

---

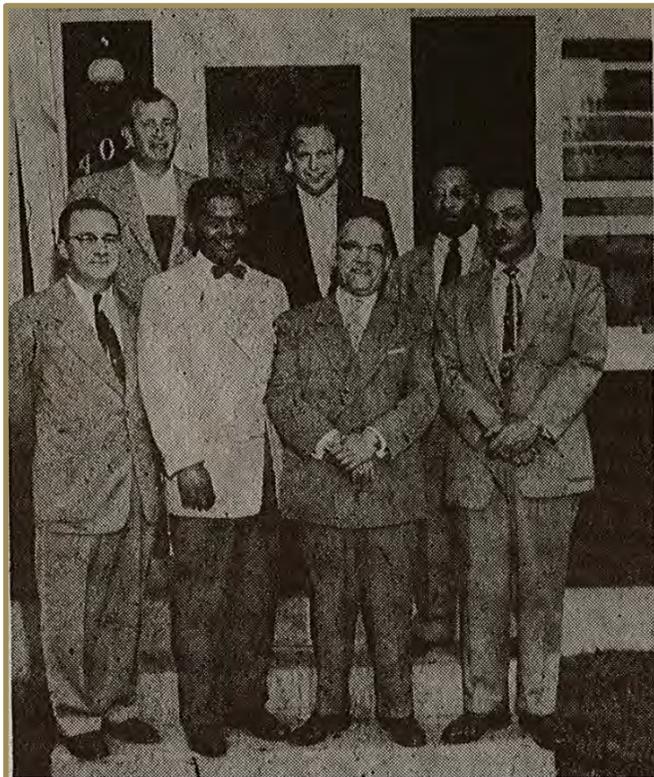
# DESIGNATION STUDY

TILSENBILT HOMES HISTORIC DISTRICT

MINNEAPOLIS

---

JULY 8 2016



## ACKNOWLEDGEMENTS

---

### MAYOR AND CITY COUNCIL OF THE CITY OF MINNEAPOLIS

---

Betsy Hodges, Mayor  
Barbara Johnson, Council President  
Elizabeth Glidden, Council Vice President  
Lisa Bender  
Alondra Cano  
Jacob Frey  
Lisa Goodman  
Cam Gordon  
Andrew Johnson  
John Quincy  
Linea Palmisano  
Kevin Reich  
Abdi Warsame  
Blong Yang

### MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

---

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

### MINNEAPOLIS CITY PLANNING COMMISSION

---

Matthew Brown, Chair  
Council Member Lisa Bender  
Rebecca Gagnon  
Ryan Kronzer  
Alissa Luepke-Pier  
Nick Magrino  
Sam Rockwell  
John Slack  
Amy Sweasy  
Scott Vreeland

### DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT (CPED)

---

Craig Taylor, CPED Executive Director  
Steve Poor, Development Services Director  
Andrew Frenz, City Planner and Principal Investigator, with Dr. John Smoley, Senior City Planner, and Alexandr Young, City Planner

## TABLE OF CONTENTS

---

---

ACKNOWLEDGMENTS.....	
Mayor and City Council of the City of Minneapolis .....	
Minneapolis Heritage Preservation Commission.....	
Minneapolis City Planning Commission.....	
Department of Community Planning and Economic Development (CPED) .....	
Designation Study Purpose and Background.....	1
Basic Property Information.....	2
PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY.....	7
Parcel location, shape, and size .....	7
Description of building(s) on the property .....	7
Description of the Buildings in the District .....	7
Description of Secondary Structure(s).....	8
Description of Landscape and Landscape Features.....	8
PART 2: DISCUSSION OF HISTORICAL SIGNIFICANCE .....	9
Integrated Housing & the Development of the Tilsenbilt Homes .....	9
Housing Segregation in the United States, ca. 1930-1950 .....	9
Housing Segregation in Minneapolis, ca. 1940-1950.....	10
Early Privately-Developed Interracial Housing .....	10
Development the Bryant, Field, and Regina Neighborhoods .....	11
Development of the Tilsenbilt Homes .....	12
Early Effects of the Tilsenbilt Homes .....	13
Edward N. Tilsen .....	14
Archie Givens Sr. ....	15
PART 3: RATIONALE FOR LOCAL HISTORICAL DESIGNATION .....	17
Designation Criteria .....	17
Integrity of historic resource .....	19
Relationship to the body of locally-designated properties in Minneapolis.....	20
Relationship to the Minneapolis Preservation Plan.....	20
Comprehensive and Long-Range Planning .....	20
National Register Status.....	21
State Designation .....	21
Period of Significance.....	21
PART 4: REGISTRATION AND CLASSIFICATION INFORMATION.....	22

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS ..... 128  
SOURCES ..... 140

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

Left side cover photo: Minneapolis Spokesman staff photo, Hennepin County Libraries. Other photos: CPED Staff.

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 that 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, DC, 20240.

## DESIGNATION STUDY PURPOSE AND BACKGROUND

---

In January 2016, Elizabeth Glidden, Minneapolis City Council Member from the 8<sup>th</sup> Ward and Council Vice-President, submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Tilsenbilt Homes Historic District, located along Third, Fourth, and Fifth Avenues South between 39<sup>th</sup> Street and 47<sup>th</sup> Street. After completing an initial review, CPED staff recommended to the Heritage Preservation Commission (HPC) on January 19, 2016, that the properties exhibited at least one of the local designation criteria found in Section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Tilsenbilt Homes Historic District under interim protection and called for a designation study to be conducted.

In February 2016, Councilmember Glidden submitted an application for nomination of additional properties as part of the Tilsenbilt Homes Historic District. After completing an initial review, CPED staff recommended to the HPC on March 8, 2016, that the properties exhibited at least one of the local designation criteria found in Section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed these additional properties under interim protection and called for their inclusion in the designation study.

In June 2016, Councilmember Glidden submitted another application for nomination of one additional property as part of the Tilsenbilt Homes Historic District. After completing an initial review, CPED staff recommended to the HPC on June 21, 2016, that the property exhibited at least one of the local designation criteria found in Section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the additional property under interim protection and called for its inclusion in the designation study.

This study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances. The study is based on a review of resources including newspaper clippings, directories, maps, and photos from the Minneapolis Collections and general collections at the Hennepin County Library, photos and maps from the Minnesota Historical Society, historic building permits, previous designation studies, maps, historic resources inventories, and other reports from the City of Minneapolis, historic building permits from the Ramsey County Historical Society, maps, aerial photos, and oral history interviews from the University of Minnesota Libraries, property records from the Hennepin County Recorder's Office, public websites, oral history interviews conducted by the investigators, and published books.

## BASIC PROPERTY INFORMATION

---

---

CURRENT NAME Tilsenbilt Homes Historic District

---

HISTORIC NAME N/A

---

CURRENT ADDRESS 343 41<sup>st</sup> Street East  
4016 4<sup>th</sup> Avenue South  
4020 4<sup>th</sup> Avenue South  
4021 4<sup>th</sup> Avenue South  
4116 4<sup>th</sup> Avenue South  
4121 4<sup>th</sup> Avenue South  
4219 4<sup>th</sup> Avenue South  
4223 4<sup>th</sup> Avenue South  
4227 4<sup>th</sup> Avenue South  
4408 4<sup>th</sup> Avenue South  
4412 4<sup>th</sup> Avenue South  
4421 4<sup>th</sup> Avenue South  
4441 4<sup>th</sup> Avenue South  
4445 4<sup>th</sup> Avenue South  
4448 4<sup>th</sup> Avenue South  
4500 4<sup>th</sup> Avenue South  
4501 4<sup>th</sup> Avenue South  
4504 4<sup>th</sup> Avenue South  
3928 5<sup>th</sup> Avenue South  
3943 5<sup>th</sup> Avenue South  
4004 5<sup>th</sup> Avenue South  
4012 5<sup>th</sup> Avenue South  
4016 5<sup>th</sup> Avenue South  
4020 5<sup>th</sup> Avenue South  
4021 5<sup>th</sup> Avenue South  
4025 5<sup>th</sup> Avenue South  
4028 5<sup>th</sup> Avenue South  
4032 5<sup>th</sup> Avenue South  
4036 5<sup>th</sup> Avenue South

---

---

	4040 5 <sup>th</sup> Avenue South
	4044 5 <sup>th</sup> Avenue South
	4645 5 <sup>th</sup> Avenue South
HISTORIC ADDRESS	4100 4 <sup>th</sup> Avenue South
	4016 4 <sup>th</sup> Avenue South
	4020 4 <sup>th</sup> Avenue South
	4021 4 <sup>th</sup> Avenue South
	4116 4 <sup>th</sup> Avenue South
	4121 4 <sup>th</sup> Avenue South
	4219 4 <sup>th</sup> Avenue South
	4223 4 <sup>th</sup> Avenue South
	4227 4 <sup>th</sup> Avenue South
	4408 4 <sup>th</sup> Avenue South
	4412 4 <sup>th</sup> Avenue South
	4421 4 <sup>th</sup> Avenue South
	4441 4 <sup>th</sup> Avenue South
	4445 4 <sup>th</sup> Avenue South
	4448 4 <sup>th</sup> Avenue South
	4500 4 <sup>th</sup> Avenue South
	4501 4 <sup>th</sup> Avenue South
	4504 4 <sup>th</sup> Avenue South
	3928 5 <sup>th</sup> Avenue South
	3943 5 <sup>th</sup> Avenue South
	4004 5 <sup>th</sup> Avenue South
	4012 5 <sup>th</sup> Avenue South
	4016 5 <sup>th</sup> Avenue South
	4020 5 <sup>th</sup> Avenue South
	4021 5 <sup>th</sup> Avenue South
	4025 5 <sup>th</sup> Avenue South
	4028 5 <sup>th</sup> Avenue South
	4032 5 <sup>th</sup> Avenue South
	4036 5 <sup>th</sup> Avenue South
	4040 5 <sup>th</sup> Avenue South

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
**DRAFT** DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT

	4044 5 <sup>th</sup> Avenue South
	4645 5 <sup>th</sup> Avenue South
ORIGINAL CONSTRUCTION DATE	1954-1956
ORIGINAL CONTRACTOR	Tilsenbilt Homes, Inc.
ORIGINAL ARCHITECT, MASTER BUILDER, ENGINEER, DESIGNER, ARTIST, OR CRAFTSMEN	Norman R. Johnson
HISTORIC USE	Single-family residences
CURRENT USE	Single-family residences
WARD:	8
NEIGHBORHOOD:	Bryant, Regina, Field

DRAFT

DISTRICT MAPS



*Northern half of the Tilsenbilt Homes Historic District. Contributing properties shown in red, noncontributing properties shown in green, and Tilsenbilt Homes not included in the district shown in blue. CPED Staff.*

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT



*Southern half of the Tilsenbilt Homes Historic District. Contributing properties shown in red, noncontributing properties shown in green, and Tilsenbilt Homes not included in the district shown in blue. CPED Staff.*

## PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY

---

The Tilsenbilt Homes are a grouping of fifty-two single-story single-family residences located along Third, Fourth, and Fifth Avenues South between 39<sup>th</sup> and 47<sup>th</sup> Streets. Thirty-two of the fifty-two homes are included in the nomination as the Tilsenbilt Homes Historic District. This section of the study is intended to describe, in detail, the physical conditions of the buildings and landscapes of the district.

### PARCEL LOCATION, SHAPE, AND SIZE

---

The Tilsenbilt Homes Historic District is located in South Minneapolis, in the Bryant, Regina, and Field neighborhoods. The homes of the district are largely located along Fourth and Fifth Avenues, while one home is located along Third Avenue. Through the district, Fifth and Third Avenues are quiet residential streets, lined almost exclusively with single-family homes. Fourth Avenue, located midway between Nicollet and Chicago Avenues, is a minor collector street through the district and features a mixture of uses. In addition to single-family homes and duplexes, several religious institutions, a few apartment buildings, and some limited commercial uses are located along the street. While many of the properties are located in a few concentrations, the district is discontinuous, with properties spread out over a relatively wide area.

The surrounding neighborhood is developed almost exclusively as low-density residential uses. Approximately a quarter mile to the east is Chicago Avenue, a Community Corridor and significant transit route. Approximately an eighth of a mile to the west is Interstate 35W, and approximately a quarter mile to the west is Nicollet Avenue, which is also a Community Corridor and transit route. Just north of the district is 38<sup>th</sup> Street, another Community Corridor which also serves as a crosstown collector street and transit route. Between Nicollet and Chicago Avenue, very few commercial or higher-density residential uses are located between 38<sup>th</sup> Street and Minnehaha Creek. Large institutional uses in the area include Temple Israel Cemetery on the north side of 42<sup>nd</sup> Street between Third and Fourth Avenues and the McKnight Early Childhood Family Development Center, which is located in the former Regina High School building and occupies the two blocks bounded by 42<sup>nd</sup> Street, 5<sup>th</sup> Avenue, 43<sup>rd</sup> Street, and 4<sup>th</sup> Avenue. Phelps, McRae, and Martin Luther King parks are located just outside the district. Minnehaha Creek, located approximately one half-mile to the south, provides a connection to the regional park system.

### DESCRIPTION OF BUILDINGS ON THE PROPERTIES

---

This section provides a brief overview of the district as a whole. Detailed architectural descriptions of each building in the district are included in Part IV of this study.

---

#### *Description of the Buildings in the District*

---

**DATES OF CONSTRUCTION:** The buildings that make up the district were all constructed between 1954 and 1956.

**SIZE AND MASSING:** All of the buildings that make up the district are single-story homes that are generally rectangular in plan. Most of the homes are modest in size, measuring approximately 900 square feet. Some of the homes that were built later on in the project and those that have had additions constructed are somewhat larger, but remain generally modest single-story residences.

**ARCHITECTURAL STYLE:** The buildings that make up the district are simple interpretations of the Ranch style. Their rectangular shapes are broken up slightly at the roofline with simple eaves, awnings, and gables.

**KNOWN ORIGINAL ELEMENTS THAT ARE DETERIORATED OR MISSING:** Few alterations beyond regular maintenance have been made to the majority of the properties in the district. In general, apart from roof replacements, many of the properties retain their historic building materials. Many properties have undergone partial or complete siding replacement, window replacement, or replacement of front stoops. In addition, a few of the properties have had rear additions. Remarkably few changes have been made to the patterns of fenestration or roof lines on primary elevations. While most of the homes have had no changes to their roof lines and fenestration patterns, a few homes have undergone more significant alterations. Evaluations of changes to individual properties can be found in Part IV of this report.

---

*Description of Secondary Structures*

---

Most of the homes in the district have garages or sheds, most of which were constructed outside of the period of significance. Information on individual accessory structures can be found in Part IV of this report.

---

*Description of Landscape and Landscape Features*

---

The landscapes of the district are simple in design and execution and are typical of landscapes found in residential neighborhoods throughout Minneapolis. No distinctive landscape pattern is evident. While changes have been made to the landscapes of the district over time, these changes have generally been in keeping with the character of the area.

## PART 2: DISCUSSION OF HISTORICAL SIGNIFICANCE

---

The Tilsenbilt Homes Historic District appears eligible for designation for its association with significant events due to its position as the first known private interracial housing development in Minneapolis and one of the first in the nation. The district also appears eligible for its association with significant people, due to its association with two prominent and principled developers: realtor Archie Givens and builder Edward Tilsen.

### INTEGRATED HOUSING & THE DEVELOPMENT OF THE TILSENBILT HOMES

---

The Tilsenbilt Homes were among the first commercially-developed interracial housing projects in the country. Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on factors of race or religion was commonplace, and often encouraged by the federal government. The Tilsenbilt Homes were among the early projects that sought to break the pattern of segregated housing, helping to demonstrate that integrated housing could be successful.

---

#### *Housing Segregation in the United States, ca. 1930-1950*

---

Housing segregation in the United States, while certainly a longstanding issue, grew significantly in the 1930s and 40s as discriminatory practices including racial covenants and “redlining” were codified and encouraged by the federal government. The Federal Housing Administration (FHA) and Veteran’s Administration (VA), both created in the early 1930s, made home ownership accessible to millions of Americans by guaranteeing mortgages, thus lessening risk for lenders and allowing buyers with lower incomes and smaller down payments access to mortgages.<sup>1</sup> Unfortunately, for the first two decades of their existence, these agencies served as barriers to housing for African Americans and other minority groups.

When the FHA published its first *Underwriting Manual*, the agency argued explicitly in favor of placing racial covenants on property.<sup>2</sup> Covenants are restrictions placed on the deed of a property. Prior to 1948, covenants restricting the race, religion, or nationality of homeowners and tenants were commonplace. Among many factors that the FHA considered when evaluating a mortgage was the racial composition of a neighborhood, arguing that blacks and whites were both better off living in separate communities and that properties located in interracial communities were intrinsically a higher-risk investment.<sup>3</sup> The FHA’s specific endorsement of racial covenants continued until 1948, when the U.S. Supreme Court ruled that racial covenants were unenforceable. In 1950, under pressure from civil rights groups and the United States Attorney General, the FHA stopped insuring mortgages for properties with racial covenants filed after February 1950.<sup>4</sup> Despite new policies against racial covenants, the FHA and other federal agencies were slow to change their day-to-day practices that encouraged housing segregation.<sup>5</sup>

The FHA and VA were hardly alone in their encouragement of segregation and racial covenants. Whether due to the influence of federal policy, economic pressures, social attitudes, or some combination thereof, most banks and realtors’ associations also promoted housing segregation, both through racial covenants and uncodified (though no less explicit) discrimination. Many agreed with the FHA’s assertion that blacks and whites were both better off and happier in segregated communities, believing that integrated developments would suffer both from a lack of market and from high turnover.<sup>6</sup> While some banks were willing to invest in projects which were restricted to blacks only, the reality was that few such projects were built, and that the vast majority of new housing was restricted to

whites only. It has been estimated that less than two percent of all FHA-insured mortgages between 1945 and 1959 were given to African Americans.<sup>7</sup>

---

### *Housing Segregation in Minneapolis, ca. 1940-1950*

---

Beginning during World War II, the black populations of many northern cities increased significantly, as millions of African Americans left southern states for the industrial cities of the North and West. They traveled in part to escape the discrimination of the Jim Crow-era South, but also in search of new economic opportunities in the booming wartime and post-war economies. This population movement peaked in the 1940s, but continued steadily into the early 1970s, when the economic fortunes of America's manufacturing economy and rust belt cities began to turn.<sup>8</sup> While Minneapolis was not among the top destinations for southern blacks headed north, the city was nonetheless shaped by this massive demographic shift. Between 1940 and 1950, the city's black population grew by 31.7% and by another 73.1% between 1950 and 1960.<sup>9</sup>

Unfortunately, those coming to Minneapolis from the South found a largely segregated city with few housing options available to them. In 1940, 90% of black Minneapolitans lived in just 18 census tracts, and a mere 25 of the city's 121 census tracts were more than 0.5% black (*Figure 1*).<sup>10</sup> Largely due to discriminatory housing practices, nearly all of the growth in the city's black population between 1940 and 1950 occurred in the city's few established black neighborhoods—just 8 census tracts accounted for 91% of the total growth in black population, all of which were among the 18 tracts which contained 90% of the 1940 population (*Figure 2, Figure 3*).<sup>11</sup> During this period, the city saw substantial growth, as formerly rural areas at its fringes were rapidly developed—over 9,500 single-family homes and duplexes were built in Minneapolis between 1946 and 1952, however fewer than 20 of these homes were sold to African American buyers.<sup>12</sup>

---

### *Early Privately-Developed Interracial Housing*

---

Beginning in the late 1930s a variety of social organizations and developers had success slowly overcoming the governmental, financial, and social barriers to interracial housing in the United States. Among the early private developers of interracial housing were the American Friends Service Committee (a group affiliated with the Quakers) and the National Urban League. These groups and their affiliates developed a number of early interracial projects, many of which were operated as cooperatives. The majority of privately-developed interracial housing developments built in the United States through the mid-1950s were built by for-profit developers, however. Early interracial projects were scattered throughout the county, but were most common on the East and West coasts, particularly in the New York City and Philadelphia metropolitan areas and throughout California.<sup>13</sup>

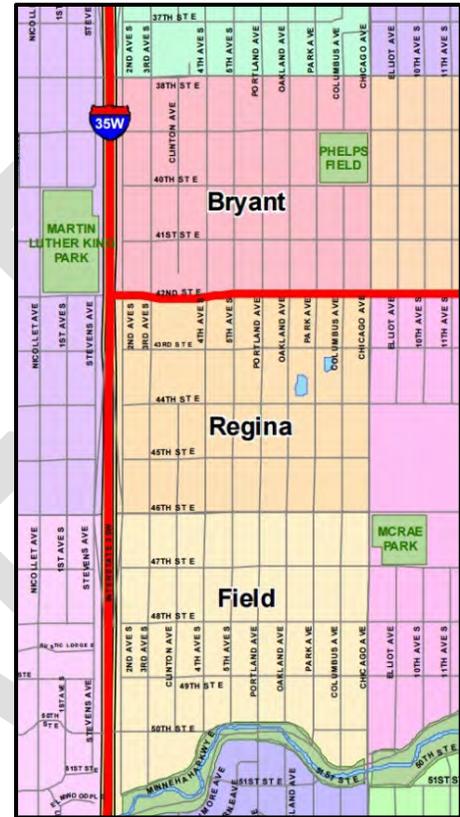
The first known privately-developed, non-commercial interracial housing project was a group of single-family homes built for coal miners in Pennsylvania in 1937. The project was led by an affiliate of the Quakers, and was a cooperative open to all races. Approximately 10% of the original residents were African Americans.<sup>14</sup> In 1947, Edward Tilsen developed the first known interracial commercial housing project—a series of row houses located along Carroll Avenue in Saint Paul. These row houses also hold the honor of being the first known interracial privately-developed rental housing project in the nation.<sup>15</sup> This development is discussed further later in this study. The first large interracial apartment building was built in New York City in 1948, and operated as a cooperative. In 1950, Corona Park in Stockton, CA, became the first interracial commercial single-family home development, and also the first interracial development to offer FHA-insured mortgages to its buyers.<sup>16</sup> A total of fifty privately-developed interracial housing projects are known to have been built through 1955. While the success of these

projects is certainly significant, the vast majority of newly constructed housing remained segregated. Out of over ten million housing units built in the United States from the end of World War II through 1955, these integrated projects only amounted to approximately eight thousand units.<sup>17</sup>

### *Development the Bryant, Field, and Regina Neighborhoods*

The community surrounding the Tilsenbilt Homes developed slowly throughout the late nineteenth and early twentieth centuries. The earliest settlements in South Minneapolis, both by Native Americans and European-American settlers, were almost exclusively located along the Mississippi River and the Chain of Lakes, and the immediate area surrounding the district is not known to have been home to any permanent settlement prior to the late nineteenth century.<sup>18</sup>

The area became part of the City of Minneapolis in 1887 through annexation.<sup>19</sup> That same year, the Minneapolis, Lyndale, and Minnetonka railway extended steam-powered streetcar service down Nicollet Avenue as far as 50<sup>th</sup> Street, providing efficient transportation to downtown for the residents of the largely rural area. Electric streetcar service was extended down 4<sup>th</sup> Avenue as far as 38<sup>th</sup> Street East in 1890.<sup>20</sup> By 1898, about half of the area had been platted out into lots, but remained largely undeveloped, while a significant portion of the area remained unplatted farmland (*Figure 4, Figure 5*).<sup>21</sup> In 1904, additional streetcar service was extended down Chicago Avenue to 46<sup>th</sup> Street East, and in the first decade of the twentieth century, the Nicollet and Chicago Avenue corridors saw significant growth.<sup>22</sup> The Nicollet and Chicago Avenue corridors were largely developed by 1914, but the area between 2<sup>nd</sup> and Park Avenues remained mostly undeveloped (*Figure 6, Figure 7*).<sup>23</sup> The delay in development of this area was likely due to high water levels and resultant soil conditions. A variety of government surveys between 1850 and 1895 noted the presence of a small wetland centered approximately at the intersection of 40<sup>th</sup> Street East and 5<sup>th</sup> Avenue South. More recently, the presence of a spring near the intersection of 44<sup>th</sup> Street East and Park Avenue has been noted. A large area bounded approximately by 39<sup>th</sup> Street East, 2<sup>nd</sup> Avenue South, 49<sup>th</sup> Street East, and 5<sup>th</sup> Avenue South was noted by the Minneapolis Sewer Department for the presence of peat soil.<sup>24</sup>



*Overview Map of the Bryant, Field, and Regina Neighborhoods, City of Minneapolis GIS.*

While the development of the immediate area surrounding the Tilsenbilt Homes lagged behind that of the Nicollet and Chicago Avenue corridors, it did pick up in the 1920s and 30s. The 4<sup>th</sup> Avenue Streetcar line was extended to 48<sup>th</sup> Street East in 1923, accompanied by scattered development.<sup>25</sup> Aerial photos from 1938 (*Figure 8*) show that by that time development had spread from the Nicollet and Chicago Avenue corridors to cover much of the area, though many open lots remained between 2<sup>nd</sup> and Portland Avenues south of 39<sup>th</sup> Street East. These photos also show what appear to be large earthworks in progress, presumably fill intended to mitigate the swampy soil of the area.<sup>26</sup> Aerial photos from 1960 (*Figure 9*) show that development of this entire portion of South Minneapolis was largely complete, though more vacant lots remained in this immediate area than in other neighborhoods.<sup>27</sup> The area was developed almost exclusively as low-density residential uses, with some limited commercial,

institutional, and medium-density residential uses scattered throughout, largely along 4<sup>th</sup> Avenue South. The four blocks bounded by 3<sup>rd</sup> Avenue South, 42<sup>nd</sup> Street East, 4<sup>th</sup> Avenue South, and 44<sup>th</sup> Street East were notably vacant longer than the surrounding neighborhood. These blocks may have suffered from some of the worst soil conditions in the area—they appear to have had extensive filling and excavation performed on a number of occasions before they were developed.<sup>28</sup> Eventually this portion of Clinton Avenue would be vacated and Regina High School (1961, now Mcknight Early Childhood Development Center) and the Town Oaks townhomes (1971) would be constructed on these blocks.<sup>29</sup>

---

### *Development of the Tilsenbilt Homes*

---

The Tilsenbilt Homes were only possible due to the collaboration of a variety of actors, all of which were willing to bet that integrated housing could be successful. The project that eventually became known as the Tilsenbilt Homes began in 1953 with a meeting between the Minneapolis Urban League, the FHA, and several African American realtors. The Urban League and N.P. Dotson, regional race relations officer with the FHA, wanted to encourage realtors to work with a builder and bank to develop a pilot integrated housing project for the region.<sup>30</sup> In the early 1950s, after the success of Corona Park and several interracial apartment buildings that had been built with FHA-insured mortgages, the FHA became far more receptive to interracial projects and actually began encouraging the construction of demonstration projects in several select regions around the country.<sup>31</sup> While other realtors were less interested in the idea, Archie Givens, an up-and-coming young realtor, committed himself to recruiting a builder and location for the project.<sup>32</sup>

Givens located a collection of scattered lots that were advertised for sale in the *Minneapolis Spokesman* newspaper by Mike Kelley, former owner of the Minneapolis Millers. Supposedly, Kelley had purchased the lots to gain political influence in the area surrounding Nicollet Park.<sup>33</sup> Contemporary sources reported that sixty-three lots were purchased as part of the project; however, property records indicate that only thirty-eight of the lots involved in the project were actually purchased from Kelley.<sup>34</sup> The location of these lots was particularly advantageous for promoting access to new neighborhoods for African Americans. At the time, 42<sup>nd</sup> Street was generally the southern boundary of the large black community that was centered at 4<sup>th</sup> Avenue and 38<sup>th</sup> Street. The neighborhood to the north of 42<sup>nd</sup> Street had one of the highest percentages of black residents in the city, while the neighborhood to the south was nearly all-white. According to census data, this area to the south of 42<sup>nd</sup> Street was less than 0.5% black in 1950, and according to one source, only two black families were living south of 42<sup>nd</sup> Street in early 1954.<sup>35</sup>

For the builder, Givens recruited Edward N. Tilsen, a prominent builder in the Twin Cities who developed homes under a variety of names, including Tilsenbilt Homes, Inc.<sup>36</sup> While it is not certain exactly how Givens recruited Tilsen for the project, it has been reported that Mr. Givens had been involved with Tilsen's earlier interracial townhomes in Saint Paul, marketing some of the units.<sup>37</sup> In addition to their previous experience working together, Tilsen was a well-known and respected builder with a reputation that consumers could trust, and was at the time the only builder in the Twin Cities with experience building integrated housing.

Financing for the project was provided through the Twin City Federal Savings & Loan Association (TCF), a predecessor to TCF Bank. TCF provided mortgages to Tilsenbilt Homes, Inc. before and during construction, as well as many of the mortgages held by the original homeowners.<sup>38</sup> It appears that TCF may have been a leader in providing financing for interracial developments—one source suggests that TCF also provided the financing for Mr. Tilsen's interracial townhomes in Saint Paul after several other banks declined to support the project. Additional research would be required to confirm this, however.<sup>39</sup>

Mr. Tilsen's company, Tilsenbilt Homes, Inc., constructed a total of fifty-two homes as part of the project. Forty-four of these homes began construction in 1954, while the remaining eight began construction in 1956. All of the homes in the project were completed by 1957. Approximately 90% of the homes were sold to African American or mixed-race buyers.<sup>40</sup> Robert Tilsen, construction manager for the project, reported that his company experienced little opposition from the neighbors in the nearly all-white neighborhood surrounding the project: "I didn't have any problem. When I went to build a house I'd go next door and say "Can I borrow electricity, I'll pay for it?" [...] I never had anybody that I can remember turn me down. I either found a neighbor on one side or the other. Or if we needed water for concrete or something, you know, we'd tell them we'd pay for it, and they'd let us."<sup>41</sup>

---

### *Early Effects of the Tilsenbilt Homes*

---

After the homes were completed some of the white families in the neighborhood did move out; however, the "white flight" that occurred in many neighborhoods that were newly opened to African Americans appears to have been less severe in this area. Lionel Davis, original owner of 4421 4<sup>th</sup> Avenue South, recalled that while they were not aware of anyone leaving their block because of the project, they had heard about some families on nearby blocks that had left the neighborhood in anticipation of the project's completion.<sup>42</sup> A survey completed shortly after the project showed that twenty homes changed ownership in the neighborhood in the year following the opening of the Tilsenbilt model home, ten of which were sold to black families and ten of which were sold to white families.<sup>43</sup>

As discussed above, Minneapolis' black population grew 73.1% between 1950 and 1960. While the rapid growth in the city's black population between 1940 and 1950 occurred almost exclusively in existing black neighborhoods, the 1950s were marked by substantial growth in new neighborhoods. Four of the seven census tracts that accounted for 94% of the 1950-1960 growth were located outside of established black neighborhoods. Three of these tracts had less than a 0.5% black population in 1950. Among these tracts was Tract 109, bound by 42<sup>nd</sup> Street East, Nicollet Avenue, 48<sup>th</sup> Street East, and Chicago Avenue, which contained many of the Tilsenbilt Homes and added 710 black residents during the 1950s (*Figure 10, Figure 11*).<sup>44</sup> The construction of the Tilsenbilt Homes, as well as the turnover of some existing homes in the area to African Americans that took place at about the same time created what was potentially the most integrated neighborhood in Minneapolis.

Tilsen's and Given's development did not solve the problem of segregation in housing. It did, however, demonstrate that interracial housing projects could be successful and that integrated neighborhoods could be stable. Racism in general remained a problem in mid-century Minneapolis, but their prominent, principled move helped highlight this injustice and prompt further actions to bring the American dream within reach of all Americans. Despite the work of Mayor Hubert Humphrey's Fair Employment Practices Commission, established in 1946, which was a pioneering organization dedicated to combating racial and religious discrimination in employment, local newspapers continued to advertise jobs that specified the ages, races, and sexes sought by employers. In an effort to combat these persistent problems, the City adopted its Civil Rights Ordinance in 1967. Even then, purchasing homes remained especially difficult for racial and religious minorities. Not until amendments were made to the City's Civil Rights Ordinance after 1974 did the City explicitly ban redlining, or blocking certain groups from accessing mortgages, insurance, and loans.<sup>45</sup>

Even for those who could find willing lenders, other, less formal forms of discrimination made home buying difficult for persons of color. In her family memoir *The Grace of Silence*, National Public Radio host and Minneapolis native Michele Norris notes that while Minneapolis was known for tolerance, when her family became the first African Americans to purchase a home on the 4800 block of Oakland Avenue in 1961, it prompted an exodus of white residents from the immediate vicinity. Still, her family

developed strong relationships with those white residents who chose to remain and help create an integrated neighborhood.<sup>46</sup>

## EDWARD N. TILSEN

---

Edward Tilsen, founder of Tilsenbilt Homes, Inc. and builder of the Tilsenbilt Homes, is significant for the role that he played in developing the first privately-developed interracial housing in Minnesota, including some of the first such projects in the nation.

Edward Nahman Tilsen was born on April 2 1891, outside of Zvenigorodka, Ukraine. As a Jewish family, the Tilsens (originally Teplitszky) spoke Yiddish in addition to both Russian and Polish. Mr. Tilsen came to the United States in 1906 via Quebec and first lived in Milwaukee before moving with his family to North Dakota. While in North Dakota ca.1917-1932, Tilsen lived in Ashley, New Leipzig, and Bismarck. During much of this time he operated a business known as “Tilsen’s Cash Store” in New Leipzig. In approximately 1932, Tilsen and his family moved to Iron Mountain, Michigan, after a brief stay in Saint Paul. In Iron Mountain, Tilsen operated a men’s clothing store. Due in part to a temporary shutdown of the Ford plant in Kingsford, Michigan, ca. 1935, Tilsen decided to relocate permanently to Saint Paul.<sup>47</sup>

Upon Tilsen’s arrival in Saint Paul, he began working as a dress salesman, but soon moved into the roofing and siding business. During World War II, Tilsen gained a strong reputation for being a reliable source of building material, even during materials shortages due to the war effort. Near the end of the war, Tilsen decided to go into the home building business, even though he had no experience as a builder. Tilsen founded the “Twin City Building and Improvement Co.” in 1943 and began building homes. By 1952, he was operating under the names “Tilsen Homes” and “Tilsenbilt Homes, Inc.”<sup>48</sup> During the 1940s and 50s, Tilsen was a significant homebuilder in both Minneapolis and Saint Paul, and was also a leader among builders’ organizations—he was a founding member of the Saint Paul Homebuilder Association, and served as a vice-president of the National Association of Home Builders. Tilsen’s business has been passed down through four generations of the Tilsen family and still builds homes in the Twin Cities.<sup>49</sup>

Edward Tilsen’s primary significance lies in the role that he played in pioneering privately-developed interracial housing. In 1947, Tilsen developed the first known commercial interracial housing project in the entire country, a series of rowhouses at 990-1036 Carroll Avenue in Saint Paul.<sup>50</sup> Although sources disagree on some of the details, they are in agreement about a few facts—Tilsen had proposed a much larger project in the area, but bank after bank turned him down because they were unwilling to provide funding for an integrated project. One bank offered Tilsen financing to build both black and white housing as part of the project, but in separate, segregated buildings. Tilsen refused. Eventually, Tilsen did find a bank willing to finance his integrated project, but on a smaller scale than had originally been proposed.<sup>51</sup> It appears that this project was likely financed by TCF; however, further research is required to confirm this.<sup>52</sup> The project was leased approximately 50% to African American families and 50% to white families. The rowhouses were later sold individually, and approximately 70% of the buyers were black.<sup>53</sup> Later, as discussed above, Tilsen developed the properties of this district, as part of the first integrated single-family housing project in Minnesota. From that point onward, all of the homes that Tilsen developed in Minneapolis, Saint Paul, and surrounding suburbs were open to buyers of all races.<sup>54</sup>

Tilsen, as a Ukrainian Jewish immigrant to the United States, had experienced discrimination both in Europe and in the U.S., but had also experienced successes. While Tilsen was not publicly outspoken

about his feelings on racial equality, his belief in equal opportunity and work towards integrated housing left a lasting legacy. Tilen's motivation for building his interracial housing was described by his sons Ken and Robert:

"My father did that because of his beliefs in America, my father was one of these people who believed in the America that never was. He believed in the American dream as a reality."<sup>55</sup>

"So my dad believed in that. And when they came to him he thought it was the right thing to do and he did it. He wasn't a man who went around and, let's say, preaching integration or telling us to do good, or anything like that. He just set by example."<sup>56</sup>

## ARCHIE GIVENS SR.

---

Archie J. Givens, Sr., realtor for the Tilsenbilt Homes project, is significant for the role that he played in some of the first interracial housing projects in Minnesota, as well as his prominence as a developer and philanthropist.

Archie J. Givens Sr. was born on September 19, 1919 in Minneapolis.<sup>57</sup> It appears that that the Givens family had been long-time residents of the Near North area.<sup>58</sup> His first business venture was an ice cream shop, Givens Ice Cream Bar, located on Lyndale Avenue North. From these humble beginnings, Givens would go on to become a highly successful entrepreneur and local leader. In 1950, Mr. Givens began working as a junior partner at a black real estate firm.<sup>59</sup> Givens quickly displayed an interest and aptitude for improving the urban environment, especially for African Americans in Minneapolis.

As detailed above, it appears that it was Givens who first approached Edward Tilsen to recruit him to build the Tilsenbilt Homes. Givens was encouraged by the Urban League and the FHA and saw the obvious shortage of quality housing available to black Minneapolitans. Givens worked to obtain financing for the project and to sell the homes. Upon the project's completion, he and his family purchased one of the homes, located at 4238 3<sup>rd</sup> Avenue South. In addition to his role as relator for the Tilsenbilt Homes project, Givens also worked on a variety of other housing initiatives—for a time, he served on the board of directors for the Minneapolis Housing Authority, and he was involved in urban renewal projects on the Near North Side.<sup>60</sup>

Most prominently, however, Givens became a developer of nursing homes and affordable housing. In 1959, Givens built the Angelus Nursing Home at 4544 4<sup>th</sup> Avenue South, the first integrated nursing home in Minnesota. Givens would go on to develop three other nursing homes in the Twin Cities and California, as well as subsidized affordable apartments in Minneapolis and surrounding suburbs. In the process, Mr. Givens and his wife, Phebe Mae Givens, came to be widely recognized as the first black millionaires in Minnesota. Mr. Givens' company, the Rainbow Land Development Co, continues to develop and manage affordable housing today, both under its original name and as the Legacy Management & Development Corp.<sup>61</sup>

In 1972, Givens and his wife started a foundation devoted to the success of African American students in the Twin Cities, the Archie and Phebe Mae Givens Foundation. In the mid-1980s, however, the foundation was approached by the University of Minnesota with a proposal to help purchase a collection of approximately 3,000 historic African American cultural artifacts. The Givens Foundation and the University entered a partnership, creating the Archie Givens Sr. Collection of African American Literature, which has grown to include more than 18,000 items today. The Givens Foundation shifted its focus from providing scholarships to promoting black culture and history. Today, the Foundation helps

acquire new items to be added to the Collection, promotes black literature and culture in schools, and assists African American writers by providing grants, mentorship programs, workshops, and retreats.<sup>62</sup>

DRAFT

## 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 determining whether a property is worthy of local designation as a landmark because of its particular significance. The Tilsenbilt Homes Historic District is considered below in relation to each of the seven 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 property is significant under criterion one due to its association with early integrated housing. The homes of the district were part of the first privately-developed integrated housing project in Minneapolis, and among the first in the nation. The significance of early integrated housing is examined in Part II of this report.

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

The property is significant under criterion two due to its association with Edward Tilsen and Archie Givens Sr. The significance of Mr. Tilsen and Mr. Givens is examined in Part II of this report.

The original residents of the district's homes were largely middle class families of a variety of backgrounds. The largest proportion of homeowners were employed in service jobs at hotels, railroads, and clubs. Many of the owners also worked skilled construction and factory jobs—plumbers, electricians, carpenters, press operators, and tool and die makers were all among the original owners. A number of government workers were also among the original owners, including postal workers, county and federal employees, and active-duty military. A few homeowners were also small business owners.

In addition, a few African American leaders of some local prominence were among the original homeowners. Reverend George Washington McConnell, pastor of the 38<sup>th</sup> St. Church of God in Christ, was the original resident of 3912 4<sup>th</sup> Avenue South and Shelton B. Granger, executive secretary of the Minneapolis Urban League, was the original resident of 4556 4<sup>th</sup> Avenue South. While Rev. McConnell and Mr. Granger were local leaders, it does not appear that their significance in relations to the historic district rises to the level of that of Mr. Tilsen and Mr. Givens.

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

The property does not appear to be significant under criterion three. Outside of their associations discussed above, the properties are typical of mid-century residential development in Minneapolis and are not known to be strongly associated with any particular aspects of city or neighborhood identity.

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

The district does not appear to be significant under criterion four. The homes of the district are all simple interpretations of the Ranch style using typical construction methods. Homes of similar architectural style and construction are common throughout Minneapolis and the surrounding area.

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

The district does not appear to be significant under criterion five. The landscapes of the district are simple in design and execution, and very typical of landscapes throughout Minneapolis and the surrounding area.

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

The district does not appear to be significant under criterion six. All of the homes of the district were designed by Norman R. Johnson, with direction from Edward Tilson. Norman Johnson was a Saint Paul architect who practiced with Donald O. Norbloom for many years. One locally-designated landmark, the Aaron and Naomi Friedell House (built in 1940 and designated in 1996), located at 2700 Chowen Avenue South, was designed by Johnson. This property was designated due to its Streamline Moderne architecture. The designation study notes that, "*despite the architect's participation, the relationship of this building to plan book sources may deserve further exploration.*"<sup>63</sup> One other home in Minneapolis is known to be designed by Johnson, 20 Russell Court (2501 52<sup>nd</sup> Street West), built in 1964 and located in the Red Cedar Lane Potential Historic District.<sup>64</sup> While homes designed by Mr. Johnson certainly contribute to Minneapolis' built form, it does not appear that Norman Johnson's significance in relation to this historic district rises to that of a master architect.

**CRITERION #7:** The subject property has not yielded information important in prehistory or history.

Records available at the Minnesota State Preservation Office indicate that no archaeological sites have been identified on the subject property nor have any archeological surveys been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory. The subject sites are located in an area that was noted for the presence of peat and wet soil near the surface. These terrain features would not have funneled traffic near the subject properties in particular. Many of the sites are located near a historic body of water that was located approximately at the intersection of 40<sup>th</sup> Street East and 5<sup>th</sup> Avenue South.<sup>65</sup> It is likely that this body of water was merely a small wetland, which was unlikely to serve as a source of fresh water, food, or transportation for indigenous peoples. All of the sites are located more than five hundred feet from larger bodies of water which generally served as sources of fresh water, food, and transportation for indigenous peoples. Areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archeological evidence of pre-contact human habitation. Being further than five hundred feet from such features, the subject properties are far less likely to possess such evidence. In addition, the grading, excavation, and filling that appears to have been conducted to mitigate the poor soil conditions of many of the subject properties would likely have destroyed any archeological deposits.

The subject property is unlikely to yield information important to history. Building permit records indicate the presence of buildings on three of the subject properties prior to the construction of the current buildings. There is a low chance that these three lots may contain privy vaults bearing archeological evidence. Other archeological sources of information such as sheet refuse (general surface

trash scatters that accumulate over time), trash pits, and builder's trenches may still be present on the lots. Generally, this sort of evidence is found in the back yards of residences.

## INTEGRITY OF HISTORIC RESOURCE

---

The following is an assessment of the Tilsenbilt Homes Historic District as it related to the seven aspects of integrity as defined by the Department of the Interior:

**LOCATION:** All residences in the Tilsenbilt Homes Historic District remain in their original location, therefore the district retains integrity of location.

**DESIGN:** The vast majority of homes in the district have experienced little to no change to their rooflines, footprints, and fenestration pattern, therefore the district retains integrity of design.

**SETTING:** The Tilsenbilt homes were constructed in an area dominated by modest single family residences. Although some redevelopment has occurred, the area retains that same primary use and character, ensuring the district retains integrity of setting.

**MATERIALS:** Materials are the aspect of integrity that has been impacted most over the lifespan of the Tilsenbilt homes. As time has passed, materials have deteriorated, prompting replacement. Materials that have been replaced are primarily limited to roofing shingles, wall cladding, and windows. Changes to these materials were generally in keeping with the character of the district, however. Composite asphalt shingles have been replaced in kind or with closely matching materials. Wall cladding remains predominately horizontal in nature, apart from complementary vertical elements on select gables. Replacement windows, for the most part, complement the character of the building. For these reasons, the district retains integrity of materials.

**WORKMANSHIP:** The Tilsenbilt homes were designed to highlight the ideals of their owners, not architectural details. In keeping with their mid-century Modern Ranch aesthetic, the homes retain mass-produced siding, shingles, and windows that, while not always original, reflect the workmanship imbued in post-World War II building materials.

**FEELING:** These homes were designed to be small single family residences in an integrated neighborhood. They remain so to this day, ensuring the district retains integrity of feeling.

**ASSOCIATION:** Few citizens are able to identify these Tilsenbilt homes and the pioneering role they played in the initiation of commercially-driven integrated single family housing developments, but their prominence grows as this study progresses.

While the district clearly retains integrity, not all Tilsenbilt homes do. Twenty-five out of thirty-two residences retain integrity and are thus considered contributing resources. Seven properties are considered noncontributing resources due to the extent of alterations made after the period of significance. In the event of a restoration, they may have their contributing status reevaluated. Most of the properties in the district have garages or sheds, but none were constructed by Tilsenbilt Homes, Inc., and most were constructed outside of the period of significance, thus all garages are considered to be noncontributing resources. Inventory forms in Part IV of this study identify the contributing status of all residences.

## 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 and historic districts. As of May 2016, 170 individual properties have been designated as landmarks and fifteen groups of properties have been designated as historic districts, including places associated with significant aspects of our City's African American heritage like the Minnesota Spokesman-Recorder Building and the Lena O. Smith House.

The Tilsenbilt Homes Potential Historic District is unique in the City of Minneapolis and among those properties currently listed as landmarks and historic districts. Only two properties emblematic of the twentieth-century civil rights movement have been designated as landmarks. No properties specifically associated with the struggle to end housing segregation have been designated as landmarks or historic districts. The Bryant, Regina, and Field neighborhoods, where the Tilsenbilt Homes are located, have few designated historic properties. The Bryant neighborhood has just two landmarks: the Leno O. Smith House and the Montefiore Cemetery and Chapel, while both the Regina and Field neighborhoods do not have any designated properties.

---

### *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 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:

Policy 8.1 states, "Preserve, maintain and designate districts, landmarks and historic resources which serve as reminders of the city's architecture, history and culture." By designating the subject properties as a historic district, the City will require the preservation of buildings significant for their association with the twentieth-century African American civil rights movement.

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 that is already built. By designating the subject properties and protecting them from demolition in the future, embodied energy is conserved that would be spent in any demolition of new buildings on these sites.

Policy 8.11 states, "Raise awareness of the history of Minneapolis and promote the quality of the built environment." Designation of these properties will help to tell the story of Minneapolis' civil rights history to current and future residents of the city.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject properties will set an example of the value of rehabilitating and maintaining existing residential building stock. The designation should also help promote this history of the immediate community surrounding the properties, building on neighborhood pride and identity.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: Some of the properties are located within the boundaries of the *38<sup>th</sup> Street and Chicago Small Area/Corridor Framework Plan*. While these properties are not specifically addressed, the plan supports maintaining the existing housing stock on residential blocks.

---

*National Register Status*

---

The Tilsenilt Homes Historic District is not currently listed in the National Register of Historic Places.

---

*State Designation*

---

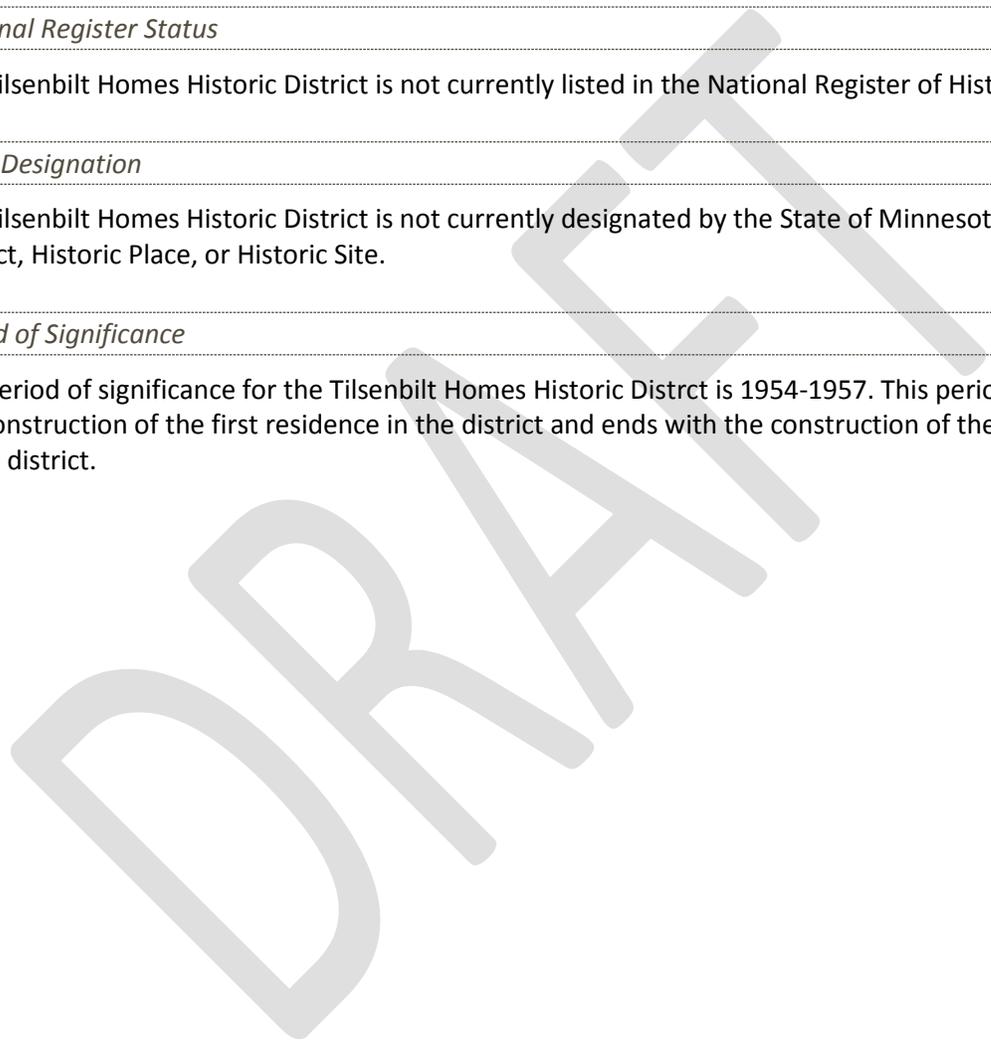
The Tilsenilt Homes Historic District is not currently designated by the State of Minnesota as a Historic District, Historic Place, or Historic Site.

---

*Period of Significance*

---

The period of significance for the Tilsenilt Homes Historic District is 1954-1957. This period begins with the construction of the first residence in the district and ends with the construction of the last residence in the district.



## PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

### SUMMARY TABLE

<i>Contributing</i>	<i>Noncontributing</i>	<i>Not Nominated</i>
343 41 <sup>st</sup> Street East	4223 4 <sup>th</sup> Avenue South	4645 3 <sup>rd</sup> Avenue South
4016 4 <sup>th</sup> Avenue South	4501 4 <sup>th</sup> Avenue South	501 45 <sup>th</sup> Street East
4020 4 <sup>th</sup> Avenue South	4016 5 <sup>th</sup> Avenue South	3904 4 <sup>th</sup> Avenue South
4021 4 <sup>th</sup> Avenue South	4020 5 <sup>th</sup> Avenue South	3912 4 <sup>th</sup> Avenue South
4116 4 <sup>th</sup> Avenue South	4028 5 <sup>th</sup> Avenue South	4117 4 <sup>th</sup> Avenue South
4121 4 <sup>th</sup> Avenue South	4036 5 <sup>th</sup> Avenue South	4203 4 <sup>th</sup> Avenue South
4219 4 <sup>th</sup> Avenue South	4645 5 <sup>th</sup> Avenue South	4231 4 <sup>th</sup> Avenue South
4227 4 <sup>th</sup> Avenue South		4417 4 <sup>th</sup> Avenue South
4408 4 <sup>th</sup> Avenue South		4429 4 <sup>th</sup> Avenue South
4412 4 <sup>th</sup> Avenue South		4440 4 <sup>th</sup> Avenue South
4421 4 <sup>th</sup> Avenue South		4452 4 <sup>th</sup> Avenue South
4441 4 <sup>th</sup> Avenue South		4453 4 <sup>th</sup> Avenue South
4445 4 <sup>th</sup> Avenue South		4456 4 <sup>th</sup> Avenue South
4448 4 <sup>th</sup> Avenue South		4457 4 <sup>th</sup> Avenue South
4500 4 <sup>th</sup> Avenue South		4505 4 <sup>th</sup> Avenue South
4504 4 <sup>th</sup> Avenue South		4024 5 <sup>th</sup> Avenue South
3928 5 <sup>th</sup> Avenue South		4045 5 <sup>th</sup> Avenue South
3943 5 <sup>th</sup> Avenue South		4544 5 <sup>th</sup> Avenue South
4004 5 <sup>th</sup> Avenue South		4556 5 <sup>th</sup> Avenue South
4012 5 <sup>th</sup> Avenue South		4629 5 <sup>th</sup> Avenue South
4021 5 <sup>th</sup> Avenue South		
4025 5 <sup>th</sup> Avenue South		
4032 5 <sup>th</sup> Avenue South		
4040 5 <sup>th</sup> Avenue South		
4044 5 <sup>th</sup> Avenue South		

*Please see pages 5-6 of this study for a map of the district.*

---

PROPERTY IDENTIFICATION

---

Historic Name	Marvey House
Property Address	343 41 <sup>st</sup> Street East
Historical Addresses	4100 4 <sup>th</sup> Avenue South
PID	1002824140117

---

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

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Kirel A. Marvey
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Marvey House, located at 343 41<sup>st</sup> Street East (formerly 4100 4<sup>th</sup> Avenue South), was built in 1956.<sup>66</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingled hip roof with overhanging boxed eaves. It is clad in wide horizontal siding with mitered corners and has a concrete block foundation with a painted finish that matches the siding. Windows are primarily one-over-one configurations. A picture window with one-over-one windows to each side is astride the main entry which is accessed by concrete steps marked by metal handrails. A simple awning is above the entry door. The home was purchased by Kirel A. Marvey in 1958.<sup>67</sup> In general, the homes in the district that were built in 1956 were somewhat larger than those built in 1954, and at just over one thousand square feet, this home was one of the largest in the district. In 1958 the attached two-stall garage and enclosed porch were constructed, making the home the largest in the district.<sup>68</sup> In 1992 miscellaneous repairs were made to the property and a new window and rear door were installed.<sup>69</sup> Two windows were replaced within their original openings in 2005.<sup>70</sup> Despite the presence of this home's addition and other changes, it retains its overall integrity and is a contributing property to the district.

PHOTOS



343 41<sup>st</sup> Street East, north elevation



343 41<sup>st</sup> Street East, north and east elevations



343 41<sup>st</sup> Street East, view of southeast corner of property



343 41<sup>st</sup> Street East, west elevation

---

PROPERTY IDENTIFICATION

---

Historic Name	Rogan House
Property Address	4016 4 <sup>th</sup> Avenue South
Historical Addresses	4016 4 <sup>th</sup> Avenue South
PID	1002824140061

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Wilbur S. Rogan & Gladys Rogan
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Rogan House, located at 4016 4<sup>th</sup> Avenue South, was built in 1954.<sup>71</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled roof, with a smaller projecting gable on the front that breaks up the symmetrical massing of the dwelling. The gable portions have vertically oriented siding and are supported by large triangular brackets. It has wide shingle siding with a painted finish. Windows are predominantly one-over-one configurations surrounded by exterior trim with a painted finish. The foundation is made of concrete blocks with a painted finish. The front entry is marked by concrete steps and a simple, decorative metal hand railing. The garage is a simple gabled structure with vertically oriented siding and a bay door with raised panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>72</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Wilbur S. Rogan and his wife, Gladys Rogan, in 1958.<sup>73</sup> At the time, Mr. Rogan was working as a waiter for the Chicago, Rock Island, and Pacific Railroad (known as the Rock Island).<sup>74</sup> In 1967, the two-stall detached garage was constructed.<sup>75</sup> In 1999, the siding of the home was replaced, and in 2003 eight windows were replaced within their existing openings.<sup>76</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4016 4<sup>th</sup> Avenue South, east elevation



4016 4<sup>th</sup> Avenue South, north and east elevations



4016 4<sup>th</sup> Avenue South, south and east elevations



4016 4<sup>th</sup> Avenue South, west elevation



4016 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Elliott House
Property Address	4020 4 <sup>th</sup> Avenue South
Historical Addresses	4020 4 <sup>th</sup> Avenue South
PID	1002824140062

---

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

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Grady Elliott & Blanche L. Elliott
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Elliott House, located at 4020 4<sup>th</sup> Avenue South, was built in 1954.<sup>77</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingled, front gabled roof with a projecting side gable and is clad in wide horizontal siding. The front entry is placed centrally and is marked by concrete steps and a simple decorative metal handrail; the side entry is treated in a similar fashion. Windows are all one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof, horizontal siding and a single width bay door with raised panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>78</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Grady Elliott and his wife, Blanche L. Elliott, in 1955.<sup>79</sup> In 1956, Grady Elliott was working as a porter for the Singer Sewing Machine Company.<sup>80</sup> In 1955, a single-stall garage was constructed.<sup>81</sup> This garage has been expanded since its construction; however, the date of its expansion is unknown. In 1974, the original siding on the home was removed and new aluminum siding was installed.<sup>82</sup> The front and side steps were replaced in 1978.<sup>83</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4020 4<sup>th</sup> Avenue South, east elevation



4020 4<sup>th</sup> Avenue South, north and east elevations



4020 4<sup>th</sup> Avenue South, south and east elevations



4020 4<sup>th</sup> Avenue South, west elevation



4020 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Thomas House
Property Address	4021 4 <sup>th</sup> Avenue South
Historical Addresses	4021 4 <sup>th</sup> Avenue South
PID	1002824140053

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Charles Thomas & Laura V. Thomas
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Thomas House, located at 4021 4<sup>th</sup> Avenue South, was built in 1954.<sup>84</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eaves of a side roof gable, the front entry is marked by concrete steps and a simple decorative metal handrail. A projecting bay window is beside the front door, windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof, wide horizontal siding and a single width bay door with a smooth painted finish. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>85</sup> Charles and Laura V. Thomas are listed in 1956 as the first residents of the home. At the time, Charles was working as a waiter at the Chicago, Milwaukee, St. Paul & Pacific Railroad (better known as the Milwaukee Road).<sup>86</sup> At approximately 900 square feet, the home is very typical of those in the district. A side porch was constructed at an unknown time, enclosed in 1963, and removed at an unknown time.<sup>87</sup> The existing detached garage was constructed in 1965, along with a concrete patio slab which is also extant.<sup>88</sup> Between 1998 and 2001 the property underwent a variety of exterior changes: siding replacement and one new window in 1998, repair to garage siding, installation of a new garage door, sash replacement for several windows, and new gutters in 2000, and replacement of one window in 2001.<sup>89</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4021 4<sup>th</sup> Avenue South, east elevation



4021 4<sup>th</sup> Avenue South, north and west elevations



4021 4<sup>th</sup> Avenue South, south and west elevations



4021 4<sup>th</sup> Avenue South, west elevation



4021 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Powell House
Property Address	4116 4 <sup>th</sup> Avenue South
Historical Addresses	4116 4 <sup>th</sup> Avenue South
PID	1002824140119

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	James E. Powell & Gerline Powell
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Powell House, located at 4116 4<sup>th</sup> Avenue South, was built in 1956.<sup>90</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingle hip roof with boxed in overhanging eaves. Windows are one-over-one configurations. The front entry is placed off center and is marked by concrete steps and a simple decorative metal handrail. It is clad in narrow siding and has a concrete foundation. In 1957, James E. Powell and his wife, Gerline Powell, were listed as living at the home. At the time, Mr. Powell was working as a carpenter.<sup>91</sup> At a little over 900 square feet, the home is typical of the district. In 1978, a new door was installed and window repair was completed.<sup>92</sup> Nine windows were replaced within their existing openings in 1997.<sup>93</sup> In 2003, the front and rear stoops were replaced.<sup>94</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4116 4<sup>th</sup> Avenue South, east elevation



4116 4<sup>th</sup> Avenue South, north and east elevations



4116 4<sup>th</sup> Avenue South, south and east elevations



4116 4<sup>th</sup> Avenue South, west elevation

---

PROPERTY IDENTIFICATION

---

Historic Name	Johnson House
Property Address	4121 4 <sup>th</sup> Avenue South
Historical Addresses	4121 4 <sup>th</sup> Avenue South
PID	1002824140144

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Grant E. Johnson & Irene Johnson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Johnson House, located at 4121 4<sup>th</sup> Avenue South, was built in 1956.<sup>95</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof with vertically oriented siding in the gable portion. The lower portion of the house is clad in stucco and a stone veneer. Windows are one-over-one configurations, on the front decorative shutters are astride the windows. The front entry is located off center and is recessed under the roof. The garage is a simple gabled building with vertically oriented siding in the gable portion, stucco on the main body of the building and a smooth double width bay door. At a little over 900 square feet, the home is typical of the district. The home was sold to Grant E. Johnson and his wife, Irene Johnson, in 1958.<sup>96</sup> At the time, Mr. Johnson was serving in the United States Air Force.<sup>97</sup> A two-stall detached garage was constructed in 1956.<sup>98</sup> A two-stall detached garage was constructed in 1958.<sup>99</sup> In 1963, the home was resided.<sup>100</sup> Eleven replacement windows were installed within existing openings in 2011.<sup>101</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4121 4<sup>th</sup> Avenue South, east elevation



4121 4<sup>th</sup> Avenue South, north and west elevations



4121 4<sup>th</sup> Avenue South, south and west elevations



4121 4<sup>th</sup> Avenue South, west elevation



4121 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Young House
Property Address	4219 4 <sup>th</sup> Avenue South
Historical Addresses	4219 4 <sup>th</sup> Avenue South
PID	1002824410054

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	James M. Young
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Young House, located at 4219 4<sup>th</sup> Avenue South, was built in 1954.<sup>102</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a bracket. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof, it is clad in wide horizontal shingles and has a single width bay door with raised panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>103</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to James M. Young in 1955.<sup>104</sup> In 1956, Mr. Young was working as a porter.<sup>105</sup> The existing single-stall garage was constructed in 1957.<sup>106</sup> In 1977, the original siding was replaced with new aluminum siding.<sup>107</sup> Two basement egress windows were installed in 2002.<sup>108</sup> Despite these changes, the home retains its integrity and is a contributing property to the district.

PHOTOS



4219 4<sup>th</sup> Avenue South, east elevation



4219 4<sup>th</sup> Avenue South, north and west elevations



4219 4<sup>th</sup> Avenue South, south and west elevations



4219 4<sup>th</sup> Avenue South, west elevation



4219 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Cannon House
Property Address	4223 4 <sup>th</sup> Avenue South
Historical Addresses	4223 4 <sup>th</sup> Avenue South
PID	1002824410053

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Alphonsa Cannon & Jacqueline M. Cannon
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Cannon House, located at 4223 4<sup>th</sup> Avenue South, was built in 1954.<sup>109</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with gables breaking up the massing of the house on the front. The upper portions of the gables are clad in vertically oriented siding and the lower portion of the house is clad in narrow siding. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof; it is clad in wide horizontal siding and has a single bay door with raised panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>110</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Alphonsa Cannon and his wife, Jacqueline M. Cannon, in 1955.<sup>111</sup> In 1956, Mr. Cannon was working as a teacher for Minneapolis Public Schools.<sup>112</sup> The original siding was replaced with new aluminum siding in 1975.<sup>113</sup> In 1986 a front entry addition of approximately thirty square feet was constructed.<sup>114</sup> The siding was again replaced in 2000, and a basement egress window was installed in 2002.<sup>115</sup> A two-stall detached garage was constructed in 1956, but it was removed and replaced with a larger two-stall detached garage in 1978.<sup>116</sup> Visual evidence indicates the addition of a wide-eaved, gabled vestibule to the front of this home. Due to these changes the home is considered noncontributing. Future alterations to restore the home’s original appearance could result in a reevaluation of its status.

Prior to the construction of the current home, a single-story dwelling built in 1911 by George F. Johnson occupied the lot.<sup>117</sup> This original home was relocated to 4231 5<sup>th</sup> Avenue South in 1922, where it stood until its demolition in 1975.<sup>118</sup>

PHOTOS



4223 4<sup>th</sup> Avenue South, east elevation



4223 4<sup>th</sup> Avenue South, north and west elevations



4223 4<sup>th</sup> Avenue South, south and west elevations



4223 4<sup>th</sup> Avenue South, west elevation



4223 4<sup>th</sup> Avenue South, garage

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Shaw House
Property Address	4227 4 <sup>th</sup> Avenue South
Historical Addresses	4227 4 <sup>th</sup> Avenue South
PID	1002824410052

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	James Shaw & Annie L. Shaw
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Shaw House, located at 4227 4<sup>th</sup> Avenue South, was built in 1954.<sup>119</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with smaller gables breaking up the massing of the house on the front. The upper portions of the gables are clad in vertically oriented siding and the lower portion of the house is clad in narrow siding. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. Simple awnings are placed above the front door and windows. The garage is a simple, front gabled building with an asphalt shingle roof, it is clad in wide horizontal siding and has a single bay door with raised panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>120</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to James Shaw and his wife, Annie L. Shaw in 1955.<sup>121</sup> In 1956, Mr. Shaw was working as a greaser for Greyhound.<sup>122</sup> In 1955, the existing single-stall garage was constructed.<sup>123</sup> In 1979, an enclosed 12x12 rear porch was constructed.<sup>124</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

Prior to the present building, the site was occupied by a factory built by A. L. Anderson in 1919.<sup>125</sup> In 1921, an addition to the factory was constructed, followed by a shed in 1922.<sup>126</sup> Both the factory and shed were demolished in 1928.<sup>127</sup>

---

#### PHOTOS

---

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT



4227 4<sup>th</sup> Avenue South, east elevation



4227 4<sup>th</sup> Avenue South, north and west elevations



4227 4<sup>th</sup> Avenue South, south and west elevations



4227 4<sup>th</sup> Avenue South, west elevation



4227 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Hodge House
Property Address	4408 4 <sup>th</sup> Avenue South
Historical Addresses	4408 4 <sup>th</sup> Avenue South
PID	1002824440068

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	James Cleatur Hodge & Mary Ann Hodge
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Hodge House, located at 4408 4<sup>th</sup> Avenue South, was built in 1954.<sup>128</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with a smaller gable breaking up the massing of the house on the front. The upper portions of the gables are clad in vertically oriented siding and the lower portion of the house is clad in narrow siding. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof. It is clad in narrow horizontal siding and has a bay door with a smooth finish. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>129</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to James Cleatus Hodge and Mary Ann Hodge in 1954.<sup>130</sup> In 1956 Mr. Hodge was working as a clerk for the U.S. Postal Service.<sup>131</sup> In 1985, the existing two-stall garage was constructed.<sup>132</sup> The three living room windows were replaced in their original openings in 1992.<sup>133</sup> In 2001, replacement siding and gutters were installed on both the home and garage.<sup>134</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4408 4<sup>th</sup> Avenue South, east elevation



4408 4<sup>th</sup> Avenue South, north and east elevations



4408 4<sup>th</sup> Avenue South, south and east elevations



4408 4<sup>th</sup> Avenue South, south and west elevation



4408 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Brooks House
Property Address	4412 4 <sup>th</sup> Avenue South
Historical Addresses	4412 4 <sup>th</sup> Avenue South
PID	1002824440059

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Wiley Hillard Brooks & Beverly J. Brooks
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Brooks House, located at 4412 4<sup>th</sup> Avenue South, was built in 1954.<sup>135</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof, with asphalt shingles. The house is clad in stucco. The front entry is marked by concrete steps and a simple decorative metal handrail, the side entry is treated in a similar fashion. Windows are predominantly one-over-one configurations. There is a shed in the yard. It is a simple structure with a low pitched gable roof and is clad in vertically oriented siding. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>136</sup> At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Wiley Hillard Brooks and his wife, Beverly J. Brooks, in 1955.<sup>137</sup> Mr. Brooks was serving in the United States Army at the time.<sup>138</sup> In 1979, the original wall cladding was removed and replaced by stucco with aluminum trim.<sup>139</sup> In 2010, twelve windows were replaced in their existing openings.<sup>140</sup> A rear shed was constructed to the rear of the home at an unknown date. Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4412 4<sup>th</sup> Avenue South, east elevation



4412 4<sup>th</sup> Avenue South, north and east elevations



4412 4<sup>th</sup> Avenue South, south and east elevations



4412 4<sup>th</sup> Avenue South, south and west elevation



4412 4<sup>th</sup> Avenue South, shed

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Davis House
Property Address	4421 4 <sup>th</sup> Avenue South
Historical Addresses	4421 4 <sup>th</sup> Avenue South
PID	1002824440061

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Lionel Benedict Davis & Edith R. Davis
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Davis House, located at 4421 4<sup>th</sup> Avenue South, was built in 1954.<sup>141</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched asphalt shingled front gabled roof. The house is clad in shingles. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by large brackets. Concrete steps and a simple decorative metal handrail mark the entry. Windows are predominantly one-over-one configurations; a ribbon of three casement windows is astride the front door. The garage is attached to the main house and is clad in vertically oriented siding. It has a double width bay door with raised rectangular panels. The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>142</sup> The home was sold to Lionel Benedict Davis and Edith R. Davis in 1955.<sup>143</sup> In 1956, Mr. Davis was working for the Chicago, Rock Island & Pacific Railroad (better known as the Rock Island Railroad).<sup>144</sup> When it was built at just over 900 square feet, the home was typical of those in the district, though a 1968 addition that included a two-stall attached garage plus additional living space made the home one of the largest in the district.<sup>145</sup> Earlier in 1968, a permit was taken out to construct a two-stall detached garage, but that permit was later cancelled and the larger addition constructed instead.<sup>146</sup> In 2011, a basement egress window was installed and a roof was added over the side entry stoop.<sup>147</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

Prior to the construction of the present structure, the lot was occupied by a single-story home built in 1922.<sup>148</sup> This home was demolished sometime prior to 1940.<sup>149</sup>

PHOTOS



4421 4<sup>th</sup> Avenue South, east elevation



4421 4<sup>th</sup> Avenue South, north and west elevations



4421 4<sup>th</sup> Avenue South, south and west elevations



4421 4<sup>th</sup> Avenue South, west elevation

---

PROPERTY IDENTIFICATION

---

Historic Name	Lang House
Property Address	4441 4 <sup>th</sup> Avenue South
Historical Addresses	4441 4 <sup>th</sup> Avenue South
PID	1002824440046

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Leon Lee Lang & Charlotte Lang
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Lang House, located at 4441 4<sup>th</sup> Avenue South, was built in 1954.<sup>150</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with a smaller gable breaking up the massing of the house on the front. The upper portions of the gables are clad in vertically oriented siding and the lower portion of the house is clad in wide shingles. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage has a low pitched asphalt shingle hip roof; it is clad in wide shingles and has a bay door with a smooth finish. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Leon Lee Lang and his wife, Charlotte Lang, in 1955.<sup>151</sup> In 1960, the existing two-stall detached garage was constructed.<sup>152</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4441 4<sup>th</sup> Avenue South, north and east elevations



4441 4<sup>th</sup> Avenue South, north and west elevations



4441 4<sup>th</sup> Avenue South, south and west elevations



4441 4<sup>th</sup> Avenue South, west elevation



4441 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Bowman House
Property Address	4445 4 <sup>th</sup> Avenue South
Historical Addresses	4445 4 <sup>th</sup> Avenue South
PID	1002824440045

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Earl W. Bowman & Edith P. Bowman
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Bowman House, located at 4445 4<sup>th</sup> Avenue South, was built in 1954.<sup>153</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a large bracket. The front entry is marked by concrete steps and the side entry is treated in a similar fashion. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with a low pitched asphalt shingle roof; it is clad in wide horizontal shingles and has a single width bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Earl W. Bowman and his wife, Edith P. Bowman, in 1955.<sup>154</sup> In 1956, Mr. Bowman was working for the Pullman Company.<sup>155</sup> In 1983, the siding was replaced.<sup>156</sup> A single-stall detached garage was built at an unknown date. Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4445 4<sup>th</sup> Avenue South, east elevation



4445 4<sup>th</sup> Avenue South, north and west elevations



4445 4<sup>th</sup> Avenue South, south and west elevations



4445 4<sup>th</sup> Avenue South, west elevation



4445 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Mayes House
Property Address	4448 4 <sup>th</sup> Avenue South
Historical Addresses	4448 4 <sup>th</sup> Avenue South
PID	1002824440066

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Harry Allen Mayes & Florence Mayes
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Mayes House, located at 4448 4<sup>th</sup> Avenue South, was built in 1954.<sup>157</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles. The upper portion of the front gable is clad in vertically oriented siding. The main portion of the house is clad in wide horizontal lap siding. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations. The garage has a front gabled asphalt shingle roof and narrow horizontal siding. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Harry Allen Mayes and his wife, Florence Mayes, in 1955.<sup>158</sup> In 1956, Mr. Mayes was working as a waiter for the Soo Line Railroad and Mrs. Mayes was working as a library assistant for the Minneapolis Public Library System.<sup>159</sup> The two-stall detached garage was constructed in 1965.<sup>160</sup> The home retains its overall integrity and considered a contributing property to the district.

PHOTOS



4448 4<sup>th</sup> Avenue South, east elevation



4448 4<sup>th</sup> Avenue South, north and east elevations



4448 4<sup>th</sup> Avenue South, south and east elevations



4448 4<sup>th</sup> Avenue South, west elevation



4448 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Brown House
Property Address	4500 4 <sup>th</sup> Avenue South
Historical Addresses	4500 4 <sup>th</sup> Avenue South
PID	1002824440118

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Arthur E. Brown & Willie Brown
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Brown House, located at 4500 4<sup>th</sup> Avenue South, was built in 1954.<sup>161</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a large bracket. The front entry is marked by concrete steps and a simple decorative metal railing, the side entry is treated in a similar fashion. Windows are predominantly one-over-one configurations. The garage is a simple building with a very low pitched shed roof, it is clad in narrow siding and has single width, roll-up bay doors. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Arthur E Brown and his wife, Willie Brown, in 1956.<sup>162</sup> In 1958, Mr. Brown was working as a doorman at the Leamington Hotel.<sup>163</sup> A single-stall garage was constructed in 1956.<sup>164</sup> This garage was replaced with the current two-stall garage in 1994.<sup>165</sup> Later that same year, the garage was enlarged.<sup>166</sup> In 1961, the home was resided.<sup>167</sup> More recently, in 2011, three egress windows and wells were added and the front stoop was replaced.<sup>168</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4500 4<sup>th</sup> Avenue South, east elevation



4500 4<sup>th</sup> Avenue South, north elevation



4500 4<sup>th</sup> Avenue South, north and west elevations



4500 4<sup>th</sup> Avenue South, south and east elevations



4500 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Mico House
Property Address	4501 4 <sup>th</sup> Avenue South
Historical Addresses	4501 4 <sup>th</sup> Avenue South
PID	1002824440171

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Valenino M. Mico & Barbara M. Mico
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Mico House, located at 4501 4<sup>th</sup> Avenue South, was built in 1954.<sup>169</sup> Prior to constructing the home, Mr. Tilsen obtained a Special Council Permit (a predecessor to today’s variances) to construct a home on this narrow lot.<sup>170</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with a smaller gable breaking up the massing of the house on the front. The front of the house is clad in a stone veneer, and the remainder of the dwelling is clad in narrow horizontal siding. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. Simple awnings are placed over the windows on the front of the house. The garage has a low pitched gable roof and is clad in narrow siding and has a bay door with a smooth finish. At a little over 900 square feet, the home is typical of the district. The home was sold to Valenino M. Mico and his wife, Barbara M. Mico in 1956.<sup>171</sup> In 1955, a single-stall detached garage was constructed.<sup>172</sup> The home was resided in 1961.<sup>173</sup> Just three years later, the home was again resided.<sup>174</sup> In 1984, both the front and rear doors were replaced.<sup>175</sup> Replacement siding was installed in 2015.<sup>176</sup> Due to these changes, particularly the change in cladding design on the primary elevation, the home is considered noncontributing. Future restoration of the property could result in a reevaluation of this status.

PHOTOS



4501 4<sup>th</sup> Avenue South, north elevation



4501 4<sup>th</sup> Avenue South, north and east elevations



4501 4<sup>th</sup> Avenue South, south and west elevations



4501 4<sup>th</sup> Avenue South, west elevation



4501 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Luke House
Property Address	4504 4 <sup>th</sup> Avenue South
Historical Addresses	4504 4 <sup>th</sup> Avenue South
PID	1002824440119

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Young G. Luke & Jane F. Luke
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Luke House, located at 4504 4<sup>th</sup> Avenue South, was built in 1954.<sup>177</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with a smaller gable breaking up the massing of the house on the front. The dwelling is clad in stucco. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. There is a shed in the backyard. It is a small structure with a low pitched gable roof and vertically oriented siding. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Young G. Luke and his wife, Jane F. Luke, in 1955.<sup>178</sup> In 1956, Mr. Luke was working as a cook at Foo Chu Restaurant.<sup>179</sup> The two-stall detached garage was constructed in 1965.<sup>180</sup> In 1980, aluminum trim and gutters were installed.<sup>181</sup> An extant shed was constructed at an unknown date. Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4504 4<sup>th</sup> Avenue South, east elevation



4504 4<sup>th</sup> Avenue South, north and east elevations



4504 4<sup>th</sup> Avenue South, south and east elevations



4504 4<sup>th</sup> Avenue South, west elevation



4504 4<sup>th</sup> Avenue South, shed

---

PROPERTY IDENTIFICATION

---

Historic Name	Moore House
Property Address	3928 5 <sup>th</sup> Avenue South
Historical Addresses	3928 5 <sup>th</sup> Avenue South
PID	1002824110177

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	James Moore & Nadine Moore
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Moore House, located at 3928 5<sup>th</sup> Avenue South, was built in 1954.<sup>182</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>183</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a side gabled roof, with a smaller projecting gable on the front that breaks up the symmetrical massing of the dwelling. The house is clad in narrow horizontal siding with a painted finish, windows are predominantly one-over-one configurations surrounded by exterior trim. The front entry is marked by concrete steps and a simple, decorative metal hand railing. Two sheds are at the rear of the lot. The first known owners of the home were James Moore and his wife, Nadine Moore, who were listed as the homeowners in 1956. At the time, Mr. Moore was working as at the Minneapolis Athletic Club.<sup>184</sup> At a little over 900 square feet, the home is typical of the district. A single-stall detached garage was constructed in 1955.<sup>185</sup> In 2003, 11 vinyl replacement windows were installed within the existing openings.<sup>186</sup> In 2010, an application was submitted for a single-story rear addition of approximately 880 square feet. However, the permit was canceled and the addition was never constructed.<sup>187</sup> Two metal sheds were constructed to the rear of the home at an unknown date. Despite these changes, this home retains its overall integrity and is a contributing property to the district.

PHOTOS



3928 5<sup>th</sup> Avenue South, east elevation



3928 5<sup>th</sup> Avenue South, north and east elevations



3928 5<sup>th</sup> Avenue South, south and east elevations



3928 5<sup>th</sup> Avenue South, west elevation



3928 5<sup>th</sup> Avenue South, sheds

---

CLASSIFICATION

---

Historic Name	Walstrom House
Property Address	3943 5 <sup>th</sup> Avenue South
Historical Addresses	3943 5 <sup>th</sup> Avenue South
PID	1002824110173

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Sanford E. Walstrom & Gertrude M. Walstrom
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Walstrom House, located at 3943 5<sup>th</sup> Avenue South, was built in 1954.<sup>188</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>189</sup> In 1956, Sanford E. Walstrom and Gertrude M. Walstrom are listed as the first homeowners. At the time, Mr. Walstrom was working as a plumber for Moody's Plumbing & Heating.<sup>190</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles. The upper portion of the front gable is clad in vertically oriented siding and the main portion of the house is clad in stucco. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations. The garage has a front gabled asphalt shingle roof and wide horizontal siding. At approximately 900 square feet, the home is very typical of those in the district. The two-stall detached garage was constructed in 1968.<sup>191</sup> The home retains its overall integrity and is considered contributing to the district.

PHOTOS



3943 5<sup>th</sup> Avenue South, east elevation



3943 5<sup>th</sup> Avenue South, north and west elevations



3943 5<sup>th</sup> Avenue South, south and west elevations



3943 5<sup>th</sup> Avenue South, west elevation



3943 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Jackson House
Property Address	4004 5 <sup>th</sup> Avenue South
Historical Addresses	4004 5 <sup>th</sup> Avenue South
PID	1002824140032

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Claude Duval Jackson & Jean F. Jackson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Jackson House, located at 4004 5<sup>th</sup> Avenue South, was built in 1954.<sup>192</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>193</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles and is clad in narrow horizontal siding. The front entry is marked by concrete steps and a simple metal handrail. Windows are predominantly one-over-one configurations. The garage has a front gabled asphalt shingle roof and narrow horizontal siding, same as the house. At a little over 900 square feet, the home is typical of the district. The home was sold to Claude Duval Jackson and his wife, Jean F. Jackson, in 1954.<sup>194</sup> In 1956, Mr. Jackson was listed as working for Minneapolis Honeywell as a tool and die maker.<sup>195</sup> In 1955, a single-stall detached garage was constructed.<sup>196</sup> The garage was replaced with a new two-stall detached garage in 1999.<sup>197</sup> In 2000, five basement windows were replaced with glass block within their original openings.<sup>198</sup> The home was resided the following year.<sup>199</sup> In 2009, a variety of exterior repairs, including siding replacement, were completed following storm damage.<sup>200</sup> No additional changes to the exterior of the home are apparent, and the home retains its integrity.

PHOTOS



4004 5<sup>th</sup> Avenue South, east elevation



4004 5<sup>th</sup> Avenue South, north and east elevations



4004 5<sup>th</sup> Avenue South, south and east elevations



4004 5<sup>th</sup> Avenue South, west elevation



4004 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Wilson House
Property Address	4012 5 <sup>th</sup> Avenue South
Historical Addresses	4012 5 <sup>th</sup> Avenue South
PID	1002824140034

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Tubal C. Wilson & Lena E. Wilson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Wilson House, located at 4012 5<sup>th</sup> Avenue South, was built in 1954.<sup>201</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>202</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof with a smaller gable that breaks up the massing on the front of the house, and is clad with narrow siding. The front entry is marked by a concrete path and steps. A projecting bay window is beside the front door and other windows are predominantly one-over-one configurations. The foundation is made of concrete blocks with a painted finish. The garage is a simple, front gabled building with an asphalt shingle roof, narrow horizontal siding and a single width bay door with a smooth painted finish. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Tubal C. Wilson and his wife, Lena E. Wilson in 1954.<sup>203</sup> In 1956, Mr. Wilson was working as an attendant at the Minneapolis Athletic Club.<sup>204</sup> The single-stall garage was constructed in 1958.<sup>205</sup> In 1978, the exterior doors were replaced and siding was repaired.<sup>206</sup> In 1992, miscellaneous exterior repairs were completed.<sup>207</sup> The home received replacement siding, plus one door and one window in 2002.<sup>208</sup> No additional changes to the exterior of the home are apparent, and the home retains its integrity.

PHOTOS



4012 5<sup>th</sup> Avenue South, east elevation



4012 5<sup>th</sup> Avenue South, north and east elevations



4012 5<sup>th</sup> Avenue South, south and east elevations



4012 5<sup>th</sup> Avenue South, west elevation



4012 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Crews House
Property Address	4016 5 <sup>th</sup> Avenue South
Historical Addresses	4016 5 <sup>th</sup> Avenue South
PID	1002824140035

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Paul Crews & Iola C. Crews
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Crew House, located at 4016 5<sup>th</sup> Avenue South, was built in 1954.<sup>209</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof and is clad in narrow horizontal siding. The front entry is marked by concrete steps and simple decorative metal handrails. Windows are predominantly one-over-one configurations. The garage has a low pitched gable roof, it is clad in wide siding and has a bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Paul Crews and his wife, Iola C. Crews in 1955.<sup>210</sup> In 1956, Mr. Crews was working as an attendant at the University of Minnesota.<sup>211</sup> A shed was constructed in 1964.<sup>212</sup> In 1996 the two-stall detached garage was constructed.<sup>213</sup> In 2001 the siding was replaced.<sup>214</sup> Four replacement windows were installed within existing openings in 2014.<sup>215</sup> Visual evidence indicates the removal of the home's original hip-on-gable eave, which crossed the front elevation to break up the massing. Due to these alterations to the primary elevation of the home, this property is considered noncontributing. Future restoration of the primary elevation could result in a reevaluation of this status.

PHOTOS



4016 5<sup>th</sup> Avenue South, east elevation



4016 5<sup>th</sup> Avenue South, north and east elevations



4016 5<sup>th</sup> Avenue South, south and east elevations



4016 5<sup>th</sup> Avenue South, south and west elevations



4016 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Pruitt House
Property Address	4020 5 <sup>th</sup> Avenue South
Historical Addresses	4020 5 <sup>th</sup> Avenue South
PID	1002824140036

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Booker T. Pruitt & Esterine F. Pruitt
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Pruitt House, located at 4020 5<sup>th</sup> Avenue South, was built in 1954.<sup>216</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>217</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with wide siding. The front entry is covered by an overhanging eave supported by brackets. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof and clad in wide horizontal shingles. The garage has a bay door with a smooth finish. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Booker T. Pruitt and his wife, Esterine F. Pruitt in 1954.<sup>218</sup> In 1956, Mr. Pruitt was working as a laborer.<sup>219</sup> The two-stall detached garage was constructed in 1960.<sup>220</sup> In 1973, aluminum trim was installed.<sup>221</sup> Replacement siding was installed in 1990.<sup>222</sup> In 2011, 12 replacement windows were installed in existing openings.<sup>223</sup> Visual evidence indicates the removal of the home's original hip-on-gable eave, and replacement with a low-slope awning. Due to these alterations to the primary elevation of the home, this property is considered noncontributing. Future restoration of the primary elevation could result in a reevaluation of this status.

PHOTOS



4020 5<sup>th</sup> Avenue South, east elevation



4020 5<sup>th</sup> Avenue South, north and east elevations



4020 5<sup>th</sup> Avenue South, south and east elevations



4020 5<sup>th</sup> Avenue South, west elevations



4020 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Powell House
Property Address	4021 5 <sup>th</sup> Avenue South
Historical Addresses	4021 5 <sup>th</sup> Avenue South
PID	1002824140025

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Julius J. Powell & Josephine C. Powell
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Powell House, located at 4021 5<sup>th</sup> Avenue South, was built in 1954.<sup>224</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>225</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a bracket. The front entry is marked by concrete steps. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof and is clad in narrow horizontal siding. The garage has a single width bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Julius J. Powell and his wife, Josephine C. Powell, in 1954.<sup>226</sup> In 1956, Mr. Powell was listed as the owner of Julius Powell Trucking, which was based at the subject property.<sup>227</sup> A two-stall garage was constructed at an unknown date. Aluminum replacement siding and trim was installed on the gable ends in 1982.<sup>228</sup> In 1992, the rest of the home was resided in vinyl.<sup>229</sup> The siding was again replaced with more vinyl in 1999.<sup>230</sup> One exterior door was also replaced at this time. Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4021 5<sup>th</sup> Avenue South, south and east elevations



4021 5<sup>th</sup> Avenue South, north and west elevations



4021 5<sup>th</sup> Avenue South, south and west elevations



4021 5<sup>th</sup> Avenue South, west elevation



4021 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Gilford House
Property Address	4025 5 <sup>th</sup> Avenue South
Historical Addresses	4025 5 <sup>th</sup> Avenue South
PID	1002824140174

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Cleon Gilford & Arseal Gilford
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Gilford House, located at 4025 5<sup>th</sup> Avenue South, was built in 1954.<sup>231</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>232</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad with narrow siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a bracket. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof and it is clad in narrow horizontal siding. The garage has a bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Cleon Gilford and his wife, Arseal Gilford, in 1955.<sup>233</sup> In 1956 Mr. Gilford was working as a janitor at the Twin Cities Arsenal and Mrs. Gilford was working as a factory worker at Minnesota Drapery Manufacturing.<sup>234</sup> In 1963, replacement siding was installed on the home.<sup>235</sup> The siding was again replaced in 2010.<sup>236</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4025 5<sup>th</sup> Avenue South, east elevation



4025 5<sup>th</sup> Avenue South, north and west elevations



4025 5<sup>th</sup> Avenue South, south and west elevations



4025 5<sup>th</sup> Avenue South, west elevation



4025 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Adams House
Property Address	4028 5 <sup>th</sup> Avenue South
Historical Addresses	4028 5 <sup>th</sup> Avenue South
PID	1002824140038

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	None

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Harold I. Adams & Inetha B. Adams
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Adams House, located at 4028 5<sup>th</sup> Avenue South, was built in 1954.<sup>237</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>238</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof that is broken up at the front. It is clad with narrow siding. The front entry is marked by concrete steps. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof and is clad in narrow horizontal siding. The garage has a bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The first known owners of the home were Harold I. Adams and Inetha B. Adams, who were listed as the homeowners in 1956. At the time, Mr. Adams was working as a mechanic at Malkerson Sales.<sup>239</sup> In 1955, a single-stall garage was constructed.<sup>240</sup> In 2009, a new garage was constructed, the home was resided, an egress window and well were installed, and all windows and exterior doors were replaced within their existing openings.<sup>241</sup> Due to the significant changes to the exterior of the home, most prominently the roof lines on the street-facing elevation, the home is not considered a contributing resource. Future restoration of the primary elevation could result in a reevaluation of this status.

PHOTOS



4028 5<sup>th</sup> Avenue South, east elevation



4028 5<sup>th</sup> Avenue South, north and east elevations



4028 5<sup>th</sup> Avenue South, south and east elevations



4028 5<sup>th</sup> Avenue South, west elevation



4028 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Small House
Property Address	4032 5 <sup>th</sup> Avenue South
Historical Addresses	4032 5 <sup>th</sup> Avenue South
PID	1002824140039

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Earl G. Small
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Small House, located at 4032 5<sup>th</sup> Avenue South, was built in 1954.<sup>242</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>243</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles, the upper portion is clad in wide horizontal siding, and the main body of the house is clad in wide shingles. The front entry is marked by concrete steps and a simple metal handrail. Windows are predominantly one-over-one configurations. The garage has a front gabled asphalt shingle roof and wide horizontally oriented shingles. At approximately 900 square feet, the home is very typical of those in the district. In 1955, Earl G. Small and Nancy R. Small are listed as the first homeowners. At the time, Mr. Small was working as a presser.<sup>244</sup> In 1957, a single-stall detached garage was constructed.<sup>245</sup> The siding on the gable ends were replaced in 1971.<sup>246</sup> The home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4032 5<sup>th</sup> Avenue South, east elevation



4032 5<sup>th</sup> Avenue South, north and east elevations



4032 5<sup>th</sup> Avenue South, south and east elevations



4032 5<sup>th</sup> Avenue South, west elevation



4032 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Henderson House
Property Address	4036 5 <sup>th</sup> Avenue South
Historical Addresses	4036 5 <sup>th</sup> Avenue South
PID	1002824140040

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Wilbur E. Henderson & Gloria Henderson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Henderson House, located at 4036 5<sup>th</sup> Avenue South, was built in 1954.<sup>247</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>248</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof with a smaller gable that breaks up the massing on the front of the house. The gable portions are clad with wide diagonally oriented siding. The front of the house is clad in light tan stone veneer and the sides are clad in stucco. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations. The garage is a side gabled building with an asphalt shingle roof and narrow horizontal siding. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Wilbur E. Henderson in 1954.<sup>249</sup> In 1955, Mr. Henderson is listed as the homeowner along with his wife, Gloria Henderson. At the time, Mr. Henderson was working as a press operator at Waldorf Paper Products Company.<sup>250</sup> A single-stall detached garage was constructed in 1956.<sup>251</sup> In 1980, a stucco exterior was applied to the home.<sup>252</sup> The extant two-stall garage was constructed in 2002.<sup>253</sup> Visual evidence indicates the application of an imitation stone cladding to the primary elevation. Due to these alterations to the primary elevation of the home, this property is considered noncontributing. Future restoration of the primary elevation could result in a reevaluation of this status.

PHOTOS



4036 5<sup>th</sup> Avenue South, east elevation



4036 5<sup>th</sup> Avenue South, north and east elevations



4036 5<sup>th</sup> Avenue South, north and west elevations



4036 5<sup>th</sup> Avenue South, south and east elevations



4036 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Smith House
Property Address	4040 5 <sup>th</sup> Avenue South
Historical Addresses	4040 5 <sup>th</sup> Avenue South
PID	1002824140041

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Clifford W. Smith ETL.
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Smith House, located at 4040 5<sup>th</sup> Avenue South, was built in 1954.<sup>254</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>255</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, the gable portion is clad with narrow siding and stucco clads the major portion of the house. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a bracket. The front entry is marked by concrete steps and decorative metal handrails. Windows are predominantly one-over-one configurations. The garage is a simple, front gabled building with an asphalt shingle roof and it is clad in wide horizontal siding. The garage has a single width bay door. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Clifford W. Smith in 1954.<sup>256</sup> In 1955, Earl G. Smith was listed as the homeowner, and Clifford W. Smith and his wife, Alma B. Smith, were also listed as living at the home. Mr. Clifford Smith was the owner of the Smart Shine Shoe Parlor, located at 926 Hennepin Avenue.<sup>257</sup> In 1963, a single-stall detached garage was constructed.<sup>258</sup> The front stoop was replaced in 2009.<sup>259</sup> The home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4040 5<sup>th</sup> Avenue South, east elevation



4040 5<sup>th</sup> Avenue South, north and east elevations



4040 5<sup>th</sup> Avenue South, south and east elevations



4040 5<sup>th</sup> Avenue South, west elevation



4040 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Gibbs House
Property Address	4044 5 <sup>th</sup> Avenue South
Historical Addresses	4044 5 <sup>th</sup> Avenue South
PID	1002824140042

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Morris M. Gibbs Jr. & Shirley L. Gibbs
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Gibbs House, located at 4044 5<sup>th</sup> Avenue South, was built in 1954.<sup>260</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>261</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof and a smaller gable on the front that breaks up the mass of the house. The gable portions are clad in vertical siding and the rest of the house is clad in a narrow horizontal siding. The front entry is marked by concrete steps and simple decorative metal handrails. Windows are predominantly one-over-one configurations; however, a large fixed picture window is placed next to the front door. The garage has a low pitched gable roof and is clad in narrow siding. The garage has a bay door with raised panels. At approximately 900 square feet, the home is very typical of those in the district. The home was sold to Morris M. Gibbs Jr. and his wife, Shirley L. Gibbs, in 1955.<sup>262</sup> In 1956, Mr. Gibbs was working as a waiter for the Great Northern Railway.<sup>263</sup> A single-stall detached garage was constructed in 1954.<sup>264</sup> The attached rear deck was constructed in 1986.<sup>265</sup> In 1995, replacement aluminum siding was installed.<sup>266</sup> In 2014, thirteen windows were replaced within original openings.<sup>267</sup> Despite these changes, the home retains its overall integrity and is considered a contributing property to the district.

PHOTOS



4044 5<sup>th</sup> Avenue South, east elevation



4044 5<sup>th</sup> Avenue South, north and east elevations



4044 5<sup>th</sup> Avenue South, south and east elevations



4044 5<sup>th</sup> Avenue South, west elevation



4044 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Gaines House
Property Address	4645 5 <sup>th</sup> Avenue South
Historical Addresses	4645 5 <sup>th</sup> Avenue South
PID	1002824140044

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Primary Structure

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Philip Gaines & Betty Gaines
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Gaines House, located at 4645 5<sup>th</sup> Avenue South, was built in 1956.<sup>268</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingle hip roof with boxed in overhanging eaves. Windows are primarily one-over-one configurations, a large fixed picture window is placed next to the front door and decorative shutters are on the front of the house. The foundation is made of concrete blocks with a painted finish. The garage has a low pitched gable roof and is clad in narrow siding. The garage has a bay door with raised panels. At a little over one thousand square feet, the home is somewhat larger than most of the other homes in the district. The home was sold to Philip Gaines and his wife, Betty Gaines, in 1957.<sup>269</sup> In 1958, Mr. Gaines was working as an electrician for Remington Rand Univac.<sup>270</sup> A garage was constructed at an unknown date. The original garage was replaced with a new two-stall garage in 2008.<sup>271</sup> In 2013, after a tree fell on the home in a storm, the entire roof structure was replaced.<sup>272</sup> It is likely that the roof pitch was altered at this time, but no evidence to confirm this has been located by staff. Due to alterations made to increase the roof pitch of the home, this property is considered noncontributing. Future restoration of the property could result in a reevaluation of this status.

PHOTOS



4645 5<sup>th</sup> Avenue South, east elevation



4645 5<sup>th</sup> Avenue South, north and west elevations



4645 5<sup>th</sup> Avenue South, south and west elevations



4645 5<sup>th</sup> Avenue South, west elevation



4645 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Givens House
Property Address	4248 3 <sup>rd</sup> Avenue South
Historical Addresses	4248 3 <sup>rd</sup> Avenue South
PID	1002824420020

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Archie Givens & Phebe Mae Givens
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Givens House, located at 4248 3<sup>rd</sup> Avenue South, was built in 1954.<sup>273</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingled hip roof with overhanging eaves. Large decorative brackets are at the front of the house under the eaves. It is clad in wide horizontal siding with mitered corners and has a concrete block foundation with a painted finish. Windows are primarily one-over-one configurations. A picture window with one-over-one windows to each side is astride the main entry which is accessed by concrete steps marked by metal handrails. The garage is a two-bay flat-roofed structure with wide horizontal siding. At just over one thousand square feet, the home is slightly larger than most of the other homes in the district. The home was purchased by Archie and Phebe Mae Givens in 1955.<sup>274</sup> In 1956, Mr. Givens was operating his own real estate business out of the home.<sup>275</sup> The significance of Archie Givens is discussed in Parts II and III of this report. In 1956 the two-stall detached garage was constructed, along with an attached covered patio that has since been removed.<sup>276</sup> In 2009, the front and side steps were replaced.<sup>277</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4248 3<sup>rd</sup> Avenue South, north and east elevations



4248 3<sup>rd</sup> Avenue South, south and east elevations



4248 3<sup>rd</sup> Avenue South, south and west elevations



4248 3<sup>rd</sup> Avenue South, west elevation



4248 3<sup>rd</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Clark House
Property Address	501 45 <sup>th</sup> Street East
Historical Addresses	4501 5 <sup>th</sup> Avenue South
PID	1002824440199

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Andrew J. Clark Jr. & Wife
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Clark House, located at 501 45<sup>th</sup> Street East (formerly 4501 5<sup>th</sup> Avenue South), was built in 1956.<sup>278</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched, asphalt shingled hip roof with overhanging boxed eaves. It is clad in stucco and has a concrete block foundation with a painted finish. Windows are primarily one-over-one configurations. A picture window with one-over-one windows to each side is astride the main entry which is accessed by concrete steps marked by metal handrails. The garaged is attached and like the house has a low pitched, asphalt shingled hip roof with overhanging boxed eaves and a bay door with raised panels. At about 1,700 square feet (including attached garage), the home is was the largest home in the district at the time of its construction. The home was purchased by Andrew J. Clark Jr. and his wife in 1958.<sup>279</sup> In 1983, the two-stall detached garage was constructed.<sup>280</sup> In 2010, three living room windows were replaced within existing openings.<sup>281</sup> Three additional windows were replaced within existing openings in 2012.<sup>282</sup> In 2013, the garage door was replaced.<sup>283</sup> A new basement window with well was installed in 2015.<sup>284</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



501 45<sup>th</sup> Street East, east elevation



501 45<sup>th</sup> Street East, north elevation



501 45<sup>th</sup> Street East, south and west elevations



501 45<sup>th</sup> Street East, west elevation



501 45<sup>th</sup> Street East, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Blackwell House
Property Address	3904 4 <sup>th</sup> Avenue South
Historical Addresses	3904 4 <sup>th</sup> Avenue South
PID	1002824440011

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Edward H. Blackwell & Ethel Blackwell
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Blackwell House, located at 3904 4<sup>th</sup> Avenue South, was built in 1954.<sup>285</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>286</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched front gabled asphalt shingle roof, with gables breaking up the massing of the house on the front. The upper portions of the gables are clad in vertically oriented siding and the lower portion of the house is clad in narrow siding. The front entry is approached by wood steps and a ramp. Windows are predominantly one-over-one configurations. The first known owners of the home were Edward H. Blackwell and his wife, Ethel Blackwell, who are listed as the owners in 1957.<sup>287</sup> At approximately 900 square feet, the home is very typical of those in the district. In 1989, the original stucco was replaced with siding.<sup>288</sup> In 2001, a wooden accessible ramp was added to the front of the home.<sup>289</sup> Two basement egress windows and wells were added in 2009.<sup>290</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



3904 4<sup>th</sup> Avenue South, east elevation



3904 4<sup>th</sup> Avenue South, north and east elevations



3904 4<sup>th</sup> Avenue South, south and east elevations



3904 4<sup>th</sup> Avenue South, west elevation

---

PROPERTY IDENTIFICATION

---

Historic Name	McConnell House
Property Address	3912 4 <sup>th</sup> Avenue South
Historical Addresses	3912 4 <sup>th</sup> Avenue South
PID	1002824110013

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Reverend George Washington McConnell & Anna M. McConnell
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The McConnell House, located at 3912 4<sup>th</sup> Avenue South, was built in 1954.<sup>291</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>292</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof. The gable portion is clad with wide horizontal siding while the remainder of the house has wide horizontal siding. The front entry is covered by the overhanging eave of a side gable roof portion and is supported by a bracket. The front entry is marked by concrete steps and a simple decorative metal handrail. Windows are predominantly one-over-one configurations. The garage is a front gabled building with an asphalt shingle roof and is clad in narrow horizontal siding. The garage has a single width bay door with raised panels. At a little over 900 square feet, the home is typical of the district. The home was sold to Reverend George Washington McConnell and his wife, Anna M. McConnell in 1956.<sup>293</sup> At the time, Reverend McConnell was serving as the pastor at the Thirty-Eighth Street Church of God in Christ.<sup>294</sup> In 1955, a single-stall detached garage was constructed.<sup>295</sup> A one hundred square foot rear addition was constructed in 1961.<sup>296</sup> A stoop replacement was completed in 1979.<sup>297</sup> In 1998, twelve replacement windows were installed within existing openings.<sup>298</sup> In 2009, the detached garage was torn down and replaced with a new detached garage of the same size.<sup>299</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



3912 4<sup>th</sup> Avenue South, east elevation



3912 4<sup>th</sup> Avenue South, north and east elevations



3912 4<sup>th</sup> Avenue South, south and east elevations



3912 4<sup>th</sup> Avenue South, west elevation



3912 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Unknown
Property Address	4117 4 <sup>th</sup> Avenue South
Historical Addresses	4117 4 <sup>th</sup> Avenue South
PID	1002824140145

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Unknown
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The home located at 4117 4<sup>th</sup> Avenue South was built in 1956.<sup>300</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles. The upper gable is clad in wide vertical siding and the main body of the house is clad in wide shingles. The front door is marked by a wood handrail and a recessed entry. Windows are predominantly one-over-one configurations; however there is a large picture window at the front of the house. The garage has a front gabled asphalt shingle roof and narrow horizontal siding. At a little over 900 square feet, the home is typical of the district. In 1962, a two-stall detached garage was added.<sup>301</sup> Soffit repairs and a stoop replacement were completed in 1984.<sup>302</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4117 4<sup>th</sup> Avenue South, east elevation



4117 4<sup>th</sup> Avenue South, north and west elevations



4117 4<sup>th</sup> Avenue South, south and west elevations



4117 4<sup>th</sup> Avenue South, west elevation



4117 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Boudreaux House
Property Address	4203 4 <sup>th</sup> Avenue South
Historical Addresses	4203 4 <sup>th</sup> Avenue South
PID	1002824410237

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Gabriel Boudreaux & Lois E. Boudreaux
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Boudreaux House, located at 4203 4<sup>th</sup> Avenue South, was built in 1954.<sup>303</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>304</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles and is clad in horizontal siding. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations; however, there is a large picture window at the front of the house. At a little over 900 square feet, the home is typical of the district. The home was sold to Gabriel Boudreaux and his wife, Lois E. Boudreaux, in 1955.<sup>305</sup> In 1956, Mr. Boudreaux was working as a cook for the Chicago, St. Paul, Minneapolis, and Omaha Railroad (known as the Omaha Road).<sup>306</sup> In 1980, a two-stall detached garage was constructed.<sup>307</sup> The front stoop was replaced in 2005.<sup>308</sup> In 2012, replacement vinyl siding was installed on the home and garage.<sup>309</sup> The front door was replaced in 2014.<sup>310</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

Prior to the construction of the present building, a single-story home had been proposed for the site by Louis Pelargus in 1911. However, this building was not constructed.<sup>311</sup>

PHOTOS



4203 4<sup>th</sup> Avenue South, north elevation



4203 4<sup>th</sup> Avenue South, south and west elevations



4203 4<sup>th</sup> Avenue South, west elevation

---

PROPERTY IDENTIFICATION

---

Historic Name	Grimme House
Property Address	4231 4 <sup>th</sup> Avenue South
Historical Addresses	4231 4 <sup>th</sup> Avenue South
PID	1002824410051

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Vernon E. Grimme & Mamie V. Grimme
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Walker House, located at 4231 4<sup>th</sup> Avenue South, was built in 1954.<sup>312</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>313</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles and is clad in horizontal siding. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations; however, there is a large picture window at the front of the house. The garage has a front gabled asphalt shingle roof and narrow horizontal siding. At a little over 900 square feet, the home is typical of the district. The home was sold to John F. Walker and his wife in 1955.<sup>314</sup> The Walker family was not known to live in the home, however. The first known residents of the home were Vernon E. Grimme and his wife, Mamie V. Grimme, who were listed as the homeowners in 1956. At the time, Mr. Grimme was working as a guard at the Minneapolis Institute of Arts.<sup>315</sup> In 1964, a single-stall detached garage was constructed.<sup>316</sup> This garage was removed and replaced with a new two-stall detached garage in 1996.<sup>317</sup> In 2014, the house was resided with vinyl siding.<sup>318</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4231 4<sup>th</sup> Avenue South, east elevation



4231 4<sup>th</sup> Avenue South, north and west elevations



4231 4<sup>th</sup> Avenue South, south and west elevations



4231 4<sup>th</sup> Avenue South, west elevation



4231 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Jackson House
Property Address	4417 4 <sup>th</sup> Avenue South
Historical Addresses	4417 4 <sup>th</sup> Avenue South
PID	1002824440052

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Percell Jackson & Melada Jackson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Jackson House, located at 4417 4<sup>th</sup> Avenue South, was built in 1954.<sup>319</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>320</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof with asphalt shingles. The gable portion is clad in wide vertical siding and the remainder of the house is clad in horizontal siding and stone veneer. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations. The garage has a front gabled asphalt shingle roof and narrow horizontal siding. At a little over 900 square feet, the home is typical of the district. The home was sold to Percell Jackson and his wife, Melada Jackson, in 1955.<sup>321</sup> In 1956, Mr. Jackson was serving in the United States Army.<sup>322</sup> A single-stall detached garage was constructed in 1957.<sup>323</sup> In 1998, this garage was replaced with a new detached garage.<sup>324</sup> An attached enclosed porch was added to the rear of the home in 1999.<sup>325</sup> No additional changes to the exterior of the home are apparent, and the home retains its integrity.

PHOTOS



4417 4<sup>th</sup> Avenue South, north and west elevations



4417 4<sup>th</sup> Avenue South, south and east elevations



4417 4<sup>th</sup> Avenue South, south and west elevations



4417 4<sup>th</sup> Avenue South, west elevation



4417 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Brent House
Property Address	4429 4 <sup>th</sup> Avenue South
Historical Addresses	4429 4 <sup>th</sup> Avenue South
PID	100282444049

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Earl F. Brent & Odessa Brent
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Brent House, located at 4429 4<sup>th</sup> Avenue South, was built in 1954.<sup>326</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>327</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof and is clad entirely in narrow horizontal siding. The front door is marked by concrete steps and a decorative metal handrail. Windows are predominantly one-over-one configurations; however there is a large picture window at the front of the house. The first known residents of the home were Earl F. Brent and his wife, Odessa Brent, who are listed as the homeowners in 1956. At the time, Mr. Brent was working as a waiter for the Great Northern Railway.<sup>328</sup> At a little over 900 square feet, the home is typical of the district. In 1966, a two-stall detached garage was constructed.<sup>329</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4429 4<sup>th</sup> Avenue South, north and west elevations



4429 4<sup>th</sup> Avenue South, south and east elevations



4429 4<sup>th</sup> Avenue South, south and west elevations



4429 4<sup>th</sup> Avenue South, west elevation



4429 4<sup>th</sup> Avenue South, garage

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Wesley House
Property Address	4440 4 <sup>th</sup> Avenue South
Historical Addresses	4440 4 <sup>th</sup> Avenue South
PID	1002824440064

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Benjamin F. Wesley & Myrtle J. Wesley
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Wesley House, located at 4440 4<sup>th</sup> Avenue South, was built in 1954.<sup>330</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a side gabled roof, with a smaller projecting gable on the front that breaks up the symmetrical massing of the dwelling. It is clad entirely in wide horizontal siding. Windows are predominantly one-over-one configurations surrounded by exterior trim with a painted finish. The foundation is made of concrete blocks with a painted finish. The front entry is marked by a concrete path and steps. The garage is a simple gabled structure with wide horizontal siding and a bay door with raised panels. At a little over 900 square feet, the home is typical of the district. The home was sold to Benjamin F. Wesley and his wife, Myrtle J. Wesley, in 1958.<sup>331</sup> In 1957, Mr. Wesley was working as a trimmer for the Ford Motor Company at their Saint Paul assembly plant.<sup>332</sup> In 1963, a two-stall detached garage was constructed.<sup>333</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4440 4<sup>th</sup> Avenue South, east elevation



4440 4<sup>th</sup> Avenue South, north and east elevations



4440 4<sup>th</sup> Avenue South, south and east elevations



4440 4<sup>th</sup> Avenue South, west elevation



4440 4<sup>th</sup> Avenue South, garage

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Meyers House
Property Address	4452 4 <sup>th</sup> Avenue South
Historical Addresses	4452 4 <sup>th</sup> Avenue South
PID	1002824440067

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Octavia S. Meyers
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Meyers House, located at 4452 4<sup>th</sup> Avenue South, was built in 1954.<sup>334</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a side gabled roof, with a smaller projecting gable on the front that breaks up the symmetrical massing of the dwelling. The gable portions have vertically oriented siding and are supported by large triangular brackets. It has wide shingle siding with a painted finish, windows are predominantly one-over-one configurations surrounded by exterior trim with a painted finish. The foundation is made of concrete blocks and the front entry is marked by concrete steps and a simple, decorative metal hand railing. The garage is a simple gabled structure with narrow horizontal siding and a bay door. The first known occupant of the home is Octavia S. Meyers, who is listed as the homeowner in 1956. At the time, Ms. Meyers was working as a clerk for the Hennepin County Register of Deeds' Office.<sup>335</sup> At a little over 900 square feet, the home is typical of the district. In 1963, a single-stall detached garage was constructed.<sup>336</sup> Replacement aluminum siding was installed in 1966.<sup>337</sup> In 1984, window, door, soffit, and fascia trim was replaced.<sup>338</sup> A new basement egress window and well were installed in 2003.<sup>339</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4452 4<sup>th</sup> Avenue South, east elevation



4452 4<sup>th</sup> Avenue South, north and east elevations



4452 4<sup>th</sup> Avenue South, south and east elevations



4452 4<sup>th</sup> Avenue South, west elevation



4440 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	McElmery House
Property Address	4453 4 <sup>th</sup> Avenue South
Historical Addresses	4453 4 <sup>th</sup> Avenue South
PID	1002824440043

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Donald B. McElmery & Ardis M. McElmery
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The McElmery House, located at 4453 4<sup>th</sup> Avenue South, was built in 1954.<sup>340</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>341</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof and is clad entirely in wide horizontal siding. The front door is marked by concrete steps and wood handrails. Windows are predominantly one-over-one configurations. The garage is a small front gabled building, it has vertical siding in the gable portion and wide horizontal siding below. Donald B. McElmery and his wife, Ardis M. McElmery, are the first known residents of the home. In 1956, Mr. McElmery was working as a printer for the Bureau of Engraving.<sup>342</sup> At a little over 900 square feet, the home is typical of the district. In 1960, a single-stall detached garage was constructed.<sup>343</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4453 4<sup>th</sup> Avenue South, east elevation



4453 4<sup>th</sup> Avenue South, north and west elevations



4453 4<sup>th</sup> Avenue South, south and west elevations



4453 4<sup>th</sup> Avenue South, west elevation



4453 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Johnson House
Property Address	4456 4 <sup>th</sup> Avenue South
Historical Addresses	4456 4 <sup>th</sup> Avenue South
PID	1002824440068

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Raymond F. Johnson & Rosamond C. Johnson
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Johnson House, located at 4456 4<sup>th</sup> Avenue South, was built in 1954.<sup>344</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>345</sup> Prior to constructing the home, Mr. Tilsen had to obtain a Special Council Permit (a predecessor to today's variances) to build on this narrow lot.<sup>346</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof and a dark stone veneer is on the front. The rest of the house is clad entirely in narrow horizontal siding. The front door is marked by concrete steps and decorative metal handrails. Windows are predominantly one-over-one configurations. The garage is a small front gabled building clad in narrow horizontal siding. Raymond F. Johnson and his wife, Rosamond C. Johnson, are the first known owners of the home. In 1956, Mr. Johnson was working as a cement finisher.<sup>347</sup> At a little over 900 square feet, the home is typical of the district. In 1958, a single-stall detached garage was constructed.<sup>348</sup> After suffering a fire, a variety of repairs were conducted on the home in 1975.<sup>349</sup> Plaster repair was completed in 1976.<sup>350</sup> In 1977, replacement siding was installed.<sup>351</sup> This home has not been nominated as part of the district. The home does not appear to retain its overall integrity and would likely not be considered contributing to the district if nominated.

PHOTOS



4456 4<sup>th</sup> Avenue South, north and east elevations



4456 4<sup>th</sup> Avenue South, south elevation



4456 4<sup>th</sup> Avenue South, south and west elevations



4456 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Arrandondo House
Property Address	4457 4 <sup>th</sup> Avenue South
Historical Addresses	4457 4 <sup>th</sup> Avenue South
PID	1002824440042

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Aaron A. Arrandondo & Georgia C. Arrandondo
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Arrandondo House, located at 4457 4<sup>th</sup> Avenue South, was built in 1954.<sup>352</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>353</sup> Prior to constructing the home, Mr. Tilsen had to obtain a Special Council Permit (a predecessor to today's variances) to build on this narrow lot.<sup>354</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad in narrow horizontal siding. The front entry is covered by the overhanging eave of a side gable roof portion. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations; however a large picture window is placed to the side of the front door. The garage is a front gabled building with an asphalt shingle roof, it is clad in narrow horizontal siding and has a single width bay door with raised panels. The first known owners of the home were Aaron A. Arrandondo and his wife, Georgia C. Arrandondo, who were listed as the homeowners in 1956. At the time, Mr. Arrandondo was working as a tax examiner for the Federal government. The Arrandondos also had a daughter, Lillie M. Arrandondo, who was listed in the directory as a student.<sup>355</sup> At a little over 900 square feet, the home is typical of the district. In 1958, a single-stall detached garage was constructed.<sup>356</sup> The home was resided in 1993.<sup>357</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4457 4<sup>th</sup> Avenue South, east elevation



4457 4<sup>th</sup> Avenue South, north and west elevations



4457 4<sup>th</sup> Avenue South, south elevation



4457 4<sup>th</sup> Avenue South, west elevation



4457 4<sup>th</sup> Avenue South, garage

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Bailey House
Property Address	4505 4 <sup>th</sup> Avenue South
Historical Addresses	4505 4 <sup>th</sup> Avenue South
PID	1002824440170

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Travis Cole Bailey & Lorraine Bailey
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Bailey House, located at 4505 4<sup>th</sup> Avenue South, was built in 1954.<sup>358</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a side gabled roof, with a smaller projecting gable on the front that breaks up the symmetrical massing of the dwelling. The gable portions have vertically oriented siding and the remainder of the dwelling is clad in narrow siding with a painted finish. Windows are predominantly one-over-one configurations surrounded by exterior trim with a painted finish. The foundation is made of concrete blocks that have been painted and the front entry is marked by a concrete path and steps. The garage is front gabled structure with wide horizontal siding and a bay door. At a little over 900 square feet, the home is typical of the district. The home was sold to Travis Cole Bailey and his wife, Lorraine Bailey, in 1955.<sup>359</sup> In 1956, Mr. Bailey was working as a postal clerk.<sup>360</sup> In 1963, a single-stall detached garage was constructed.<sup>361</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4505 4<sup>th</sup> Avenue South, east elevation



4505 4<sup>th</sup> Avenue South, north and west elevations



4505 4<sup>th</sup> Avenue South, south and west elevations



4505 4<sup>th</sup> Avenue South, west elevation



4505 4<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Hall House
Property Address	4024 5 <sup>th</sup> Avenue South
Historical Addresses	4024 5 <sup>th</sup> Avenue South
PID	1002824140037

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Richard D. Hall & Lorraine V. Hall
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Hall House, located at 4024 5<sup>th</sup> Avenue South, was built in 1954.<sup>362</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>363</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a front gabled asphalt shingle roof, and is clad in narrow horizontal siding. The front entry is covered by the overhanging eave of a side gable roof portion. The front entry is marked by a concrete path and steps. Windows are predominantly one-over-one configurations; however, a large picture window is placed to the side of the front door. The garage is a front gabled building with an asphalt shingle roof, clad in narrow horizontal siding. The garage has a double width bay door with raised panels. At a little over 900 square feet, the home is typical of the district. The home was sold to Richard D. Hall and his wife, Lorraine V. Hall, in 1955.<sup>364</sup> In 1956, Mr. Hall was working as an attendant at the Great Northern Railway.<sup>365</sup> In 1978, the two-stall detached garage was constructed.<sup>366</sup> Miscellaneous exterior repairs were completed in 2009 due to storm damage.<sup>367</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4024 5<sup>th</sup> Avenue South, east elevation



4024 5<sup>th</sup> Avenue South, north and east elevations



4024 5<sup>th</sup> Avenue South, south and east elevations



4024 5<sup>th</sup> Avenue South, west elevation



4024 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Hughes House
Property Address	4045 5 <sup>th</sup> Avenue South
Historical Addresses	4045 5 <sup>th</sup> Avenue South
PID	1002824140018

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Clayton Malvern Hughes & Lorna M. Hughes
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Hughes House, located at 4045 5<sup>th</sup> Avenue South, was built in 1954.<sup>368</sup> The lot was purchased by Edward Tilsen from Michael Kelley in 1954.<sup>369</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof, the gable portion has horizontal siding and the rest of the house is clad in wide horizontal shingles. The front door is marked by a path and concrete steps. Windows are predominantly one-over-one configurations. The garage is attached to the rear of the house. At a little over 900 square feet, the home is typical of the district. The home was sold to Clayton Malvern Hughes and his wife, Lorna M. Hughes, in 1954.<sup>370</sup> In 1956, Mr. Hughes was working as a draftsman for Armstrong & Schlichting.<sup>371</sup> A detached garage was constructed in 1963.<sup>372</sup> In 2006, 12 replacement windows were installed within existing openings.<sup>373</sup> The front door of the home was replaced in 2013.<sup>374</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4045 5<sup>th</sup> Avenue South, north and west elevations



4045 5<sup>th</sup> Avenue South, south and east elevations



4045 5<sup>th</sup> Avenue South, south and west elevations



4045 5<sup>th</sup> Avenue South, west elevation



4045 5<sup>th</sup> Avenue South, garage

---

#### PROPERTY IDENTIFICATION

---

Historic Name	Prim House
Property Address	4544 5 <sup>th</sup> Avenue South
Historical Addresses	4544 5 <sup>th</sup> Avenue South
PID	1002824440156

---

#### CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

#### HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Ralph C. Prim
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

#### DESCRIPTION

---

The Prim House, located at 4544 5<sup>th</sup> Avenue South, was built in 1956.<sup>375</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. It has a low pitched hip-on-gable roof and is clad in a mixture of horizontal lap siding and stucco. The front door is marked by concrete steps and wood handrails. Windows are predominantly one-over-one configurations; however, a picture window is central to the primary elevation. The garage is a relatively large. It is clad in stucco and features both two overhead doors—one single-stall and one double-stall. The first known resident was Ralph C. Primm, who was listed as the property owner in 1958.<sup>376</sup> At a little over 900 square feet, the home is typical of the district. This home, which was built on 20 supporting piles, required a fairly unique repair in 1985—the basement slab was removed and replaced.<sup>377</sup> In 1963, a two-stall detached garage was constructed.<sup>378</sup> In 1985, this garage was enlarged.<sup>379</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4544 5<sup>th</sup> Avenue South, east elevation



4544 5<sup>th</sup> Avenue South, north and east elevations



4544 5<sup>th</sup> Avenue South, south and east elevations



4544 5<sup>th</sup> Avenue South, south and west elevations



4544 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Granger House
Property Address	4556 5 <sup>th</sup> Avenue South
Historical Addresses	4556 5 <sup>th</sup> Avenue South
PID	1002824440206

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1954
Original Owner	Shelton B. Granger & Dorothy S. Granger
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Granger House, located at 4556 5<sup>th</sup> Avenue South, was built in 1954.<sup>380</sup> The lot was purchased by Edward Tilsen from Wilford C. Hanson and his wife in 1954.<sup>381</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. The house is rectangular in form and has a front-gabled low-pitched roof. The entry is inset slightly, creating a small front porch. The home is clad in narrow lap siding. The windows are all one-over-one, except for a picture window that is central to the primary elevation. The garage is simple, with wide horizontal lap siding as well as vertical siding. The garage features a two-stall overhead door. At a little under 1000 square feet, the home is slightly larger than most of the homes in the district.<sup>382</sup> The first known owners of the home were Shelton B. Granger and Dorothy S. Granger, who were listed as the homeowners in 1956. At the time, Mr. Granger was serving as the executive secretary of the Minneapolis Urban League.<sup>383</sup> A two-stall detached garage was constructed in 1960.<sup>384</sup> In 1983, aluminum soffits and fascia were installed, along with aluminum storm windows.<sup>385</sup> An attached deck was built to the rear of the home in 1998.<sup>386</sup> The following year, replacement siding was installed.<sup>387</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4556 5<sup>th</sup> Avenue South, east elevation



4556 5<sup>th</sup> Avenue South, north and east elevations



4556 5<sup>th</sup> Avenue South, north and west elevations



4556 5<sup>th</sup> Avenue South, south elevation

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT



4556 5<sup>th</sup> Avenue South, south and east elevations



4556 5<sup>th</sup> Avenue South, south and west elevations



4556 5<sup>th</sup> Avenue South, garage

---

PROPERTY IDENTIFICATION

---

Historic Name	Williams House
Property Address	4629 5 <sup>th</sup> Avenue South
Historical Addresses	4629 5 <sup>th</sup> Avenue South
PID	1002824110047

---

CLASSIFICATION

---

Historic Use of the Primary Building	Single-family residence
Current Use of the Primary Building	Single-family residence
Contributing Resources Within Property	Not part of district

---

HISTORIC BUILDING INFORMATION

---

Date of Construction	1956
Original Owner	Earl B. Williams & Georgia A. Williams
Architect	Norman R. Johnson
Builder	Tilsenbilt Homes, Inc.

---

DESCRIPTION

---

The Williams House, located at 4629 5<sup>th</sup> Avenue South, was built in 1956.<sup>388</sup> Like the rest of the homes in the district, it was built by Tilsenbilt Homes, Inc. with design assistance from Norman R. Johnson. The home is a side gabled structure with a projecting gable hanging over the front entry and supported by large brackets. It has wide horizontal and diagonal siding in the upper gable portions, stone veneer and stucco that all appear to have been painted. The front entry is marked by concrete steps embellished with decorative metal handrails. Windows are predominantly one-over-one configurations; however there is a large picture window next to the front entry. The first known owners of the home were Earl B. Williams and his wife, Georgia A. Williams, who were listed as the property owners in 1958. At that time, Mr. Williams was working as a laborer for Randolph Light and Mrs. Williams owned and operated the Eleventh Avenue Food Market, a grocery store located at 729 11<sup>th</sup> Avenue North.<sup>389</sup> At approximately 1100 square feet, the home is somewhat larger than most other homes in the district. In 1957, a two stall detached garage was constructed.<sup>390</sup> In 1961, a single-story addition of approximately 130 square feet was constructed to the north side of the home.<sup>391</sup> One glass block window was installed in 1993.<sup>392</sup> In 1998, the rear door of the home was replaced.<sup>393</sup> In 2007, an enclosed rear porch was converted to an open porch.<sup>394</sup> This home has not been nominated as part of the district. However, the home appears to retain its overall integrity and would likely be considered contributing if nominated.

PHOTOS



4629 5<sup>th</sup> Avenue South, north and west elevations



4629 5<sup>th</sup> Avenue South, south and east elevations



4629 5<sup>th</sup> Avenue South, south and west elevations



4629 5<sup>th</sup> Avenue South, west elevation

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

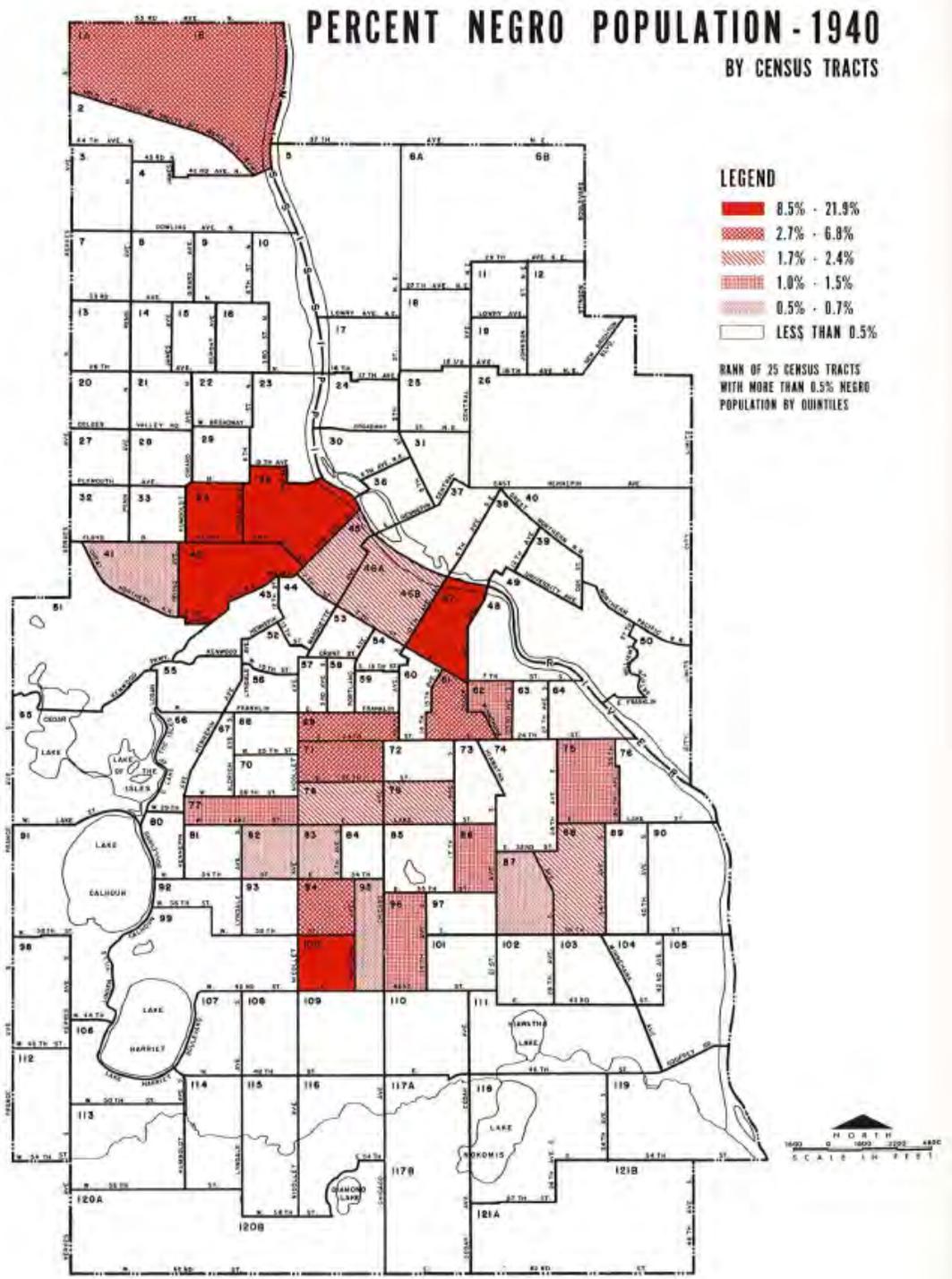


FIGURE 1. AFRICAN AMERICAN POPULATION BY CENSUS TRACT, 1940. SOURCE: MINNEAPOLIS COMMUNITY IMPROVEMENT PROGRAM, PUBLICATION NO. 170: MINORITY HOUSING IN MINNEAPOLIS. CITY OF MINNEAPOLIS, 1966.

## NET CHANGE IN NEGRO POPULATION 1940-50 BY CENSUS TRACT

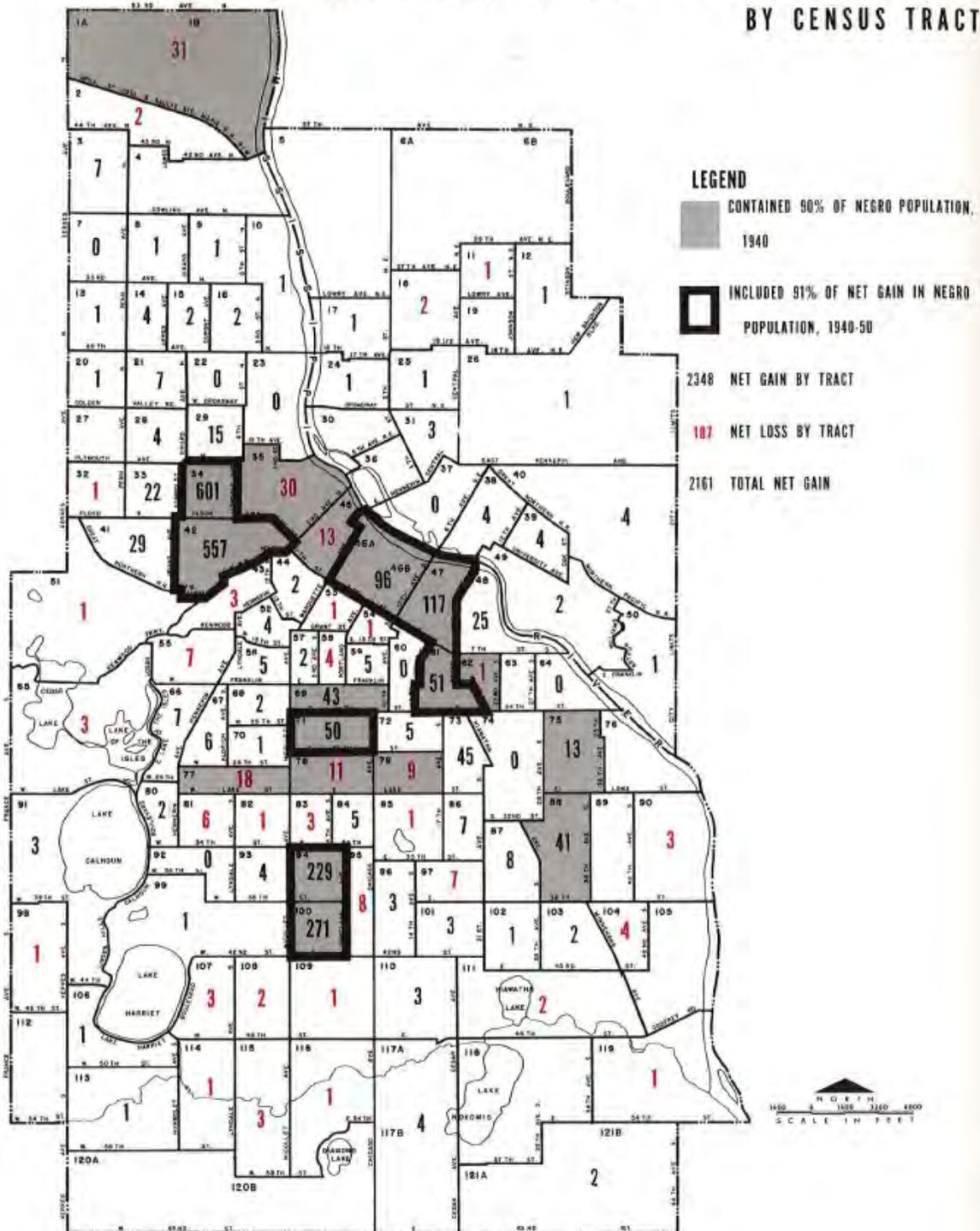


FIGURE 2. CHANGE IN AFRICAN AMERICAN POPULATION BY CENSUS TRACT, 1940-1950. SOURCE: MINNEAPOLIS COMMUNITY IMPROVEMENT PROGRAM, PUBLICATION NO. 170: MINORITY HOUSING IN MINNEAPOLIS. CITY OF MINNEAPOLIS, 1966.

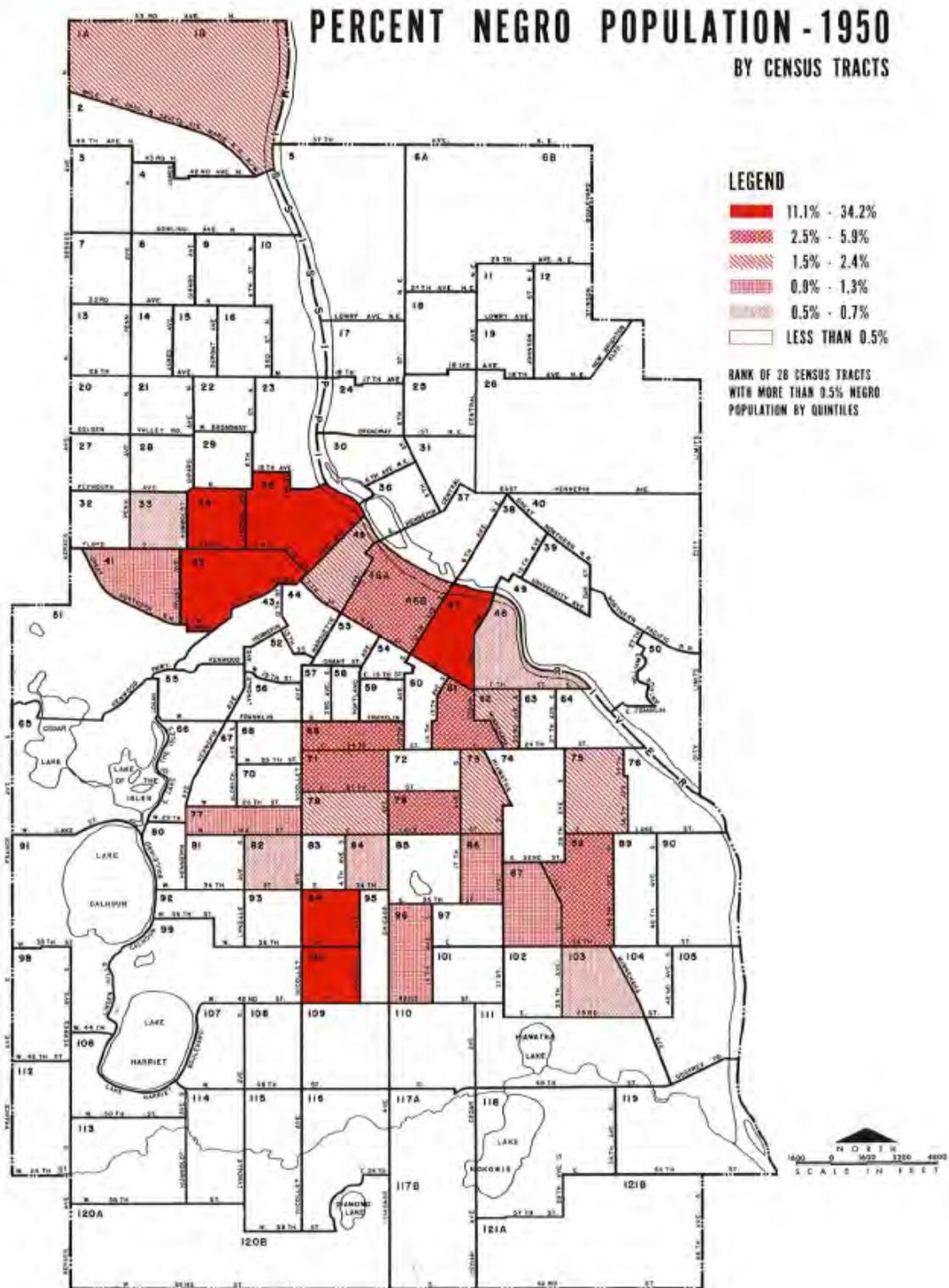


FIGURE 3. AFRICAN AMERICAN POPULATION BY CENSUS TRACT, 1950. SOURCE: MINNEAPOLIS COMMUNITY IMPROVEMENT PROGRAM, PUBLICATION NO. 170: MINORITY HOUSING IN MINNEAPOLIS. CITY OF MINNEAPOLIS, 1966.



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
 MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
 DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT

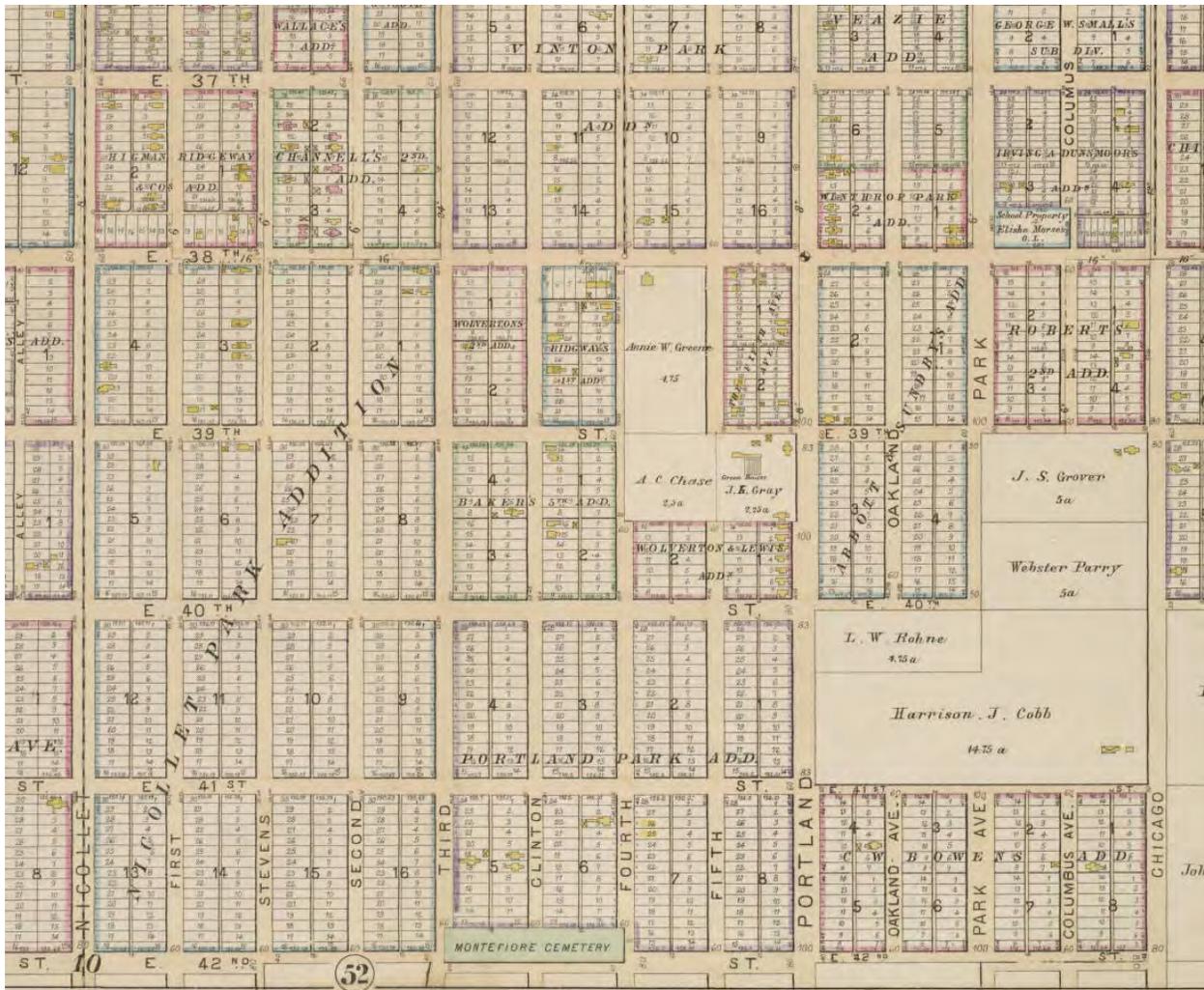


FIGURE 5. PLATE 48. C.M. FOOTE, *ATLAS OF THE CITY OF MINNEAPOLIS, MINNESOTA*. E.P. NOLL AND COMPANY, 1898. HENNEPIN COUNTY LIBRARIES.

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT



FIGURE 6. PLATE 16. H.W. BENNECHE AND ALBERT VOLK, *ATLAS OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA*. MINNEAPOLIS REAL ESTATE BOARD, 1914. HENNEPIN COUNTY LIBRARIES.

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION  
MINNEAPOLIS DEPARTMENT OF COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
DRAFT DESIGNATION STUDY FOR THE TILSENBILT HOMES HISTORIC DISTRICT

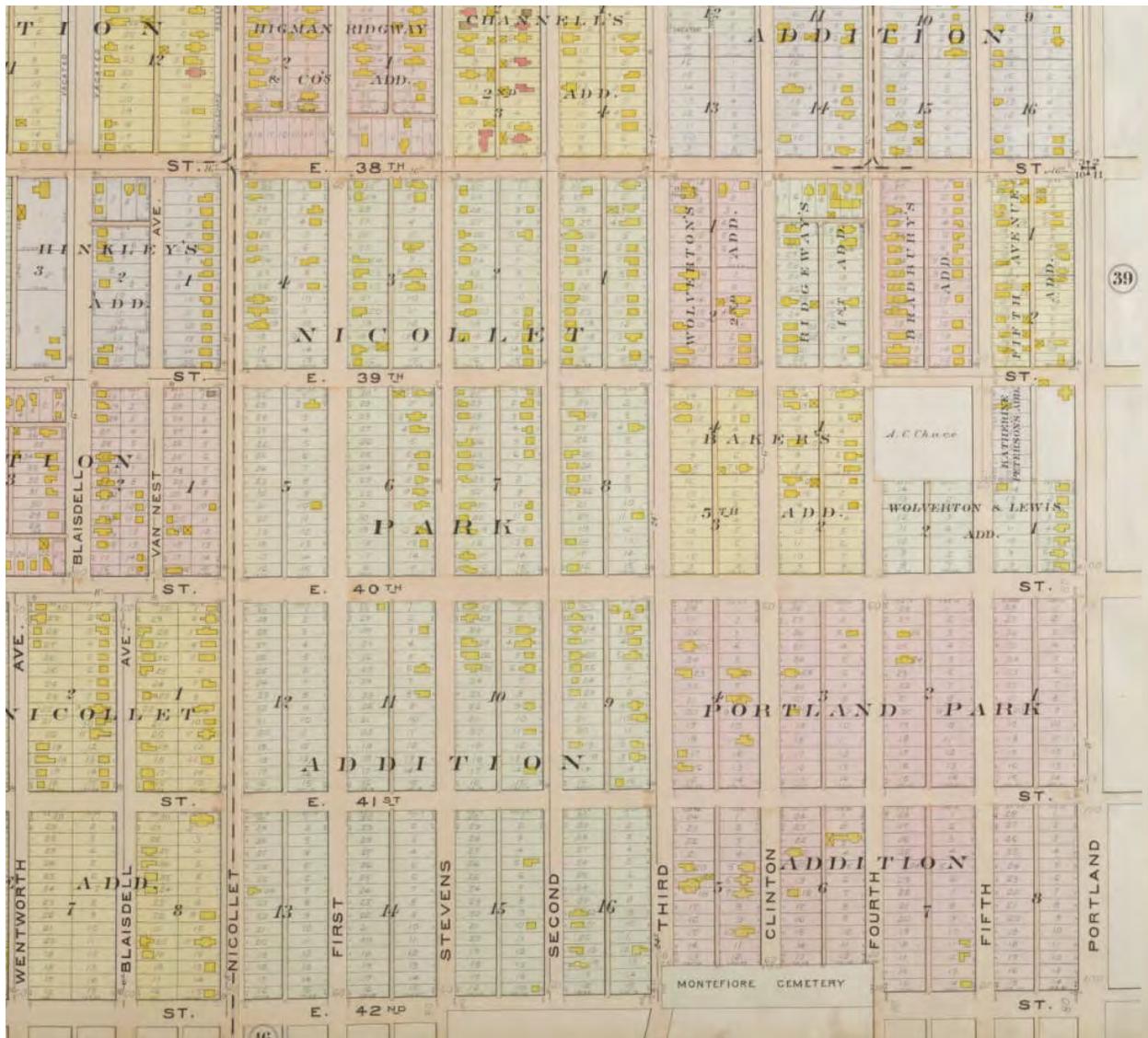


FIGURE 7. PLATE 15. H.W. BENNECHE AND ALBERT VOLK, *ATLAS OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA*. MINNEAPOLIS REAL ESTATE BOARD, 1914. HENNEPIN COUNTY LIBRARIES.



FIGURE 8. AERIAL PHOTO OF THE SOUTHERN PORTION OF THE DISTRICT. MINNESOTA HISTORICAL AERIAL PHOTOGRAPHS ONLINE, MP 3-247-251, 1938. JOHN R. BORCHERT MAP LIBRARY, UNIVERSITY OF MINNESOTA.



FIGURE 9. AERIAL PHOTO OF THE DISTRICT AND THE SURROUNDING AREA, 1960. MINNESOTA HISTORIC AERIAL PHOTOGRAPHS ONLINE, MAY-1-100, 1960. JOHN R. BORCHERT MAP LIBRARY, UNIVERSITY OF MINNESOTA.

## NET CHANGE IN NEGRO POPULATION 1950-60 BY CENSUS TRACT

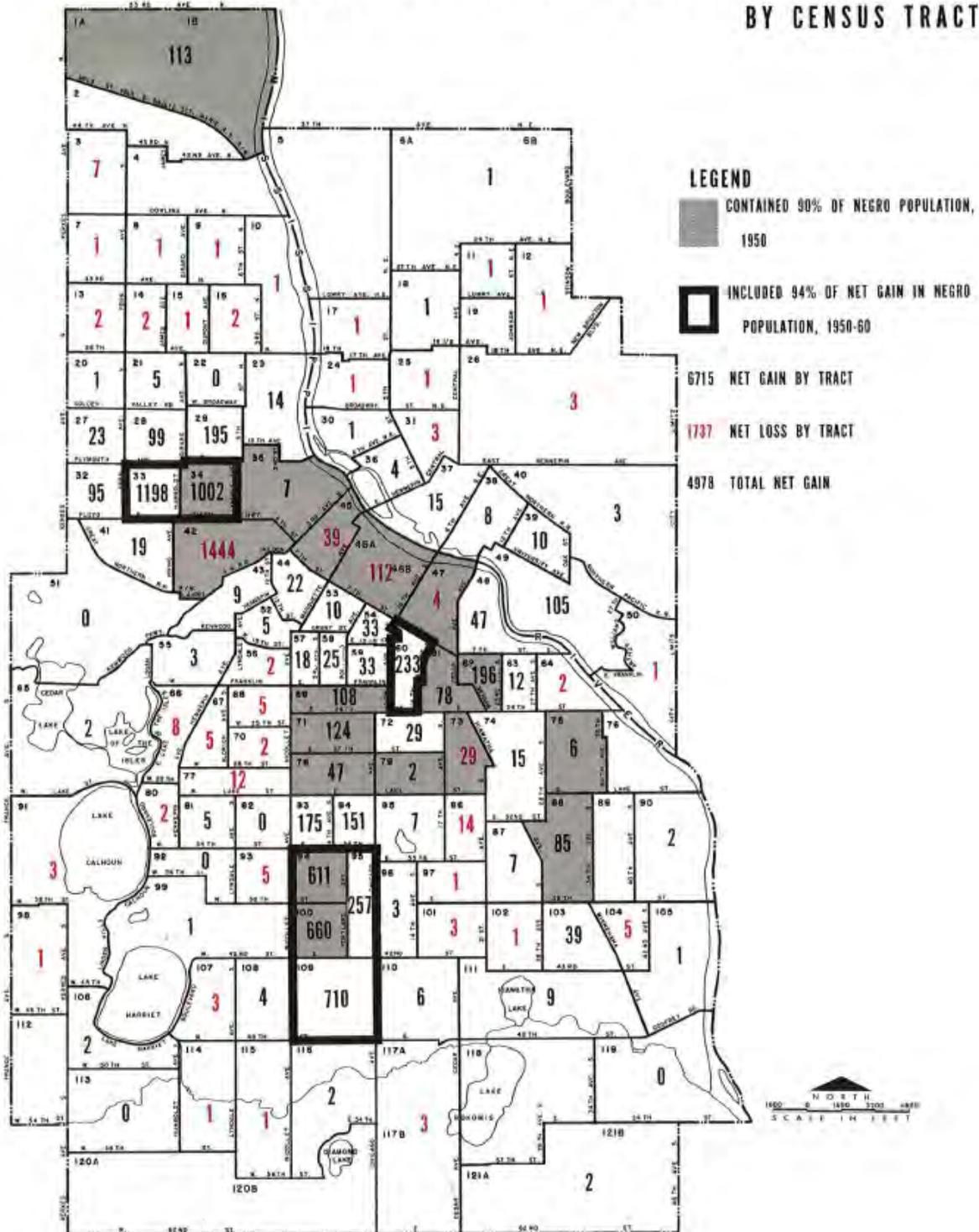


FIGURE 10. CHANGE IN AFRICAN AMERICAN POPULATION BY CENSUS TRACT, 1950-1960. SOURCE: MINNEAPOLIS COMMUNITY IMPROVEMENT PROGRAM, PUBLICATION NO. 170: MINORITY HOUSING IN MINNEAPOLIS. CITY OF MINNEAPOLIS, 1966.

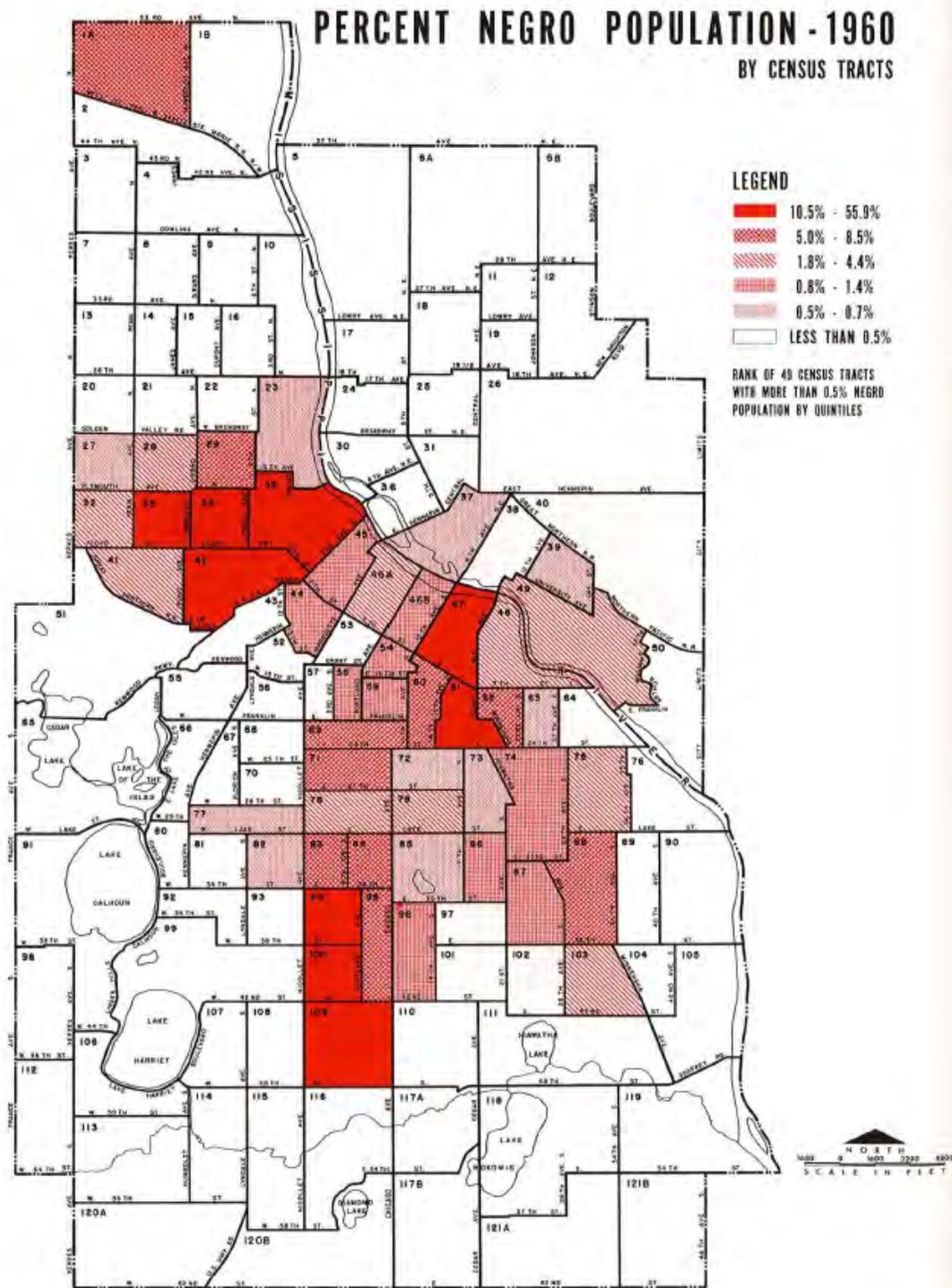


FIGURE 11. AFRICAN AMERICAN POPULATION BY CENSUS TRACT, 1960. SOURCE: MINNEAPOLIS COMMUNITY IMPROVEMENT PROGRAM, PUBLICATION NO. 170: MINORITY HOUSING IN MINNEAPOLIS. CITY OF MINNEAPOLIS, 1966.



FIGURE 12. LEADERS IN THE TILSENBILT PROJECT STANDING IN FRONT OF 4021 4<sup>TH</sup> AVENUE SOUTH, INCLUDING EDWARD TILSEN, ARCHIE GIVENS, CECIL NEWMAN, AND SHELTON GRANGER. MINNEAPOLIS SPOKESMAN, JUNE 4 1954. HENNEPIN COUNTY LIBRARIES.

## SOURCES

---

- <sup>1</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 20; U.S. Department of Veteran's Affairs, "History – VA History" [[http://www.va.gov/about\\_va/vahistory.asp](http://www.va.gov/about_va/vahistory.asp)] accessed on 4/26/16.
- <sup>2</sup> Hatchet, LaDavia S., "A Case of Reparations: The Plight of the African-American World War II Veteran Concerning Federal Discriminatory Housing Practices," *The Modern American*, Summer 2006, 18-24.
- <sup>3</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 20-21.
- <sup>4</sup> U.S. Commission on Civil Rights, *Understanding Fair Housing* (Washington, D.C., 1973) 5.
- <sup>5</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience*, (Berkeley and Los Angeles: University of California Press, 1960) 20-22.
- <sup>6</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience*, (Berkeley and Los Angeles: University of California Press, 1960) 22-24.
- <sup>7</sup> U.S. Commission on Civil Rights, *Understanding Fair Housing* (Washington, D.C. 1973) 5.
- <sup>8</sup> James N. Gregory, "The Second Great Migration: A Historical Overview," *African American History Since World War II* Kenneth L. Kusmer and Joe W. Trotter, eds. (Chicago and London: The University of Chicago Press, 1999) 19-38.
- <sup>9</sup> Minneapolis Community Improvement Program, *Publication No. 170: Minority Housing in Minneapolis*. City of Minneapolis, 1966, Appendix A.
- <sup>10</sup> Minneapolis Community Improvement Program, *Publication No. 170: Minority Housing in Minneapolis*. City of Minneapolis, 1966, 18, 22.
- <sup>11</sup> Minneapolis Community Improvement Program, *Publication No. 170: Minority Housing in Minneapolis*. City of Minneapolis, 1966, 22.
- <sup>12</sup> Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, May 5, 1954.
- <sup>13</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 8-13.
- <sup>14</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 9.
- <sup>15</sup> Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*. 6-22-2009, Hudson, Wisconsin; Saint Paul Building Permits 153027-153050, 990-1036 Carroll Avenue, 7-7-1947, Ramsey County Historical Society, Saint Paul, Minnesota; Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 9.
- <sup>16</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 8-9, 21.
- <sup>17</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 8, 10.
- <sup>18</sup> Lawrence Taliaferro, *Map of the Fort Snelling Area, 1835*, Minnesota Historical Society.
- <sup>19</sup> Minnesota Work Projects Administration, *Progressive Growth of Minneapolis* [map], June 1940.
- <sup>20</sup> John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and Saint Paul* (Minneapolis: University of Minnesota, 2007) 30, 248-249.
- <sup>21</sup> C.M. Foote, *Atlas of the City of Minneapolis, Minnesota*. E.P. Noll and Company, 1898. Hennepin County Libraries.
- <sup>22</sup> John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and Saint Paul*, (Minneapolis: University of Minnesota, 2007) 247.
- <sup>23</sup> H.W. Benneche and Albert Volk, *Atlas of Minneapolis, Hennepin County, Minnesota*. Minneapolis Real Estate Board, 1914. Hennepin County Libraries.

- 
- <sup>24</sup> Mississippi Watershed Management Organization, *Historic Waters of the Mississippi Watershed Management Organization*, (Minneapolis: Mississippi Watershed Management Organization, 2011) 34.
- <sup>25</sup> John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and Saint Paul*, (Minneapolis: University of Minnesota, 2007) 248-249.
- <sup>26</sup> Minnesota Historical Aerial Photographs Online, MP 3-247-251, 1938. John R. Borchert Map Library, University of Minnesota.
- <sup>27</sup> Minnesota Historical Aerial Photographs Online, MCY-1-100, 1960. John R. Borchert Map Library, University of Minnesota.
- <sup>28</sup> Bruce Hassinger and Donald W. Larsen, "Re: Units 1 through 6, Building #1 First Addition – Town Oaks Project Minneapolis, Minnesota," Letter from Twin City Testing and Engineering Laboratory to Metram Properties Company, 4-5-1971; Minnesota Historical Aerial Photographs Online, MP 3-247-251, 1938. John R. Borchert Map Library, University of Minnesota.
- <sup>29</sup> Minneapolis Building Permit B 374402, 4225 3<sup>rd</sup> Avenue South, 5-17-1961; Minneapolis Building Permit B 426473, 4307-4319 3<sup>rd</sup> Avenue South, 12-10-1970.
- <sup>30</sup> Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, 5-5-1954; Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 21.
- <sup>31</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 123-125.
- <sup>32</sup> Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, 5-5-1954.
- <sup>33</sup> Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, 5-5-1954; Lynn H. Adelsman, "Open House," *The Minneapolis Observer*, August 2005, 11.
- <sup>34</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, 5-24-1954; Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, 5-5-1954; Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota, 1954-1958*. Minneapolis, MN; Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota, 1954-1958*. Minneapolis, MN.
- <sup>35</sup> Minneapolis Community Improvement Program, *Publication No. 170: Minority Housing in Minneapolis*. City of Minneapolis, 1966. 19; Blackwell, Ed. "Families May Purchase New Homes on Open Market for First Time, May Set National Pattern." *Saint Paul Recorder*, 5-5-1954.
- <sup>36</sup> Ed Blackwell, "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern," *Saint Paul Recorder*, 5-5-1954; Lynn H. Adelsman, "Open House," *The Minneapolis Observer*, August 2005, 11.
- <sup>37</sup> Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*, 6-22-2009, Hudson, Wisconsin.
- <sup>38</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota, 1953-1958*. Minneapolis, MN.
- <sup>39</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 129.
- <sup>40</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 216.
- <sup>41</sup> Transcript, Robert Tilsen Oral History Interview, 10-8-2015, by Andrew Frenz, CPED Files.
- <sup>42</sup> Transcript, Lionel Davis Oral History Interview, 2-12-2016, by Andrew Frenz, CPED Files.
- <sup>43</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 215-217.
- <sup>44</sup> Minneapolis Community Improvement Program, *Publication No. 170: Minority Housing in Minneapolis*. City of Minneapolis, 1966, 19-23.

- <sup>45</sup> “A Brief History of Civil Rights Protection in Minneapolis,” [[http://www.ci.minneapolis.mn.us/www/groups/public/@civilrights/documents/webcontent/convert\\_253586.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@civilrights/documents/webcontent/convert_253586.pdf)] accessed 27 April 2016.
- <sup>46</sup> Michele Norris, *The Grace of Silence: A Family Memoir* (New York: Random House, 2010) 13, 15, 40.
- <sup>47</sup> Transcript, Robert Tilsen Oral History Interview, 10-8-2015, by Andrew Frenz, CPED Files; Tilsen, Jon-Jay, “Edward N. Tilsen,” [<http://www.tilsen.org/tilsedwa.html>]; Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*, 6-22-2009, Hudson, Wisconsin.
- <sup>48</sup> Transcript, Robert Tilsen Oral History Interview, 10-8-2015, by Andrew Frenz, CPED Files; Tilsen, Jon-Jay, “Edward N. Tilsen,” [<http://www.tilsen.org/tilsedwa.html>]; Tilsen, Geoff, “The Tilsen Legacy,” [<http://www.tilsenbilt.com/history.html>].
- <sup>49</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 13; Tilsen, Geoff, “The Tilsen Legacy,” [<http://tilsenbilt.com/history.html>]; Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*, 6-22-2009, Hudson, Wisconsin.
- <sup>50</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 9; Saint Paul Building Permits 153027-153050, 990-1036 Carroll Avenue, 7-7-1947, Ramsey County Historical Society, Saint Paul, Minnesota; Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*, 6-22-2009, Hudson, Wisconsin.
- <sup>51</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 22, 115-116, 157.
- <sup>52</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 129.
- <sup>53</sup> Eunice and George Grier, *Privately Developed Interracial Housing: An Analysis of Experience* (Berkeley and Los Angeles: University of California Press, 1960) 9, 157.
- <sup>54</sup> Transcript, Robert Tilsen Oral History Interview, 10-8-2015, by Andrew Frenz, CPED Files.
- <sup>55</sup> Helen Rubenstein, Interview with Ken Tilsen, *Judges and Lawyers Oral History Project*, 6-22-2009, Hudson, Wisconsin.
- <sup>56</sup> Transcript, Robert Tilsen Oral History Interview, 10-8-2015, by Andrew Frenz, CPED Files.
- <sup>57</sup> Birth certificate for Archie Givens, 9-19-1919, #1919-43704, Hennepin County, MN, Minnesota Historical Society; Minneapolis Directory Company, *Davidson’s Minneapolis City Directory, 1916-1922*. Minneapolis, MN.
- <sup>58</sup> Givens, William, Census ID 1802762, 1895 Minnesota Census, Minnesota Historical Society; Minneapolis Directory Company, *Davidson’s Minneapolis City Directory, 1916-1922*. Minneapolis, MN.
- <sup>59</sup> “Twin Cities’ First Black Millionaire Dies At Age 54,” 4-18-1984, Jet Magazine; Maura Lerner, “Phebe givens, philanthropist, dies at 93,” 4-27-2015, Star Tribune.
- <sup>60</sup> Raymond Jackson, “Givens family contributions: Affordable housing, literature, history, education,” 2-27-2015, Minnesota Spokesman-Recorder.
- <sup>61</sup> “Twin Cities’ First Black Millionaire Dies At Age 54,” 4-18-1984, Jet Magazine; Maura Lerner, “Phebe Givens, philanthropist, dies at 93,” 4-27-2015, *Star Tribune*.
- <sup>62</sup> Maura Lerner, “Phebe Givens, philanthropist, dies at 93,” 4-27-2015, *Star Tribune*; City of Edina, “Meet Edina’s Hometown Heroes: Archie Givens Jr.,” [[edinamn.gov/index.php?section=about\\_heroes&row\\_start=5](http://edinamn.gov/index.php?section=about_heroes&row_start=5)]; Givens Foundation, “About the Givens Foundation,” [[givens.org/about-overivew/](http://givens.org/about-overivew/)].
- <sup>63</sup> Carole Zellie, Landscape Research, “City of Minneapolis Heritage Preservation Commission Registration Form: Aaron and Naomi Friedell House,” 1995, CPED Files.
- <sup>64</sup> Carole Zellie, Landscape Research, “City of Minneapolis Heritage Preservation Commission Registration Form: Aaron and Naomi Friedell House,” 1995, CPED Files; Mead & Hunt, *Southwest Minneapolis Historic Resources Inventory*, 2005, CPED Files.
- <sup>65</sup> Mississippi Watershed Management Organization. *Historic Waters of the Mississippi Watershed Management Organization*. Minneapolis: Mississippi Watershed Management Organization, 2011. 34.
- <sup>66</sup> Minneapolis Building Permit B 351035, 4100 4<sup>th</sup> Avenue South, 4-3-1956.

- <sup>67</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1958. Minneapolis, MN.
- <sup>68</sup> Minneapolis Building Permit B 362541, 4100 4<sup>th</sup> Avenue South, 7-8-1958.
- <sup>69</sup> Minneapolis Building Permit B 591160, 343 41<sup>st</sup> Street East, 11-29-2005.
- <sup>70</sup> Minneapolis CPED, Permit BOTC-1062756, 343 41<sup>st</sup> Street East, 11-29-2005.
- <sup>71</sup> Minneapolis building Permit B 339823, 4016 4<sup>th</sup> Avenue South, 4-14-2954.
- <sup>72</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>73</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1958. Minneapolis, MN.
- <sup>74</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>75</sup> Minneapolis Building Permit B 403230, 4016 4<sup>th</sup> Avenue South, 7-10-1967.
- <sup>76</sup> Minneapolis Building Permit B 339824, 4016 4<sup>th</sup> Avenue South, 3-29-1999; Minneapolis Building Permit BOTC 1051657, 4016 4<sup>th</sup> Avenue South, 4-14-1954.
- <sup>77</sup> Minneapolis Building Permit B339824, 4020 4<sup>th</sup> Avenue South, 4-14-1954.
- <sup>78</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>79</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>80</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>81</sup> Minneapolis Building Permit B 349290, 4020 4<sup>th</sup> Avenue South, 9-27-1955.
- <sup>82</sup> Minneapolis Building Permit B 450342, 4020 4<sup>th</sup> Avenue South, 10-18-1974.
- <sup>83</sup> Minneapolis Building Permit B 482318, 4020 4<sup>th</sup> Avenue South, 8-2-1978.
- <sup>84</sup> Minneapolis Building Permit B 339312, 4021 4<sup>th</sup> Avenue South, 3-12-1954.
- <sup>85</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>86</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>87</sup> Minneapolis Building Permit B 382128, 4021 4<sup>th</sup> Avenue South, 3-11-1963.
- <sup>88</sup> Minneapolis Building Permit B 393082, 4021 4<sup>th</sup> Avenue South, 7-26-1965.
- <sup>89</sup> Minneapolis Building Permit B 661401, 4021 4<sup>th</sup> Avenue South, 9-10-1998; Minneapolis Building Permit BOTC 1029683, 4021 4<sup>th</sup> Avenue South, 10-2-2000; Minneapolis Building Permit BOTC-1040941, 11-10-2001.
- <sup>90</sup> Minneapolis Building Permit B 351036, 4116 4<sup>th</sup> Avenue South, 4-3-1956.
- <sup>91</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1957*. Minneapolis, MN.
- <sup>92</sup> Minneapolis Building Permit B 477146, 4116 4<sup>th</sup> Avenue South, 2-10-1978.
- <sup>93</sup> Minneapolis Building Permit B 645886, 4116 4<sup>th</sup> Avenue South, 8-28-1997.
- <sup>94</sup> Minneapolis Building Permit BIRE-3021796, 4116 4<sup>th</sup> Avenue South, 6-10-2003.
- <sup>95</sup> Minneapolis Building Permit B 351038, 4121 4<sup>th</sup> Avenue South, 4-3-1956.
- <sup>96</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1958. Minneapolis, MN.
- <sup>97</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1958*. Minneapolis, MN.
- <sup>98</sup> Minneapolis Building Permit B 351038, 4121 4<sup>th</sup> Avenue South, 4-3-1956.
- <sup>99</sup> Minneapolis Building Permit B 364511, 4121 4<sup>th</sup> Avenue South, 11-14-1958.
- <sup>100</sup> Minneapolis Building Permit B 382142, 4121 4<sup>th</sup> Avenue South, 3-12-1963.
- <sup>101</sup> Minneapolis Building Permit BOTC-1091196, 4121 4<sup>th</sup> Avenue South, 1-24-2011.
- <sup>102</sup> Minneapolis Building Permit B 341645, 4219 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>103</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>104</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>105</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>106</sup> Minneapolis Building Permit B 359922, 4219 4<sup>th</sup> Avenue South, 10-18-1957.

- <sup>107</sup> Minneapolis Building Permit B 475761, 4219 4<sup>th</sup> Avenue South, 11-1-1977.
- <sup>108</sup> Minneapolis Building Permit BIRE 3014901, 4219 4<sup>th</sup> Avenue South, 7-2-2002.
- <sup>109</sup> Minneapolis Building Permit B 341646, 4223 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>110</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>111</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>112</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>113</sup> Minneapolis Building Permit B 457862, 4223 4<sup>th</sup> Avenue South, 10-23-1975.
- <sup>114</sup> Minneapolis Building Permit B 545889, 4223 4<sup>th</sup> Avenue South, 12-23-1986.
- <sup>115</sup> Minneapolis Building Permit B 660602, 4223 4<sup>th</sup> Avenue South, 8-28-1998; Minneapolis Building Permit BIRE-3013861, 4223 4<sup>th</sup> Avenue South, 5-28-2002.
- <sup>116</sup> Minneapolis Building Permit B 354725, 4223 4<sup>th</sup> Avenue South, 10-4-1956; Minneapolis Building Permit B 478727, 4223 4<sup>th</sup> Avenue South, 4-20-1978.
- <sup>117</sup> Minneapolis Building Permit B 93047, 4223 4<sup>th</sup> Avenue South, 5-17-1911.
- <sup>118</sup> Minneapolis Building Permit B 14270, 4223 4<sup>th</sup> Avenue South, 6-12-1922; Minneapolis Building Permit B 160242, 4231 5<sup>th</sup> Avenue South, 6-7-1922; Minneapolis Building Permit I 17885, 4231 5<sup>th</sup> Avenue South, 3-31-1975.
- <sup>119</sup> Minneapolis Building Permit B 341647, 4227 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>120</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>121</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>122</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>123</sup> Minneapolis Building Permit B 347344, 4227 4<sup>th</sup> Avenue South, 6-24-1955.
- <sup>124</sup> Minneapolis Building Permit B 493156, 4227 4<sup>th</sup> Avenue South, 9-19-1979.
- <sup>125</sup> Minneapolis Building Permit B 139433, 4227 4<sup>th</sup> Avenue South, 10-21-1919.
- <sup>126</sup> Minneapolis Building Permit B 155605, 4227 4<sup>th</sup> Avenue South, 12-27-1921; Minneapolis Building Permit B 161694, 4227 4<sup>th</sup> Avenue South, 7-4-1922.
- <sup>127</sup> Minneapolis Building Permit I 3025, 4427-4431 4<sup>th</sup> Avenue South, 11-7-1928.
- <sup>128</sup> Minneapolis Building Permit B 341649, 4408 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>129</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>130</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>131</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>132</sup> Minneapolis Building Permit B 539735, 4408 4<sup>th</sup> Avenue South, 10-3-1986.
- <sup>133</sup> Minneapolis Building Permit B 594530, 4408 4<sup>th</sup> Avenue South, 11-9-1992.
- <sup>134</sup> Minneapolis Building Permit BOTC 1039871, 4408 4<sup>th</sup> Avenue South, 10-11-2001.
- <sup>135</sup> Minneapolis Building Permit B 341650, 4412 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>136</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>137</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>138</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1957*. Minneapolis, MN.
- <sup>139</sup> Minneapolis Building Permit K 097070, 4412 4<sup>th</sup> Avenue South, 6-25-1979; Minneapolis Building Permit B 492332, 4412 4<sup>th</sup> Avenue South, 8-27-1979.
- <sup>140</sup> Minneapolis Building Permit BOTC 1090604, 4412 4<sup>th</sup> Avenue South, 12-9-2010.
- <sup>141</sup> Minneapolis Building Permit B 341652, 4412 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>142</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.

- <sup>143</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>144</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>145</sup> Minneapolis Building Permit B 410980, 4421 4<sup>th</sup> Avenue South, 9-3-1968.
- <sup>146</sup> Minneapolis Building Permit B 409326, 4421 4<sup>th</sup> Avenue South, 6-10-1968.
- <sup>147</sup> Minneapolis Building Permit BIRE 3074910, 4421 4<sup>th</sup> Avenue South, 10-20-2011.
- <sup>148</sup> Minneapolis Building Permit B 157190, 4421 4<sup>th</sup> Avenue South, 4-8-1922.
- <sup>149</sup> Minnesota Works Projects Administration. *1940 Atlas of the City of Minneapolis, Minnesota* [map]. Minneapolis, MN: McGill Lithograph Co.
- <sup>150</sup> Minneapolis Building Permit B 342390, 4441 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>151</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955; Minneapolis, MN; Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>152</sup> Minneapolis Building Permit B 371947, 4441 4<sup>th</sup> Avenue South, 9-7-1960.
- <sup>153</sup> Minneapolis Building Permit B 342391, 4445 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>154</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>155</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>156</sup> Minneapolis Building Permit B 523693, 4445 4<sup>th</sup> Avenue South, 8-29-1983.
- <sup>157</sup> Minneapolis Building Permit B 342392, 4448 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>158</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>159</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>160</sup> Minneapolis Building Permit B 393557, 4448 4<sup>th</sup> Avenue South, 8-23-1965.
- <sup>161</sup> Minneapolis Building Permit B 343005, 4500 4<sup>th</sup> Avenue South, 9-1-1954.
- <sup>162</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1956. Minneapolis, MN.
- <sup>163</sup> Minneapolis Directory Company, *Minneapolis City Directory, 1958*. Minneapolis, MN.
- <sup>164</sup> Minneapolis Building Permit 351413, 4500 4<sup>th</sup> Avenue South, 4-20-1956.
- <sup>165</sup> Minneapolis Building Permit B 609713, 4500 4<sup>th</sup> Avenue South, 7-12-1994.
- <sup>166</sup> Minneapolis Building Permit B 610631, 4500 4<sup>th</sup> Avenue South, 8-8-1994.
- <sup>167</sup> Minneapolis Building Permit B 376039, 4500 4<sup>th</sup> Avenue South, 9-15-1961.
- <sup>168</sup> Minneapolis Building Permit BIRE-3071011, 4500 4<sup>th</sup> Avenue South, 5-4-2011; Minneapolis Building Permit BIRE-3072003, 4500 4<sup>th</sup> Avenue South, 6-20-2011; Minneapolis Building Permit BIRE-3073282, 4500 4<sup>th</sup> Avenue South, 8-12-2011.
- <sup>169</sup> Minneapolis Building Permit B 343006, 4501 4<sup>th</sup> Avenue South, 9-1-1954.
- <sup>170</sup> Minneapolis Special Council Permit 39169, 4501 4<sup>th</sup> Avenue South, 8-20-1954.
- <sup>171</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1956. Minneapolis, MN; Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>172</sup> Minneapolis Building Permit B 349594, 4501 4<sup>th</sup> Avenue South, 10-13-1955.
- <sup>173</sup> Minneapolis Building Permit B 375839, 4501 4<sup>th</sup> Avenue South, 8-30-1961.
- <sup>174</sup> Minneapolis Building Permit B 387789, 4501 4<sup>th</sup> Avenue South, 6-1-1964.
- <sup>175</sup> Minneapolis Building Permit B 532229, 4501 4<sup>th</sup> Avenue South, 10-1-1984.
- <sup>176</sup> Minneapolis Building Permit BOTC-1120194, 4501 4<sup>th</sup> Avenue South, 5-29-2015.
- <sup>177</sup> Minneapolis Building Permit B 342395, 4504 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>178</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>179</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>180</sup> Minneapolis Building Permit B 391331, 4504 4<sup>th</sup> Avenue South, 4-27-1965.
- <sup>181</sup> Minneapolis Building Permit B 495535, 4504 4<sup>th</sup> Avenue South, 1-25-1980.

- 
- <sup>182</sup> Minneapolis Building Permit B 339825, 3928 5<sup>th</sup> Avenue South, 4-14-1954.  
<sup>183</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>184</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>185</sup> Minneapolis Building Permit B 345556, 3918 5<sup>th</sup> Avenue South, 4-7-1955.  
<sup>186</sup> Minneapolis Building Permit BOTC-1048386, 3928 5<sup>th</sup> Avenue South, 2-25-2003.  
<sup>187</sup> Minneapolis Building Permit BIRE-T47905, 3928 5<sup>th</sup> Avenue South, 4-26-2010.  
<sup>188</sup> Minneapolis Building Permit B 339826, 3943 5<sup>th</sup> Avenue South, 4-14-1954.  
<sup>189</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>190</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>191</sup> Minneapolis Building Permit B 410633, 3943 5<sup>th</sup> Avenue South, 8-14-1968.  
<sup>192</sup> Minneapolis Building Permit B 339301, 4004 5<sup>th</sup> Avenue South, 3-12-1954.  
<sup>193</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>194</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>195</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>196</sup> Minneapolis Building Permit B 347597, 4004 5<sup>th</sup> Avenue South, 7-8-1955.  
<sup>197</sup> Minneapolis Building Permit BOTC-1003351, 4004 5<sup>th</sup> Avenue South, 4-9-1999.  
<sup>198</sup> Minneapolis Building Permit BOTC-1030744, 4004 5<sup>th</sup> Avenue South, 10-27-2000.  
<sup>199</sup> Minneapolis Building Permit BOTC-1037437, 4004 5<sup>th</sup> Avenue South, 7-25-2001.  
<sup>200</sup> Minneapolis Building Permit BOTC-1082938, 4004 5<sup>th</sup> Avenue South, 10-26-2009.  
<sup>201</sup> Minneapolis Building Permit B 339304, 4016 5<sup>th</sup> Avenue South, 3-12-1954.  
<sup>202</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>203</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>204</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>205</sup> Minneapolis Building Permit B 362064, 4012 5<sup>th</sup> Avenue South, 6-2-1958.  
<sup>206</sup> Minneapolis Building Permit B 479995, 4012 5<sup>th</sup> Avenue South, 5-26-1978.  
<sup>207</sup> Minneapolis Building Permit B 0586354, 4012 5<sup>th</sup> Avenue South, 2-4-1992.  
<sup>208</sup> Minneapolis Building Permit BOTC-1043776, 4012 5<sup>th</sup> Avenue South, 5-24-2002.  
<sup>209</sup> Minneapolis Building Permit B 342395, 4504 4<sup>th</sup> Avenue South, 8-4-1954.  
<sup>210</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1955. Minneapolis, MN.  
<sup>211</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>212</sup> Minneapolis Building Permit B 389121, 4016 5<sup>th</sup> Avenue South, 9-21-1964.  
<sup>213</sup> Minneapolis Building Permit B 631148, 4016 5<sup>th</sup> Avenue South, 7-9-1996.  
<sup>214</sup> Minneapolis Building Permit BOTC-1036854, 4016 5<sup>th</sup> Avenue South, 6-11-2001.  
<sup>215</sup> Minneapolis Building Permit BIRE-3089231, 4016 5<sup>th</sup> Avenue South, 1-23-2014.  
<sup>216</sup> Minneapolis Building Permit B 339309, 4020 5<sup>th</sup> Avenue South, 3-12-1954.  
<sup>217</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>218</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.  
<sup>219</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.  
<sup>220</sup> Minneapolis Building Permit B 372270, 4020 5<sup>th</sup> Avenue South, 9-28-1960.  
<sup>221</sup> Minneapolis Building Permit B 441140, 4020 5<sup>th</sup> Avenue South, 5-4-1973.  
<sup>222</sup> Minneapolis Building Permit B 570674, 4020 5<sup>th</sup> Avenue South, 2-12-1990.  
<sup>223</sup> Minneapolis Building Permit BOTC-1100635, 4020 5<sup>th</sup> Avenue South, 11-16-2011.

- 
- <sup>224</sup> Minneapolis Building Permit B 339827, 4021 5<sup>th</sup> Avenue South, 4-14-1954.
- <sup>225</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>226</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>227</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>228</sup> Minneapolis Building Permit B 514626, 4021 5<sup>th</sup> Avenue South, 6-9-1982.
- <sup>229</sup> Minneapolis Building Permit B 0587114, 4021 5<sup>th</sup> Avenue South, 3-23-1992.
- <sup>230</sup> Minneapolis Building Permit BOTC 1002361, 4021 5<sup>th</sup> Avenue South, 3-24-1999.
- <sup>231</sup> Minneapolis Building Permit B 339828, 4025 5<sup>th</sup> Avenue South, 4-14-1954.
- <sup>232</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>233</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>234</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>235</sup> Minneapolis Building Permit B 384833, 4025 5<sup>th</sup> Avenue South, 9-9-1963.
- <sup>236</sup> Minneapolis Building Permit BOTC-1087081, 4025 5<sup>th</sup> Avenue South, 7-16-2010.
- <sup>237</sup> Minneapolis Building Permit B 339307, 4028 5<sup>th</sup> Avenue South, 4-12-1954.
- <sup>238</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>239</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>240</sup> Minneapolis Building Permit B 349229, 9-23-1955.
- <sup>241</sup> Minneapolis Building Permit BIRE-3060107, 4028 5<sup>th</sup> Avenue South, 7-24-2009; Minneapolis Building Permit BIRE-3060446, 4028 5<sup>th</sup> Avenue South, 8-12-2009.
- <sup>242</sup> Minneapolis Building Permit B 339306, 4032 5<sup>th</sup> Avenue South, 3-12-1954.
- <sup>243</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>244</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1955*. Minneapolis, MN.
- <sup>245</sup> Minneapolis Building Permit B 356396, 4032 5<sup>th</sup> Avenue South, 4-9-1957.
- <sup>246</sup> Minneapolis Building Permit B 428337, 4032 5<sup>th</sup> Avenue South, 5-10-1971.
- <sup>247</sup> Minneapolis Building Permit B 339305, 4036 5<sup>th</sup> Avenue South, 3-12-1954.
- <sup>248</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>249</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>250</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1955*. Minneapolis, MN.
- <sup>251</sup> Minneapolis Building Permit B 355426, 4036 5<sup>th</sup> Avenue South, 11-26-1956.
- <sup>252</sup> Minneapolis Building Permit K 098053, 4036 5<sup>th</sup> Avenue South, 7-10-1980.
- <sup>253</sup> Minneapolis Building Permit BIRE-3017104, 4036 5<sup>th</sup> Avenue South, 9-19-2002.
- <sup>254</sup> Minneapolis Building Permit B 339310, 4040 5<sup>th</sup> Avenue South, 3-12-1954.
- <sup>255</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>256</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>257</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1955*. Minneapolis, MN.
- <sup>258</sup> Minneapolis Building Permit B 375484, 4040 5<sup>th</sup> Avenue South, 10-11-1963.
- <sup>259</sup> Minneapolis Building Permit BIRE-3058287, 4040 5<sup>th</sup> Avenue South, 4-20-2009.
- <sup>260</sup> Minneapolis Building Permit B 339311, 4044 5<sup>th</sup> Avenue South, 3-12-1954.
- <sup>261</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.

- <sup>262</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1955. Minneapolis, MN.
- <sup>263</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>264</sup> Minneapolis Building Permit B 342677, 4044 5<sup>th</sup> Avenue South, 8-18-1954.
- <sup>265</sup> Minneapolis Building Permit B 543140, 4044 5<sup>th</sup> Avenue South, 5-7-1986.
- <sup>266</sup> Minneapolis Building Permit B 623637, 4044 5<sup>th</sup> Avenue South, 10-4-1995.
- <sup>267</sup> Minneapolis Building Permit BIRE-3089230, 4044 5<sup>th</sup> Avenue South, 1-23-2014.
- <sup>268</sup> Minneapolis Building Permit B 355611, 4645 5<sup>th</sup> Avenue South, 12-20-1956.
- <sup>269</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1957. Minneapolis, MN.
- <sup>270</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1958*. Minneapolis, MN.
- <sup>271</sup> Minneapolis Building Permit BIRE-2055774, 4645 5<sup>th</sup> Avenue South, 9-30-2008.
- <sup>272</sup> Minneapolis Building Permit BIRE-3086316, 4645 5<sup>th</sup> Avenue South, 8-6-2013.
- <sup>273</sup> Minneapolis Building Permit B 343301, 4248 3<sup>rd</sup> Avenue South, 9-15-1954.
- <sup>274</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1955. Minneapolis, MN.
- <sup>275</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>276</sup> Minneapolis Building Permit B 353049, 4248 3<sup>rd</sup> Avenue South, 7-10-1956.
- <sup>277</sup> Minneapolis Building Permit BIRE-3061282, 4248 3<sup>rd</sup> Avenue South, 9-23-2009.
- <sup>278</sup> Minneapolis Building Permit B 354350, 4501 5<sup>th</sup> Avenue South, 9-17-1956.
- <sup>279</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1958. Minneapolis, MN.
- <sup>280</sup> Minneapolis Building Permit B 524495, 501 45<sup>th</sup> Street East, 9-27-1983.
- <sup>281</sup> Minneapolis Building Permit BOTC-1086999, 501 45<sup>th</sup> Street East, 7-1-2010.
- <sup>282</sup> Minneapolis Building Permit BOTC-1106706, 501 45<sup>th</sup> Street East, 10-15-2012.
- <sup>283</sup> Minneapolis Building Permit BOTC-1113123, 501 45<sup>th</sup> Street East, 11-25-2013.
- <sup>284</sup> Minneapolis Building Permit BIRE-3100638, 501 45<sup>th</sup> Street East, 9-25-2015.
- <sup>285</sup> Minneapolis Building Permit B 339821, 3904 4<sup>th</sup> Avenue South, 4-14-1054.
- <sup>286</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.
- <sup>287</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1957*. Minneapolis, MN.
- <sup>288</sup> Minneapolis Building Permit B 567211, 3904 4<sup>th</sup> Avenue South, 8-8-1989.
- <sup>289</sup> Minneapolis Building Permit BOTC-1032210, 3904 4<sup>th</sup> Avenue South, 1-25-2001.
- <sup>290</sup> Minneapolis Building Permit BIRE-3057673, 3904 4<sup>th</sup> Avenue South, 3-6-2009.
- <sup>291</sup> Minneapolis Building Permit B 339822, 3912 4<sup>th</sup> Avenue South, 4-14-1954.
- <sup>292</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.
- <sup>293</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*,  
1956. Minneapolis, MN.
- <sup>294</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>295</sup> Minneapolis Building Permit B 350020, 3912 4<sup>th</sup> Avenue South, 11-4-1955.
- <sup>296</sup> Minneapolis Building Permit B 376685, 3912 4<sup>th</sup> Avenue South, 19-26-1961.
- <sup>297</sup> Minneapolis Building Permit B 487912, 3912 4<sup>th</sup> Avenue South, 4-23-1979.
- <sup>298</sup> Minneapolis Building Permit B 655168, 3912 4<sup>th</sup> Avenue South, 5-14-1998.
- <sup>299</sup> Minneapolis Building Permit BIRE-3062327, 3912 4<sup>th</sup> Avenue South, 11-13-2009.
- <sup>300</sup> Minneapolis Building Permit B 351037, 4117 4<sup>th</sup> Avenue South, 4-3-1956.
- <sup>301</sup> Minneapolis Building Permit B 377776, 4117 4<sup>th</sup> Avenue South, 4-9-1963.
- <sup>302</sup> Minneapolis Building Permit B 533338, 4117 4<sup>th</sup> Avenue South, 11-7-1984.
- <sup>303</sup> Minneapolis Building Permit B 341644, 4203 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>304</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*,  
1954. Minneapolis, MN.

- <sup>305</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>306</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>307</sup> Minneapolis Building Permit B 499205, 4203 4<sup>th</sup> Avenue South, 7-23-1980.
- <sup>308</sup> Minneapolis Building Permit BIRE-3038328, 4203 4<sup>th</sup> Avenue South, 10-13-2005.
- <sup>309</sup> Minneapolis Building Permit BOTC-1106159, 4203 4<sup>th</sup> Avenue South, 9-28-2012.
- <sup>310</sup> Minneapolis Building Permit BOTC-1117562, 4203 4<sup>th</sup> Avenue South, 10-14-2014.
- <sup>311</sup> Minneapolis Building Permit B 91901, 4203 4<sup>th</sup> Avenue South, 3-31-1911.
- <sup>312</sup> Minneapolis Building Permit B 341648, 4231 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>313</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>314</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>315</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>316</sup> Minneapolis Building Permit B 387748, 4231 4<sup>th</sup> Avenue South, 5-28-1964.
- <sup>317</sup> Minneapolis Building Permit B 632427, 4231 4<sup>th</sup> Avenue South, 8-13-1996.
- <sup>318</sup> Minneapolis Building Permit BOTC-1115008, 4231 4<sup>th</sup> Avenue South, 6-5-2014.
- <sup>319</sup> Minneapolis Building Permit B 341651, 4417 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>320</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>321</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1955. Minneapolis, MN.
- <sup>322</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>323</sup> Minneapolis Building Permit B 357534, 4417 4<sup>th</sup> Avenue South, 6-6-1957.
- <sup>324</sup> Minneapolis Building Permit B 658773, 4417 4<sup>th</sup> Avenue South, 7-29-1998.
- <sup>325</sup> Minneapolis Building Permit BPAA-1000982, 4417 4<sup>th</sup> Avenue South, 4-14-1999; Minneapolis Building Permit BIRE-3000817, 4417 4<sup>th</sup> Avenue South, 4-15-1999.
- <sup>326</sup> Minneapolis Building Permit B 341653, 4429 4<sup>th</sup> Avenue South, 6-30-1954.
- <sup>327</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>328</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>329</sup> Minneapolis Building Permit B 399214, 4429 4<sup>th</sup> Avenue South, 9-23-1966.
- <sup>330</sup> Minneapolis Building Permit B 342389, 4440 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>331</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota*, 1958. Minneapolis, MN.
- <sup>332</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1957*. Minneapolis, MN.
- <sup>333</sup> Minneapolis Building Permit B 383436, 4440 4<sup>th</sup> Avenue South, 6-3-1963.
- <sup>334</sup> Minneapolis Building Permit B 342393, 4452 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>335</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>336</sup> Minneapolis Building Permit B 384244, 4452 4<sup>th</sup> Avenue South, 7-25-1963.
- <sup>337</sup> Minneapolis Building Permit B 397686, 4452 4<sup>th</sup> Avenue South, 6-20-1966.
- <sup>338</sup> Minneapolis Building Permit B 532655, 4452 4<sup>th</sup> Avenue South, 10-12-1984.
- <sup>339</sup> Minneapolis Building Permit BIRE-3024264, 4452 4<sup>th</sup> Avenue South, 9-25-2003.
- <sup>340</sup> Minneapolis Building Permit B 342394, 4453 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>341</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.
- <sup>342</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>343</sup> Minneapolis Building Permit B 372938, 4453 4<sup>th</sup> Avenue South, 11-18-1960.
- <sup>344</sup> Minneapolis Building Permit B 343003, 4456 4<sup>th</sup> Avenue South, 9-1-1954.
- <sup>345</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota*, 1954. Minneapolis, MN.

- <sup>346</sup> Minneapolis Special Council Permit 39171, 4456 4<sup>th</sup> Avenue South, 8-20-1954.
- <sup>347</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>348</sup> Minneapolis Building Permit B 364311, 4456 4<sup>th</sup> Avenue South, 10-28-1958.
- <sup>349</sup> Minneapolis Building Permit B 451325, 4456 4<sup>th</sup> Avenue South, 2-5-1975.
- <sup>350</sup> Minneapolis Building Permit K094227, 4456 4<sup>th</sup> Avenue South, 5-20-1976.
- <sup>351</sup> Minneapolis Building Permit B 471648, 4456 4<sup>th</sup> Avenue South, 6-22-1977.
- <sup>352</sup> Minneapolis Building Permit B 343004, 4457 4<sup>th</sup> Avenue South, 9-1-1954.
- <sup>353</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota, 1954*. Minneapolis, MN.
- <sup>354</sup> Minneapolis Special Council Permit 39170, 4457 4<sup>th</sup> Avenue South, 8-20-1954.
- <sup>355</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>356</sup> Minneapolis Building Permit B 363703, 4457 4<sup>th</sup> Avenue South, 9-23-1958.
- <sup>357</sup> Minneapolis Building Permit B 603441, 4457 4<sup>th</sup> Avenue South, 10-28-1993.
- <sup>358</sup> Minneapolis Building Permit B 342396, 4505 4<sup>th</sup> Avenue South, 8-4-1954.
- <sup>359</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota, 1955*. Minneapolis, MN.
- <sup>360</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>361</sup> Minneapolis Building Permit B 383506, 4505 4<sup>th</sup> Avenue South, 6-6-1963.
- <sup>362</sup> Minneapolis Building Permit B 339308, 4024 5<sup>th</sup> Avenue South, 3-12-1954.
- <sup>363</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota, 1954*. Minneapolis, MN.
- <sup>364</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota, 1955*. Minneapolis, MN.
- <sup>365</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>366</sup> Minneapolis Building Permit B 483510, 4024 5<sup>th</sup> Avenue South, 9-6-1978.
- <sup>367</sup> Minneapolis Building Permit BOTC-1082201, 4024 5<sup>th</sup> Avenue South, 9-28-2009.
- <sup>368</sup> Minneapolis Building Permit B 339829, 4045 5<sup>th</sup> Avenue South, 4-14-1954.
- <sup>369</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota, 1954*. Minneapolis, MN.
- <sup>370</sup> Hennepin County Recorder's Office, *Grantor's Index of Instruments – Hennepin County, Minnesota, 1954*. Minneapolis, MN.
- <sup>371</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>372</sup> Minneapolis Building Permit B 385828, 4045 5<sup>th</sup> Avenue South, 11-4-1963.
- <sup>373</sup> Minneapolis Building Permit BOTC-1064910, 4045 5<sup>th</sup> Avenue South, 6-27-2006.
- <sup>374</sup> Minneapolis Building Permit BOTC-1111312, 4045 5<sup>th</sup> Avenue South, 8-29-2013.
- <sup>375</sup> Minneapolis Building Permit B 355495, 4544 5<sup>th</sup> Avenue South, 11-30-1956.
- <sup>376</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1958*. Minneapolis, MN.
- <sup>377</sup> Minneapolis Building Permit B 541075, 4544 5<sup>th</sup> Avenue South, 12-6-1985; L. H. Bolduc Co., Inc. *Pile Report to Tilsenbilt Homes, Inc: 4544 5<sup>th</sup> Avenue South*. Minneapolis, MN.
- <sup>378</sup> Minneapolis Building Permit B 383252, 4544 5<sup>th</sup> Avenue South, 5-23-1963.
- <sup>379</sup> Minneapolis Building Permit B 534831, 4544 5<sup>th</sup> Avenue South, 3-12-1985.
- <sup>380</sup> Minneapolis Building Permit B 343009, 4556 5<sup>th</sup> Avenue South, 9-1-1954.
- <sup>381</sup> Hennepin County Recorder's Office, *Grantee's Index of Instruments – Hennepin County, Minnesota, 1954*. Minneapolis, MN.
- <sup>382</sup> Minneapolis Building Permit B 372100, 4556 5<sup>th</sup> Avenue South, 9-16-1960.
- <sup>383</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1956*. Minneapolis, MN.
- <sup>384</sup> Minneapolis Building Permit B 372100, 4556 5<sup>th</sup> Avenue South, 9-16-1960.
- <sup>385</sup> Minneapolis Building Permit B 525826, 4556 5<sup>th</sup> Avenue South, 12-1-1983.
- <sup>386</sup> Minneapolis Building Permit B 658398, 4556 5<sup>th</sup> Avenue South, 7-22-1998.
- <sup>387</sup> Minneapolis Building Permit BOTC-1005211, 4556 5<sup>th</sup> Avenue South, 5-7-1999.
- <sup>388</sup> Minneapolis Building Permit B 354351, 4629 5<sup>th</sup> Avenue South, 9-17-1956.

- <sup>389</sup> Minneapolis Directory Company, *Davidson's Minneapolis City Directory, 1958*. Minneapolis, MN.  
<sup>390</sup> Minneapolis Building Permit B 357281, 4629 5<sup>th</sup> Avenue South, 5-22-1957.  
<sup>391</sup> Minneapolis Building Permit B 374241, 4629 5<sup>th</sup> Avenue South, 5-5-1961.  
<sup>392</sup> Minneapolis Building Permit B 596458, 4629 5<sup>th</sup> Avenue South, 3-22-1993.  
<sup>393</sup> Minneapolis Building Permit B 655333, 4629 5<sup>th</sup> Avenue South, 5-18-1998.  
<sup>394</sup> Minneapolis Building Permit BIRE-3046337, 4629 5<sup>th</sup> Avenue South, 3-29-2007.

DRAFT

---

## APPENDIX A: ACTION INITIATING NOMINATION

---

DRAFT

**NOMINATION APPLICATION WORKSHEET**

<b>Applicant</b> (This person will be the primary contact for staff)	Name	Elizabeth Glidden, Minneapolis City Council Vice-President
	Mailing Address Including City, State and Zip Code	350 S. 5th St. Room 300 Minneapolis, MN 55415
	Phone Number	
	Fax	
	Email	
<b>Property Owner</b>	Name	See Attached
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
<b>Property Information</b>	Address(es)	See Attached
	Identification Number(s)	See Attached
	Legal Description	
<b>Name of Proposed Project (If applicable)</b>		

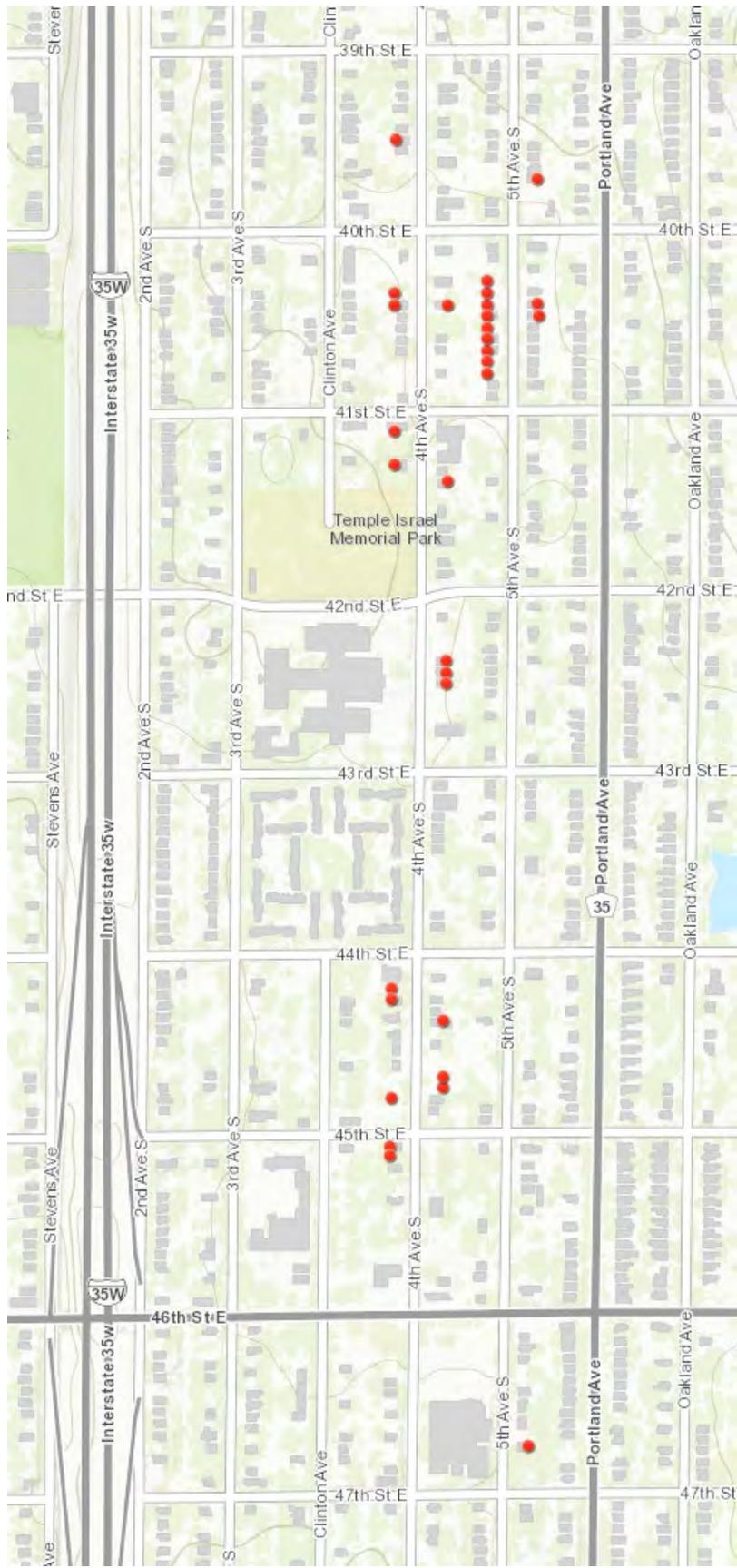
**NOMINATION APPLICATION**

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.


1/15/16  
 \_\_\_\_\_  
 Applicant's name and signature Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

<b>Address</b>	<b>PID</b>	<b>Owner</b>
343 41 <sup>st</sup> St E	1002824140117	Daniel Z Pelzman
3928 4 <sup>th</sup> Ave S	1002824110024	MPLS Public Housing Authority
4016 4 <sup>th</sup> Ave S	1002824140061	Julia H Bobadilla
4020 4 <sup>th</sup> Ave S	1002824140062	Michael D Juarez
4021 4 <sup>th</sup> Ave S	1002824140053	Ollie M Thomas
4116 4 <sup>th</sup> Ave S	1002824140119	Temple Israel of Minneapolis
4121 4 <sup>th</sup> Ave S	1002824140144	James D Dipietro
4219 4 <sup>th</sup> Ave S	1002824410054	Juan Reyes & Maria Zetino
4223 4 <sup>th</sup> Ave S	1002824410053	Jose Arturo Vega Lopez
4227 4 <sup>th</sup> Ave S	1002824410052	Alvedia Smith
4408 4 <sup>th</sup> Ave S	1002824440058	Mary Ann Hodge
4412 4 <sup>th</sup> Ave S	1002824440059	MPLS Public Housing Authority
4421 4 <sup>th</sup> Ave S	1002824440051	Lionel B Davis
4441 4 <sup>th</sup> Ave S	1002824440046	Holly S Mciver
4445 4 <sup>th</sup> Ave S	1002824440045	Manuel Ramon
4448 4 <sup>th</sup> Ave S	1002824440066	Susan Kapsner
4500 4 <sup>th</sup> Ave S	1002824440118	Cricket Holdings LLC
4504 4 <sup>th</sup> Ave S	1002824440119	MPLS Public Housing Authority
3943 5 <sup>th</sup> Ave S	1002824110173	Cornelious Martin
4012 5 <sup>th</sup> Ave S	1002824140034	Elizabeth Wollangk
4016 5 <sup>th</sup> Ave S	1002824140035	Ih3 Property Minnesota LP
4020 5 <sup>th</sup> Ave S	1002824140036	Anita Nunn
4021 5 <sup>th</sup> Ave S	1002824140025	Julian T D'andrea
4024 5 <sup>th</sup> Ave S	1002824140037	Ha Tran
4025 5 <sup>th</sup> Ave S	1002824140174	Paulette Cheatham
4028 5 <sup>th</sup> Ave S	1002824140038	Anthony R Scott II
4032 5 <sup>th</sup> Ave S	1002824140039	Melvin Mckissic
4036 5 <sup>th</sup> Ave S	1002824140040	Erika K Wachholz
4040 5 <sup>th</sup> Ave S	1002824140041	Kevin & Stacie Branson
4044 5 <sup>th</sup> Ave S	1002824140042	Ih3 Property Minnesota LP
4645 5 <sup>th</sup> Ave S	1502824110044	Bret E Indrelee



Statement describing the applicant's relationship to the property to be designated

I am the Minneapolis City Council member representing Ward 8, which includes the properties proposed for nomination.

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

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in the United States.

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on race or religion was commonplace. Restrictive deed covenants, major lenders' red-lining policies, and realtors' association rules, both written and unwritten, fed the growth of housing segregation during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of defined neighborhoods, which were generally located along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which fewer than 20 were sold to African American buyers, while at the same time, Minneapolis' black population increased 60% between 1940 and 1950. This created a severe shortage of quality housing for black Minneapolitans and allowed them to be exploited by realtors, who often charged more for homes available to African Americans.

In an effort to reduce the shortage of quality housing available to African Americans in Minneapolis, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial housing projects. Up-and-coming realtor Archie Givens located buildable lots in an area bounded by 39<sup>th</sup> Street E, 47<sup>th</sup> Street E, 5<sup>th</sup> Avenue S, and 3<sup>rd</sup> Avenue S. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two African American families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens also found the builder for the homes, Edward Tilsen, owner of Tilsenbilt Homes.

Although a small handful of racially-integrated commercial developments had been constructed elsewhere in the country prior to the Tilsenbilt Homes, the Tilsenbilt Homes still appear to be the first integrated commercial housing development to be supported by the FHA. When the FHA was first formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949 and implicitly through 1962. As the first federally-supported integrated commercial

housing project in the country, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

**(2) The property is associated with the lives of significant persons or groups.**

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists. They were involved in many business ventures, most prominently developing and operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitzsky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s. As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation. In the 1940s, he had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project. Tilsen got his chance to build integrated housing when he worked with Archie Givens in 1953 to build the properties of the proposed district. Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs. Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

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):

In general, the properties retain their integrity. The nominated properties have had very few major exterior alterations. Most of the properties retain the vast majority of their original materials, workmanship, and design, and none of the properties have been relocated.



4000 Block 5<sup>th</sup> Ave S, facing southwest. Source: CPED Files



4000 Block of 5<sup>th</sup> Ave S, facing southeast. Source: CPED Files

**NOMINATION APPLICATION WORKSHEET**

<b>Applicant</b> (This person will be the primary contact for staff)	Name	Elizabeth Glidden, Minneapolis City Council Vice-President
	Mailing Address Including City, State and Zip Code	350 S. 5th St. Room 300 Minneapolis, MN 55415
	Phone Number	
	Fax	
	Email	
<b>Property Owner</b>	Name	See Attached
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
<b>Property Information</b>	Address(es)	See Attached
	Identification Number(s)	See Attached
	Legal Description	
<b>Name of Proposed Project (If applicable)</b>		

**NOMINATION APPLICATION**

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.


2/22/10  
Date

---

Applicant's name and signature

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

Additions to the nomination:

<b>Address</b>	<b>PID</b>	<b>Owner</b>
4004 5 <sup>th</sup> Ave S	1002824140032	Dana Jackson
4501 4 <sup>th</sup> Ave S	1002824440171	Arle Bullert

Previously nominated homes:

<b>Address</b>	<b>PID</b>	<b>Owner</b>
343 41 <sup>st</sup> St E	1002824140117	Daniel Z Pelzman
3928 4 <sup>th</sup> Ave S	1002824110024	MPLS Public Housing Authority
4016 4 <sup>th</sup> Ave S	1002824140061	Julia H Bobadilla
4020 4 <sup>th</sup> Ave S	1002824140062	Michael D Juarez
4021 4 <sup>th</sup> Ave S	1002824140053	Ollie M Thomas
4116 4 <sup>th</sup> Ave S	1002824140119	Temple Israel of Minneapolis
4121 4 <sup>th</sup> Ave S	1002824140144	James D Dipietro
4219 4 <sup>th</sup> Ave S	1002824410054	Juan Reyes & Maria Zetino
4223 4 <sup>th</sup> Ave S	1002824410053	Jose Arturo Vega Lopez
4227 4 <sup>th</sup> Ave S	1002824410052	Alvedia Smith
4408 4 <sup>th</sup> Ave S	1002824440058	Mary Ann Hodge
4412 4 <sup>th</sup> Ave S	1002824440059	MPLS Public Housing Authority
4421 4 <sup>th</sup> Ave S	1002824440051	Lionel B Davis
4441 4 <sup>th</sup> Ave S	1002824440046	Holly S Mciver
4445 4 <sup>th</sup> Ave S	1002824440045	Manuel Ramon
4448 4 <sup>th</sup> Ave S	1002824440066	Susan Kapsner
4500 4 <sup>th</sup> Ave S	1002824440118	Cricket Holdings LLC
4504 4 <sup>th</sup> Ave S	1002824440119	MPLS Public Housing Authority
3943 5 <sup>th</sup> Ave S	1002824110173	Cornelious Martin
4012 5 <sup>th</sup> Ave S	1002824140034	Elizabeth Wollangk
4016 5 <sup>th</sup> Ave S	1002824140035	Ih3 Property Minnesota LP
4020 5 <sup>th</sup> Ave S	1002824140036	Anita Nunn
4021 5 <sup>th</sup> Ave S	1002824140025	Julian T D'andrea
4025 5 <sup>th</sup> Ave S	1002824140174	Paulette Cheatham
4028 5 <sup>th</sup> Ave S	1002824140038	Anthony R Scott II
4032 5 <sup>th</sup> Ave S	1002824140039	Melvin Mckissic
4036 5 <sup>th</sup> Ave S	1002824140040	Erika K Wachholz
4040 5 <sup>th</sup> Ave S	1002824140041	Kevin & Stacie Branson
4044 5 <sup>th</sup> Ave S	1002824140042	Ih3 Property Minnesota LP
4645 5 <sup>th</sup> Ave S	1502824110044	Bret E Indrelee

Statement describing the applicant's relationship to the property to be designated

I am the Minneapolis City Council member representing Ward 8, which includes the properties proposed for nomination.

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

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in the United States.

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on race or religion was commonplace. Restrictive deed covenants, major lenders' red-lining policies, and realtors' association rules, both written and unwritten, fed the growth of housing segregation during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of defined neighborhoods, which were generally located along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which fewer than 20 were sold to African American buyers, while at the same time, Minneapolis' black population increased 60% between 1940 and 1950. This created a severe shortage of quality housing for black Minneapolitans and allowed them to be exploited by realtors, who often charged more for homes available to African Americans.

In an effort to reduce the shortage of quality housing available to African Americans in Minneapolis, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial housing projects. Up-and-coming realtor Archie Givens located buildable lots in an area bounded by 39<sup>th</sup> Street E, 47<sup>th</sup> Street E, 5<sup>th</sup> Avenue S, and 3<sup>rd</sup> Avenue S. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two African American families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens also found the builder for the homes, Edward Tilsen, owner of Tilsenbilt Homes.

Although a small handful of racially-integrated commercial developments had been constructed elsewhere in the country prior to the Tilsenbilt Homes, the Tilsenbilt Homes still appear to be the first integrated commercial housing development to be supported by the FHA. When the FHA was first formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949

and implicitly through 1962. As the first federally-supported integrated commercial housing project in the country, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

**(2) The property is associated with the lives of significant persons or groups.**

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists. They were involved in many business ventures, most prominently developing and operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitzky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s. As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation. In the 1940s, he had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project. Tilsen got his chance to build integrated housing when he worked with Archie Givens in 1953 to build the properties of the proposed district. Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs. Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

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):

In general, the properties retain their integrity. The nominated properties have had very few major exterior alterations. Most of the properties retain the vast majority of their original materials, workmanship, and design, and none of the properties have been relocated.



4000 Block 5<sup>th</sup> Ave S, facing southwest. Source: CPED Files



4000 Block of 5<sup>th</sup> Ave S, facing southeast. Source: CPED Files

**NOMINATION APPLICATION WORKSHEET**

<b>Applicant</b> <b>(This person will be the primary contact for staff)</b>	Name	Elizabeth Glidden, Minneapolis City Council Vice-President
	Mailing Address Including City, State and Zip Code	350 S. 5th St. Room 300 Minneapolis, MN 55415
	Phone Number	
	Fax	
	Email	
<b>Property Owner</b>	Name	See Attached
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
<b>Property Information</b>	Address(es)	See Attached
	Identification Number(s)	See Attached
	Legal Description	
<b>Name of Proposed Project (If applicable)</b>		

**NOMINATION APPLICATION**

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.

  
Applicant's name and signature

  
Date

- ❖ Must be signed and dated by the applicant before the application(s) will be processed.
- ❖ Applications received after 3:30 p.m. will be processed as received on the following business day.
- ❖ Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.



Addition to the nomination:

<b>Address</b>	<b>PID</b>	<b>Owner</b>
3928 5 <sup>th</sup> Ave S	1002824110177	Holly Marshall

Previously nominated homes:

<b>Address</b>	<b>PID</b>	<b>Owner</b>
343 41 <sup>st</sup> St E	1002824140117	Daniel Z Pelzman
3928 4 <sup>th</sup> Ave S	1002824110024	MPLS Public Housing Authority
4016 4 <sup>th</sup> Ave S	1002824140061	Julia H Bobadilla
4020 4 <sup>th</sup> Ave S	1002824140062	Michael D Juarez
4021 4 <sup>th</sup> Ave S	1002824140053	Ollie M Thomas
4116 4 <sup>th</sup> Ave S	1002824140119	Temple Israel of Minneapolis
4121 4 <sup>th</sup> Ave S	1002824140144	James D Dipietro
4219 4 <sup>th</sup> Ave S	1002824410054	Juan Reyes & Maria Zetino
4223 4 <sup>th</sup> Ave S	1002824410053	Jose Arturo Vega Lopez
4227 4 <sup>th</sup> Ave S	1002824410052	Alvedia Smith
4408 4 <sup>th</sup> Ave S	1002824440058	Mary Ann Hodge
4412 4 <sup>th</sup> Ave S	1002824440059	MPLS Public Housing Authority
4421 4 <sup>th</sup> Ave S	1002824440051	Lionel B Davis
4441 4 <sup>th</sup> Ave S	1002824440046	Holly S Mciver
4445 4 <sup>th</sup> Ave S	1002824440045	Manuel Ramon
4448 4 <sup>th</sup> Ave S	1002824440066	Susan Kapsner
4500 4 <sup>th</sup> Ave S	1002824440118	Cricket Holdings LLC
4501 4 <sup>th</sup> Ave S	1002924440171	Arle Bullert
4504 4 <sup>th</sup> Ave S	1002824440119	MPLS Public Housing Authority
3943 5 <sup>th</sup> Ave S	1002824110173	Cornelious Martin
4004 5 <sup>th</sup> Ave S	1002824140032	Dana Jackson
4012 5 <sup>th</sup> Ave S	1002824140034	Elizabeth Wollangk
4016 5 <sup>th</sup> Ave S	1002824140035	Ih3 Property Minnesota LP
4020 5 <sup>th</sup> Ave S	1002824140036	Anita Nunn
4021 5 <sup>th</sup> Ave S	1002824140025	Julian T D'andrea
4025 5 <sup>th</sup> Ave S	1002824140174	Paulette Cheatham
4028 5 <sup>th</sup> Ave S	1002824140038	Anthony R Scott II
4032 5 <sup>th</sup> Ave S	1002824140039	Melvin Mckissic
4036 5 <sup>th</sup> Ave S	1002824140040	Erika K Wachholz
4040 5 <sup>th</sup> Ave S	1002824140041	Kevin & Stacie Branson
4044 5 <sup>th</sup> Ave S	1002824140042	Ih3 Property Minnesota LP
4645 5 <sup>th</sup> Ave S	1502824110044	Bret E Indrelee

Statement describing the applicant's relationship to the property to be designated

I am the Minneapolis City Council member representing Ward 8, which includes the properties proposed for nomination.

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

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in the United States.

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on race or religion was commonplace. Restrictive deed covenants, major lenders' red-lining policies, and realtors' association rules, both written and unwritten, fed the growth of housing segregation during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of defined neighborhoods, which were generally located along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which fewer than 20 were sold to African American buyers, while at the same time, Minneapolis' black population increased 60% between 1940 and 1950. This created a severe shortage of quality housing for black Minneapolitans and allowed them to be exploited by realtors, who often charged more for homes available to African Americans.

In an effort to reduce the shortage of quality housing available to African Americans in Minneapolis, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial housing projects. Up-and-coming realtor Archie Givens located buildable lots in an area bounded by 39<sup>th</sup> Street E, 47<sup>th</sup> Street E, 5<sup>th</sup> Avenue S, and 3<sup>rd</sup> Avenue S. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two African American families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens also found the builder for the homes, Edward Tilsen, owner of Tilsenbilt Homes.

Although a small handful of racially-integrated commercial developments had been constructed elsewhere in the country prior to the Tilsenbilt Homes, the Tilsenbilt Homes still appear to be the first integrated commercial housing development to be supported by the FHA. When the FHA was first formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949

and implicitly through 1962. As the first federally-supported integrated commercial housing project in the country, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

**(2) The property is associated with the lives of significant persons or groups.**

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists. They were involved in many business ventures, most prominently developing and operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitzky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s. As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation. In the 1940s, he had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project. Tilsen got his chance to build integrated housing when he worked with Archie Givens in 1953 to build the properties of the proposed district. Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs. Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

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):

In general, the properties retain their integrity. The nominated properties have had very few major exterior alterations. Most of the properties retain the vast majority of their original materials, workmanship, and design, and none of the properties have been relocated.



4000 Block 5<sup>th</sup> Ave S, facing southwest. Source: CPED Files



4000 Block of 5<sup>th</sup> Ave S, facing southeast. Source: CPED Files

# APPENDIX B: NOMINATION STAFF REPORT

---

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* See Attached  
*Project Name:* Tilsenbilt Homes Potential Historic District  
*Prepared By:* Andrew Frenz, City Planner, (612) 673-3790, with Dr. John Smoley, Senior City Planner  
*Applicant:* Council Vice-President Elizabeth Glidden  
*Project Contact:* Andrew Frenz  
*Ward:* 8  
*Neighborhood:* Bryant, Regina, Field  
*Request:* Nomination for designation as a local historic district.

**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	Tilsenbilt Homes Potential Historic District
<b>Historic Name</b>	Tilsenbilt Homes
<b>Historic Address</b>	See Attached
<b>Original Construction Date</b>	1954-1956
<b>Original Owner</b>	Various
<b>Original Architect</b>	Norman R. Johnson
<b>Original Builder</b>	Edward N. Tilsen
<b>Historic Use</b>	Single-family residential
<b>Current Use</b>	Single-family residential
<b>Proposed Use</b>	Single-family residential
<b>Other Historical Designations</b>	None

<b>Date Application Deemed Complete</b>	February 3, 2015	<b>Date Extension Letter Sent</b>	February 3, 2015
<b>End of 60-Day Decision Period</b>	February 3, 2015	<b>End of 120-Day Decision Period</b>	February 3, 2015

**Proposed District Property Addresses**

343 41 <sup>st</sup> Street East	4500 4 <sup>th</sup> Avenue South
3928 4 <sup>th</sup> Avenue South	4504 4 <sup>th</sup> Avenue South
4016 4 <sup>th</sup> Avenue South	3943 5 <sup>th</sup> Avenue South
4020 4 <sup>th</sup> Avenue South	4012 5 <sup>th</sup> Avenue South
4021 4 <sup>th</sup> Avenue South	4016 5 <sup>th</sup> Avenue South
4116 4 <sup>th</sup> Avenue South	4020 5 <sup>th</sup> Avenue South
4121 4 <sup>th</sup> Avenue South	4021 5 <sup>th</sup> Avenue South
4219 4 <sup>th</sup> Avenue South	4024 5 <sup>th</sup> Avenue South
4223 4 <sup>th</sup> Avenue South	4025 5 <sup>th</sup> Avenue South
4227 4 <sup>th</sup> Avenue South	4028 5 <sup>th</sup> Avenue South
4408 4 <sup>th</sup> Avenue South	4032 5 <sup>th</sup> Avenue South
4412 4 <sup>th</sup> Avenue South	4036 5 <sup>th</sup> Avenue South
4421 4 <sup>th</sup> Avenue South	4040 5 <sup>th</sup> Avenue South
4441 4 <sup>th</sup> Avenue South	4044 5 <sup>th</sup> Avenue South
4445 4 <sup>th</sup> Avenue South	4645 5 <sup>th</sup> Avenue South
4448 4 <sup>th</sup> Avenue South	

**SUMMARY**

**BACKGROUND.** The properties of the Tilsenbilt Homes Potential Historic District were all constructed between 1954 and 1956 by Edward Tilsen with the help of Archie Givens Sr. Preliminary research indicates that these homes were built as part of the first federally-supported commercial housing development in the nation that was open to homebuyers of all races. Tilsen acquired 63 lots, on which he developed 53 homes. 31 of these homes, located along 4<sup>th</sup> and 5<sup>th</sup> Avenues South between East 39<sup>th</sup> Street and East 47<sup>th</sup> Street, are included in this nomination. The following are the 22 additional Tilsenbilt Homes that are not included in the nomination:

4248 3 <sup>rd</sup> Avenue South	4453 4 <sup>th</sup> Avenue South
501 45 <sup>th</sup> Street East	4456 4 <sup>th</sup> Avenue South
3904 4 <sup>th</sup> Avenue South	4457 4 <sup>th</sup> Avenue South
3912 4 <sup>th</sup> Avenue South	4501 4 <sup>th</sup> Avenue South
4117 4 <sup>th</sup> Avenue South	4505 4 <sup>th</sup> Avenue South
4203 4 <sup>th</sup> Avenue South	3928 5 <sup>th</sup> Avenue South
4231 4 <sup>th</sup> Avenue South	4004 5 <sup>th</sup> Avenue South
4417 4 <sup>th</sup> Avenue South	4045 5 <sup>th</sup> Avenue South
4429 4 <sup>th</sup> Avenue South	4544 5 <sup>th</sup> Avenue South
4440 4 <sup>th</sup> Avenue South	4556 5 <sup>th</sup> Avenue South
4452 4 <sup>th</sup> Avenue South	4629 5 <sup>th</sup> Avenue South

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on factors such as race or religion was commonplace, and often encouraged by the Federal Housing Administration (FHA) and the U.S. Department of Veteran’s Affairs (VA). Restrictive deed covenants and red-lining policies of realtor’s associations and major lenders fed the growth of housing segregation, particularly during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of established black neighborhoods, mostly concentrated along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which only twelve were sold to African American buyers. At the same time, Minneapolis’ black population increased 60% between 1940 and 1950.<sup>1</sup> This created a severe shortage of quality housing for black Minneapolitans, and allowed them to be exploited by realtors, who often charged significantly more for homes available to African Americans.

In an effort to combat this problem, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial building projects. Up-and-coming realtor Archie Givens assembled 63 lots bounded by East 39<sup>th</sup> Street, East 47<sup>th</sup> Street, 5<sup>th</sup> Avenue South, and 3<sup>rd</sup> Avenue South. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two black families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens recruited Edward Tilsen, owner of Tilsenbilt Homes, as the builder for the project.<sup>2</sup>

Contemporary sources agree that 63 lots were involved in the project. Staff has located 66 lots that were owned by Tilsen in the project area, 53 of which contain homes built by Tilsenbilt Homes between 1954 and 1956.

**PUBLIC COMMENTS.** To date, no comments specific to the nomination application have been received by staff. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

Prior to the nomination, three community meetings with Tilsenbilt homeowners and their near neighbors were conducted by the Ward 8 office, with help from the Field Regina Northrup Neighborhood Group (FRNNG) and CPED. Additional meetings have been conducted between the Ward 8 office, CPED, FRNNG, and the Bryant Neighborhood Organization. The Ward 8 office has also conducted an extensive door-knocking and mailing campaign.

## 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 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 property appears to meet at least one of the seven criteria for designation contained in section [599.210](#):

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in the United States. Although a small handful of racially-integrated commercial developments had been constructed elsewhere in the country prior to the Tilsenbilt Homes, the Tilsenbilt Homes still appear to be significant as the first integrated commercial housing development to be supported by the FHA.<sup>3</sup> When the FHA was formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949 and implicitly through 1962.<sup>4</sup> As the first federally-supported integrated commercial housing project in the country, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American Community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists.<sup>5</sup> They were involved in many business ventures, most prominently developing and

operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.<sup>6</sup>

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitszky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s.<sup>7</sup> As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation.<sup>8</sup> In the 1940s, he had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project.<sup>9</sup> Tilsen later built 24 non-segregated rental townhomes in Saint Paul, and eventually the houses of the Tilsenbilt Homes Potential Historic District.<sup>10</sup> Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs.<sup>11</sup> Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

The subject properties may also be eligible for designation as a local historic district under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by Elizabeth Glidden for the Tilsenbilt Homes Potential Historic District for designation as a local historic district:

### A. Nomination for Designation as a Historic District.

Recommended motion: **Approve** the nomination of the Tilsenbilt Homes Potential Historic District as an historic district; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

## ATTACHMENTS

1. Map
2. Nomination
3. Correspondence

---

<sup>1</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954; "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>2</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>3</sup> United States Department of the Interior. (2010). *National Register of Historic Places Nomination Form: Greenbelt Knoll Historic District*, 12; Grier, Eunice S. and Grier, George. *Privately Developed Interracial Housing: An Analysis of Experience*. (Berkeley, CA: University of California Press, 1960), 9.

<sup>4</sup> Hatchet, LaDavia S. "A Case for Reparations: The Plight of the African-American World War II Veteran Concerning Federal Discriminatory Housing Practices." *The Modern American*, Summer 2006, 18-24.

<sup>5</sup> "Twin Cities' First Black Millionaire Dies At Age 54." *Jet Magazine*, April 18, 1974, 53.

<sup>6</sup> Lerner, Maura. "Phebe Givens, philanthropist, dies at 93." *Star Tribune*, April 27, 2015.

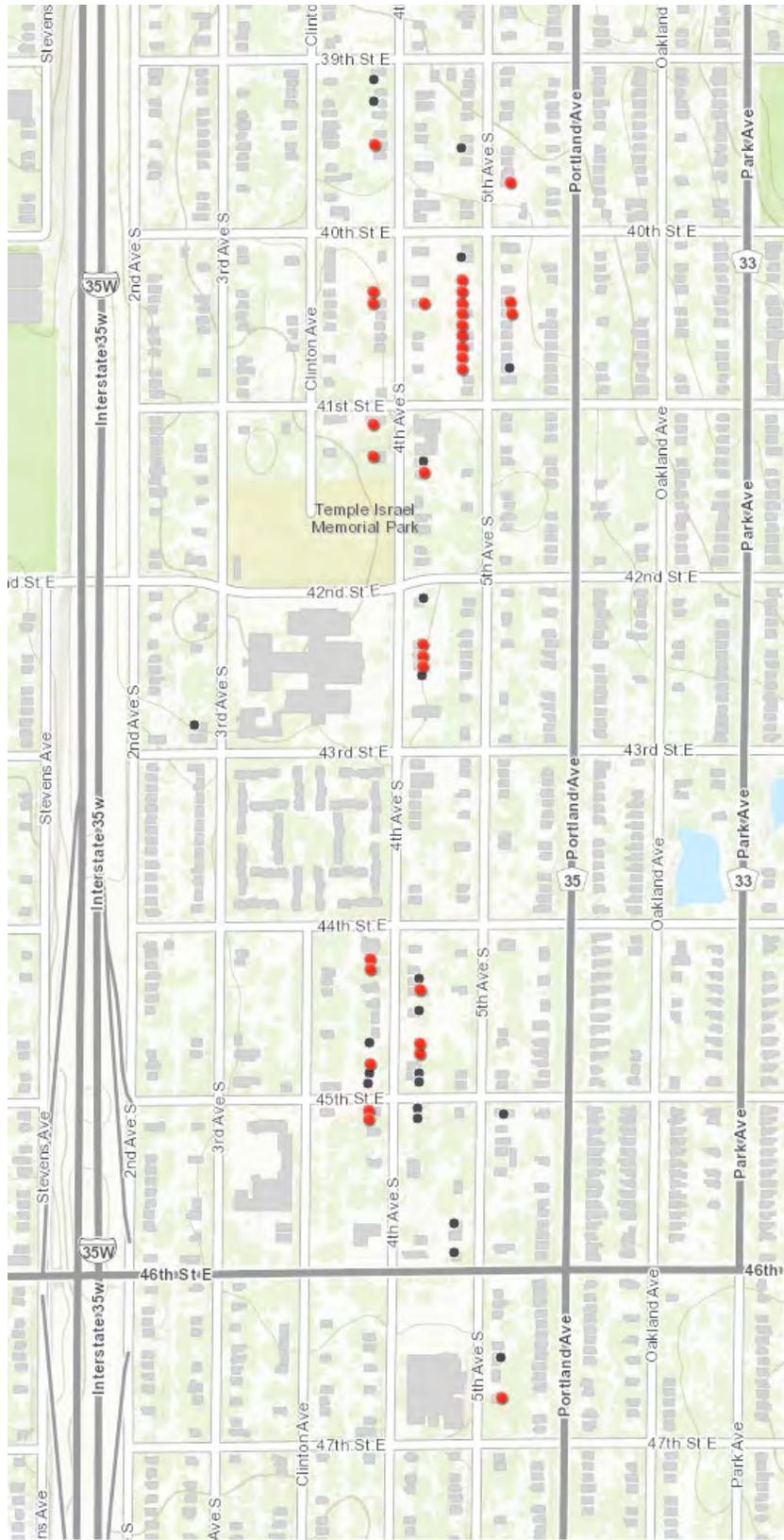
<sup>7</sup> Tilsen, Jon-Jay. Edward N. Tilsen. Retrieved from: <http://www.tilsen.org/tilsedwa.html>

<sup>8</sup> Tilsen, Jon-Jay. "Jerusalem: There Goes the Neighborhood." *BEKI Bulletin*, November 2014.

<sup>9</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954.

<sup>10</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>11</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954.



Nominated Tilsenbilt Homes indicated in red, additional Tilsenbilt Homes indicated in black.

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* See Attached  
*Project Name:* Tilsenbilt Homes Potential Historic District  
*Prepared By:* Andrew Frenz, City Planner, (612) 673-3790, with Dr. John Smoley, Senior City Planner  
*Applicant:* Council Vice-President Elizabeth Glidden  
*Project Contact:* Andrew Frenz  
*Ward:* 8  
*Neighborhood:* Bryant, Regina, Field  
*Request:* Nomination for designation as a local historic district.

**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	Tilsenbilt Homes Potential Historic District
<b>Historic Name</b>	Tilsenbilt Homes
<b>Historic Address</b>	See Attached
<b>Original Construction Date</b>	1954-1956
<b>Original Owner</b>	Various
<b>Original Architect</b>	Norman R. Johnson
<b>Original Builder</b>	Edward N. Tilsen
<b>Historic Use</b>	Single-family residential
<b>Current Use</b>	Single-family residential
<b>Proposed Use</b>	Single-family residential
<b>Other Historical Designations</b>	None

<b>Date Application Deemed Complete</b>	February 22, 2015	<b>Date Extension Letter Sent</b>	
<b>End of 60-Day Decision Period</b>		<b>End of 120-Day Decision Period</b>	



4248 3 <sup>rd</sup> Avenue South	4453 4 <sup>th</sup> Avenue South
501 45 <sup>th</sup> Street East	4456 4 <sup>th</sup> Avenue South
3904 4 <sup>th</sup> Avenue South	4457 4 <sup>th</sup> Avenue South
3912 4 <sup>th</sup> Avenue South	4505 4 <sup>th</sup> Avenue South
4117 4 <sup>th</sup> Avenue South	3928 5 <sup>th</sup> Avenue South
4203 4 <sup>th</sup> Avenue South	4024 5 <sup>th</sup> Avenue South
4231 4 <sup>th</sup> Avenue South	4045 5 <sup>th</sup> Avenue South
4417 4 <sup>th</sup> Avenue South	4544 5 <sup>th</sup> Avenue South
4429 4 <sup>th</sup> Avenue South	4556 5 <sup>th</sup> Avenue South
4440 4 <sup>th</sup> Avenue South	4629 5 <sup>th</sup> Avenue South
4452 4 <sup>th</sup> Avenue South	

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on factors such as race or religion was commonplace, and often encouraged by the Federal Housing Administration (FHA) and the U.S. Department of Veteran's Affairs (VA). Restrictive deed covenants and red-lining policies of realtor's associations and major lenders fed the growth of housing segregation, particularly during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of established black neighborhoods, mostly concentrated along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which only twelve were sold to African American buyers. At the same time, Minneapolis' black population increased 60% between 1940 and 1950.<sup>1</sup> This created a severe shortage of quality housing for black Minneapolitans, and allowed them to be exploited by realtors, who often charged significantly more for homes available to African Americans.

In an effort to combat this problem, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial building projects. Up-and-coming realtor Archie Givens assembled 63 lots bounded by East 39<sup>th</sup> Street, East 47<sup>th</sup> Street, 5<sup>th</sup> Avenue South, and 3<sup>rd</sup> Avenue South. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two black families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens recruited Edward Tilsen, owner of Tilsenbilt Homes, as the builder for the project.<sup>2</sup>

Contemporary sources agree that 63 lots were involved in the project. Staff has located 66 lots that were owned by Tilsen in the project area, 53 of which contain homes built by Tilsenbilt Homes between 1954 and 1956.

**PUBLIC COMMENTS.** To date, no comments specific to the nomination application have been received by staff. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

Prior to the nomination, three community meetings with Tilsenbilt homeowners and their near neighbors were conducted by the Ward 8 office, with help from the Field Regina Northrup Neighborhood Group (FRNNG) and CPED. Additional meetings have been conducted between the Ward 8 office, CPED, FRNNG, and the Bryant Neighborhood Organization. The Ward 8 office has also conducted an extensive door-knocking and mailing campaign.

## 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 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 property appears to meet at least one of the seven criteria for designation contained in section 599.210:

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in the United States. Although a small handful of racially-integrated commercial developments had been constructed elsewhere in the country prior to the Tilsenbilt Homes, the Tilsenbilt Homes still appear to be significant as the first integrated commercial housing development to be supported by the FHA.<sup>3</sup> When the FHA was formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949 and implicitly through 1962.<sup>4</sup> As the first federally-supported integrated commercial housing project in the country, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American Community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists.<sup>5</sup> They were involved in many business ventures, most prominently developing and operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.<sup>6</sup>

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitszky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s.<sup>7</sup> As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation.<sup>8</sup> In the 1940s, he

had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project.<sup>9</sup> Tilsen later built 24 non-segregated rental townhomes in Saint Paul, and eventually the houses of the Tilsenbilt Homes Potential Historic District.<sup>10</sup> Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs.<sup>11</sup> Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

The subject properties may also be eligible for designation as a local historic district under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by Elizabeth Glidden for the Tilsenbilt Homes Potential Historic District for designation as a local historic district:

### A. Nomination for Designation as a Historic District.

Recommended motion: **Approve** the request to add properties to the nomination of the Tilsenbilt Homes Potential Historic District; **establish** interim protection for the added properties; and **direct** the Planning Director to include the added properties in the ongoing designation study.

## ATTACHMENTS

1. Map
2. Nomination
3. Correspondence

---

<sup>1</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954; "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>2</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>3</sup> United States Department of the Interior. (2010). *National Register of Historic Places Nomination Form: Greenbelt Knoll Historic District*, 12; Grier, Eunice S. and Grier, George. *Privately Developed Interracial Housing: An Analysis of Experience*. (Berkeley, CA: University of California Press, 1960), 9.

<sup>4</sup> Hatchet, LaDavia S. "A Case for Reparations: The Plight of the African-American World War II Veteran Concerning Federal Discriminatory Housing Practices." *The Modern American*, Summer 2006, 18-24.

<sup>5</sup> "Twin Cities' First Black Millionaire Dies At Age 54." *Jet Magazine*, April 18, 1974, 53.

<sup>6</sup> Lerner, Maura. "Phebe Givens, philanthropist, dies at 93." *Star Tribune*, April 27, 2015.

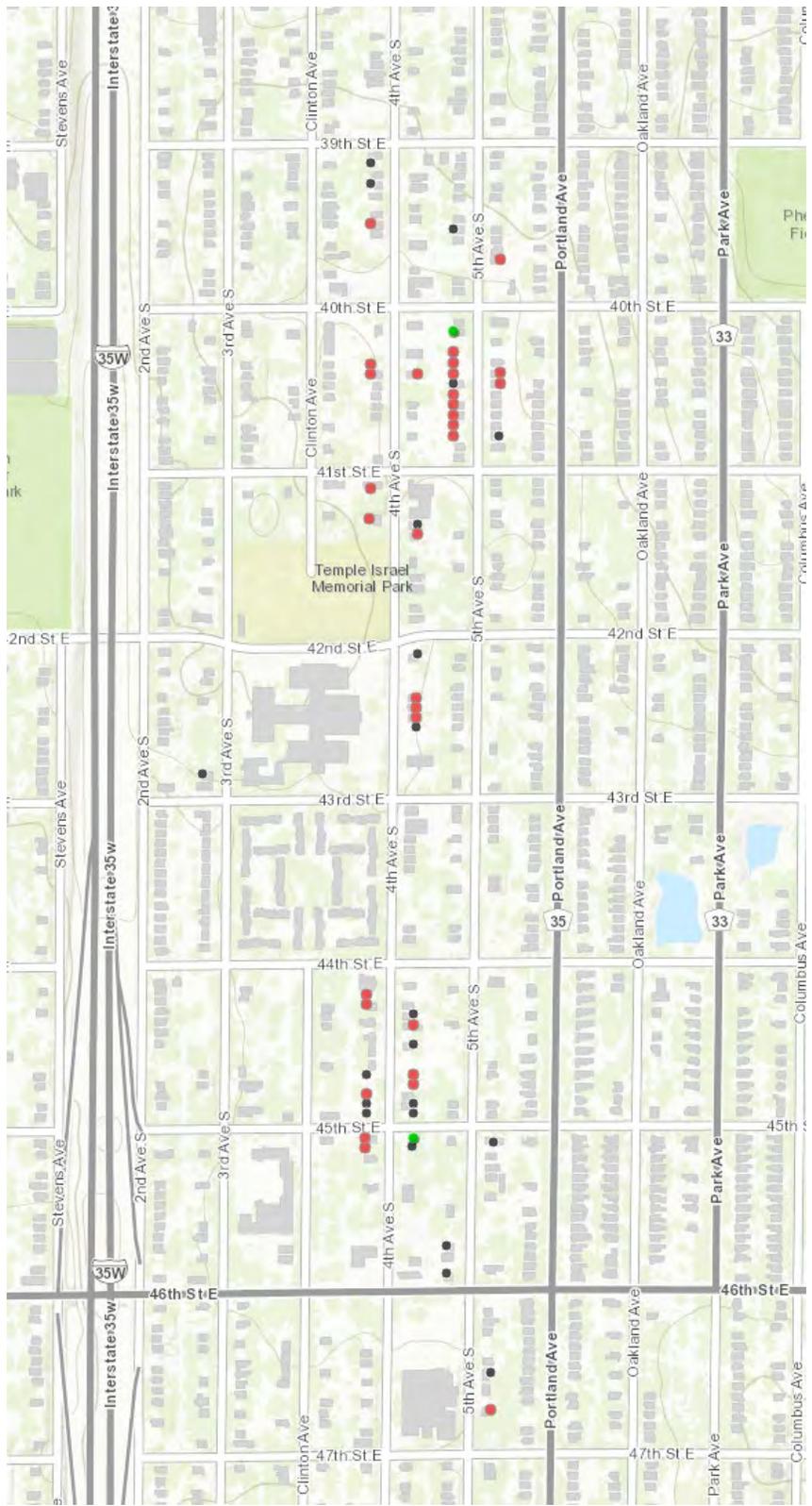
<sup>7</sup> Tilsen, Jon-Jay. Edward N. Tilsen. Retrieved from: <http://www.tilsen.org/tilsedwa.html>

<sup>8</sup> Tilsen, Jon-Jay. "Jerusalem: There Goes the Neighborhood." *BEKI Bulletin*, November 2014.

<sup>9</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954.

<sup>10</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>11</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954.



Properties included in original nomination indicated in red, properties being added to the nomination indicated in green, Tilsenbilt Homes not included in the nomination indicated in black.

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* See Attached  
*Project Name:* Tilsenbilt Homes Potential Historic District  
*Prepared By:* Andrew Frenz, City Planner, (612) 673-3790, with Dr. John Smoley, Senior City Planner  
*Applicant:* Council Vice-President Elizabeth Glidden  
*Project Contact:* Andrew Frenz  
*Ward:* 8  
*Neighborhood:* Bryant, Regina, Field  
*Request:* Nomination for designation as a local historic district.

**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	Tilsenbilt Homes Potential Historic District
<b>Historic Name</b>	Tilsenbilt Homes
<b>Historic Address</b>	See Attached
<b>Original Construction Date</b>	1954-1956
<b>Original Owner</b>	Various
<b>Original Architect</b>	Norman R. Johnson
<b>Original Builder</b>	Edward N. Tilsen
<b>Historic Use</b>	Single-family residential
<b>Current Use</b>	Single-family residential
<b>Proposed Use</b>	Single-family residential
<b>Other Historical Designations</b>	None

<b>Date Application Deemed Complete</b>		<b>Date Extension Letter Sent</b>	
<b>End of 60-Day Decision Period</b>		<b>End of 120-Day Decision Period</b>	

**Additional Property Proposed for Nomination**

3928 5<sup>th</sup> Avenue South

**Properties Included in Prior Nominations**

343 41 <sup>st</sup> Street East	4500 4 <sup>th</sup> Avenue South
3928 4 <sup>th</sup> Avenue South	4501 4 <sup>th</sup> Avenue South
4016 4 <sup>th</sup> Avenue South	4504 4 <sup>th</sup> Avenue South
4020 4 <sup>th</sup> Avenue South	3943 5 <sup>th</sup> Avenue South
4021 4 <sup>th</sup> Avenue South	4004 5 <sup>th</sup> Avenue South
4116 4 <sup>th</sup> Avenue South	4012 5 <sup>th</sup> Avenue South
4121 4 <sup>th</sup> Avenue South	4016 5 <sup>th</sup> Avenue South
4219 4 <sup>th</sup> Avenue South	4020 5 <sup>th</sup> Avenue South
4223 4 <sup>th</sup> Avenue South	4021 5 <sup>th</sup> Avenue South
4227 4 <sup>th</sup> Avenue South	4025 5 <sup>th</sup> Avenue South
4408 4 <sup>th</sup> Avenue South	4028 5 <sup>th</sup> Avenue South
4412 4 <sup>th</sup> Avenue South	4032 5 <sup>th</sup> Avenue South
4421 4 <sup>th</sup> Avenue South	4036 5 <sup>th</sup> Avenue South
4441 4 <sup>th</sup> Avenue South	4040 5 <sup>th</sup> Avenue South
4445 4 <sup>th</sup> Avenue South	4044 5 <sup>th</sup> Avenue South
4448 4 <sup>th</sup> Avenue South	4645 5 <sup>th</sup> Avenue South

**SUMMARY**

**BACKGROUND.** On January 19, 2016, the Heritage Preservation Commission approved the nomination of 30 properties as part of the Tilsenbilt Homes Potential Historic District, placed the properties under interim protection, and directed the planning director to prepare or cause to be prepared a designation study. On March 8, 2016, the Heritage Preservation Commission approved the addition of two additional properties to the potential historic district. Since that time, the original nominator, Council Vice-President Elisabeth Glidden, has submitted a modified nomination for the district which includes one additional property.

The properties of the Tilsenbilt Homes Potential Historic District were all constructed between 1954 and 1956 by Edward Tilsen with the help of Archie Givens Sr. Preliminary research indicates that these homes were built as part of the first federally-supported commercial housing development in Minnesota, and one of the first in the nation, that was open to homebuyers of all races. Tilsen acquired 63 lots, on

which he developed 52 homes. 33 homes, located along 4<sup>th</sup> and 5<sup>th</sup> Avenues South between East 39<sup>th</sup> Street and East 47<sup>th</sup> Street, are included in the nomination. Staff has determined that one of the previously nominated homes was not in fact built by Edward Tilsen. The following are the 20 additional Tilsenbilt Homes that are not included in the nomination:

4248 3 <sup>rd</sup> Avenue South	4452 4 <sup>th</sup> Avenue South
501 45 <sup>th</sup> Street East	4453 4 <sup>th</sup> Avenue South
3904 4 <sup>th</sup> Avenue South	4456 4 <sup>th</sup> Avenue South
3912 4 <sup>th</sup> Avenue South	4457 4 <sup>th</sup> Avenue South
4117 4 <sup>th</sup> Avenue South	4505 4 <sup>th</sup> Avenue South
4203 4 <sup>th</sup> Avenue South	4024 5 <sup>th</sup> Avenue South
4231 4 <sup>th</sup> Avenue South	4045 5 <sup>th</sup> Avenue South
4417 4 <sup>th</sup> Avenue South	4544 5 <sup>th</sup> Avenue South
4429 4 <sup>th</sup> Avenue South	4556 5 <sup>th</sup> Avenue South
4440 4 <sup>th</sup> Avenue South	4629 5 <sup>th</sup> Avenue South

Prior to the passage of the Fair Housing Act in 1968, housing discrimination based on factors such as race or religion was commonplace, and often encouraged by the Federal Housing Administration (FHA) and the U.S. Department of Veteran’s Affairs (VA). Restrictive deed covenants and red-lining policies of realtor’s associations and major lenders fed the growth of housing segregation, particularly during the housing crisis that followed World War II. During this period, African Americans in Minneapolis were particularly affected. African Americans found that very few realtors or banks would allow them to purchase homes outside of established black neighborhoods, mostly concentrated along the 6<sup>th</sup> Avenue North and 4<sup>th</sup> Avenue South corridors. Between 1946 and 1952, over 9,500 single-family homes and duplexes were constructed in Minneapolis, of which only twelve were sold to African American buyers. At the same time, Minneapolis’ black population increased 60% between 1940 and 1950.<sup>1</sup> This created a severe shortage of quality housing for black Minneapolitans, and allowed them to be exploited by realtors, who often charged significantly more for homes available to African Americans.

In an effort to combat this problem, the Minneapolis Urban League encouraged black realtors to work with the FHA to develop a new model for integrated commercial building projects. Up-and-coming realtor Archie Givens assembled 63 lots bounded by East 39<sup>th</sup> Street, East 47<sup>th</sup> Street, 5<sup>th</sup> Avenue South, and 3<sup>rd</sup> Avenue South. Although these lots were located just south of the large African American community in the 4<sup>th</sup> Avenue corridor, only two black families were living south of 42<sup>nd</sup> Street at the time. Mr. Givens recruited Edward Tilsen, owner of Tilsenbilt Homes, as the builder for the project.<sup>2</sup>

Contemporary sources agree that 63 lots were involved in the project. Staff has located 66 lots that were owned by Tilsen in the project area, 52 of which contain homes built by Tilsenbilt Homes between 1954 and 1956.

**PUBLIC COMMENTS.** To date, no comments specific to the nomination application have been received by staff. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

Prior to the nomination, three community meetings with Tilsenbilt homeowners and their near neighbors were conducted by the Ward 8 office, with help from the Field Regina Northrup Neighborhood Group (FRNNG) and CPED. Additional meetings have been conducted between the Ward 8 office, CPED, FRNNG, and the Bryant Neighborhood Organization. The Ward 8 office has also conducted an extensive door-knocking and mailing campaign.

## 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 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 property appears to meet at least one of the seven criteria for designation contained in section [599.210](#):

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion one for its association with the Civil Rights Movement and its position as the first FHA-backed racially-integrated housing development in Minnesota and one of the first in the entire nation.<sup>3</sup> When the FHA was formed, its first Underwriting Manual explicitly advocated in favor of racial covenants, a policy which continued explicitly through 1949 and implicitly through 1962.<sup>4</sup> As the first federally-supported integrated commercial housing project in Minnesota, the Tilsenbilt Homes were an important step towards eliminating housing segregation.

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

The Tilsenbilt Homes Potential Historic District appears to be significant under criterion two for its association with Archie Givens Sr. and Edward N. Tilsen.

Archie Givens Sr., developer of the Tilsenbilt Homes Potential Historic District, was a significant figure in the African American Community and in the Twin Cities as a whole. Born in Minneapolis, Mr. Givens and his wife, Phebe, are known as Minneapolis' first black millionaires and major philanthropists.<sup>5</sup> They were involved in many business ventures, most prominently developing and operating nursing homes. In 1972, the couple founded the Archie and Phebe Mae Givens Foundation, which provided scholarships for black students in the Twin Cities. Later, the

organization shifted its mission to preserving African American literature, creating the Archie Givens Sr. Collection of African American Literature, which is housed at the University of Minnesota.<sup>6</sup>

Edward Tilsen was born in 1891 near Kiev, Ukraine as Edward Nahman Teplitszky. He came to the United States via Quebec. After living in Wisconsin, North Dakota, and Michigan, Mr. Tilsen ended up in Saint Paul, where he began his homebuilding company in the late 1930s.<sup>7</sup> As an immigrant Jew, Mr. Tilsen had also experienced discrimination, and did not support segregation.<sup>8</sup> In the 1940s, he had tried to build several integrated apartment buildings in Saint Paul, but could not find a bank willing to finance integrated buildings. Rather than build segregated buildings as the banks required, Tilsen abandoned the project.<sup>9</sup> Tilsen later built 24 non-segregated rental townhomes in Saint Paul, and eventually the houses of the Tilsenbilt Homes Potential Historic District.<sup>10</sup> Tilsen developed homes across Minneapolis, Saint Paul, and many inner suburbs.<sup>11</sup> Tilsenbilt Homes is now in its fourth generation of family ownership and continues to develop housing in Minnesota.

The subject properties may also be eligible for designation as a local historic district under the other five designation criteria. Such an analysis would be conducted as part of a designation study.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by Elizabeth Glidden for the Tilsenbilt Homes Potential Historic District for designation as a local historic district:

### A. Nomination for Designation as a Historic District.

Recommended motion: **Approve** the request to add 3928 5<sup>th</sup> Avenue South to the nomination of the Tilsenbilt Homes Potential Historic District; **establish** interim protection for the added property; and **direct** the Planning Director to include the added property in the ongoing designation study.

## ATTACHMENTS

1. Map
2. Nomination
3. Correspondence

---

<sup>1</sup> Blackwell, Ed. "Families May Purchase New Homes on "Open" Market for First Time, May Set National Pattern." *Saint Paul Recorder*, May 5, 1954; "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>2</sup> "Home Project Without Color Line Opens." *Minneapolis Morning Tribune*, May 24, 1954.

<sup>3</sup> United States Department of the Interior. (2010). *National Register of Historic Places Nomination Form: Greenbelt Knoll Historic District*, 12; Grier, Eunice S. and Grier, George. *Privately Developed Interracial Housing: An Analysis of Experience*. (Berkeley, CA: University of California Press, 1960), 9.

<sup>4</sup> Hatchet, LaDavia S. "A Case for Reparations: The Plight of the African-American World War II Veteran Concerning Federal Discriminatory Housing Practices." *The Modern American*, Summer 2006, 18-24.

<sup>5</sup> “Twin Cities’ First Black Millionaire Dies At Age 54.” *Jet Magazine*, April 18, 1974, 53.

<sup>6</sup> Lerner, Maura. “Phebe Givens, philanthropist, dies at 93.” *Star Tribune*, April 27, 2015.

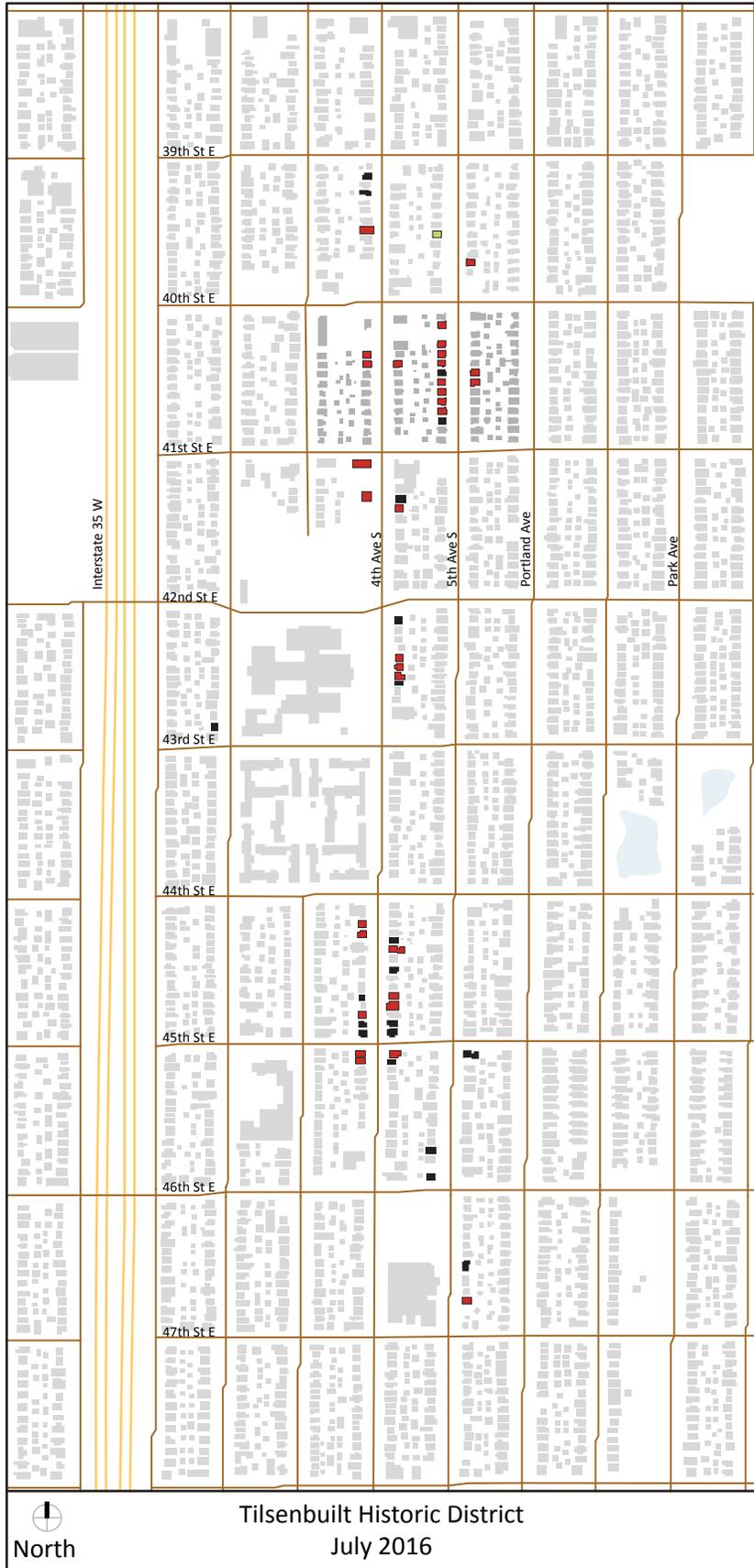
<sup>7</sup> Tilsen, Jon-Jay. Edward N. Tilsen. Retrieved from: <http://www.tilsen.org/tilsedwa.html>

<sup>8</sup> Tilsen, Jon-Jay. “Jerusalem: There Goes the Neighborhood.” *BEKI Bulletin*, November 2014.

<sup>9</sup> Blackwell, Ed. “Families May Purchase New Homes on “Open” Market for First Time, May Set National Pattern.” *Saint Paul Recorder*, May 5, 1954.

<sup>10</sup> “Home Project Without Color Line Opens.” *Minneapolis Morning Tribune*, May 24, 1954.

<sup>11</sup> Blackwell, Ed. “Families May Purchase New Homes on “Open” Market for First Time, May Set National Pattern.” *Saint Paul Recorder*, May 5, 1954.



Tilsenbuilt Historic District  
July 2016

# APPENDIX C: HPC ACTIONS FROM NOMINATION HEARING

---

# MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

## REGULAR MEETING ACTIONS: TUESDAY, JANUARY 19, 2016

---

4:30 p.m. | City Hall, Room 317 | 350 South 5<sup>th</sup> Street | Minneapolis, MN 55415

### Committee Clerk

[Fatimat Porter](#) – 612.673.3153

### Commissioners

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

### Commissioners Absent

Constance Vork

## CALL TO ORDER

### APPROVAL OF ACTIONS FROM THE JANUARY 05, 2016 MEETING

The Heritage Preservation Commission approved the actions from the January 05, 2016 meeting.

### APPROVAL OF AGENDA

## PUBLIC HEARING

### I. 515 Washington Avenue North, Ward 3

#### Staff report by [Lisa Steiner](#), BZH 28977

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by AWH Architects for the property located at 515 Washington Avenue North in the Warehouse Historic District:

#### A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow exterior modifications and the construction of a stairway addition, subject to the following conditions:

1. CPED staff shall review and approve the final plans before building permits may be issued.
2. The applicant shall submit a detailed masonry plan demonstrating that the scope complies with the façade material requirements in the *Warehouse Historic District Design Guidelines* prior to building permit approval. This shall include a plan for the preservation of the remaining ghost signs.
3. The applicant shall work with CPED staff for approval of a railing design if utilizing the parapet in lieu of a railing along the secondary facades of the building is not possible.
4. The proposed accessory structure shall be designed to be compatible with the building in terms of style, colors, materials and finishes.
5. 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 January 19, 2018.

6. 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.

**Absent:** Vork

**Aye:** Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack, Olson, Stade

**Motion passed**

## ACTION ITEMS

### 2. 500 6<sup>th</sup> Street South, Ward 7

Staff report by [Brian Schaffer](#), BZH 29006

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by CPED Director Craig Taylor for the Minneapolis Armory located at 500 6<sup>th</sup> Street South for designation as a landmark:

#### A. Nomination for Designation as a Landmark.

Action: The Heritage Preservation Commission **approved** the nomination of 500 6<sup>th</sup> Street South as a landmark; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

**Absent:** Vork

**Aye:** Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack, Olson, Stade

**Motion passed**

### 3. Tilsenbilt Homes Potential Historic District, Ward 8

Staff report by [Andrew Frenz](#), BZH 29013

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by Elizabeth Glidden for the Tilsenbilt Homes Potential Historic District for designation as a local historic district:

#### A. Nomination for Designation as an Historic District.

Action: The Heritage Preservation Commission **approved** the nomination the Tilsenbilt Homes Potential Historic District as an historic district; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

**Absent:** Vork

**Aye:** Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack, Olson, Stade

**Motion passed**

## COMMISSION BUSINESS

### NEW BUSINESS

1. The HPC retreat will be Tuesday, February 2, 2016 from 3:30 p.m. to 6:30 p.m. Please submit agenda topics to Hilary, Laura and Fatimat. (Dvorak/Faucher)
2. Lackovic chose to represent the HPC on the Comprehensive Plan Task Force. (Dvorak)

3. The NAPC CAMP will be held in Winona, February 12-13. HPC attendees will be Laura Faucher and Ginny Lackovic (Dvorak)
4. The 2016 HPC slate of officers were elected: Chair Laura Faucher, Vice Chair Paul Bengtson, and Secretary Chris Hartnett.
5. Concert benefit for Christ Church Lutheran on February 2, 2016 at 2 p.m.

#### ADJOURNMENT

The meeting adjourned at 5:15 p.m.

NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: FEBRUARY 16, 2016

- 
- The Chair reserves the right to limit discussion on agenda items.
  - Please contact staff after the hearing if you have any questions regarding your project.
  - Heritage Preservation Commission decisions are final unless appealed.
  - The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting.
  - Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadio aad Caawimaad u baahantahay 612-673-3500

<http://www.minneapolismn.gov/cped/>

<http://www.ci.minneapolis.mn.us/meetings/hpc/index.htm>

# MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

## REGULAR MEETING ACTIONS: TUESDAY, MARCH 08, 2016

---

4:30 p.m. | City Hall, Room 317 | 350 South 5<sup>th</sup> Street | Minneapolis, MN 55415

### Committee Clerk

[Fatimat Porter](#) – 612.673.3153

### Commissioners

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

### Commissioners Absent:

Ian Stade | Constance Vork

## CALL TO ORDER

### APPROVAL OF ACTIONS FROM THE FEBRUARY 16, 2016, MEETING

The Heritage Preservation Commission approved the actions from the February 16, 2016, meeting.

### APPROVAL OF AGENDA

## ACTION ITEMS

### 1. Tilsenbilt Homes Potential Historic District, Ward 8

#### Staff report by [Andrew Frenz](#), BZH 29013

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings to add properties to the nomination by Elizabeth Glidden of the Tilsenbilt Homes Potential Historic District, currently under interim protection:

#### A. Nomination for Designation as an Historic District.

Action: The Heritage Preservation Commission **approved** the request to add properties to the nomination of the Tilsenbilt Homes Potential Historic District; **established** interim protection for the added properties; and **directed** the Planning Director to include the added properties in the ongoing designation study.

**Absent:** Stade and Vork

**Approved on consent**

### 2. 700-708 Central Avenue Northeast, Ward 3

#### Staff report by [Brian Schaffer](#)

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings, approve the nomination for the National Register of Historic Places, and direct staff to transmit a letter summarizing the report to the State Historic Preservation Officer for 700-708 Central Avenue Northeast, McLeod and Smith Inc. Headquarters.

#### A. National Register of Historic Places Nomination.

Action: The Heritage Preservation Commission **adopted** the CPED report, **approved** the nomination to the National Register of Historic Places, and **directed** staff to transmit a letter summarizing the report to the State Historic Preservation Officer.

**Absent:** Stade and Vork

**Approved on consent**

## INFORMATION ITEM

### 3. 937 13<sup>TH</sup> Avenue SE, 901 12<sup>th</sup> ½ Avenue SE, 901 12<sup>th</sup> Avenue SE, 1200-06 Brook Avenue SE Ward 2, adjacent to Ward 3

Staff report by [Shanna Sether](#), BZH 29047

Mary Novak with Project for Pride in Living, Inc., has applied for a demolition of a potential historic resource to allow for the partial demolition of an existing grain elevator and reuse of the existing headhouse. This property is a potential historic resource.

## COMMISSION BUSINESS

NEW BUSINESS

ADJOURNMENT

The meeting adjourned at 5:05 P.M.

NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: MARCH 22, 2016

- 
- The Chair reserves the right to limit discussion on agenda items.
  - Please contact staff after the hearing if you have any questions regarding your project.
  - Heritage Preservation Commission decisions are final unless appealed.
  - The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting.
  - Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500

<http://www.minneapolismn.gov/cped/>

<http://www.ci.minneapolis.mn.us/meetings/hpc/index.htm>

# MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

## REGULAR MEETING ACTIONS: TUESDAY, JUNE 21, 2016

---

4:38 p.m. | City Hall, Room 317 | 350 South 5<sup>th</sup> Street | Minneapolis, MN 55415

### Committee Clerk

[Fatimat Porter](#) – 612.673.3153

### Commissioners

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

### Commissioners absent

Hartnett

## CALL TO ORDER

### APPROVAL OF ACTIONS FROM THE JUNE 07, 2016 MEETING

The Heritage Preservation Commission approved the actions from the June 07, 2016 meeting.

### APPROVAL OF AGENDA

## ACTION ITEM

### I. Tilsenbilt Homes Potential Historic District, Ward 8 Staff report by [Andrew Frenz](#), BZH 29013

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the nomination by Elizabeth Glidden for the Tilsenbilt Homes Potential Historic District for designation as a local historic district:

#### A. Nomination for Designation as a Historic District.

Action: The Heritage Preservation Commission **approved** the request to add 3928 5th Avenue South to the nomination of the Tilsenbilt Homes Potential Historic District; **established** interim protection for the added property; and **directed** the Planning Director to include the added property in the ongoing designation study.

**Absent:** Hartnett

**Approved on consent**

## PUBLIC HEARING

### 2. 15 Forest Dale, Ward 13 Staff report by [Aaron Hanauer](#), BZH 29167

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Scot Waggoner of W.B. Builders for the property located at 15 Forest Dale in the Red Cedar Lane Potential Residential Historic District:

#### A. Demolition of Historic Resource.

Action: The Heritage Preservation Commission **approved** the demolition of historic resource application for the property located at 15 Forest Dale.

**Absent:** Hartnett

**Approved on consent**

**3. 1009 Queen Avenue North, Ward 5**  
**Staff report by [Lisa Steiner](#), BZH 29169**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Rhonda Steffes for the property located at 1009 Queen Avenue North in the nominated Homewood Historic District:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow window replacement 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 June 21, 2018.
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.

**Absent:** Hartnett

**Aye:** Bengtson, Faucher, Hunter Weir, Lackovic, Mack, Stade, Vork

**Nay:** Olson

**Motion passed**

**4. 46<sup>th</sup> Avenue South Reconstruction, Ward 12**  
**Staff report by [Lisa Steiner](#), BZH 29170**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Minneapolis Public Works for the portion of 46th Avenue South between East 46th Street and Godfrey Parkway in the Minnehaha Historic District:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow reconstruction of 46<sup>th</sup> Avenue South, subject to the following conditions:

1. Brick pavers in good condition shall be salvaged and stored for reuse. The applicant is encouraged to reuse the pavers elsewhere in Minnehaha Park.
2. 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 June 21, 2018.
3. 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.

**Absent:** Hartnett

**Approved on consent**

## COMMISSION BUSINESS

### NEW BUSINESS

#### I. ACTION ITEM

The Heritage Preservation Commission **approved** the nomination by Commissioner Hunter Weir of the Messiah Evangelical Lutheran Church located at 2501 Columbus Avenue South for designation as a landmark; **established** interim protection; and **directed** the Planning Director to prepare or cause to be prepared a designation study.

**Absent:** Hartnett

**Aye:** Bengtson, Faucher, Hunter Weir, Lackovic, Mack, Olson, Stade, Vork

#### 2. RESOLUTION

Chair Faucher read a resolution for Constance Vork's service on the Heritage Preservation Commission.

### ADJOURNMENT

The meeting adjourned at 5:11 P.M.

NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: JULY 12, 2016

- 
- The Chair reserves the right to limit discussion on agenda items.
  - Please contact staff after the hearing if you have any questions regarding your project.
  - Heritage Preservation Commission decisions are final unless appealed.
  - The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting.
  - Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500

<http://www.minneapolismn.gov/cped/>

<http://www.ci.minneapolis.mn.us/meetings/hpc/index.htm>

## APPENDIX D: LETTER TO SHPO

---

# APPENDIX E: LETTER FROM SHPO

---

# APPENDIX F: MEMORANDUM TO CITY PLANNING COMMISSION

---

# APPENDIX G: STAFF REPORT TO HERITAGE PRESERVATION COMMISSION

---

# APPENDIX H: HPC ACTIONS FROM DESIGNATION HEARING

---

# APPENDIX I: REQUEST FOR COUNCIL ACTION

---

# APPENDIX J: ZONING AND PLANNING COMMITTEE ACTIONS

---

# APPENDIX K: ACTIONS OF THE FULL CITY COUNCIL PUBLISHED IN FINANCE AND COMMERCE

---

# APPENDIX L: PUBLIC COMMENT SINCE PUBLICATION OF THE NOMINATION STAFF REPORT

---

APPENDIX M: PUBLIC COMMENT SINCE  
PUBLICATION OF THE DESIGNATION  
STAFF REPORT

---