICATION	
Historic Use of the Primary Building	Unknown
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	c. 1882
Original Owner	Unknown
Architect	Unknown
Builder	Unknown

The two-story house located at 2425 Colfax Avenue South was built in the Folk Victorian style and possesses some Queen Anne elements. This modest home is an early example of the types of homes that the Queen Anne style evolved from. It has a concrete block foundation and a stucco exterior with shingle accents in the gable ends. Building permits show that non-specific alterations were made in 1898. In 1912 master builder Henry Ingham is listed on a permit for non-specific alterations in the amount of \$900. In 1936 general repairs were made in the amount of \$1,000 and plaster work in the amount of \$350. The permit is non-specific, but the cost of the repairs suggests that they were substantial, and this may have been when the home was converted to a duplex and covered with stucco. Index cards do not conclusively reveal whether the house was initially built as a duplex or was later converted although permits show that two water heaters were installed in 1948. Sanborn Fire Insurance Maps from 1912 show that the home did have a one-story overhanging front porch during the period of significance which is no longer extant.⁶⁰ It appears that the original front porch overhang was a simple extension of the existing front entry. Index cards do not conclusively reveal whether any other major alterations were made to the exterior of the house outside the period of significance. Subsequently, staff has found no evidence as a basis to determine if the entry originally had two doors as it does now. Building permit records do show that in 2013 a 21' x 11' deck at the rear of the second floor duplex was constructed. A frame garage was built in 1922. It has a hipped roof, a stucco exterior, two modern paneled garage bay doors and an entry door to the side. Built after the period of significance, the garage is noncontributing. Given the limited construction records that exist, the residence appears to retain integrity and contributes to the district.

No building permit exists for this property. It appears on an 1885 plat map of the city (Figure 6) but was likely built before the issuance of the city's first building permit in

1884. It may have been incorrectly identified as 2426 Colfax Avenue South. The 1885-1886 city directory lists carpenters Henry Gelwicks and Albert Riley as residing at that address when no other buildings existed on the block. The directory for the year prior (1884-1885, published in 1884) both were listed as residing at 1513 7th Street Southeast, and Colfax Avenue South was known as 21st Avenue. The 1896 Minneapolis city directory lists Leslie E. Trent, a clerk at Dean & Company, as residing at this address.



2425 Colfax Avenue South, northwest elevation



2425 Colfax Avenue South, west elevation



2425 Colfax Avenue South, southwest elevation



2425 Colfax Avenue South, east elevation



2425 Colfax Avenue South, garage, east elevation

PROPERTY IDENTIFICATION	
Historic Name	T. P. Healy House
Property Address	2429 Colfax Avenue South
Historical Addresses	2429 Colfax Avenue South
PID	3302924140100
SHPO Inventory Number	HE-MPC-8516
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1895
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T. P. Healy House at 2429 Colfax Avenue South was built in the Dutch Colonial Revival style and displays a porch, brackets beneath the first-story eaves, and a front gambrel roof with a Palladian window. The main formal entry is recessed under the second story and is placed off center, to the north. Building permits show that aluminum trim, fascia and storm windows were installed on the exterior of the house in 1972. Painted and unpainted shingles and narrow horizontal wood siding now clad the building. In 1977 a 22' x 8' detached frame garage was built on the property. It is a gable roofed building with horizontal siding and paneled garage bay doors. Built outside the period of significance, it is noncontributing. The residence retains its integrity and contributes to the district.

T.P. Healy is identified as the original owner of this residence on its 1894 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1896 Minneapolis city directory lists Alexander F. Irwin, physician, as residing at this address with Jennie Irwin. Mr. Irwin had his practice at 57 Syndicate Block. William H. Fuller, a clerk with Deere Webber and Company, also resided onsite with William A. Fuller.

The most notable resident from the property's recent past appears to be Minnesota State Senator Allan Spear, who owned 2429 Colfax Avenue South at the time of his death in 2008. Spear was Minnesota's first openly gay legislator, serving from 1972 to 2000. Spear inspired other openly gay individuals to serve their nation, coming out in 1974, when only one other elected official in the nation had already done so, and he achieved great success. In 1993 he was elected president of the State Senate, and at his retirement Spear was reported to be the longest-serving and highest ranking openly gay legislator in the nation. While his tenure in the district occurs well outside of its period of significance, his service is definitely noteworthy.⁶¹



2429 Colfax Avenue South, west elevation



2429 Colfax Avenue South, northwest elevation



2429 Colfax Avenue South, southwest elevation



2429 Colfax Avenue South, east elevation



2429 Colfax Avenue South, garage, northeast elevation

PROPERTY IDENTIFICATION	
Historic Name	Henry Gelwicks House
Property Address	2433 Colfax Avenue South
Historical Addresses	2433 Colfax Avenue South
PID	3302924140099
SHPO Inventory Number	HE-MPC-8517
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1892
Original Owner	Henry Gelwicks
Architect	N/A
Builder	Day Work

The two-and-one-half-story Henry Gelwicks House at 2433 Colfax Avenue South was built in the Colonial Revival style. It has a small front gable entry and a prominent front gable with cornice returns, brackets under the eaves and shingles on the third floor front gable. The second and third stories are slightly cantilevered over the first story. Building permits show that alterations turned the house into a duplex in 1947 and that repairs were made in 1951 as a result of a fire. It is one of the few houses in the district that lacks a front porch; Sanborn Fire insurance maps show that in 1912, this dwelling had an open front porch. Presumably this was destroyed as a result of the 1951 fire. Tripartite windows in third floor front gable appear to be casement replacement windows. It is unknown if the retaining wall in the front yard adjacent to the sidewalk dates to the period of significance, it appears to have been repaired, or modified at some point in time based on the differing color of bricks and mortar. The decorative ironwork in this retaining wall has some sections missing. At some point, steel egress stairs were installed leading down from the third floor to ground level. A 28' x 22' detached frame garage was built on the property in 2010, it is noncontributing. Recently, permits show that since 2007 stucco was removed from the exterior house, siding and windows were replaced. Over time, these alterations to the exterior have resulted in a loss of some integrity of design. However, the property retains the majority of its aspects of integrity. As a result, the property contributes to the district.

Henry Gelwicks, listed as the property owner for this residence on its original building permit, was a carpenter who city directories at that time identified as residing at 2425 Colfax Avenue South. The subject property was likely a speculative development constructed by Gelwicks. The 1896 Minneapolis city directory lists Chester Kingsley, clerk for Charles W. Sexton, as residing at this address. Adeline C. Ray, widow of Robert J. Ray and stenographer for the Minneapolis Iron Store Company, is also listed as boarding at the address.



2433 Colfax Avenue South, northwest elevation



2433 Colfax Avenue South, west elevation



2433 Colfax Avenue South, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Louisa A. Lennan House
Property Address	2437 Colfax Avenue South
Historical Addresses	2437 Colfax Avenue South
PID	3302924140098
SHPO Inventory Number	HE-MPC-5828
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1904
Original Owner	Louisa A. Lennan
Architect	None
Builder	Henry Parsons

The two-and-one-half-story Louisa A. Lennan House at 2437 Colfax Avenue South was built in the Colonial Revival style and features a full one-story front porch with engaged fluted Doric columns, a center oval window on the second story, five over one divided light double hung sashes, Ionic pilasters on the corners, and two shingled dormers with flared cornice returns on the front elevation of the side gabled roof. The sides of the gables are covered in unpainted wood shingles. Decorative brackets are located beneath the first- and second-story eaves. The house was converted to a duplex in 1960. In 1994 rotting soffit was replaced. Building permits show that the third floor siding was replaced, presumably with the shingles, in 2001. Thirteen windows have been replaced since 2001. A frame garage was built on the property in 1919. It has a hipped roof with a cupola, brackets beneath the eaves, horizontal siding, a bay door with half timbering and a herringbone siding pattern with fixed divided lights in the upper part of the door. There is an access door with fixed divided lights to the side of the bay door. Built after the period of significance, it is noncontributing. The residence retains integrity and contributes to the district.

Louisa A. Lennan is identified as the owner of this residence on its original building permit. The 1905 Minneapolis city directory lists Isaac P. Lennan, manager at I.P. Lennan & Company, as well as Caroline L. Lennan, stenographer at I.P. Lennan & Company, as residing at this address. City directories categorized I.P. Lennan & Company as a lumber dealer and manufacturer with two employees at 331 Lumber Exchange. By 1910 Mr. Lennan and his lumber company had disappeared from city directories, and Caroline L. Lennan was listed as a bookkeeper at the H.E. Fifield Company. The Lennan's time at 2437 Colfax Avenue was short. By 1906 city directories indicate James S. Montgomery, Pastor of the Fowler Methodist Episcopal Church, designated a Minneapolis landmark and listed in the National Register of Historic Places for its architecture, resided onsite.



2437 Colfax Avenue South, northwest elevation



2437 Colfax Avenue South, west elevation



2437 Colfax Avenue South, south west elevation



2437 Colfax Avenue South, east elevation



2437 Colfax Avenue South, garage, south elevation

PROPERTY IDENTIFICATION	
Historic Name	Dr. S. M. Moulton House
Property Address	2441 Colfax Avenue South
Historical Addresses	2441 Colfax Avenue South
PID	3302924140097
SHPO Inventory Number	HE-MPC-8518
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1920
Original Owner	Louisa A. Lennan
Architect	Thompson Yards Inc.
Builder	Day Labor

The one-and-one-half-story Dr. S. M. Moulton House at 2441 Colfax Avenue South is a Prairie style bungalow. It was built outside the period of significance and was not designed in either the Colonial Revival or Queen Anne styles of architecture, therefore it is considered noncontributing to the district. The house displays a three-season front porch with pilasters, front dormer, and a stucco exterior. It also features a hipped roof with wide eaves and an interior brick chimney.

Dr. S.M. Moulton is identified as the owner of this residence on its original building permit. The 1921 city directory identifies Shubel M. Moulton as a physician working in suite 302 of the Besse building, but residing at 2011 Emerson Avenue South.



2441 Colfax Avenue South, northwest elevation



2441 Colfax Avenue South, west elevation



2441 Colfax Avenue South, southwest elevation



2441 Colfax Avenue South, east elevation



2441 Colfax Avenue South, garage, east elevation

PROPERTY IDENTIFICATION	
Historic Name	Louisa and Samuel Barker house
Property Address	2447 Colfax Avenue South
Historical Addresses	2445 Colfax Avenue South
PID	3302924140096
SHPO Inventory Number	HE-MPC-8519
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1890
Original Owners	Louisa and Samuel Barker
Architect	Unknown
Builder	Unknown

The Louisa and Samuel Barker House at 2447 Colfax Avenue is a two-and-one-half-story building that displays a two-story wraparound porch. The single-family dwelling was converted into a duplex in 1920; while the permit does not specify, this is presumably when the second story porch was added. In 1929 repairs were made after a fire, and in 1948 the house was resided. In 1990 aluminum soffit and fascia were installed. Building permits show that in 2014, the cedar siding on the porches was replaced and repainted. Sanborn Fire insurance maps show that in 1912, this dwelling had a single-story open front porch that wrapped around the south side of the house.⁶² Although some duplexes or homes converted to duplexes during the period of significance did have second story porches, they were not partially enclosed in this fashion. Staff has found no photographic evidence in which to evaluate any change in the visual appearance of the dwelling over time. The house has a concrete block foundation. In 2004 eight windows were replaced in kind, also cedar siding was replaced and painted in the same year. In 2007 a 24' x 24' detached frame garage was built on the property and is noncontributing. Exterior changes have resulted in a substantial loss of design integrity; it bears little resemblance to homes that were built within the period of significance. As a result, it is not considered contributing.

Building permit records indicate that Samuel and Louisa Barker were this residence's first owners. The 1890 Minneapolis city directory lists a contractor named Samuel Barker. Louisa Barker may have been his wife. City directories around this time indicate that Samuel Barker resided at and operated his business out of 3747 13th Avenue South, making the subject property likely a speculative development. The Minneapolis city directory first lists residents at this address in 1896: Charles P. Silloway, manager at the Northwestern Wind Engine Company, Louis H. Silloway, clerk at the Northwestern Wind Engine Company, and C. Frank Silloway, student. The Northwestern Wind Engine Company was a manufacturer of windmills and tanks at 237-241 3rd Avenue North with approximately three employees.



2447 Colfax Avenue South, northwest elevation



2447 Colfax Avenue South, west elevation



2447 Colfax Avenue South, southwest elevation



2447 Colfax Avenue South, southeast elevation



2447 Colfax Avenue South, garage, southeast elevation

PROPERTY IDENTIFICATION	
Historic Name	George Cook House
Property Address	2400 Colfax Avenue South
Historical Addresses	2400 Colfax Avenue south
PID	3302924140066
SHPO Inventory Number	HE-MPC-5832
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1895
Original Owner	George Cook
Architect	N/A
Builder	Pike & Cook

The George Cook House is a two-and-one-half-story building located at 2400 Colfax Avenue South. It can be considered a hybrid of the Queen Anne and Colonial Revival styles. It displays a wrap-around porch with square columns atop piers, multiple bay windows with stained glass transoms on the first and second stories, and a front dormer. The north elevation has a rounded staircase bay with a conical roof turret, a circular window, a Palladian window, and curved glass windows. The house has a concrete-block foundation. In 1895 a barn was moved from next door (2404 Colfax Avenue South) that presumably stood until 1969 when a detached frame garage was built on the property. It is built outside the period of significance and is considered noncontributing. The dwelling was converted to a rooming house in 1966. In 1967 the house was resided with wood and alterations were made to the front porch. It is currently a single-family dwelling as of 1984. The house had recently undergone some interior renovations. Permits show that a skylight was installed in the attic in 1997; however it is not visible from the public right of way. Galvanized iron gutters were installed in 1999. There is a wooden fence and a stacked brick retaining wall on the north side of the property facing West 24th Street that does not date to the period of significance. The residence retains its integrity and contributes to the district.

George Cook was the original owner of this residence, built by his construction firm, Pike and Cook. Pike & Cook was located at 220 S 4th Street with about 20 employees at that time, most of whom were carpenters, laborers, and masons. Cook moved out of his residence next door at 2404 Colfax Avenue South and into this one after its completion.



2400 Colfax Avenue South, east elevation



2400 Colfax Avenue South, north elevation



2400 Colfax Avenue South, northwest elevation



2400 Colfax Avenue South, garage, north elevation

PROPERTY IDENTIFICATION	
Historic Name	George Cook House
Property Address	2404 Colfax Avenue South
Historical Addresses	2404 Colfax Avenue South
PID	3302924140067
SHPO Inventory Number	HE-MPC-7458
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1892
Original Owner	George Cook
Architect	N/A
Builder	George Cook

The two-and-one-half-story George Cook House at 2404 Colfax Avenue South was built in the Colonial Revival style and displays a one-story porch with square columns. It features a rounded bay window on the second floor, spindle work and bargeboard on the shingled front gable, additional spindle work on the upper part of the second floor window placement and a balustrade railing above the porch. Decorative spindles are placed below the cornice of the porch. It has two fancifully decorative chimneys with a prominent pediment on the facade. The property also features a metal fence.

The fence is product of extensive work dating to the late 1980s and early 1990s when the owners replaced siding, underlayment, and insulation; constructed the fence, applied decorative spindle work and bargeboard; and made extensive repairs to the porch. While Sanborn fire insurance maps from 1912 indicate that the size, shape, and open character of the porch date to the district's period of significance, staff has found no historical photographs or other evidence that demonstrates whether or not the replacement spindle work and bargeboard are an accurate restoration. Such features are very unusual to see in a Colonial Revival house.⁶³

Building permit records indicate that this single-family residence was converted to a duplex in 1922.

A frame auto garage was built on the property in 1907. It has a hipped roof, vertical wood siding and also metal cladding on the sides. There is a shuttered window with a flowerbox below it on the alley elevation. There is also a shed or what appears to be a child's playhouse adjacent to the garage that does not appear to date to the period of significance and is therefore noncontributing. Both the house and the garage retain their integrity and are considered contributing.

George Cook was the original owner and builder of this residence. His construction firm, Pike and Cook, was located at 220 South 4th Street with about 20 employees at that time, most of whom were carpenters, laborers, and masons. Minneapolis' 1893-1894 city directory indicates that Cook resided onsite at that time, but by 1896 Clark H. Emmons, an engineer at the Minneapolis & St. Louis Railroad, was identified as the home's resident, and Cook had moved into his newly constructed residence next door at 2400 Colfax Avenue South.



2404 Colfax Avenue South, east elevation



2404 Colfax Avenue South, southeast elevation



2404 Colfax Avenue South, shed, southwest elevation



2404 Colfax Avenue South, west elevation



2404 Colfax Avenue South, garage,
southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P. Healy House
Property Address	2408 Colfax Avenue South
Historical Addresses	2408 Colfax Avenue South
PID	3302924140068
SHPO Inventory Number	HE-MPC-8507
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Triplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1896
Original Owner	T.P. Healy
Architect	N/A
Builder	T.P. Healy

The two-story T.P. Healy House is located at 2408 Colfax Avenue South was built in the Colonial Revival style. It features an enclosed front porch, a second-story bay window, a two-story bay window on the south elevation and a Palladian window dormer. In 1932, it appears that a shed dormer was added to the south elevation of the house, and in 1962 the home was converted to a triplex. In 1969 the dwelling was resided for an estimated \$2,000, this is presumably when the porch was enclosed. In 1972, soffit and fascia were covered with aluminum that is oriented in a vertical pattern in contradistinction to the horizontal elements of siding found in the district. There are no visible details under the eaves. In 2012 eight windows were replaced. Few traces of original workmanship are evident from the building's exterior apart from the Palladian window in the street-facing half-story dormer, but even in this detail, the arched window opening appears to have been cut and reshaped to fit the nonhistoric storm window. In 1906 Kees & Colburn designed an 18' x 18' frame auto garage for the property. It features a pyramidal roof topped with a cupola and horizontal siding. This property does not retain the majority of its aspects of integrity and no longer resembles a house constructed by the master builder T. P. Healy therefore this property is not considered contributing. As a result, the garage, although built within the period of significance, is not considered to be contributing.

T.P. Healy is identified as the original owner of this residence on its 1899 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1897 Minneapolis city directory lists Anna Frieland, a domestic servant, as residing at this address. The 1898 Minneapolis city directory lists Herbert J. Clark, treasurer at the John R. Clark Company, as residing at this address. The John R. Clark Company was a Nicollet Island box manufacturer with approximately 40 employees at that time, most of which were machine operators, carpenters, and laborers.



2408 Colfax Avenue South, northeast elevation



2408 Colfax Avenue South, east elevation



2408 Colfax Avenue South, south elevation



2408 Colfax Avenue South, west elevation



2408 Colfax Avenue South, garage, east elevation



2408 Colfax Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Fred E. McKay Residence
Property Address	2410-12 Colfax Avenue South
Historical Addresses	2410-12 Colfax Avenue South
PID	3302924140069
SHPO Inventory Number	HE-MPC-8508
CLASSIFICATION	
Historic Use of the Primary Building	Duplex
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1911
Original Owner	Fred E. McKay
Architect	O.K. Westphal
Builder	O.C. Malchow

The Fred E. McKay Residence at 2410-12 Colfax Avenue South is a two-and-one-half-story building with a two-story front porch supported with Ionic columns and prominent pediment. It was originally built as a two-flat residence. It features side gables and a two-story bay window on the north and south elevations. The porches have been enclosed with screens. Building permits show that the entire dwelling was resided with aluminum in 1967. The siding is wider than siding typical to the period of significance, but is horizontally oriented. While this results in a loss of some material and design integrity, the property retains the majority of its aspects of integrity. There is no building permit record for the garage; it appears to date to the period of significance. Sanborn Fire Insurance Maps from 1912 show a garage on site.⁶⁴ It features a gable roof, two garage door bays, and a street facing dormer with a centrally placed window with eight divisions. The north and south elevations have two windows each that are four-over-four double hung sashes. The upper part of the west alley facing elevation has a wooden door opening where hay was once loaded and stored. The property, including the garage, retains integrity and is a contributing resource.

Fred E. McKay was the original owner of this residence, per building permit records. The 1912 Minneapolis city directory lists Fred McKay as the manager of the Minneapolis branch of the Fred Miller Brewing Company, and residing at 2426 Lyndale Avenue North. The Minneapolis branch of the Fred Miller Brewing Company was located at 610-612 15th Avenue South. The Minneapolis branch may have been a small store or distribution center, as apart from Mr. McKay, there was only one clerk, one driver, and one cashier identified as being employed at the location. The 1912 Minneapolis city directory lists Otto J. Morawetz as residing at this address.



2410-12 Colfax Avenue South, northeast elevation



2410-12 Colfax Avenue South, east elevation



2410-12 Colfax Avenue South, southeast elevation



2410-12 Colfax Avenue South, west elevation



2410-12 Colfax Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Bradbury House
Property Address	2416 Colfax Avenue South
Historical Addresses	2416 Colfax Avenue South
PID	3302924140070
SHPO Inventory Number	HE-MPC-8509
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1892
Original Owner	Mrs. E.V. Bradbury
Architect	N/A
Builder	W.G. Benton

The two-and-one-half-story Bradbury House, located at 2416 Colfax Avenue South, was built in the Colonial Revival style. It displays a screened, one-story porch with unfluted Doric columns that are engaged, and a prominent front facing gable with fish-scale shingles. Building permits show that a detached frame auto garage was built on the property in 1908. It features a gable in hip roof with a tripartite window in the street facing gable and fish scale shingles above two garage door bays. Built during the period of significance, it is contributing. Recent alterations to this house in 1997 include replacement windows and vinyl siding which has resulted in some loss of material integrity. Additionally, building permits show that in 2005 the front porch was demolished and rebuilt with a screened front porch. Historical photographs show that the Hahn House at 2421 Bryant Avenue South had a screened front porch during the period of significance. However, this permit states that a new bathroom and closet were installed within the existing living area of the second floor, and new wall framing to enclose the new shower and closet area was constructed. The second floor bay window above the porch appears unusual in that it is massed as a projecting windowless box with one angle toward the end of the house and two windows placed at the angle in the bay and by the corner of the house. It is unclear whether the building was constructed this way or had this appearance during the period of significance. Staff has found no visual evidence of plans or photographs to clarify this matter. While integrity of materials and design appear to be somewhat compromised, in large his property retains integrity and is a contributing resource to the district.

Building permit records indicate that Mrs. E.V. Bradbury was the original owner of this residence. The 1896 Minneapolis city directory lists Harry G. Bradbury, of the George B Bradbury Company, as residing at this address. Also residing there was Maria J. Bradbury, widow of Otis T. Bradbury, along with Lena Schwartz, a domestic servant. The George B Bradbury Company was a produce wholesaler with approximately nine employees at that time, most of whom were clerks and teamsters.



2416 Colfax Avenue South, northeast elevation



2416 Colfax Avenue South, east elevation



2416 Colfax Avenue South, southeast elevation



2416 Colfax Avenue South, west elevation



2416 Colfax Avenue South, garage, east elevation



2416 Colfax Avenue South, garage, northwest elevation

PROPERTY IDENTIFICATION	
Historic Name	I.V. Gedney House
Property Address	2420 Colfax Avenue South
Historical Addresses	2420 Colfax Avenue South
PID	3302924140071
SHPO Inventory Number	HE-MPC-5827
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1898
Original Owner	I.V. Gedney
Architect	William M. Kenyon
Builder	W.O. Clark

The Isadore V. Gedney House at 2420 Colfax Avenue South is a two-and-one-half-story building built in the Colonial Revival style with a front porch supported by fluted Doric columns. It features a high hipped roof with pediment dormers and has horizontal siding with patterns that vary on each story, dentils under the cornices, upper sashes with multiple divisions of lights, and a tall, corbelled decorative brick chimney. A detached frame barn was built on the property in 1901. This accessory building has a limestone foundation, a hipped roof, side dormers and dentils beneath the eaves. It was constructed in the same style as the house and has been modified for use as a garage. This property, including the garage, retains integrity and is a contributing resource to the district.

Building permit records indicate that I.V. Gedney was the original owner of this residence. Isadore V. Gedney, vice-president of the M. A. Gedney Pickling Company and son of company founder Mathias Gedney, is listed as residing at this address in the 1899 Minneapolis city directory. The M.A. Gedney Pickling Company, established in 1880-1881, was a manufacturer of pickles, vinegar, mustard, ketchup, and various sauces. At that time, they operated factories in Minneapolis, Saint Paul, and Mauston, WI, with approximately 50 employees in Minneapolis, mostly labelers, laborers, and clerks.



2420 Colfax Avenue South, northeast elevation



2420 Colfax Avenue South, east elevation



2420 Colfax Avenue South, southeast elevation



2420 Colfax Avenue South, west elevation



2420 Colfax Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	T.P Healy House
Property Address	2424 Colfax Avenue South
Historical Addresses	2424 Colfax Avenue South
PID	3302924140072
SHPO Inventory Number	HE-MPC-5827
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Contributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1894
Original Owner	T.P. Healy
Architect	None
Builder	T.P. Healy

The T.P. Healy House, located at 2424 Colfax Avenue South, is a two-and-one-half-story residence built in the Colonial Revival style. It displays a square-column front porch, Palladian windows on the second and third stories, leaded cut glass transoms and sidelights, a bay window on the second story with rounded arch windows, a two-story bay window on the south elevation and a projecting bay window on the north elevation. It also features a prominent pediment. The chimney was repaired above the roofline in 1996. A portion of the front porch has a screened enclosure, it is uncertain as to whether this dates to the period of significance, building permits show that the front porch was repaired in 2006. A detached frame barn was built on the property in 1895. It features a steep hipped roof with dormers and opening on the street and alley elevations for the loading of hay. This property, including the garage, retains integrity and is a contributing resource to the district.

T.P. Healy is identified as the original owner of this residence on its 1894 building permit, but Minneapolis city directories during this time period identified his residence as 3115 2nd Avenue South. The subject property was likely a speculative development constructed by Healy. The 1896 Minneapolis city directory lists Robert Riddell, vice-president at McKusick, Copelin, Riddell & Company, as residing at this address. At that time, McKuskick, Copelin, Riddell & Company was a wholesale confectionary at 100 2nd Avenue North, with approximately six employees.



2424 Colfax Avenue South, northeast elevation



2424 Colfax Avenue South, east elevation



2424 Colfax Avenue South, southeast elevation



2424 Colfax Avenue South, west elevation



2424 Colfax Avenue South, garage, east elevation



2424 Colfax Avenue South, garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Benjamin Jacobs House
Property Address	2428 Colfax Avenue South
Historical Addresses	2428 Colfax Avenue South
PID	3302924140079
SHPO Inventory Number	HE-MPC-7561
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1906
Original Owner	Benjamin Jacobs
Architect	J. Henry Record
Builder	Fred C. Hoit

The Benjamin Jacobs House, located at 2428 Colfax Avenue South, is a two-and-one-half-story building built in the Colonial Revival style. That features a one-story porch with Ionic columns atop limestone pillars, leaded glass transoms, two second-story bay windows, and a hipped roof with hipped dormers. Brackets are under the porch eaves and adorn the rooflines of each story. Dentils ornament the cornice boards. Building permits show that a rear porch and addition were constructed in 1959. A detached frame garage was built on the property in 1918. It features a steep hipped roof and doors on sliding tracks ornamented with half timbering. The garage was built outside the period of significance and is not considered contributing. The residence retains integrity and is a contributing resource to the district.

Benjamin Jacobs is listed as the original owner in building permit records. The 1909 Minneapolis city directory lists Benjamin Jacobs, of the B. Jacobs Jewelry Company, as residing at this address. This firm was a retailer of watches, jewelry, and stationery at 41 Washington Avenue South with approximately seven employees at that time.



2428 Colfax Avenue South, northeast elevation



2428 Colfax Avenue South, east elevation



2428 Colfax Avenue South, southeast elevation



2428 Colfax Avenue South, west elevation



2428 Colfax Avenue South, garage, northwest elevation

PROPERTY IDENTIFICATION	
Historic Name	James McIntosh House
Property Address	2432-34 Colfax Avenue South
Historical Addresses	2432-34 Colfax Avenue South
PID	3302924140080
SHPO Inventory Number	HE-MPC-7462
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Duplex
Contributing Resources Within Property	Primary building: Noncontributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1895
Original Owner	James McIntosh
Architect	James McLord
Builder	A.G. Waas

The James McIntosh House, located at 2432-34 Colfax Avenue South, is a two-and one-half-story building built in the Colonial Revival style. It displays a rounded, two-story enclosed bay and a hipped dormer on the front elevation. It features a hipped roof with side gables. Building permit records show that the porch was enclosed in 1944; Sanborn Fire Insurance Maps from 1912 confirm that the house once had an open, semi-circular, single-story front porch. In 1920, the home was converted to a duplex. In 1947 alterations were made to the porch and to the duplex. In 1979 the house was converted into six dwelling units and the next year in 1980, permits show that the building was converted again to a duplex. In 1993 vinyl storm windows were installed, in 2003 eight basement windows were replaced with glass blocks, and in 2007 a new rear roof gable and dormer addition to the third floor was constructed. A detached frame barn was constructed on the property in 1895. It has been converted for use as a garage and features a steep hipped roof. Changes made to the residence after the period of significance have resulted in a substantial loss of design integrity.

Building permit records indicate that James McIntosh was the original building owner. City directories indicate that James McIntosh was a purveyor of teas, coffee, and spices who operated the James McIntosh Company out of 111 Washington Avenue North. The 1898 Minneapolis city directory also lists servants Jennie Roiseng, Amelia Urban, and Peter Benson as residing at this address.



2432-34 Colfax Avenue South, northeast elevation



2432-34 Colfax Avenue South, east elevation



2432-34 Colfax Avenue South, southeast elevation



2432-34 Colfax Avenue South, southwest elevation



2432-34 Colfax Avenue South garage, southwest elevation

PROPERTY IDENTIFICATION	
Historic Name	Beed House
Property Address	2440 Colfax Avenue South
Historical Addresses	2440 Colfax Avenue South
PID	3302924140081
SHPO Inventory Number	HE-MPC-8510
CLASSIFICATION	
Historic Use of the Primary Building	Single-family dwelling
Current Use of the Primary Building	Single-family dwelling
Contributing Resources Within Property	Primary building: Contributing Secondary building: Noncontributing
HISTORIC BUILDING INFORMATION	
Date of Construction	1900
Original Owner	A. Galer-Beed
Architect	J.A. Benson
Builder	J.A. Benson

The Galer-Beed House at 2440 Colfax Avenue South is a two-and-one-half-story building built in the Colonial Revival style. It has a screened one-story front porch supported by engaged Doric columns, two bay windows on the second-story, corner boards and a Palladian window. The roof is hipped and has pediment side dormers; a two-story bay window is featured on the south elevation. The dwelling was resided in 1954. Building permit records show that the front porch was enclosed with a screen in 2004. In 2005 windows in the attic were replaced and in 2011 a kitchen window was enlarged and a door at the west side of the kitchen was replaced. Asbestos siding was removed in 2011; the house has been resided and painted. No building permit exists for the garage, but Sanborn Fire Insurance Maps from 1912 show a frame auto shed in sited in the same place as the garage that is present.⁶⁵ The current garage appears to show a larger footprint and permits show that the garage door was remodeled during alterations in 1995. Built during the period of significance yet altered substantially sometime afterword, the garage is a non-contributing resource. This property retains integrity and is a contributing resource to the district.

The original building permit for this property indicates a member of the Beed family as the residence's first owner. The 1902 Minneapolis city directory lists Walter Beed as residing at this address. Mr. Beed's occupation is not listed.



2440 Colfax Avenue South, northeast elevation



2440 Colfax Avenue South, east elevation



2440 Colfax Avenue South, southeast elevation



2440 Colfax Avenue South, southwest elevation



2440 Colfax Avenue South, garage, southwest elevation

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS



Figure 2. Aerial view of the Lowry Hill East Residential Historic District, source: Bing

 Lowry Hill East Potential Residential Historic District



Figure 3. 2005 reconnaissance survey results, boundaries of Lowry Hill East Residential Historic District, source: Lowry Hill East Neighborhood of Minneapolis Historic Resources Inventory, Properties Recommended for Intensive Research, Prepared for: Lowry Hill East Neighborhood Association, Mead & Hunt September 2005

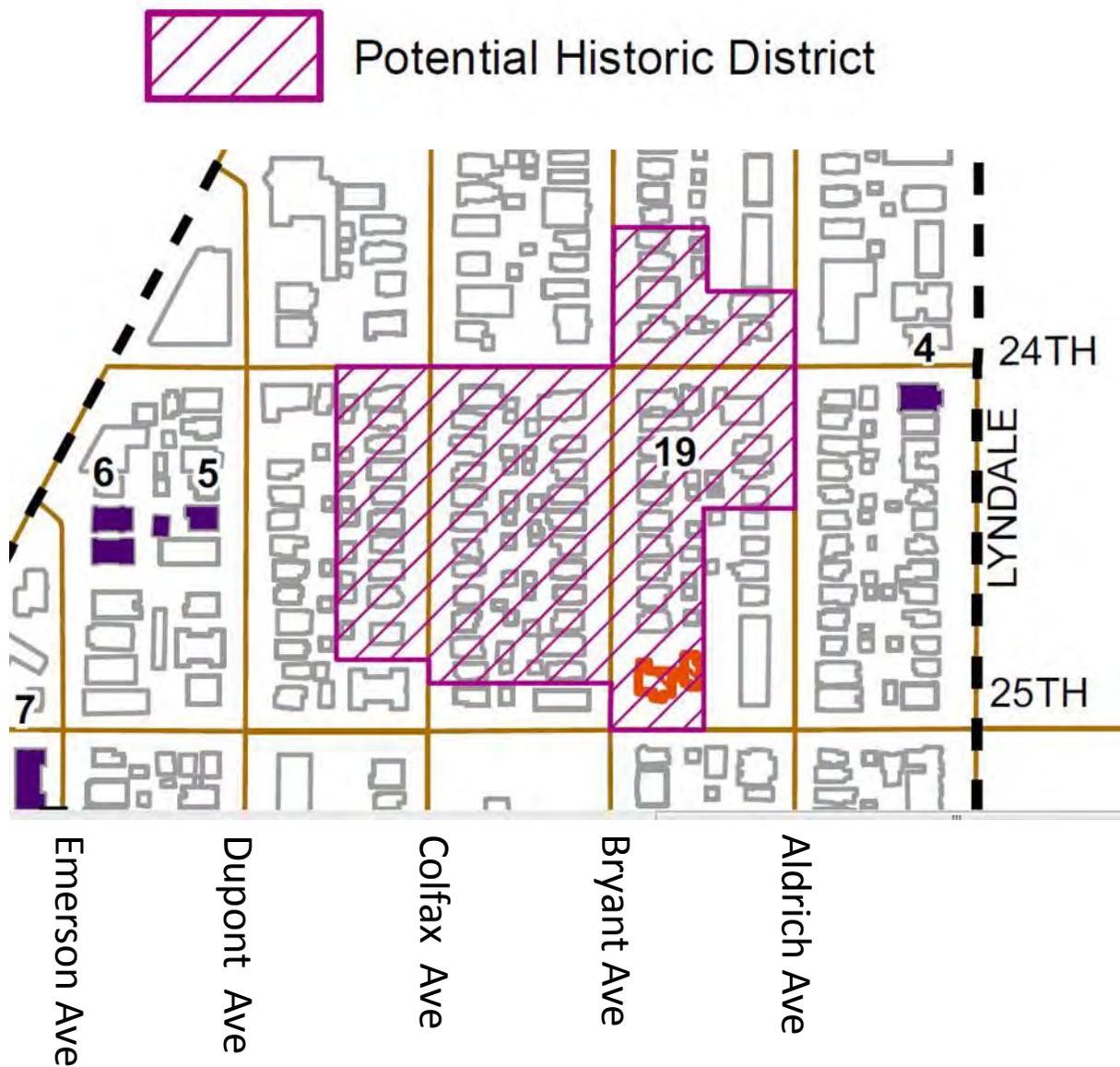


Figure 4. 2008 intensive level survey results, expanded boundaries of Lowry Hill East Residential Historic District, source: Historic Resources Inventory, Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of the Lowry Hill East Neighborhood, Prepared for: The City of Minneapolis, *Mead & Hunt*, July 2008, Appendix A-1

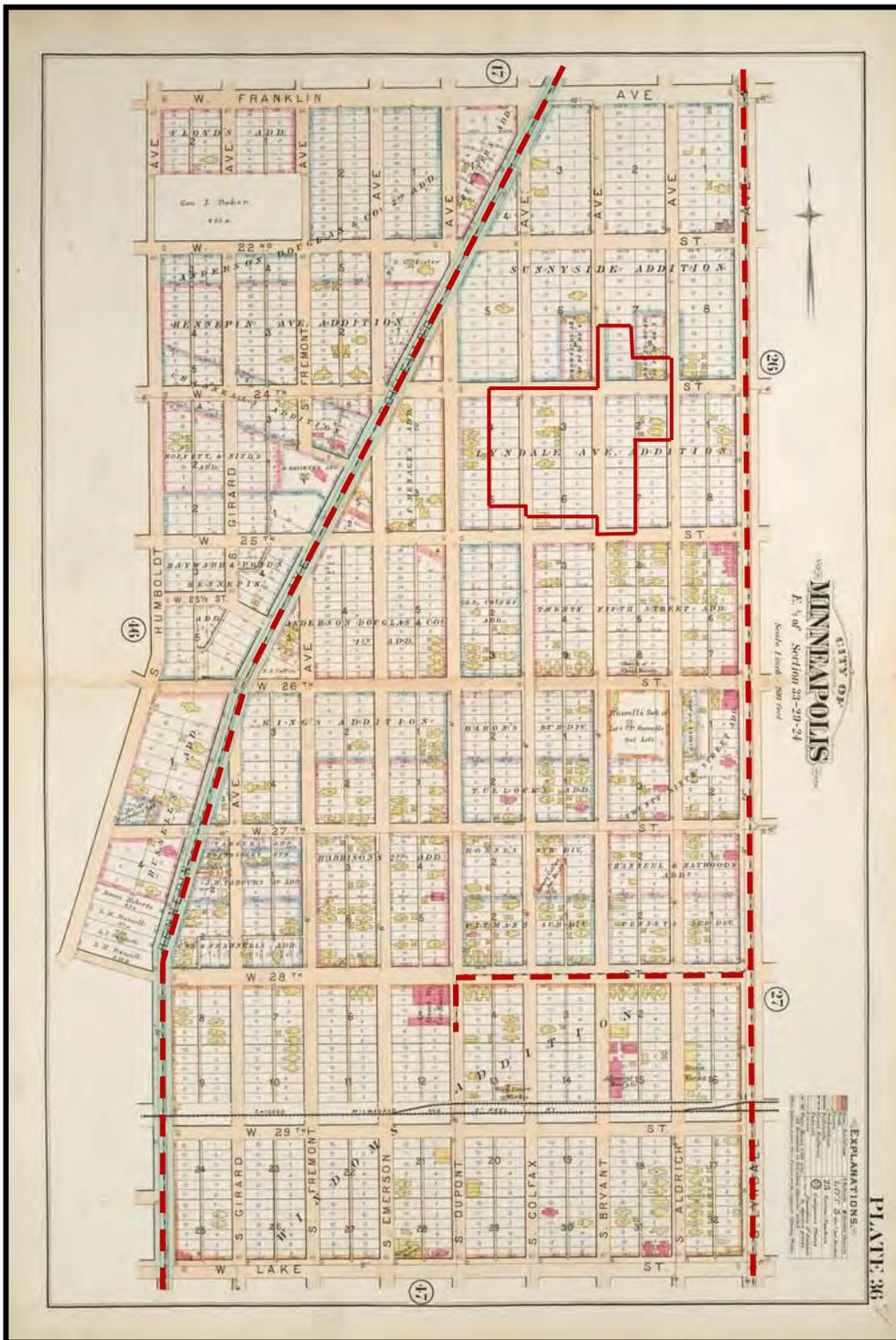


Figure 5. Lowry Hill East, Sunnyside and Lyndale Avenue Additions, district outlined in solid red line, streetcar lines shown in dashed red lines, source: C.M. Foote & Co. *Atlas of the City of Minneapolis*, Plate 36, 1892

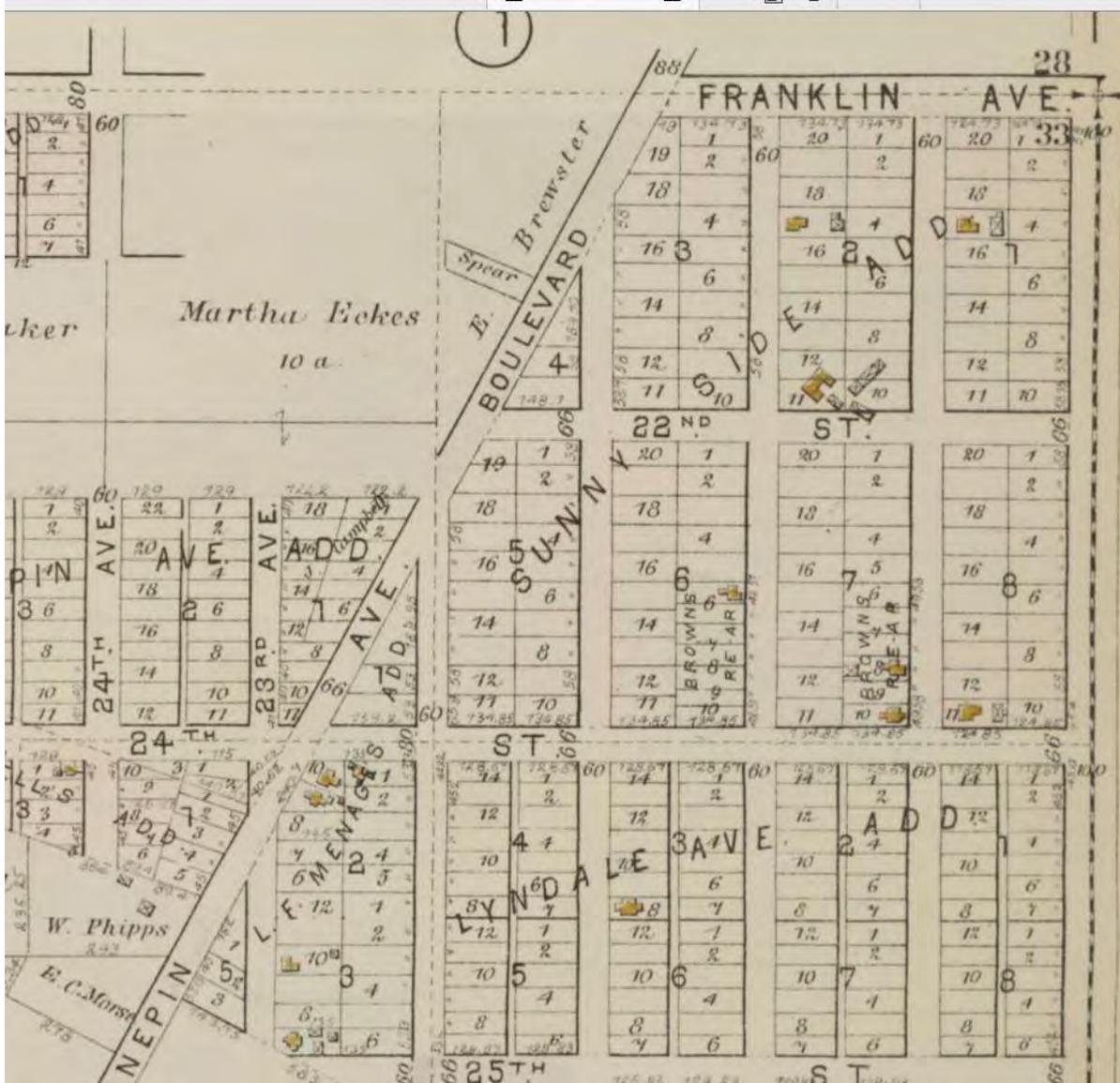


Figure 6. Early development in the Sunnyside and Lyndale Avenue Additions, source: Griffith Morgan, *Map of Minneapolis, Minnesota*, Plate 32, 1885



Figure 7. East side of Bryant Avenue South from West 24th Street, 2014, source: CPED files



Figure 8. West side of Bryant Avenue South from West 24th Street, 2014, source: CPED files



Figure 9. West side of Colfax Avenue South from West 24th Street, 2014, source: CPED files

END NOTES

¹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005.

² Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 321-24.

³ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

⁴ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 19.

⁵ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 6.

⁶ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, 1991, Community Planning and Economic Development Department, University of Minnesota, 5, 18.

⁷ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 6.

⁸ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 5-7.

⁹ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Sub-Context: Street Railways, 1873-1954*, 1991, Community Planning and Economic Development Department, University of Minnesota, 1, 3.

¹⁰ John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 177.

¹¹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 6, 7.

¹² Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 1.

¹³ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 1.

¹⁴ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

¹⁵ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

¹⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 265-66.

¹⁷ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 321-24.

¹⁸ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, Minneapolis, Minnesota, 2005, 4.

¹⁹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

²⁰ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 9, 10.

²¹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 17-18.

²² Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 61, 65.

²³ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 63-64.

²⁴ "Minneapolis Journal," May 27th 1905, 10.

²⁵ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 20.

²⁶ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 64.

²⁷ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 124-25.

²⁸ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 126.

²⁹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

³⁰ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 126-127.

³¹ Minneapolis Landmarks and Historic Districts"
[http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_5th_st_s_105_soo_line_building] accessed January 5, 2015.

³² Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 143.

³³ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 11-12, 181-82.

³⁴ The building permits list the architect as J.H. Record and J. Henry Record for the former and latter addresses. The 1893 City Directory shows that he resided at 3516 Aldrich Avenue South; original building permit from 1889 lists him as the architect of record for this particular house. It is a Queen Anne style dwelling in the CARAG neighborhood, just south of the Lowry Hill East neighborhood. There are no other listings in City Directories for an architect with the surname of Record in Minneapolis in 1893 or 1906. This is evidence that he did design dwellings as a part of his productive professional life.

³⁵ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 200.

³⁶ Donald R. Torbert, "Minneapolis Architecture and Architects 1848-1908," Ph.D. Thesis, University of Minnesota 1951, 429-430; Biographical note in finding aid for E.S. Stebbins Papers. Northwest Architectural Archives, University of Minnesota, n.d.

³⁷ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 201.

³⁸ Donald R. Torbert, "Minneapolis Architecture and Architects 1848-1908," Ph.D. Thesis, University of Minnesota 1951, 429-430; Biographical note in finding aid for E.S. Stebbins Papers. Northwest Architectural Archives, University of Minnesota, n.d.

³⁹ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 201.

⁴⁰ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 224.

⁴¹ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 226.

⁴² Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 226.

⁴³ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 98.

⁴⁴ Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010) 98.

⁴⁵ Minneapolis Landmarks and Historic Districts"
[\[http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_healy_block_district\]](http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_healy_block_district)
accessed January 5, 2015.

⁴⁶ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 9.

⁴⁷ Minneapolis Directory Company, *Davidson's Minneapolis City Directory* (Minneapolis, MN: Minneapolis Directory Company, 1899).

⁴⁸ Minneapolis City Directory Company, *Davidson's Minneapolis City Directory* (Minneapolis, MN: Minneapolis Directory Company, 1907).

⁴⁹ Minneapolis City Directory Company, *Davidson's Minneapolis City Directory* (Minneapolis, MN: Minneapolis Directory Company, 1902).

⁵⁰ Minneapolis City Directory Company, *Davidson's Minneapolis City Directory* (Minneapolis, MN: Minneapolis Directory Company, 1920).

⁵¹ Scott Dibble, "Voices: Allan Spear: 1937-2008, A Tribute to the Senator," *Twin Cities Daily Planet*, 31 October 2008 [<http://www.tcdailyplanet.net/voices-allan-spear-1937-2008-tribute-senator/>] accessed May 12, 2015.

⁵² Mississippi River Management Organization, *Historic Waters of the Mississippi Watershed Management Organization* (Minneapolis: Mississippi Watershed Management Organization, 2011) 34.

⁵³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 265-66.

⁵⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 321-24.

⁵⁵ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

⁵⁶ Joseph Stipanovich, *City of Lakes: An Illustrated History of Minneapolis* (Windsor: Woodland Hills, California, 1982) 336.

⁵⁷ "Minneapolis Journal," May 27th 1905, 10.

⁵⁸ Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 616.

⁵⁹ Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 616.

⁶⁰ Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 615.

⁶¹ Scott Dibble, "Voices: Allan Spear: 1937-2008, A Tribute to the Senator," *Twin Cities Daily Planet*, 31 October 2008 [<http://www.tcdailyplanet.net/voices-allan-spear-1937-2008-tribute-senator/>] accessed May 12, 2015.

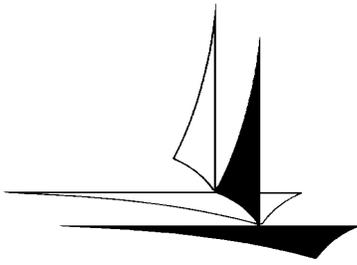
⁶² Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 615.

⁶³ Barbara Knox, "Taking 'Do It Yourself' One Step Further," *The Wedge*, December 1993, 1, 3, "The Wedge Newspaper Archive: 1990-1999" [<http://www.wedgelive.com/p/1990-99.html>] accessed May 19, 2015.

⁶⁴ Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 615.

⁶⁵ Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota*, vol. 6, 1912, 1912-1930, sheet 615.

Appendix A: Action initiating nomination



City of Minneapolis
Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-3000

NOMINATION APPLICATION

This application packet is used to file an application(s) for the nomination of a property as an individual landmark or for a group of properties as an historic district that requires approval by the Minneapolis Heritage Preservation Commission. The packet is a tool for gathering information relevant to an application. It contains a checklist of the commission with authority to recommend the designation of landmarks and historic districts and to adopt design guidelines for designated properties. (2001-Or-029, § 1, 3-2-01)

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 9, 3-27-2009)

599.220. Nomination of property. Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

- (1) A member of the heritage preservation commission.
- (2) A member of the city council.
- (3) The mayor.
- (4) The planning director.
- (5) Any person with a legal or equitable interest in the subject property. (2001-Or-029, § 1, 3-2-01)

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one (1) of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a

Attention: If you need other disability related accommodations, such as a sign language interpreter, accessible meeting site, or materials in alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting. If you want help translating this information, call – **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.

determination of what constitutes a final submission upon completion. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 10, 3-27-2009)

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

- (b) Effective date. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.
- (c) Scope of restrictions. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

599.250. State historic preservation office review. The planning director shall submit all proposed designations to the state historic preservation officer for review and comment within sixty (60) days. (2001-Or-029, § 1, 3-2-01)

599.260. City planning commission review. The planning director shall submit all proposed designations to the city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city planning commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council. (2001-Or-029, § 1, 3-2-01)

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation. (2001-Or-029, § 1, 3-2-01)

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the zoning and planning committee of the city council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the state historic preservation officer's comments, the city planning commission's comments, the planning director's report and all testimony and evidence received at the public hearing relating to the designation. (2001-Or-029, § 1, 3-2-01)

599.290. City council decision. The city council shall make the final decision on all designations. (2001-Or-029, § 1, 3-2-01)

599.300. Design guidelines. The commission shall adopt design guidelines for landmarks and historic districts. Prior to adoption, the planning director shall submit all proposed design guidelines to the state historic preservation officer for review and comment within sixty (60) days. (2001-Or-029, § 1, 3-2-01)

NOMINATION APPLICATION REQUIREMENTS CHECKLIST

Staff will accept only complete applications that include all of the items listed below. If any of the items are missing at the time of submittal, the application will be deemed incomplete and staff will not accept the application. ¹

	Pre-application meeting.
	Electronic copy of the application submittal. Please see our instructions for electronic submittal: http://www.ci.minneapolis.mn.us/hpc/WCMS1P-106443
	Completed Application Worksheet.
	Letter of support from the property owner, if applicable.
	Statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.
	Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.
	Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).
	Map showing the location of the property.
	Photos of the property and existing structures. Must include the following items: <ul style="list-style-type: none">▪ Photos of all elevations of the structure(s)▪ Photos of significant interior features

¹ City staff will review the initial application submission to determine completeness and will notify the applicant of what, if any, additional information must be submitted. Please be aware that supplemental information may also be requested during the evaluation and hearing process.

NOMINATION APPLICATION WORKSHEET

Applicant (This person will be the primary contact for staff)	Name	Council Member Lisa Bender
	Mailing Address Including City, State and Zip Code	350 South 5th Street, Room 307 Minneapolis, MN 55415
	Phone Number	612.673.2210
	Fax	
	Email	
Property Owner	Name	See attached list
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
Property Information	Address(es)	Portions of the 2400 Block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24 th Street West, as indicated in attached list
	Identification Number(s)	
	Legal Description	
Name of Proposed Project (If applicable)	Lowry Hill East Residential Historic District	

Proposed District Property Addresses and Owners (Taxpayers)

Property Address	Name
2400 Colfax Ave S	Kevin Kinneavy and Josephine Lee
2404 Colfax Ave S	Robert McAloon
2408 Colfax Ave S	Ping Au Liu and Ying Li
2410 Colfax Ave S	John and Barbara Hier
2416 Colfax Ave S	Margaret McLeod
2420 Colfax Ave S	Robert and Kristen Williams
2424 Colfax Ave S	David and Catherine Loy
2428 Colfax Ave S	Jeff Colfax LLC et al
2432 Colfax Ave S	Nina and Dylan Hicks
2440 Colfax Ave S	CF Nelson and S Mermelstein
2447 Colfax Ave S	Elizabeth R Aune et al
2441 Colfax Ave S	Barry Kudrowitz and Maria Rasco Rush
2437 Colfax Ave S	Curtis and Kathleen Kullberg
2433 Colfax Ave S	Justin Garland
2429 Colfax Ave S	K R Jorissen & A M Bonifas
2425 Colfax Ave S	B C Seager & T A Thoma
2419 Colfax Ave S	SC Nelson and PR Vitale
2417 Colfax Ave S	Mcclain Looney
2415 Colfax Ave S	William Kuszler Trustee
2409 Colfax Ave S	Aey Associates LLC
2405 Colfax Ave S	David and Peter Zak
911 24th St W	Brent Hilde
2400 Bryant Ave S	Brian and Diane Nelson
2408 Bryant Ave S	Christopher and Julia Borger
2412 Bryant Ave S	Brendan Nelson Bosman
2416 Bryant Ave S	Scott Muellner and Connie Lindor
2420 Bryant Ave S	Dennis and Meg Tuthill
2424 Bryant Ave S	Janette Scandura
2428 Bryant Ave S	Taylor Nelson
2432 Bryant Ave S	Joseph Dixon, III
2436 Bryant Ave S	Michael Palmquist & M Aasheim
2442 Bryant Ave S	Gary Rayppy
2444 Bryant Ave S	O Footrakoon / S Kverstoen
2447 Bryant Ave S	Gary and Evelyn Hill
2439 Bryant Ave S	Anthony Roos and Katherine Freitag
2433 Bryant Ave S	Joel Dunning and Heather Rose-Dunning
2429 Bryant Ave S	Linda Carr Welter
2425 Bryant Ave S	Bruce Jones and Joanne Nordin
2421 Bryant Ave S	T. and D. Bearman Jewett
2417 Bryant Ave S	Vikki and Jan Knutsen
2415 Bryant Ave S	David and Sallie Thompson
2409 Bryant Ave S	S A Snelling & M A Ordonez
2405 Bryant Ave S	C. Steve West and Mary Fajack
2401 Bryant Ave S / 811 24th St W	Gremer Properties, LLC
2400 Aldrich Ave S	Christian Malecek
2406 Aldrich Ave S	Michael Cavis
2412 Aldrich Ave S	Richard Isaacscon Liv Trust
2416 Aldrich Ave S	Russel and Marcelle Noyes
2344 Aldrich Ave S	D&D Real Estate Holdings LLC
2316 Aldrich Ave S	Tuscan Investments, LLC
2323 Bryant Ave S	Rita O'Keeffe and John Katics, Jr.
2317 Bryant Ave S #1	Marilyn J & Daniel Clark IV
2317 Bryant Ave S #2	Andrew R Siqveland
2317 Bryant Ave S #3	T L Mooney & S L Mooney et al

2317 Bryant Ave S #4
2317 Bryant Ave S #5
2317 Bryant Ave S #6
2311 Bryant Ave S
2309 Bryant Ave S

A Camarena-Michel & P Trembl
Steven G Teske
Jeffery A Feltz et al
S P Evelo & D L Evelo Tres
P L Rubin & B H Mcdonnell

Statement describing the applicant’s relationship to the property to be designated. This statement should indicate the applicant’s interest in or association with this property.

I am the Councilmember for Ward 10.

Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.

The nominated historic district appears to meet at least three of the criteria for designation contained in section 599.210:

Criterion One:

Due to its associations with historic patterns of residential development, this portion of the Lowry Hill East neighborhood represents a local trend in the expansion of the city from its downtown core. Areas developed for settlement by the newly middle and upper classes were now accessible by streetcars and early automobiles.¹ At the time that the Lowry Hill East neighborhood was platted, the cultural geography of Minneapolis had changed from that of a “walking city” into a city of neighborhoods surrounding a downtown business district.² Streetcars reshaped the residential character of Minneapolis and directly influenced the street layout of the Lowry Hill East neighborhood. This neighborhood was developed as a typical example of the “streetcar suburb” where urban development followed the expansion of public transit service.³ At the same time, electricity, telephones and indoor plumbing were becoming standard features in the construction of middle-class homes. Additionally, ease of access to shopping and employment opportunities owed much to the development of the streetcar system. This added to the appeal and convenience of living in a “streetcar suburb” that was developed for the comforts newly expected by the emerging affluent and middle-class citizens who were relocating south of downtown.⁴ With the expansion of the streetcar system, residential development in Minneapolis was elegantly planned; neighborhoods were located near parks and recreation spaces. Excursions to Lake Harriet, Minnehaha Park and the State Fairgrounds became more convenient and affordable for city residents and it became easier to enjoy the amenities of the Twin Cities area.⁵ Local historians John Diers and Aaron Isaacs remind us that Minneapolis and the streetcar, “grew up together.”⁶

¹ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 7, 9.

² Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 4.2.5, 4.2.18.

³ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

⁴ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 5-7.

⁵ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 1, 3.

⁶ John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 177.

Criterion Four:

The residences in the district are a cohesive collection of houses built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles.⁷ The Queen Anne architectural style was made popular through the distribution of pattern books between 1880 and 1910.⁸ The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, often wraparound front porches. The overall appearance of the design is asymmetrical with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.⁹ Due to the influence of the 1893 World's Columbian Exposition in Chicago, the Colonial Revival style emerged as classical architectural models became of interest again.¹⁰ The Colonial Revival style broke from the exuberance of the Queen Anne style and is characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers; single story front porches are supported with columns decorated by capitals of the classical orders.¹¹ This portion of the Wedge Neighborhood is representative of a time in Minneapolis that historians have referred to as the "golden years," because many of the Wedge's early homeowners were part of a newly forming middle-class that owed their prosperity to employment opportunities that arose out of the city's late nineteenth-century industrial boom.¹² The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards.¹³

Criterion Six:

The remarkable collection of residences in this district developed due to the collaboration of talented local architects, builder-contractors, and the new middle and upper classes. Local newspapers promoted home ownership; with this influence they touted the benefits of working with an architect and/or builder in the planning of a new home. Architects of the neighborhood included William Kenyon, Edward Stebbins and William Channing Whitney; Theron P. Healy and Henry Ingham were among the neighborhood's builders.¹⁴ Kenyon, Stebbins and Whitney are all considered prominent Minnesota-based master architects; several of their works have been designated at the local and national level.¹⁵ Ingram and Healy were the builder-contractors of record for several

⁷ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

⁸ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 265-66.

¹⁰ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

¹¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 321-24.

¹² Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 4.

¹³ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

¹⁴ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 17-18.

¹⁵ "Minneapolis Landmarks and Historic Districts," [<http://www.ci.minneapolis.mn.us/HPC/LANDMARKS/>] accessed January 5, 2015.

of the homes in the district, and Healy is regarded as a master builder; he worked in conjunction with many leading architects of his time.¹⁶ The district contains twelve residences attributed to him.¹⁷ The John G. Gluek House and Carriage House at 2447 Bryant Avenue South is already individually listed in the National Register and designated as a Minneapolis Landmark for its architecture. The residence was designed by William Kenyon and the carriage house was designed by Boehme & Cordella.¹⁸ Altogether, the residences in the district represent a remarkable collection of works, several which are attributed to master architects and builders considered significant to the heritage of the built environment of Minneapolis.

This district may also be eligible for designation as a landmark under the other three designation criteria. Such an analysis would be conducted as part of a designation study.

Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).

INTERGITY OF PROPERTY

Location: The original building permits for the properties in the district note that the buildings were constructed onsite and have remained in place, indicating that the district maintains integrity of location.

Design: The houses in the district are a cohesive collection of residences built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles. The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, typically with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, and often wraparound front porches. The overall appearance of the design is asymmetrical, with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.¹⁹ The Colonial Revival style broke from the exuberance of the Queen Anne Style and is characterized by symmetrical facades, centrally placed front doors and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, single story front porches are supported with columns decorated with capitals of the classical orders.²⁰ The vast majority of properties in the district appear to retain their historical design elements and, thus, their integrity of design.

The streetscapes of the Lowry Hill East Historic Residential District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards all typical of the period of time dating from the end of the 19th century to the beginning of the 20th century.²¹ This visual continuity of design is expressed throughout the district.

¹⁶ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20, 21.

¹⁷ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-13-16.

¹⁸ "Minneapolis Landmarks and Historic Districts," [http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_bryant_ave_s_s2447_john_gluek_house_and_carriage_house] accessed January 5, 2015.

¹⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 265-66.

²⁰ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 321-24.

²¹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

Setting: The setting bears remarkable visual resemblance dating to the period of significance (1888 – 1913) down to the street lights.

Materials: The residences in the district are general wood-frame construction with clapboard siding. Fenestration consists mainly of double-hung sashes and fixed windows. Properties in the district exhibit stone foundations, full-width columned porches, bay windows, lead cut glass windows, Palladian window placements, decorative cornices, pediments, dentils and soffit brackets. Front entrances are accentuated by millwork and chimneys are articulated in brick. The properties in the district have been well maintained as of late. Altogether the district retains integrity of materials.

Workmanship: The district exhibits an array of workmanship that is evident in the construction of the residences. The Colonial Revival and Queen Anne homes are wood-frame construction with clapboard siding painted in complimentary color schemes. The architectural details include: stone foundations, brick chimneys, column porch supports, bay windows, lead cut glass windows, decorative scrollwork, medallions, and dentils. These are all evidence of the integrity of workmanship that is retained in this district.

Feeling: As a whole, the entire district presents remarkable visual cohesiveness, and along with this unity, the feeling of a low-density, urban, middle-class neighborhood whose design was fashionable around the end of the nineteenth and the beginning of the twentieth centuries in Minneapolis. The scale, form and function of the district are unaltered. Even the streetlights appear to date to the period of significance. The complimentary color schemes of the houses combined with the architectural ornamentation evoke the feeling of a fashionable Victorian-era residential neighborhood. Boulevard tree plantings have matured and the streets have been paved, however the district strongly retains integrity of feeling.

Association: Through the retention of decorative architectural details which have been well maintained, the integrity of association is strongly retained. The decorative scrollwork, spindles, and medallions, painted in complimentary color schemes, are associated with the Victorian era in Minneapolis. The tree-lined boulevards form a canopy over the sidewalk that is associated with this type of residential development that occurred in Minneapolis during the end of the nineteenth and the beginning of the twentieth century.



Lowry Hill East Residential Historic District, source: Google, 2014



East Side of Bryant, from 24th Street West, 2014, source: CPED files



West Side of Bryant, from 24th Street West, 2014, source: CPED files



West Side of Colfax, from 24th Street West, 2014, source: CPED files



2400 Bryant Avenue South, 1915, source: Minnesota Historical Society



2421 Bryant Avenue South, 1905, source: Minnesota Historical Society



2421 Bryant Avenue South, 1905, source: Minnesota Historical Society

Appendix B: Nomination staff report



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #4

February 17, 2015

BZH-28544

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24th Street West

Project Name: Lowry Hill East Historic Residential District

Prepared By: Alex Young - CPED Intern, (612) 673-2118, with Dr. John Smoley, Senior City Planner (612) 673-2830

Applicant: Council Member Lisa Bender

Project Contact: Alex Young

Ward: 10

Neighborhood: Lowry Hill East / Wedge

Request: Nomination for Designation as a Historic District

HISTORIC PROPERTY INFORMATION

Current Name	Lowry Hill East
Historic Name	Lowry Hill East
Historic Addresses	Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24th Street West
Original Construction Dates	1882 - 1913
Original Owner	Various
Original Architects	William Kenyon, Edward Stebbins, William Channing Whitney, and others
Original Builders	T.P. Healy, Henry Ingham, and others
Historic Use	Residential
Current Use	Residential
Proposed Use	Residential
Other Historical Designations	N/A

Proposed District Property Addresses

2400 Colfax Ave S	2444 Bryant Ave S
2404 Colfax Ave S	2447 Bryant Ave S
2408 Colfax Ave S	2439 Bryant Ave S
2410 Colfax Ave S	2433 Bryant Ave S
2416 Colfax Ave S	2429 Bryant Ave S
2420 Colfax Ave S	2425 Bryant Ave S
2424 Colfax Ave S	2421 Bryant Ave S
2428 Colfax Ave S	2417 Bryant Ave S
2432 Colfax Ave S	2415 Bryant Ave S
2440 Colfax Ave S	2409 Bryant Ave S
2447 Colfax Ave S	2405 Bryant Ave S
2441 Colfax Ave S	2401 Bryant Ave S / 811 24 th ST W
2437 Colfax Ave S	2400 Aldrich Ave S
2433 Colfax Ave S	2406 Aldrich Ave S
2429 Colfax Ave S	2412 Aldrich Ave S
2425 Colfax Ave S	2416 Aldrich Ave S
2419 Colfax Ave S	2344 Aldrich Ave S
2417 Colfax Ave S	2316 Aldrich Ave S
2415 Colfax Ave S	2323 Bryant Ave S
2409 Colfax Ave S	2317 Bryant Ave S #1
2405 Colfax Ave S	2317 Bryant Ave S #2
911 24th St W	2317 Bryant Ave S #3
2400 Bryant Ave S	2317 Bryant Ave S #4
2408 Bryant Ave S	2317 Bryant Ave S #5
2412 Bryant Ave S	2317 Bryant Ave S #6
2416 Bryant Ave S	2311 Bryant Ave S
2420 Bryant Ave S	2309 Bryant Ave S
2424 Bryant Ave S	
2428 Bryant Ave S	
2432 Bryant Ave S	
2436 Bryant Ave S	
2442 Bryant Ave S	

SUMMARY

BACKGROUND

The Lowry Hill East Residential Historic District is a largely intact collection of late nineteenth and early twentieth century single family residences emblematic of streetcar related development. This district comprises the work of prominent local architects and builders in the Queen Anne and Colonial Revival styles. In July of 2008, Mead & Hunt prepared a report for the City of Minneapolis entitled “Historic Resource Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood.” The evaluators recommended that this portion of the Lowry Hill East neighborhood should be incorporated as a local historic district and a draft designation study was prepared.¹ This study concluded that this continuous district is comprised of fifty contributing resources; one already locally designated resource that is also listed in the National Register of Historic Places, and only three non-contributing properties.²

PUBLIC COMMENTS

Staff has received verbal votes of support for the nomination at a September 22, 2014 public meeting and since then, along with questions from concerned owners. Several property owners have also requested to participate in the development of design guidelines. The nominator noted similar things during a weekend door knocking effort in early January.

ANALYSIS

CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the criteria for designation contained in section 599.210 the commission may institute interim protection and direct the planning director to prepare or cause to be prepared a designation study of the property.

SIGNIFICANCE

The nominated historic district appears to meet at least three of the criteria for designation contained in section 599.210:

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

Due to its associations with historic patterns of residential development, this portion of the Lowry Hill East neighborhood represents a local trend in the expansion of the city from its downtown core. Areas developed for settlement by the newly middle and upper classes were now accessible by streetcars and early automobiles.³ At the time that the Lowry Hill East neighborhood was platted, the cultural geography of Minneapolis had changed from that of a “walking city” into a city of neighborhoods

¹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008. E-1-34.

² Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, A-2, E-1, E-26.

³ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 7, 9.

surrounding a downtown business district.⁴ Streetcars reshaped the residential character of Minneapolis and directly influenced the street layout of the Lowry Hill East neighborhood. This neighborhood was developed as a typical example of the “streetcar suburb” where urban development followed the expansion of public transit service.⁵ At the same time, electricity, telephones and indoor plumbing were becoming standard features in the construction of middle-class homes. Additionally, ease of access to shopping and employment opportunities owed much to the development of the streetcar system. This added to the appeal and convenience of living in a “streetcar suburb” that was developed for the comforts newly expected by the emerging affluent and middle-class citizens who were relocating south of downtown.⁶ With the expansion of the streetcar system, residential development in Minneapolis was elegantly planned; neighborhoods were located near parks and recreation spaces. Excursions to Lake Harriet, Minnehaha Park and the State Fairgrounds became more convenient and affordable for city residents and it became easier to enjoy the amenities of the Twin Cities area.⁷ Local historians John Diers and Aaron Isaacs remind us that Minneapolis and the streetcar, “grew up together.”⁸

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

The residences in the district are a cohesive collection of houses built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles.⁹ The Queen Anne architectural style was made popular through the distribution of pattern books between 1880 and 1910.¹⁰ The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, often wraparound front porches. The overall appearance of the design is asymmetrical with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.¹¹ Due to the influence of the 1893 World’s Columbian Exposition in Chicago, the Colonial Revival style emerged as classical architectural models became of interest again.¹² The Colonial Revival style broke from the

⁴ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 4.2.5, 4.2.18.

⁵ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

⁶ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 5-7.

⁷ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 1, 3.

⁸ John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 177.

⁹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

¹⁰ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

¹¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 265-66.

¹² Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

exuberance of the Queen Anne style and is characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers; single story front porches are supported with columns decorated by capitals of the classical orders.¹³ This portion of the Lowry Hill East neighborhood is representative of a time in Minneapolis that historians have referred to as the “golden years,” because many of the neighborhood’s early homeowners were part of a newly forming middle-class that owed their prosperity to employment opportunities that arose out of the city’s late nineteenth-century industrial boom.¹⁴ The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards.¹⁵

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

The remarkable collection of residences in this district developed due to the collaboration of talented local architects, builder-contractors, and the new middle and upper classes. Local newspapers promoted home ownership; with this influence they touted the benefits of working with an architect and/or builder in the planning of a new home. Architects of the neighborhood included William Kenyon, Edward Stebbins and William Channing Whitney; Theron P. Healy and Henry Ingham were among the neighborhood’s builders.¹⁶ Kenyon, Stebbins and Whitney are all considered prominent Minnesota-based master architects; several of their works have been designated at the local and national level.¹⁷ Ingram and Healy were the builder-contractors of record for several of the homes in the district, and Healy is regarded as a master builder; he worked in conjunction with many leading architects of his time.¹⁸ The district contains twelve residences attributed to him.¹⁹ The John G. Gluek House and Carriage House at 2447 Bryant Avenue South is already individually listed in the National Register and designated as a Minneapolis Landmark for its architecture. The residence was designed by William Kenyon and the carriage house was designed by Boehme & Cordella.²⁰ Altogether, the residences in the district represent a remarkable collection of works, several which are attributed to master architects and builders considered significant to the heritage of the built environment of Minneapolis.

¹³ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 321-24.

¹⁴ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 4.

¹⁵ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

¹⁶ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 17-18.

¹⁷ “Minneapolis Landmarks and Historic Districts,”

[<http://www.ci.minneapolis.mn.us/HPC/LANDMARKS/>] accessed January 5, 2015.

¹⁸ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20, 21.

¹⁹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-13-16.

²⁰ “Minneapolis Landmarks and Historic Districts,”

[http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_bryant_ave_s_s2447_john_gluek_house_and_carriage_house] accessed January 5, 2015.

This district may also be eligible for designation as a landmark under the other three designation criteria. Such an analysis would be conducted as part of a designation study.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of the Lowry Hill East Residential Historic District as a historic district; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

ATTACHMENTS

A. Nomination

Appendix C: HPC Actions from Nomination hearing

Minneapolis Heritage Preservation Commission
Actions

Regular Meeting
4:30 p.m., Tuesday, February 17, 2015
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Dan Olson, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members absent: Mr. Chris Hartnett and Mr. Ian Stade

The meeting was called to order at 4:30 p.m.

Minutes were approved for the meeting held on February 3, 2015

Public Hearings

Public Hearing

1. 186 Bank Street (BZH # 28520, Ward 3) ([Becca Farrar-Hughes](#))

SALA Architects, on behalf of Van and Elizabeth Hawn, has applied for a Certificate of Appropriateness application to allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning. The property is located in the St. Anthony Falls Historic District.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the Certificate of Appropriateness to allow for the construction of an addition to the rooftop level of an existing townhome located at 186 Bank Street (in the Lourdes Square Townhome Development). The penthouse addition would total approximately 187 square feet and would be approximately 9 feet, 9 inches in height. It would contain stairs, a landing and an elevator as well as a roof deck with a retractable fabric awning, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than February 17, 2017.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>.
4. Final plans shall comply with the *St. Anthony Falls Historic District Design Guidelines* as noted within this report and as indicated on the submitted plans.

Absent: Hartnett and Stade

Aye: Bengtson, Haecker, Hunter Weir, Lackovic, Mack, Olson, Vork

Motion passed

2. 705 42nd Avenue North (BZH 28291, Ward 4) ([Alexandr Young](#)) with ([John Smoley](#))

Landmark designation of the Camden Park State Bank building located at 705 42nd Avenue North.

Action: The Heritage Preservation Commission **adopted** the staff report and attachments as findings of fact and submitted the same together to the Zoning & Planning Committee of the City Council with a recommendation to approve the local designation of the property at 705 42nd Avenue North subject to the following conditions:

1. The designation includes the entire exterior of the building (constructed in 1910 and 1920) identified in the designation study.
2. The Secretary of the Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

Absent: Hartnett and Stade

Approved on consent

3. 2330 Hennepin Avenue (BZH 28268, Ward 7) ([Andrew Frenz](#)) with ([John Smoley](#))

Landmark designation of the Thomas Lowry Memorial located at 2330 Hennepin Avenue.

Action: The Heritage Preservation Commission **adopted** the staff report and attachments as findings of fact and submitted the same together to the Zoning & Planning Committee of the City Council with a recommendation to approve the local designation of the Thomas Lowry Memorial located at 2330 Hennepin Avenue South.

Absent: Hartnett and Stade

Approved on consent

Information Items

4. Lowry Hill East (Ward 10) ([Alexandr Young](#)) with ([John Smoley](#))

Councilmember Bender has nominated the Lowry Hill East Residential Historic District for designation.

Action: The Heritage Preservation Commission adopted staff findings and **approved** the nomination of the Lowry Hill East Residential Historic District as a historic district; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

Absent: Harnett and Stade

Motion passed

5. Prospect Park (Ward 2) ([Haila Maze](#))

Charlene Roise and Elizabeth Gates of Hess, Roise and Company applied to place Prospect Park Residential Historic District on the National Register of Historic Places.

Action: The Nominator has prepared a nomination that indicates their consideration of the subject district's contributions to the social history of Minneapolis, as well as a few features that have already been designated as meeting Criteria C. The Heritage Preservation Commission **adopted** the CPED report, recommended the nomination to SHPO and **directed** staff to transmit the report and suggested clarifications to the State Historic Preservation Officer.

Absent: Harnett and Stade

Motion passed

6. 112 East Hennepin Avenue Redevelopment (Ward 3) ([Lisa Steiner](#))

Shafer Richardson is proposing alterations to the existing buildings and the construction of a 29-story apartment building at 112 East Hennepin Avenue.

New Business

Commissioner Vork nominated the Pillsbury Snyder Mansion located at 2118 Blaisdell Avenue South as an Individual Landmark, placed the property, both interior and exterior, under interim protection, and requested the Planning Director prepare, or cause to be prepared, a designation study. The nomination was approved.

Reminder to pick a date for the HPC retreat (Faucher)

Adjournment

The meeting adjourned at 6:40 p.m.

The next regular Heritage Preservation Commission meeting: March 3, 2015.

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

Appendix D: Letter to SHPO

Smoley, John

From: Smoley, John
Sent: Wednesday, May 06, 2015 10:13 AM
To: Koop, Michael (Michael.Koop@MNHS.ORG)
Subject: Lowry Hill East Residential Historic District Designation Study
Attachments: Designation Study - LHE - CURRENT.pdf

Michael Koop
Local Preservation Programs
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. West
St. Paul, MN 55102-1906

RE: Lowry Hill East Residential Historic District Designation Study – Submittal for State Historic Preservation Office Comment

Mr. Koop:

As a product of its 2014 Certified Local Government grant, the City of Minneapolis is pleased to submit the attached designation study for the Lowry Hill East Residential Historic District. Please let me know if you would prefer a paper copy.

In accordance with state and local law, we respectfully request your comments within 60 days: by July 7, 2015. Staff is available to discuss the designation study in the coming weeks, should you wish to have a meeting. Please contact me with any questions that you may have. We look forward to receiving your comments.

Sincerely,

John Smoley

John Smoley, Ph.D.

Development Services Division

City of Minneapolis – Community Planning and Economic Development

250 S. Fourth Street – Room 300
Minneapolis, MN 55414

Office: 612-673-2830

Fax: 612-673-2526

john.smoley@minneapolismn.gov

www.minneapolismn.gov/cped



Appendix E: Letter from SHPO

July 5, 2015

John Smoley, Ph.D.
Community Planning and Economic Development
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis MN 55415

RE: Local designation of the Lowry Hill East Residential Historic District, roughly bounded by West 24th Street on the north, West 25th Street on the south, Aldrich Avenue South on the east, and Colfax Avenue South on the west, MNHS Referral Number 2015-1936

Dear John,

Thank you for the opportunity to comment on the above referenced local designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

The Lowry Hill East Residential Historic District consists of 55 buildings located predominantly in the 2400 blocks of Bryant Avenue and Colfax Avenue south. Construction dates range from the 1880s to 1920, with many houses built in the early 1900s. The vast majority of residences are made of balloon frame construction with clapboard siding, designed in the Colonial Revival and, to a lesser extent, the Queen Anne styles. This collection of mostly single family houses retains its historic integrity to form a cohesive concentration of buildings with continuity of plan, design, and materials.

This area of Lowry Hill East is significant for its association with the expansion of Minneapolis' streetcar system. The neighborhood represents an intact example of a 'streetcar suburb' in which development followed the growth of public transit service. The district's cohesive grouping of houses merits additional significance architecturally for its well-conserved examples of Colonial Revival and Queen Anne style dwellings. Many of the houses were designed for middle class and upper class residents by a group of well-known architects and builders who had a profound impact on the built environment of Minneapolis. These architects include, among others, Downs & Eads, William Kenyon, Edward Stebbins, and William Channing Whitney; prominent builders were Theron P. Healy and Henry Ingham.

The combination of Lowry Hill East's importance for its historical development, and its status as a manifestation of the turn-of-the-century architectural movement, enables the Lowry Hill East Residential Historic District to be an ideal candidate for local designation.

If you have any questions regarding our assessment of this designation, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Koop". The signature is written in a cursive style with a large, stylized initial "M" and a prominent "K".

Michael Koop
Heritage Preservation Department

cc: Laura Faucher, HPC Chair

**Appendix F: Memorandum to City Planning
Commission**

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Alex Young, Intern, 612-673-2118, with John Smoley, (612) 673-2830
DATE: June 18, 2015
SUBJECT: Lowry Hill East Residential Historic District

Designation Study Review and Comment

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

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

The designation study was submitted to the SHPO on May 6, 2015. Staff anticipates comments and support for the study on or before July 7, 2015.

Staff anticipates this item will be on the June 18, 2015, Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

The relationship of the proposed designation to the city's comprehensive plan: The Lowry Hill East Residential Historic District is consistent with the following comprehensive plan policies:

- Heritage Preservation Policy 8.1 states, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture,

history, and culture.” An area of the city significant for its association with streetcar related development, master architects, master builders and historic architectural styles will be preserved in perpetuity.

- Heritage Preservation Policy 8.10.5 states, “Prioritize the reuse of the city’s historic buildings as a strategy for sustainable development.” Oftentimes, the greenest building is the one already built. By designating this district and protecting it from any demolition in the future, embodied energy is conserved that would be otherwise spent in any potential demolition and construction of a new structure on this site. Therefore, this energy is conserved for future uses.
- Heritage Preservation Policy 8.11 states, “Raise awareness of the history of Minneapolis and promote the quality of the built environment.” Designation of this property will help to tell the story of the Minneapolis Streetcar system and its role in the development of the city. It will display a collection of works by master architects and master builders considered significant to the city’s heritage. This collection of homes built in styles fashionable for their time will stand as a testament to the quality of the built environment from this period in the city’s history to current and future residents.

The effect of the proposed designation on the surrounding area: The designation will preserve the cohesive fabric of this largely intact collection of Victorian and period revival homes by ensuring that alterations and future development within the district is compatible with its existing character. By protecting the collection of homes in the Lowry Hill East Residential Historic District, the City will ensure that the streetscapes of the surrounding area will be able to evolve while the essential character of this district is retained.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The Lowry Hill East Residential Historic District does not fall within the boundaries of any adopted small area plan or any other adopted development plan.

Appendix G: Public comments

Smoley, John

From: megtuthill@gmail.com
Sent: Thursday, July 02, 2015 8:39 PM
To: Smoley, John
Subject: Historic Designation

Follow Up Flag: Follow up
Flag Status: Flagged

As you are well aware. We feel the designated historic district is not where it should be.

North of 24th and what's left of south of 26th is in desperate need of preservation.

What everyone likes is the walk ability of this neighborhood. The street scape is essential to this end.

The area designated for historic designation has the zoning protection of R2B. The homes in the north and south do not have this protection.

The designation is a "feel good" ruse for the City, pretending to care about preservation.

Very disappointed,

Dennis and Meg Tuthill
2420 Bryant Avenue South

Sent from my iPhone

Smoley, John

From: John Katics <john@katics.com>
Sent: Tuesday, May 05, 2015 10:34 PM
To: Smoley, John
Cc: John Katics; Rita_home
Subject: Lowry Hill East Historic District

Follow Up Flag: Follow up
Flag Status: Completed

John,

I was unable to attend the recent meeting regarding the Lowry Hill East Historic District. I am emailing to voice my views based on the previous meeting I attended.

I am opposed to the proposed historic district for the several reasons:

- The district fractures the neighborhood by not including a large number of houses north of 24th Street, several houses south of 24th Street on Aldrich Avenue and others near the proposed district.
- Most of the houses within the proposed district are currently zoned R2B, negating any real zoning advantage by accepting the proposed district. Currently or after accepting the proposed district, large high density buildings will be continue to be built. This is evidenced by the recent destruction of a historic house in the neighborhood opening the door to similar projects.
- Home owners do not get an opportunity to vote on the proposed district. The process has no accountability without a vote or a voice selecting the individuals involved on the process.
- This idea was proposed several years ago and the neighborhood decided the flaws outweighed the advantages. Several neighbors view the revival of the proposed historic district as retribution for opposition towards our current city council person.

I am not opposed to a historic district done correctly but, at the last meeting it was stated that time or money was not available to properly study and address the concerns voiced. We need to wait until time and money are available, ensuring a proposal that fits the neighborhood is brought forward and a voice is given to the stakeholders.

Regards,

John Katics
2323 Bryant Ave. So.

Smoley, John

From: Jani Scandura <jani@umn.edu>
Sent: Friday, May 01, 2015 12:19 PM
To: Smoley, John
Subject: re: Lowry Hill East Potential Residential Historic District
Attachments: 2424 Bryant--house history.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear John,

I am the owner of 2424 Bryant Ave S (a house that I have only had for a few years and am in the process, slowly, of trying to bring back to some semblance of beauty). I have done some research on my house and its owners, but have not yet been able to find any photographs.

I have attached some notes, which may or may not be useful to you.

Best,

Jani Scandura

Owner's Comments:

2424 Bryant Avenue South

This house is exceptional for the 24-25th blocks of Bryant and Colfax in that it does not adhere to Queen Anne or Colonial Revival style. It was built a six or seven years later than most of the houses on the block and demonstrates a shift in taste. It is an American four-square, with mixes of Prairie and Craftsman-style, with wide-eaves and a salt box roof. There is no named architect. However, both the builders of the house and its first inhabitants were well known to the architecture and building communities in Minneapolis-St. Paul and it is likely, given the detail on the interior and the house history that I have uncovered that an architect was at the very least consulted on the build.

The history as far as I know it:

In November 1905, the Thompson brothers hired John S. Calder to build a moderately-priced frame house 22 x 38 for \$2000 at 2424 Bryant Ave S. as part of group of 18 houses they were planning on building. It does not seem that that house was ever built. (This was the era that many of the houses on the block were built.) The lot passed between multiple hands until 1911.

Elizabeth T. Godley and John M. Godley, a builder, bought the property for \$2200 and secured a mortgage of \$4500 (I believe to build the house) in late December 1911. They owned and built many properties and I am not sure ever lived in 2424 Bryant. The construction of the building was completed in 1912 or 1913. It was not built as a duplex, nor ever broken into one, but has remained a cohesive single-family home, though it is likely it served as a boarding house in the 1950s and/or 1960s. It is possible that the unrelated persons living there that your research uncovered may have been workers or

temporary renters living in the house as it was being finished or before it was sold.

In August 1915, shortly after this house was sold (1912), Elizabeth Godley, the owner of 2424 Bryant, was embroiled in a lawsuit (GODLEY v. WEISMAN (No. 19714 [15] Supreme Curt of Minnesota. May 5, 1916) protesting a proposed "duplex" to be built by her neighbor Isadore Weisman, which would impinge upon the value of her property and "dwelling house" at 2328 Lake Place. That house was built in 1913, during or just after 2424 Bryant was built. Godley claimed it had been built "at a cost of nearly \$10,000" (the price for which 2424 Bryant was sold). It was a few houses away from the Purcell-Cutts house, which was under construction at the same time. That house on Lake Place (now demolished) was designed by the prominent architect John V. Koester. Weisman later hired Koester to design a house at the disputed site in 1917, 2304 Lake Place, in a Prairie School design that resembles in some aspects in the interior 2424 Bryant Ave S. What all this has to do with 2424 Bryant is unclear, except that the Godleys were aware of all of these constructions—and the style shift away from turn-of-the-century Queen Anne and Revival architecture and towards a more "modern" Prairie style.

The Godley's sold the house with a war deed for \$10,500 to Caroline Fogg Cassidy in October 1914, who assumed the original mortgage to New Hampshire savings bank. The Cassidys were the first true inhabitants of the house.

Caroline Fogg Cassidy lived there with her husband Thomas J. Cassidy, their young children, and at least one or two maids (according to newspaper advertisements for help) between 1914 and 1922.

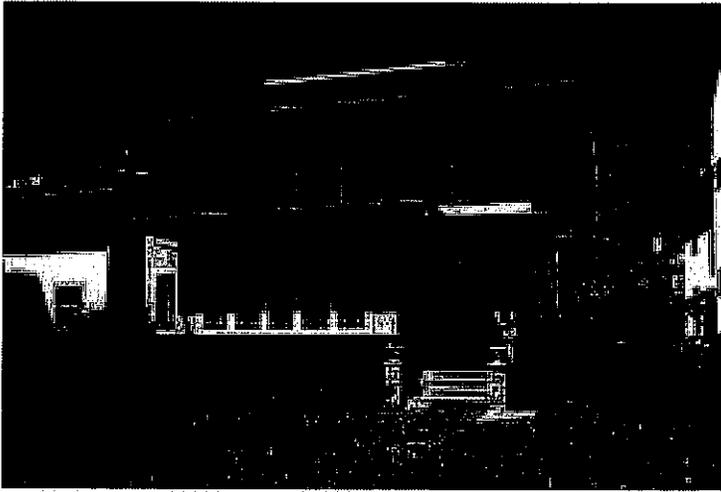
In terms of historic interest, Caroline Cassidy was the only daughter of Frederick A. Fogg and Louise M. Fogg who, in 1899, built the ornate

neoclassical mansion designed by Allen H. Stem at 285 Summit Avenue in St. Paul. Fogg was director of the St. Paul Fire and Marine Insurance Company and superintendent of Ramsey County schools. Louise M Fogg (Caroline's mother) paid off the mortgage held by Elizabeth Godley in Dec. 1916. Caroline Fogg Cassidy was an about the same age as John Godley and was educated at Sminary, which later became incorporated into Macalaster. John Godley was an early graduate of

Caroline Fogg Cassidy died young in testate on October 11, 1922 with personal property worth \$40,338.33 (about \$568,146 in 2014 dollars). The property was held in probate between Nov 20 1922 and March 27, 1928. At that point, Thomas Cassidy, who had by then remarried, sold the house to Lawrence A. Carr (who owned the Carr's department store on Nicollet Ave downtown) and his wife Alva, who kept the house until 1939. It seems likely that Carr did some high quality renovations (in more rounded deco style) and perhaps the attic addition in the 1930s.

Since the Foggs were prominent in Twin Cities society at the time and were themselves interested in architecture, it is likely that the house was at the least considered architecturally elegant enough for their daughter to inhabit, though it was considered to be in a "modern" style.

I don't know if any of this helps your study since the house is not in the architectural style of the majority of houses in the district, but I thought you'd like to know what I have discovered.



Smoley, John

From: Joel Dunning <joel.dunning@gmail.com>
Sent: Tuesday, April 28, 2015 12:19 AM
To: Smoley, John
Subject: Comments on the LOWRY HILL EAST RESIDENTIAL HISTORIC DISTRICT DESIGNATION STUDY

Follow Up Flag: Follow up
Flag Status: Flagged

Dear John,

My comments on your draft study, dated April 15, 2015 are as follows:

- p9, 2nd paragraph: Alleys are concrete, not asphalt. Also note that an alley does not exist at contributing properties north of 24th Street.
- p19, 2nd paragraph: book names are 'Betsy Tacy', not 'Betsy-Tracy'
- p38 & 40: historic photo is the same, even though it is two different properties (p40 photo should be changed)
- p69 & 87 both list the same original owner, architect and builder. is this correct?
- p89: does not list current non-contributing exterior of vinyl siding

Joel Dunning
2433 Bryant Ave S.

Smoley, John

From: Dave Thompson <davidmthompson@visi.com>
Sent: Thursday, April 23, 2015 9:22 PM
To: Smoley, John
Subject: 2415 Bryant Ave S

Follow Up Flag: Follow up
Flag Status: Completed

John --

I've been reading the HPC study of the Wedge historical district, and here are a few comments.

My alley is concrete, not asphalt. The streets are asphalt.

The garage is not original. The original garage burned to the ground maybe 25 years ago, due to an arsonist. It was a story-and-a-half in height, had a sliding barn door, a hay mow in the upper part, and a cistern under the concrete floor. It was a sad day when it burned. We rebuilt it in exactly the same shape and height, with an upper half story, but the City made us take out the cistern. We of course pulled a permit for this, so you should be able to find the details in the City's permit history of our property, right? Right?? We had to get a variance, because the garage is 1 1/2 stories high. The siding is narrow board, just like the original, but redwood rather than cedar. We didn't paint it until 5 years ago. My wife hates that garage door, so maybe we will replace it with something that looks 100 years old.

When we bought the house (1983??), the third floor had been gutted in preparation for remodeling. My stepfather, my brother and I did almost all the work to insulate, frame, sheetrock, wire, and carpet the third floor, in the 1980's. Again, we pulled permits for this work, and the City inspected it after we were done. I hired a carpenter to put in the skylights, the baseboard moldings, the rescue balcony, and the built-in bookcases. A plumber installed the 3rd floor heating (baseboard hot water). I hired a foam insulation company to foam the walls and 2" of the ceiling. This is all written down somewhere in a file at City Hall. As part of the permit process, I had to measure the dimensions of the basement posts, in order to verify that the structure of the house could handle the added weight of third floor walls and plumbing and etc. The exterior of the house was not altered for this work, except for the rescue balcony.

The 2005 expansion included 5 new windows in the addition, a replacement back door, 5 replacement basement windows, and a replacement picture window in the second floor bay window. I don't know where you're getting 15 replacement windows. 2409 Bryant had all their windows replaced in the past 10 years. Maybe you should re-check the address where the work was done? We have replaced storm windows, but no interior windows, other than as described above. As part of the 2005 expansion, we had the front porch's limestone columns disassembled so that footings could be poured under them. We then had the limestone blocks re-stacked, and they now support the original porch columns without leaning outwards. Unfortunately, we lost a few capitals (the decorative tops) during this process, and we are planning to replace them this summer. I could probably write a couple pages of details about what we did during that expansion project, but they're not relevant to the study.

Please let us know if any questions. Sallie is usually home during the day. 612-374-9133.

Smoley, John

From: Dave Thompson <davidmthompson@visi.com>
Sent: Wednesday, February 18, 2015 9:47 PM
To: Smoley, John
Cc: Bender, Lisa
Subject: LHENA Historic District

John --

I sat down to write a response to your letter, and realized that the meeting was yesterday. I hope this response will still be useful to you.

My wife Sallie and I have lived at 2415 Bryant S. for 30 years or so. We wanted a big house in the city for ourselves and our five children, and we wanted to be far enough away from the airport so that airplane noise would not be an issue. I wanted a house in Kenwood, but alas I am not in that income bracket. We found this house on the nicest block in the Wedge, and have lived here happily ever since. To me this block represents the best in urban living. Turn-of-the-century homes designed by architects. Everyone on my block is a gardener. Bryant Avenue is a designated bike street, and bikers outnumber drivers during the summer months. There is a constant stream of pedestrians walking by, enjoying the lovely and unique homes. People feel free to be themselves in my neighborhood, so people-watching is always a fun activity. I am very supportive of the proposal to make this block and selected nearby houses a Residential Historic District. I would also encourage the City to find ways to enable homeowners on other blocks to restore the exteriors of their homes to their original look. When narrow-board houses get covered in siding, it cheapens the whole block, not just the house being sided. If you walk around this neighborhood, you can see many old gems that could be made into special houses with a lot of elbow grease and money.

Thank you to Lisa for nominating our house. We are very proud of it.

-- Dave and Sallie Thompson

Smoley, John

From: sararomanishan <sararomanishan@yahoo.com>
Sent: Tuesday, February 10, 2015 5:50 PM
To: Bender, Lisa; Smoley, John; Somogyi, Ben
Cc: LHENA President; Tim Dray
Subject: Historic district

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lisa and John,

I noticed the listing of the Lowry Hill East proposed historic district in this week's planning applications report. I want to say thank you to both of you for doing this. There are many people living in the nominated properties that have been waiting a long time for this moment. So it is much appreciated. It will be a great addition to our neighborhood.

Thanks again for making this happen,

Sara Romanishan

Sent on the new Sprint Network from my Samsung Galaxy S@4.

Smoley, John

From: Joel Dunning <joel.dunning@gmail.com>
Sent: Wednesday, February 04, 2015 7:44 AM
To: Smoley, John
Cc: Bender, Lisa
Subject: Lowry Hill East Historic District

Follow Up Flag: Follow up
Flag Status: Flagged

John,

I received the letter from you regarding the potential Lowry Hill East Historic District. As a resident and licensed architect, I would very much like to participate in the development of design guidelines for the district.

Joel Dunning
612.374.1023

Smoley, John

From: AEY Associates <ae_y_associates@yahoo.com>
Sent: Wednesday, February 04, 2015 12:43 PM
To: Smoley, John
Subject: 2409 Colfax Ave S. - Historic District

Follow Up Flag: Follow up
Flag Status: Flagged

Hi John,

Thank you for the letter informing us of the proposal.

However, with out fully understanding the complete impact of the above proposal and by that I mean, what is the future expectation from the property owner, additional costs, contribution from the city towards any upgrades and so on, we are unable to support this proposal at this time.

We wanted to ensure our view reaches your ear and is taken into consideration.

Thanks,

Management
AEY Associates, LLC
P.O Box # 21565
Eagan, MN 55121
Mon- Fri: 9 am - 4pm
Tel: 651-235-6175
Fax: 702-554-6799
http://ae_y_associates.postlets.com/

February 12, 2015

GREMAR



PROPERTIES LLC

John Smoley
Minneapolis City of the Lakes
Economic Development
250 South 4th Street Room 300
Minneapolis, Mn 55415

Mr. Smoley,

Re: 2401 Bryant Avenue S, Minneapolis, MN

We are not interested in having our building a part of the Lowry Hill East Residential Historic District.

This classification will impose hardships on us in maintaining the building and affect our property rights.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Goldman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard Goldman, Property Owner

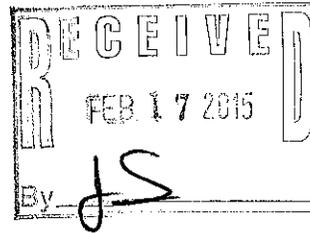


Community Planning & Economic Development
Development Services
250 South 4th Street - Room 300
Minneapolis MN 55415

Office 612 673-3000 or 311
Fax 612 370-1416
TTY 612 673-2157

January 28, 2015

Germar Properties LLC
821 Douglas Avenue S
Minneapolis, MN 55405



RE: Designation Study, Lowry Hill East Potential Residential Historic District

Tenth Ward City Council Member Lisa Bender has nominated your property, 2401 Bryant Avenue S, here in Minneapolis, as part of the Lowry Hill East Potential Residential Historic District. A letter was sent to you in August 2014 informing property owners of the potential nomination. Council Member Bender held a public meeting in September 2014 and went door-to-door earlier this month to discuss with the potential district property owners.

The Heritage Preservation Commission will consider whether to institute interim protection and direct the Planning Director to prepare a designation study at their meeting at 4:30 PM on February 17 in room 317 of City Hall at 350 5th Street South here in Minneapolis. While your attendance is not required, it would be especially helpful to have your verbal or written support of this designation study effort.

The meeting agenda and staff report will be available online at www.minneapolismn.gov/meetings/hpc/index.htm approximately one week prior to the meeting.

Please let me know if you have questions or concerns.

Thanks,

RICHARD GOLDMAN
612-251-5990

John Smoley, Ph.D.
612-673-2830
john.smoley@minneapolismn.gov

IMP

John Smoley! 2/10/15

PLEASE DO NOT include my BUILDING AT 2401 BRYANT IN ANY HISTORICAL DESIGNATION UNLESS YOU ARE WILLING TO COMPENSATE ME FOR THE "CERTAIN" LOSS OF VALUE
Richard Goldman



www.minneapolismn.gov
Affirmative Action Employer

Smoley, John

From: Brendan Bosman <brendan.bosman@gmail.com>
Sent: Wednesday, July 15, 2015 4:54 PM
To: Smoley, John
Subject: ELH potential residential historic district designation

Hi John,

My name is Brendan Bosman and I own the house at 2412 Bryant Ave S. w/ my wife Annie Meister. Thanks for all the information you've sent regarding the Designation and design guidelines.

One question: What does the homeowner get out of this designation? Are there tax breaks associated with the historic designation? Otherwise, it doesn't seem like a very good deal for the homeowner as it provides restrictions that could be onerous or costly without any benefit.

I would like the homes to remain preserved as much as possible but also believe strongly in property rights.

Thanks so much.

Brendan Bosman

From: kullbkathy@comcast.net
To: [Young, Alexandr](#); [Smoley, John](#); [Bender, Lisa](#)
Subject: Lowry Hill East Proposed Historic District
Date: Friday, July 17, 2015 5:54:31 PM

Lisa, John, and Alexandr,

While I am thrilled that we are getting closer to the nomination for our LHE proposed historic district, I am curious as to why several of my neighboring houses are not considered contributing structures.

Can you please give me reasons for not including the following houses in the proposed district.:

2321 Colfax

2415 Colfax

2432 Colfax

2424 Bryant

and

911 West 24th Street

The others I can understand because of major alterations that would have to be reversed in order to become eligible. Which brings up another question. If the other structures were to reverse /remove the existing facades and restore back to period details, would they then be eligible to be added to the district?

I.e., 2408 Colfax, 2409 Colfax, 2441 Colfax, 2406 and 2412 Aldrich all have siding issues which can be reversed at some point. Similarly additional houses on the 2400 block of Aldrich can be brought back to period look with some minor restoration work.

Thanks for putting forth the effort. I look forward to being at the hearing.

Sincerely,

Kathleen Kullberg

"If your walls could talk..."

2437 Colfax Avenue South

Minneapolis, Minnesota

612-374-4456