

**ARCHITECTURE-HISTORY SUPPLEMENTAL STUDY FOR THE
I-35W/LAKE STREET TRANSIT/ACCESS PROJECT,
MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA**

**S.P. 2782-327
SHPO No. pending
Summit Project No. 1727-0044**

**Authorized and Sponsored by:
Minnesota Department of Transportation
and the Federal Highway Administration**

**Submitted by:
Summit Envirosolutions, Inc.
1217 Bandana Boulevard North
St. Paul, Minnesota 55108**

C14 - 0028

Level K

Consultant's Report

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**Principal Investigator: Andrew J. Schmidt, M.A.
With Contributions by: Sara Nelson, B.A.**

June 2014

MANAGEMENT SUMMARY

The I-35W/Lake Street Transit/Access Project (Project) is being planned by Hennepin County (County), in partnership with the Minnesota Department of Transportation (Mn/DOT), the City of Minneapolis (Minneapolis), and Metropolitan Council (Met Council). The project area is the I-35W corridor between E. 42nd Street and the I-94 commons and including some non-freeway elements. Components of the project include the following:

- Construction of a new transit station on I-35W at Lake Street
- Reconstruction of I-35W and extension of MnPASS lanes through the project area
- Improvements to on/off ramps at 31st/Lake Street and construction of a northbound exit at 28th Street
- Replacement of roadway bridges at 31st Street, Lake Street, the Midtown Greenway, 28th Street, 26th Street, Franklin Avenue, and the I-35W/I-94 commons, as well as the pedestrian bridge at 24th Street
- Reconstruction of Lake Street near I-35W
- Construction of a pedestrian and bicycle connection between Lake Street and the Midtown Greenway

Because the Project will receive funding from the Federal Highway Administration (FHWA), it must comply with Section 106 of the National Historic Preservation Act of 1966, as amended, the National Environmental Policy Act (NEPA), and the Minnesota Historic Sites Act. The Mn/DOT Cultural Resources Unit (CRU) contracted with Summit Envirosolutions, Inc. (Summit) to complete an architecture-history study for the Project. This study is a supplement to a previous cultural resources report prepared in 2004 during preliminary planning for the Project. At the time it was completed, the 2004 study report was not submitted to the State Historic Preservation Office (SHPO) or other consulting parties for review and comment. Therefore, the current report has been prepared as a supplement to be submitted with the 2004 report as part of the Section 106 consultation for the Project. The purpose of the supplemental study was to identify any architecture-history properties within the area of potential effects (APE) of the Project, as currently defined, that are eligible for or listed in the National Register of Historic Places (NRHP) and to assess the effects of the Project on those properties.

The Project is located in Sections 26, 27 and 34, Township 29N, Range 24W and Sections 3 and 10, Township 28, Range 24 in Minneapolis, Hennepin County, Minnesota. The APE accounts for possible changes in visual qualities, noise levels, and traffic patterns on surrounding properties resulting from the Project. The APE comprises 289.68 acres (117.23 hectares).

The supplemental architecture-history study included: a re-assessment of the APE, based on components of the Project as currently defined; a review of previous architecture-history studies that included portions of the APE; a supplemental field survey; and an assessment of potential effects to historic resources. The architecture-history field survey consisted of a Phase I survey of buildings and structures older than 45 years within the

current APE that were not within the 2004 APE; a Phase I survey of buildings and structures that were not older than 45 years but now are; and updated conditions for properties previously found eligible for listing in the NRHP. Andrew Schmidt served as Principal Investigator for the supplemental architecture-history study.

A total of 37 properties 45 years in age or older were inventoried during the Phase I architectural history survey, including 18 houses (single-family, duplexes, four-plexes, double houses), seven commercial buildings, nine apartment buildings, two religious buildings, and one park. Of the 37 Phase I properties, 36 are recommended as not eligible for listing in the NRHP with no additional documentation. One property, the Franklin Towers apartment building, was evaluated at the Phase II level. The apartment building is recommended as not eligible for listing in the NRHP.

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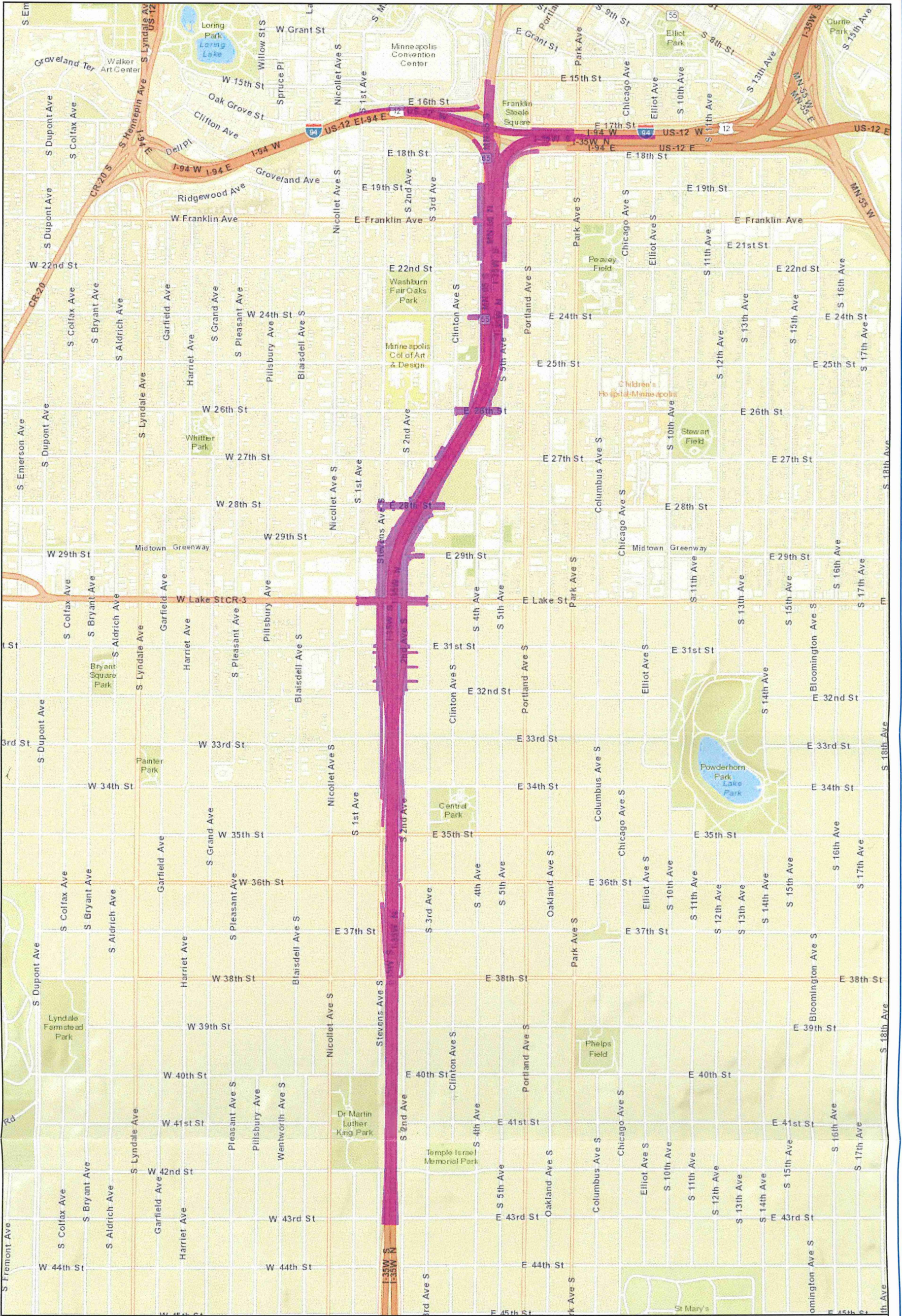
1.0 INTRODUCTION

The I-35W/Lake Street Transit/Access Project (Project) is being planned by Hennepin County (County), in partnership with the Minnesota Department of Transportation (Mn/DOT), the City of Minneapolis (Minneapolis), and Metropolitan Council (Met Council). The project area is the I-35W corridor between E. 42nd Street and the I-94 commons and including some non-freeway elements (Figure 1). Components of the project include the following:

- Construction of a new transit station on I-35W at Lake Street
- Reconstruction of I-35W and extension of MnPASS lanes through the project area
- Improvements to on/off ramps at 31st/Lake Street and construction of a northbound exit at 28th Street
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The Project is located in Sections 26, 27 and 34, Township 29N, Range 24W and Sections 3 and 10, Township 28, Range 24 in Minneapolis, Hennepin County, Minnesota. The APE accounts for possible changes in visual qualities, noise levels, and traffic patterns on surrounding properties resulting from the Project. The APE comprises 289.68 acres (117.23 hectares). The UTM coordinates (NAD 83) for the APE are Zone 15, northwest corner: 478115E 4979468N; northeast corner: 479424E 4979304N; southwest corner: 478183E 4975242N; and southeast corner: 478452E 4975242N.



Map adapted from Esri World Street Map. Sections 26, 27 and 34, Township 29N, Range 24W and Sections 3 and 10, Township 28, Range 24 in Minneapolis, Hennepin County, Minnesota

Legend

Project Location



1 inch = 0.25 miles
0 0.5 Miles



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Summit Proj. No.: 1727-0044
Plot Date: 09-05-2014
Arc Operator: SJN
Reviewed by: AJS

Figure 1. Project Location

**I-35W/LAKE STREET TRANSIT/ACCESS PROJECT
MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA**

2.0 METHODS

2.1 OBJECTIVES

The principal objectives of the architecture-history study were to provide an update to the previous cultural resources study completed in 2004, to assess the effects of the Project on historic properties, and to serve as a basis for Section 106 consultation and NEPA documentation. Summit's investigation was guided by the Secretary of the Interior's Standards and Guidelines for Historic Preservation (48 FR 44716). Fieldwork and preparation of the final report with recommendations were completed or directly supervised by an architectural historian meeting the standards set forth in 36 CFR 61.

2.1.1 Supplement to the 2004 Report

The supplemental architecture-history study was undertaken to update the 2004 study to identify potentially historic properties that: are located within the current APE but were not in the previous APE; were built between 1955 and 1969; or have been altered since 2004 in ways that affect their NRHP eligibility.

As part of the supplemental study, Summit staff completed a limited literature search. Because thorough historic contexts were developed as part of the 2004 study, as well as other previous studies, Summit utilized the contexts from the previous studies in assessing properties' potential NRHP eligibility. In addition, staff reviewed the results and recommendations of the previous studies. Because 10 years have passed since the 2004 study, Summit requested a query of the SHPO database to identify historic resources evaluated and surveys completed since 2004.

As described in Section 2.2 below, the APE for the Project as currently defined is different than the APE for the 2004 study. Because there are areas included in the current APE that were not within the previous APE, the additional areas needed to be studied for potential historic resources. The Phase I architecture-history field investigation consisted of pedestrian survey of all buildings and structures within the APE. Buildings and structures 45 years in age or older were identified based on background research and professional judgment and were inventoried with field notes, digital photographs, and a GIS-mapped location. Buildings and structures less than 45 years old were not recorded. Upon completing the field survey, a Minnesota Architecture-History Form was prepared for each property within the APE that contained buildings or structures 45 years in age or older.

The 2004 study did not consider properties less than 50 years old (built after 1954) unless they had exceptional significance. Because 10 years have passed and because Mn/DOT now uses a 45-year cutoff (to allow for time that passes during planning and construction), the current study assessed the potential NRHP eligibility for properties within the previous APE that were built between 1955 and 1969. Those properties were surveyed at the Phase I level, as described above.

Finally, the supplemental study assessed whether any of the properties previously recommended eligible had been altered in a way that compromised its historic integrity

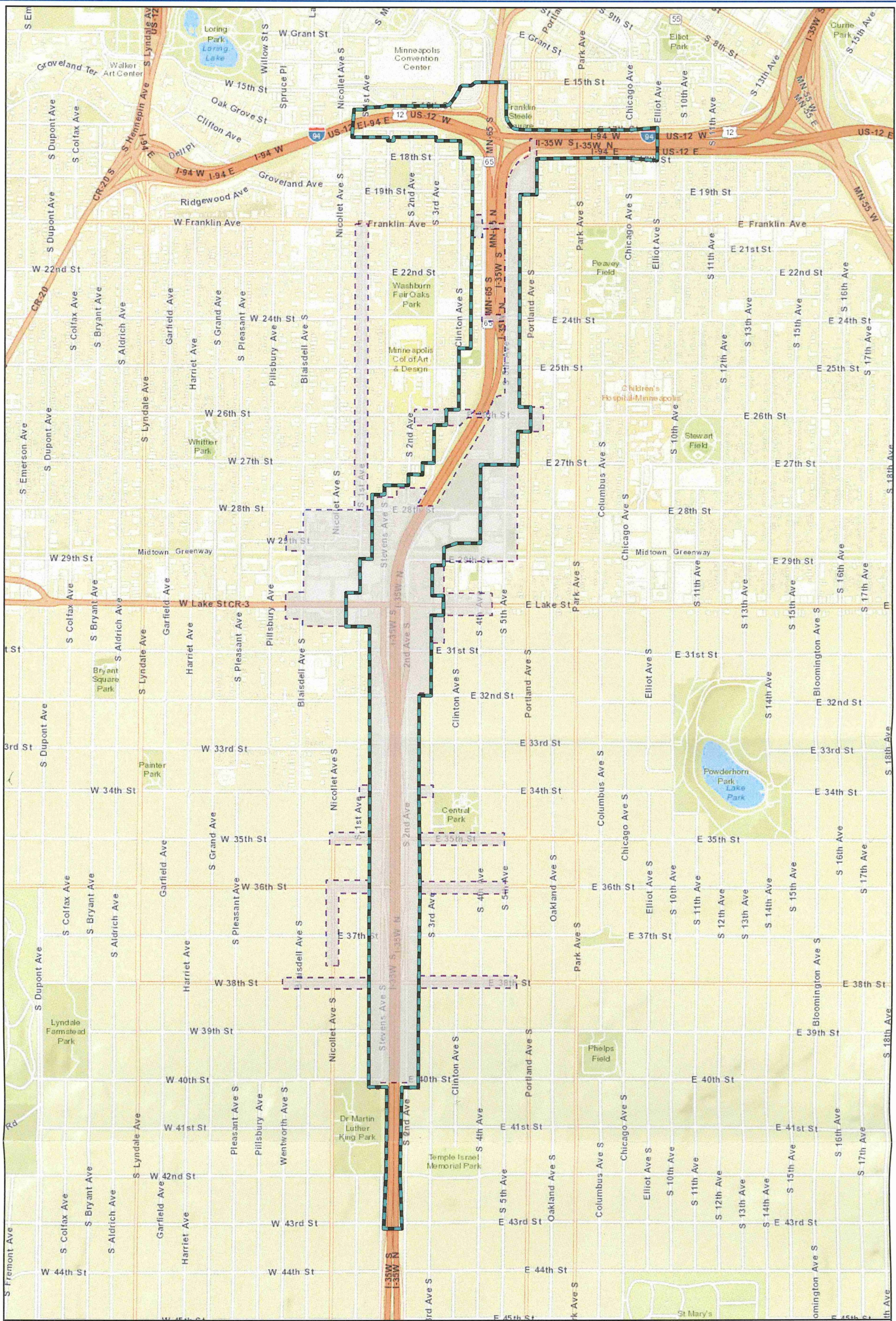
and, therefore, was no longer NRHP eligible. Conversely, the study also assessed whether any property previously recommended not eligible had been rehabilitated so that it may now be NRHP eligible. No properties were identified for which the NRHP status is recommended to change.

2.1.2 Assessment of Project Effects

After properties were identified that were listed in or determined or recommended eligible for listing in the NRHP within the APE, Summit assessed the potential effects of the Project on the historic properties. To do so, the Principal Investigator reviewed Project designs and renderings, as well as the recommendations of other technical studies, such as noise studies. In addition, the Principal Investigator met with Project engineers to discuss how changes in visual qualities and noise and traffic levels may affect the setting of historic properties. Then, the Criteria of Adverse Effect were applied to the Project relative to known historic properties (these criteria are explained in 36 CFR 800.5(a) and are not repeated here). Based on this analysis, the Principal Investigator then made a recommendation of whether the Project would have an Adverse Effect or No Adverse Effect on each historic property within the APE.

2.2 AREA OF POTENTIAL EFFECTS

An APE was delineated to assess direct and indirect effects to historic properties in the vicinity of the project area. The APE encompasses the area within the project construction limits, as well as the area around the construction limits to account for indirect effects, including changes in visual qualities, noise levels, and traffic patterns for surrounding properties. The properties adjacent to I-35W currently front onto the Project corridor and, therefore, are currently impacted by the visual, noise, and traffic patterns of an interstate freeway. There will be changes resulting from the Project, however, particularly the construction of new sound walls, replacement of existing sound walls, and reconstruction of bridges, cross streets, and curbs and sidewalks. To account for those changes, the APE encompasses the first tier of properties adjacent to the proposed Project work (Figure 2).



<p>Legend</p> <p> APE for Architecture-History (2014)</p> <p> APE for Architecture-History (2004)</p> <p>0 0.5 1 Miles</p> <p>1 inch = 0.25 miles</p>	<p></p> <p>File: I35W_LakeStreet.mxd Summit Proj. No.: 1727-0044 Plot Date: 09-05-2014 Arc Operator: SJN Reviewed by: AJS</p>	<p>Figure 2. Area of Potential Effects</p> <p>I-35W/LAKE STREET TRANSIT/ACCESS PROJECT MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA</p>
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3.0 PREVIOUS INVESTIGATIONS

From the early 1990s to the late 2000s, numerous previous studies have included portions of the current Project APE. These studies include Section 106-driven analyses, NRHP nomination forms, and local surveys and context studies. Because the current report is an update to the 2004 I-35W/Lake Street study, only those studies conducted since that time are summarized here.

Previous studies within the APE

- The Evolution of the Whittier Neighborhood. In 2009, Hess Roise conducted a historic context study of the Whittier Neighborhood (Pearson et al. 2009). Undertaken for the Whittier Alliance, this study identified significant historic events, patterns, persons, and architecture that influenced Whittier neighborhood from the mid nineteenth through mid twentieth centuries. Although the study did not evaluate NRHP eligibility, it identified properties as “candidates for preservation.” The properties thus identified and located within the APE, however, have all been previously evaluated as not eligible for the NRHP. One house, 2402 4th Avenue (Cupola House, locally designated), has been demolished.
- Phase I Cultural Resources Investigation and Phase II Architectural History Investigation for the I-35W/Highway 62 Crosstown Common Section Reconstruction. In 2004, the 106 Group conducted a cultural resources study along the I-35W corridor to the south of the current Project APE and extending as far north as 42nd Street (Stark et al. 2004). Unlike the 2004 I-35W/Lake Street study, this study did not revisit the results of the 1994 I-35W study and instead only addressed properties built between 1945 and 1955.

The following is a summary of properties that were previously evaluated for NRHP eligibility, grouped according to their status (listed, eligible, or not eligible).

Properties within the current APE that are listed in the NRHP:

- Healy Block Residential Historic District (HE-MPC-4899)
- Chicago, Milwaukee & St. Paul Grade Separation Historic District (HE-MPC-9959 and -9963)
- Stewart Memorial Presbyterian Church, 116 East 32nd Street (HE-MPC-4358)
- Stevens Square Historic District (HE-MPC-4965)
- Coe House, 1700 3rd Avenue South (HE-MPC-4806)

Properties within the current APE previously determined or recommended eligible:¹

- Hudson Apartments, 1902 4th Avenue South (ME-MPC-5030)
- 24th Street Commercial Buildings (HE-MPC-4414)
- W. J. Jennison House, 2546 Portland Avenue South (HE-MPC-4234)

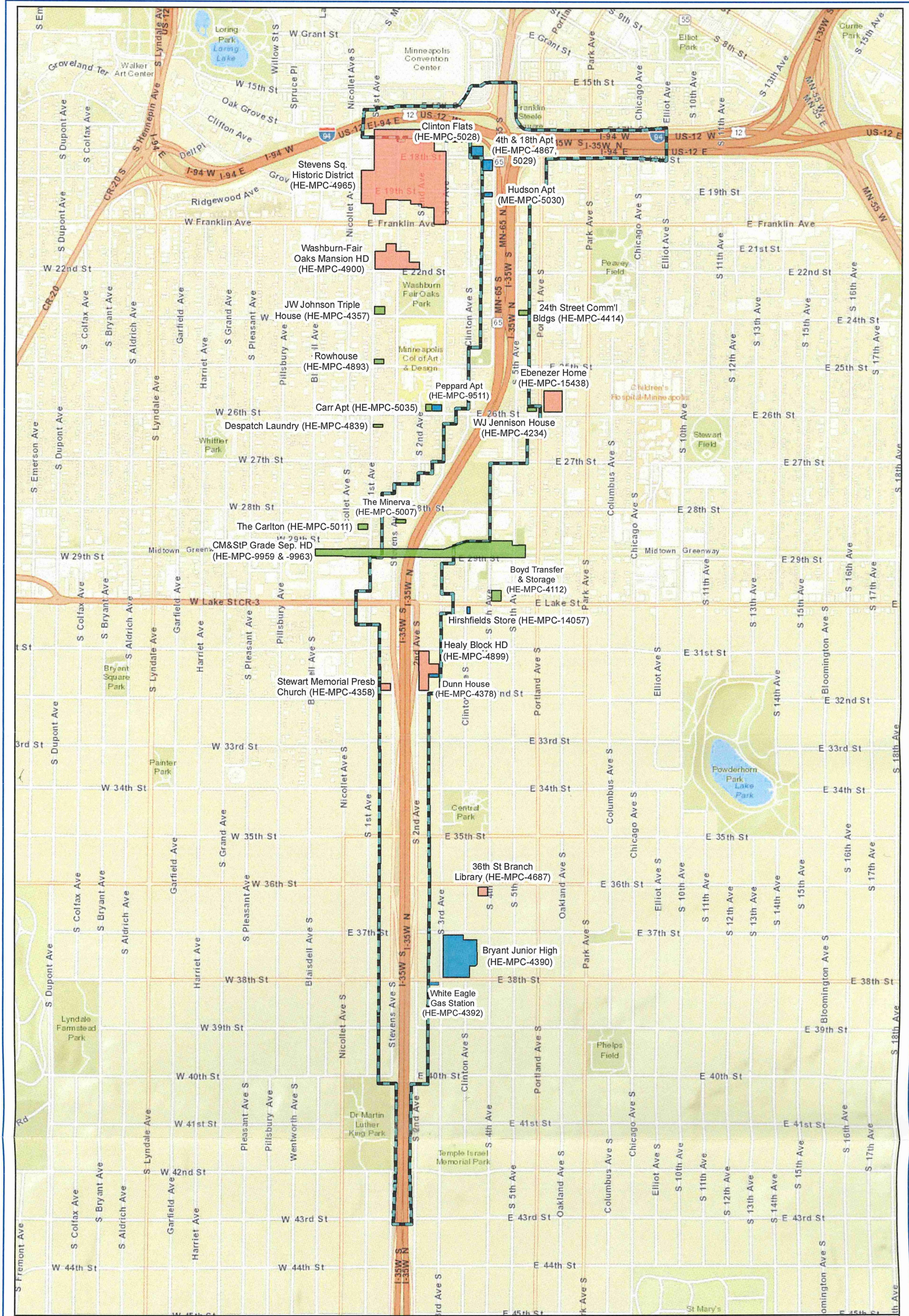
¹ Because the purpose of the current study was not to re-evaluate eligibility (unless integrity has been compromised), recommended and determined eligible are grouped together.

- The Minerva, 2809 Stevens Avenue South (HE-MPC-5007)
- Peppard Apartments, 2550 3rd Avenue South (HE-MPC-9511)
- Dunn House, 3128 3rd Avenue South (HE-MPC-4378)
- Clinton Flats, 326-336 East 18th Street (HE-MPC-5028)
- Apartment Building, 335-349 East 18th Street (HE-MPC-4867)
- Apartment Building, 1800-1804 4th Avenue South (HE-MPC-4867)

Properties within the current APE that were not within the 2004 APE and that were previously determined or recommended not eligible:

- Louis Menage House, 1808-1810 4th Avenue South (HE-MPC-4868)
- 2501 Clinton Avenue South (HE-MPC-4973)
- 2509 and 2515 Clinton Avenue South (HE-MPC-4884)
- 2600 Block of 3rd Avenue South (HE-MPC-4991)

Note: 1707 3rd Avenue South was previously inventoried (HE-MPC-4855) but not evaluated for NRHP eligibility. Because it was built in 1972, it is not addressed in the current study.



Map adapted from Esri World Street Map. Sections 26, 27 and 34, Township 29N, Range 24W and Sections 3 and 10, Township 28, Range 24 in Minneapolis, Hennepin County, Minnesota

Legend

- NRHP-listed
- NRHP-eligible
- Recommended NRHP-eligible
- APE for Architecture-History (2014)

1 inch = 0.25 miles
0 0.5 Miles



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Figure 3. Previous Survey Results

**I-35W/LAKE STREET TRANSIT/ACCESS PROJECT
MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA**

4.0 RESULTS

4.1 SUMMARY

Andrew Schmidt served as Principal Investigator and Sara Nelson was project Architectural Historian. Phase I fieldwork was conducted on May 7, 2014. During the survey, all buildings, structures, and objects 45 years in age or older were recorded if they were both within the APE and were not previously documented. The Phase I survey population consisted of 18 houses (single-family, duplexes, four-plexes, double houses), seven commercial buildings, nine apartment buildings, two religious buildings, and one park (Figure 2; Table 1). Recorded buildings range in time-period from 1891 to 1969.

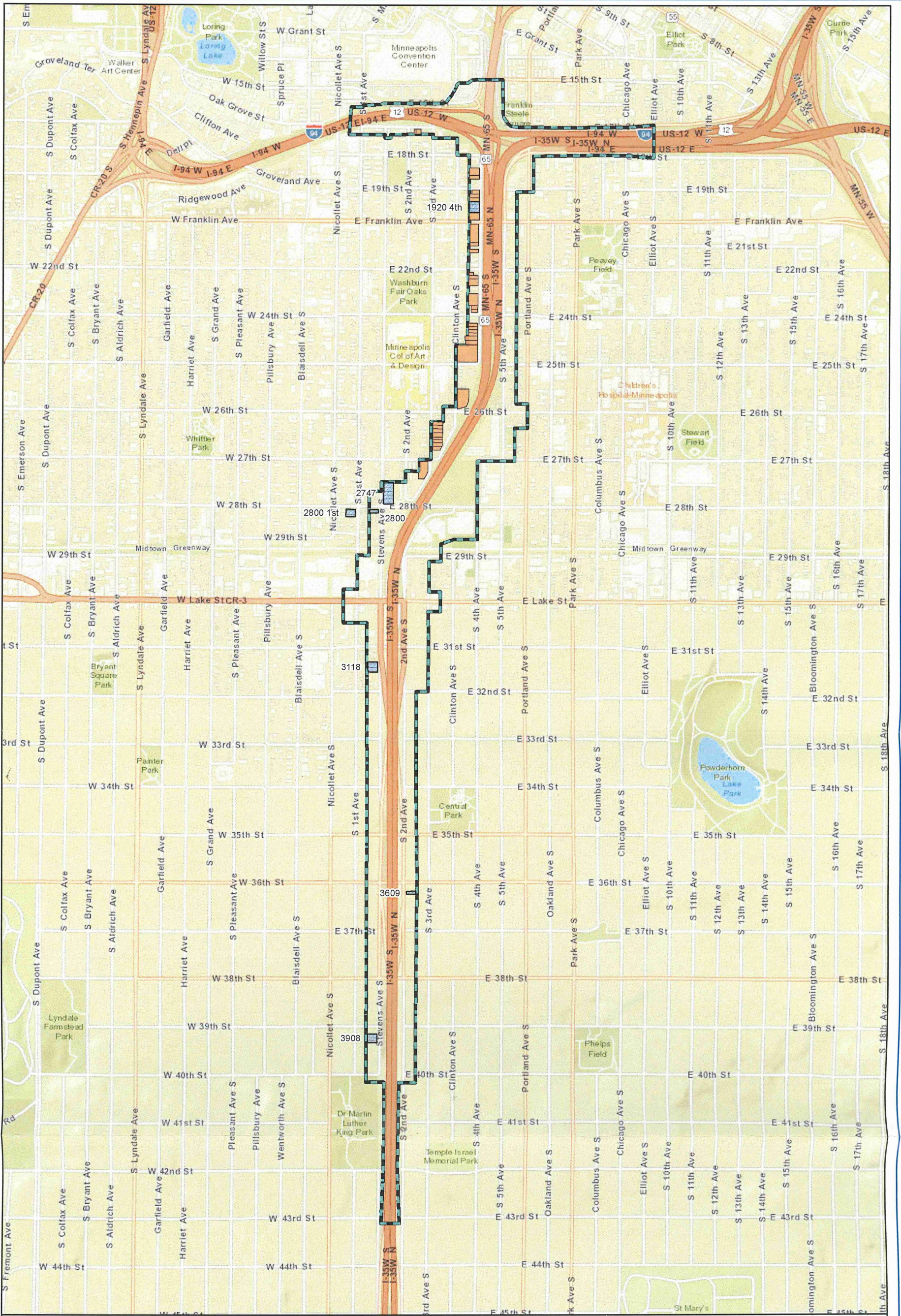
Note: a number of bridges over I-35W are located within the Project APE. Because these bridges are part of the fabric of an interstate highway, they are exempt from further review based on the “Exemption Regarding Historic Preservation Review Process for Effects to the Interstate Highway System” (Klima 2005).

Table 1 and Figure 3 summarize the results of the architecture-history survey. The sections that follow offer detailed results of the Phase I survey.

Table 1. Phase I Survey Results

Address	Property Name	SHPO No.	Construction Date	NRHP Recommendation
1820-1822 4th Ave S.	House	HE-MPC-15834	1901	Not eligible
1816-1822 4 th Ave S.	Willa Grant Battle Church	HE-MPC-15833	1954	Not eligible
1904-1906 4 th Ave S.	Grace Temple Deliverance Center and Ministries	HE-MPC-15801	1932, 1947	Not eligible
1920 4 th Ave S.	Franklin Towers Apartment	HE-MPC-4869	1966	See Ph. II below
1924 4 th Ave S.	Commercial Building	HE-MPC-15802	1926	Not eligible
2000 4 th Ave S.	Electric Fetus	HE-MPC-15803	1917	Not eligible
2026-2028 4 th Ave S.	Four-plex	HE-MPC-15804	1905	Not eligible
2104-2106 4 th Ave S.	Kaas Wilson Architects	HE-MPC-15805	1911	Not eligible
333 East 22 nd Street	House	HE-MPC-15806	1900	Not eligible
2204 4 th Ave S.	Cylinder Head & Motor Supply Co.	HE-MPC-15807	1933	Not eligible
2208 4 th Ave S.	Signal Systems, Inc.	HE-MPC-15808	1963	Not eligible
2316 4 th Ave S.	Crawford Merz Construction Co.	HE-MPC-15809	1948	Not eligible
2318 4 th Ave S.	House	HE-MPC-15810	1905	Not eligible
2322 4 th Ave S.	K&J Auto Repair (Olsen Ambulance Service Inc.)	HE-MPC-15811	1935	Not eligible
2408-2410 4 th Ave S.	Apartment	HE-MPC-15812	1916	Not eligible
2412-2414 4 th Ave S.	Duplex	HE-MPC-15813	1917	Not eligible
2416-2418 4 th Ave S.	Four-plex	HE-MPC-15814	1916	Not eligible

2420 4 th Ave S.	Four-plex	HE-MPC-15815	1912	Not eligible
2424 4 th Ave S.	Duplex	HE-MPC-15816	1900	Not eligible
2428-2430 4 th Ave S.	Double House	HE-MPC-15817	1891	Not eligible
2433 Clinton Ave S.	Clinton Field Park	HE-MPC-15818	1926	Not eligible
2535 Clinton Ave S.	Mint Properties Apartment	HE-MPC-15819	1969	Not eligible
2609 3 rd Ave S.	Double house	HE-MPC-15820	1900	Not eligible
2613 3 rd Ave S.	House	HE-MPC-15821	1900	Not eligible
2617 3 rd Ave S.	Apartment	HE-MPC-15822	1911	Not eligible
2621 3 rd Ave S.	Apartment	HE-MPC-15823	1911	Not eligible
2625 3 rd Ave S.	Double house	HE-MPC-15824	1911	Not eligible
2629 3 rd Ave S.	Double house	HE-MPC-15825	1900	Not eligible
2631 3 rd Ave S.	Double house	HE-MPC-4991	1900	Not eligible
2637-2639 3 rd Ave S.	Double house	HE-MPC-15826	1900	Not eligible
2700 3 rd Ave S.	Apartment	HE-MPC-15827	1969	Not eligible
205 East 17 th Street	House	HE-MPC-15828	1900	Not eligible
209 East 17 th Street	House	HE-MPC-15829	1900	Not eligible
3609 2 nd Ave S.	House	HE-MPC-15830	1955	Not eligible
2747 Stevens Ave S.	Apartment	HE-MPC-4826	1969	Not eligible
2800 Stevens Ave S.	Apartment	HE-MPC-15831	1969	Not eligible
3118 Stevens Ave S.	Apartment	HE-MPC-15832	1969	Not eligible



Map adapted from Esri World Street Map. Sections 26, 27 and 34, Township 29N, Range 24W and Sections 3 and 10, Township 28, Range 24 in Minneapolis, Hennepin County, Minnesota

Legend

- Properties built b/w 1954 and 1969
- Properties in APE, Not Previously Surveyed
- APE for Architecture-History (2014)



1 inch = 0.25 miles
0 0.5 Miles



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Figure 4. Current Survey Results

**I-35W/LAKE STREET TRANSIT/ACCESS PROJECT
MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA**

4.2 PHASE I SURVEY

4.2.1 Areas Not Previously Within the APE

1820-1822 4th Avenue South (ME-MPC-15834)

This property appears to have been built as a double house and later converted to a commercial building with a brick addition. The original portion is a two-story hip-roofed house with a pair of projecting gable-roofed bays on the primary (east) façade and gabled wall dormers on the north and south elevations. The walls have a stucco veneer, and the windows have replacement sashes. The first floor of the primary façade is covered by a later, flat-roofed brick addition, which has a center entry and two storefront windows that have been partially infilled with synthetic siding and casement windows.

The building was constructed in 1901 as a double house. An early resident was Fred G. Smith, a co-proprietor at Nickels & Smith, a real estate, loan, rental & fire insurance firm, located in the Loan & Trust Building at 311 Nicollet. His business partner was Frank C. Nickels. In the other half of the house, Henry Westin, a merchant tailor at 9 S. 6th, resided with his son, Carl O. Westin, who was employed by his father. The commercial addition was added by 1951 (Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



1820-1822 4th Avenue S, facing NW

1816-1818 4th Avenue South, Willa Grant Battle Center (ME-MPC-15833)

1904 and 1906 4th Avenue South, Grace Temple Deliverance Center and Ministries (ME-MPC-15801)

These associated properties are located less than one block apart, and although built separately, they have been associated with the Grace Temple Ministries since the late 1950s.

The property at 1816-1818 4th Avenue South is a service center building with two connected wings. The one-story U-shaped, flat-roofed building has concrete-block walls. The east elevation of the south wing is a storefront composed of a band of glass-and-aluminum fixed-sash windows and an inset entrance with a transom. On the north wing, there are four casement windows and a slightly projecting entrance, all covered with awnings. Between the wings, a courtyard is paved with concrete. The section connecting the wings has a delivery entrance with a roll-up garage door and has a service door accessed via concrete steps.

The property at 1904-1906 is a church and office building. The building has a two-story section facing east onto 19th Street, a tall single-story wing extending west to the back of the lot, and a single-story office building that abuts to the north. The two-story section has salmon-color face brick with brick pilasters that rise from the foundation up to a brick parapet wall with slightly projecting concrete coping. This façade was remodeled circa 1958 with variegated brick infilling the storefront windows and stucco panels flanking a stained glass window on the second floor. An inset entrance is centered on this section and a metal and fabric canopy extends out from it. The wing extending back (west) from this section is concrete block with stucco veneer and is likely the sanctuary.

The single story building to the north currently houses offices but appears to have been built as a commercial building. It has red face brick and a low parapet wall with metal coping. Two large window openings have glass and aluminum storefront windows, and an inset entrance has steel double doors. A metal and fabric awning extends across the façade.

The buildings on this property were built in two stages. The portion of the building at 1908 4th Avenue South was built in 1932 to a design by Perry Crosier to house a movie theater for Franklin Amusement Company. In 1947, the adjacent one-story commercial building was built in 1947. The building at 1904 4th Avenue South was constructed for the Clinton Avenue Transfer Co. in 1947 to a design by Naugle Leek Inc. Both buildings were remodeled in 1958, joining them and altering the storefront to accommodate their new use as a church and mission, the Minneapolis Gospel Temple House of Refuge. The building at 1816-1818 4th Avenue South was built in 1954 and was later converted for use by the Grace Temple House of Refuge (now the Willa Grant Battle Center).

The Minneapolis Gospel Temple House of Refuge (now Grace Temple Deliverance Center) was established as a Pentecostal congregation in Minneapolis in 1958 by Walter Battle and Willa Grant Battle. The Minneapolis church was an outreach from a parent church in St. Paul, now known as the Grace Temple Church of God in Christ, which the Battles had formed in 1949. Also in 1958, the Battles formed a mission society to bring aid to Haiti (Battle 1979:50).

Although this church has been doing good work for over 50 years, and the institution is important to its members, for a church to be eligible for listing in the NRHP, it must meet Criteria Consideration A, which states that a religious institution must derive its significance from architectural or artistic distinction or historical importance.

Architecturally and artistically, the property is not distinctive, and the original design by noted architect Crosier was altered in 1958. Historically, the church can be seen as generally associated with the growing African-American population in Minneapolis following World War II, which grew from about 6,800 in 1950 to just over 19,000 in 1970 (based on percentages of population provided in Rosh 2013). However, the Gospel Temple Church has not been identified as a leader in the Black community during the 1950s and 1960s (Rosh 2013, Taylor 1981). Furthermore, Gospel Temple Church appears to have been one of many Black churches formed during the Postwar period, and by the late 1970s, there were approximately 30 Black Protestant churches in Minneapolis (Battle 1979:19). For these reasons, Grace Temple Deliverance Center does not meet Criteria Consideration A and is not eligible for listing in the NRHP.



1904 and 1906 4th Avenue S, facing SW



1904 and 1906 4th Avenue S, facing NW



1816-1818 4th Avenue S, facing NW



1816-1818 4th Avenue S, facing W

1924 4th Avenue South (ME-MPC-15802)

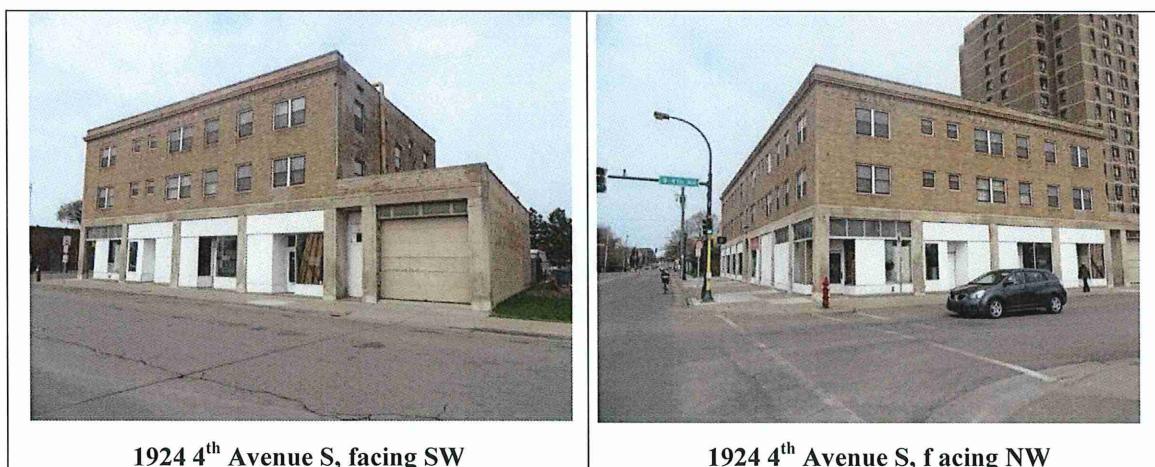
The property is a three-story flat-roofed commercial building with retail storefronts on the first floor and offices/apartments above. The building has a poured concrete foundation, concrete pilasters separating storefronts on the first floor, a concrete band separating the first and second floors, and cream brick on the upper floors. A concrete band and a series of diamond-patterned stone panels are located below a projecting cornice, and a brick parapet wall extends above the cornice. The storefront windows have transoms; many of the windows are boarded over, though some retain glass and

aluminum fixed sash. There are two main entries. Windows on the upper floors have brick sills and six-over-six wood sashes. One is an inset entry at the southeast corner with a square concrete pillar. The other, centered on the south elevation (Franklin Avenue), has a round-arched concrete surround with decorative scroll patterns, and has a leaded-glass transom. A window above this entrance has a concrete pediment and decorative surrounds. On the east elevation a series inset entries are flanked by storefronts (boarded over). A single-story brick garage is attached to the north elevation.

The building was constructed in 1926. According to the 1912, rev. 1951 Sanborn map, there were six storefronts along Franklin Avenue and five along 4th Avenue. Storefront occupants in 1931 are listed below (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951):

336 Franklin	Mrs. Elizabeth F. Gibson, Florist
338	Burquist Millinery Co.
340	Modern Cleaners & Dryers Inc.
342	Earl Anselme, Bakery
344	Franklin Apartments (27 units listed)
346	Margaret E. Callahan beauty shop & Joseph Myers barber
1924 4th	Walter Varno, restaurant
1928	(vacant)
1930	National Tea Co. grocery
1932	(vacant)
1934	Carbide & Carbon Chemical Corp. (Pyrofax Div)

This property is not associated with historically significant events, trends or persons, and due to storefront alterations, the building lacks sufficient integrity to convey any potential architectural significance. For these reasons, this property is recommended not eligible for listing in the NRHP.



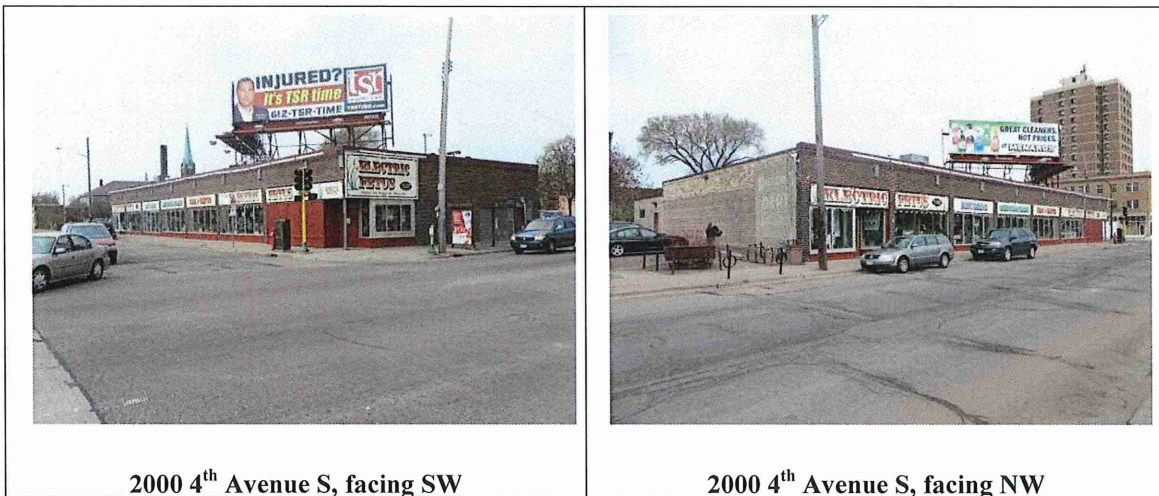
2000 4th Avenue South (HE-MPC-15803)

This property is a one-story flat-roofed commercial building with red face brick on the east and north elevations and variegated brick on the south. The east elevation has a

series of seven storefront windows, all of which, except the northern-most, have glass and aluminum fixed sashes and wood paneled bulkheads. The seventh storefront has been covered with wood panels. Brick pilasters separate the storefront windows. A single storefront window is located on the north elevation. There is an inset corner entry, though currently the main entrance is inset within the southern-most storefront. The east and north elevations have slightly projecting brick cornices capped with modern metal coping. A modern single-story concrete-block addition is attached to the west elevation.

The building was constructed in 1917. Johnson & Johnson were the contractors for owner A.W. Duncan. No architect was listed on the original building permit. The original occupant was a drugstore. By 1930, the storefronts along 2000-2010 4th Avenue were occupied by the Caron-Starn Drug Co., Post Office Station No. 11, E.F. Manufacturing Co., Elizabeth Holt Dry Goods, and Glickman's Grocery (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951). In 1972, the record store Electric Fetus relocated to the 2010 storefront, while the remainder of the building was occupied by a hardware store. By 1994, Electric Fetus owned and occupied the entire building.

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2026-2028 4th Avenue South (HE-MPC-15804)

This property is a two-story hip-roofed wood-frame four-plex with a rough-cut stone foundation and aluminum siding. On the east elevation, two picture windows with transoms flank a pair of entries. Other windows are two-over-two wood sash. A modern shed-roofed porch covers the twin entries.

The building was constructed in 1905. While the original permit was missing from city records, the 1905 owner, R.S. Burhyke, was issued a permit for a frame addition to the rear of the dwelling. In 1907, John Shepherd resided at 2026 4th Avenue. He was a

bookkeeper at Northern Machinery Co. Williston Shaw, a jeweler at S. Jacobs & Co. resided here at 2026 4th Avenue in 1909. The earliest residents listed at 2028 4th Avenue were cook Ernest Johnson in 1909, and Edgar Miller, a draftsman, and painter Louis Johnson in 1910 (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2026-2028 4th Avenue S, facing SW



2026-2028 4th Avenue S, facing NW

2104-2106 4th Avenue South (HE-MPC-15805)

This property is a one-story flat-roofed commercial building with cream face brick and red brick pilasters and bands courses on the east elevation. A pair of storefront openings with stone sills and glass and aluminum windows and transoms flanks a center entry. The entry has side lights and transom and is flanked by red brick and stone bulkheads. The north and south elevations are cream brick, and there are modern fixed sash windows on the south elevation. A concrete-block addition is attached to the west elevation.

The building was constructed in 1910. Albert Zimmerman owned the property at the time of construction. The “brick store building” cost \$3,210 and was designed by Levander & Ericson. In the 1911 city directory, Cora D. Raberge (widow to Frank A.) resided and operated a bakery from 2106. Her children Lloyd and Melton, drivers, and Marguerite, a clerk for Cora, boarded here. The 1912 (rev. 1930) Sanborn map indicates there were three storefronts in the building. In 1916, Hultberg & Petersen cereal manufacturers operated from 2104 4th Avenue (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2104-2106 4th Avenue S, facing SW



2104-2106 4th Avenue S, facing NW

333 East 22nd Street (HE-MPC-15806)

This property is a story-and-a-half front-gabled wood-frame house. The foundation and walls are covered with a stucco veneer, and the windows are six-over-one wood sash with wood surrounds. A gable-roofed entry vestibule projects from the north elevation. Decorative elements include bargeboards in the front gable and exposed rafter tails in the eaves. A detached side-gabled two-car garage connects to the building via a shed-roofed breezeway.

The house was built in 1900. The original building permit is missing from city records. Harold Hurlbert, a carrier for the Minneapolis Tribune, was the earliest listed occupant of the house (Minneapolis Directory Company). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



333 East 22nd Street, facing SW



333 East 22nd Street, facing SE

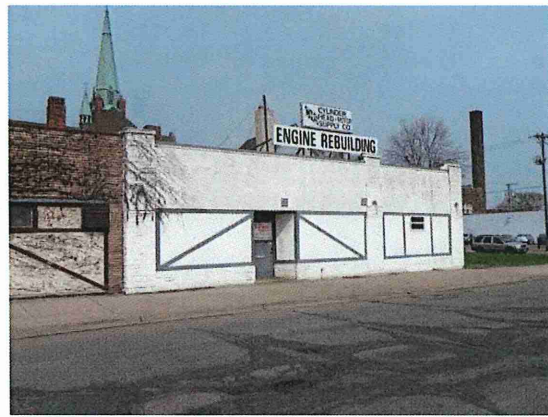
2204 4th Avenue South (HE-MPC-15807)

This property consists of distinct sections: a story-and-a-half front-gabled section that appears to have been originally a residence; and concrete-block commercial wings on the east and west. The original portion has vertical wood siding and a single window that is visible in the gable. The east addition is a flat-roofed commercial wing with stucco veneer. Fronting on 4th Avenue, the east elevation has storefront windows infilled with stucco and an inset entrance. Ashlar stone bulkheads below the former windows and pilasters are visible. A hip-roofed garage/shop extends to the west of the original section.

The commercial building fronting on 4th Avenue was constructed in 1933. Elsa M. Modrow owned the property when the commercial building, designed by the Minneapolis firm of Liebenberg & Kaplan was constructed. In 1934, John Linder operated a bakery from the storefront. He resided a block east at 2205 5th Avenue. At the time the permit was filed, Elsa M. Modrow resided at 214 Oak Grove Street. Subsequent city directories indicate she was the householder at 2204 4th Avenue (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951). Due to alterations, the building lacks historic integrity and cannot convey any potential historic significance.



2204 4th Avenue S, facing SW

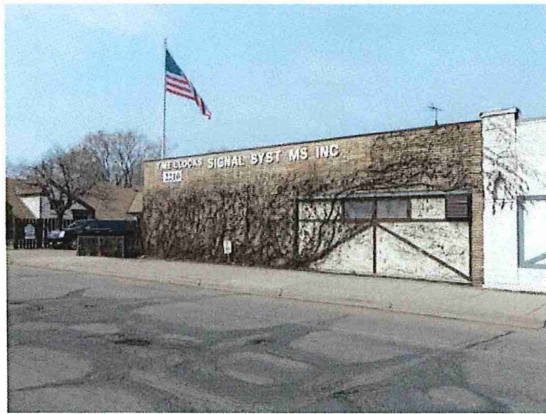


2204 4th Avenue S, facing NW

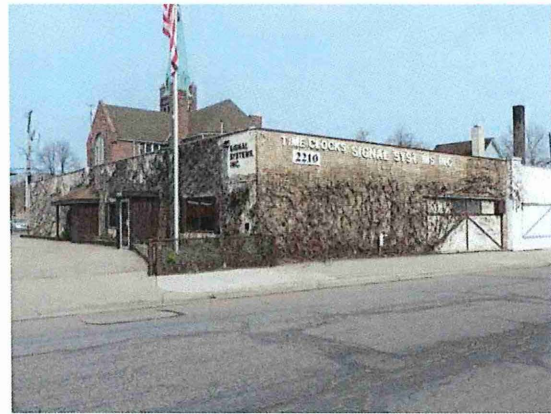
2208 4th Avenue South (HE-MPC-15808)

This one-story flat-roofed commercial building abuts the building to the north. The east elevation has cream color face brick and a concrete panel that appears to infill a former storefront opening. The south elevation has stucco veneer, two fixed-sash window openings, and two projecting entry vestibules (one flat roofed and one hipped).

The building was constructed in 1963 for Clarence Larson. It was designed by architect E.O. Rood and constructed by Louis Dinzl (Minneapolis Building Permits). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2208 4th Avenue S, facing SW

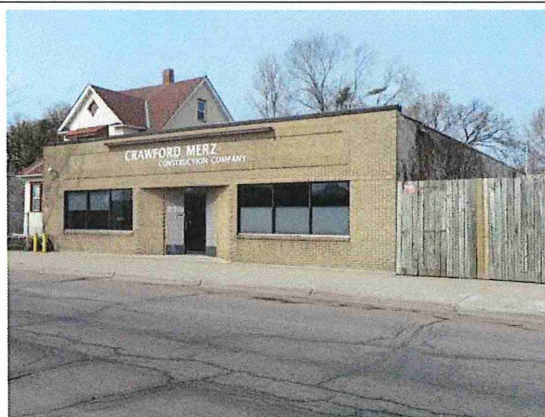


2208 4th Avenue S, facing NW

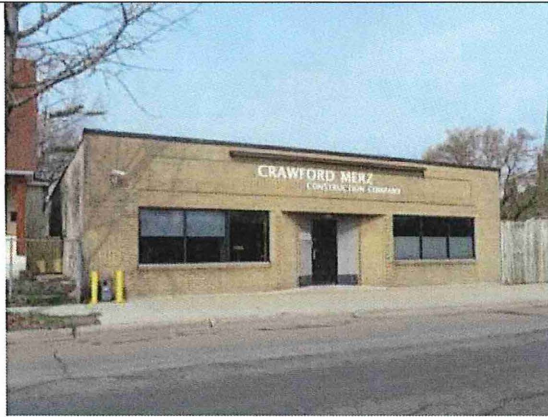
2316 4th Avenue South (HE-MPC-15809)

This property is a one-story flat-roofed concrete-block commercial building with cream-color face brick on the east elevation. A pair of storefront openings with brick sills and glass and anodized aluminum windows and flanks an inset center entry, which has a decorative tile surround. Above the windows and entry, decorative brickwork forms a sign panel. The north and south elevations are unadorned concrete block with no openings.

The building was constructed by the J.W. Crawford & Co. in order to house their offices and carpenter repair shop (Minneapolis Building Permits). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2316 4th Avenue S, facing SW



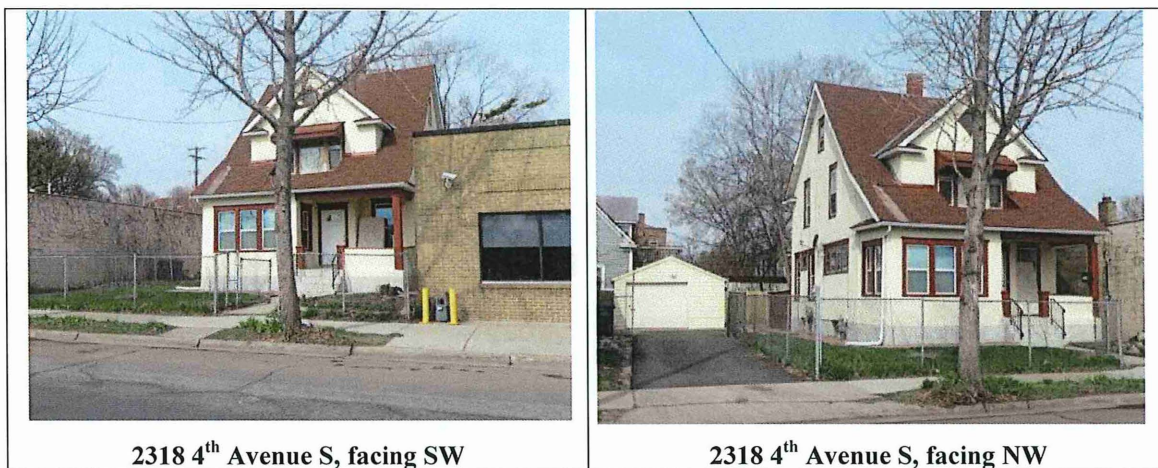
2316 4th Avenue S, facing NW

2318 4th Avenue South (HE-MPC-15810)

This property is a two-story side-gabled wood-frame house. The foundation and walls are covered with stucco veneer, and the windows are replacement sash with wood

surrounds. The east elevation features a shed-roofed projecting bay and inset porch, and a large gable-roofed dormer with eave returns and a circular window over a Chicago-style window set. There are multiple window openings on the south elevation and eave returns in the gable.

The house was built in 1905. David Davis owned the property when the house was constructed. It was built by T.A. Lathrop. Mary A. Johnson (widow to Edwin) resided here in 1907. Oce Curtis, a local manager at T-S Telephone Co. resided here by 1909 (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2318 4th Avenue S, facing SW

2318 4th Avenue S, facing NW

2322 4th Avenue South (HE-MPC-15811)

This property is a one-story flat-roofed concrete-block commercial building with painted face brick on the east elevation. The building is an auto repair shop with an office in front (east) and the shop to the rear. The east elevation features three rectangular fixed-sash windows and a service door. The southeast corner is canted and features an entrance with a steel door. The south elevation is concrete block and features two garage doors, a service door, and a fixed-sash window. The north elevation is concrete block with no openings.

The building was constructed in 1935. While there was no original building permit on file in city records, the original business housed here was the Olsen Ambulance Service Inc. (Minneapolis Directory Company). Due to alterations, this property lacks historic integrity and cannot convey any potential historic significance.



2322 4th Avenue S, facing SW



2322 4th Avenue S, facing NW

2408-2410 4th Avenue South (HE-MPC-15812)

This property is a two-story flat-roofed apartment building with a poured concrete foundation, and red face brick on the east elevation. On the east elevation, two-story flat-roofed projecting bays flank an inset entry. Each bay has a band of three six-over-one wood-sash windows with concrete sills on each floor. The entry bay has a flat roof, and a pair of windows is situated above the door. The north and south elevations have a stucco veneer and multiple six-over-one wood-sash windows.

The apartment building was constructed in 1916. Martin Simonson, a local real estate developer, owned the property. The building cost \$10,000 and was designed by Haley & Johnson. Elizabeth Bowen, widow of Donahue, resided at 2408 4th Ave from at least 1918 to 1921. Her adult children, Carolyn (a music teacher) and James (a ticket agent) boarded at 2408 4th Avenue with her. By 1922, Henry Yutzy resided at 2408 4th Avenue. He was a travel agent and Wallace J. Yutzy, a projectionist at the State Theater, boarded here. An early resident at 2410 4th Avenue was Benjamin Wells, a brakeman for the Chicago, Milwaukee & St. Paul Railway. George Hoff resided at 2410 4th Avenue in 1919; he was a travel agent at Midland Motors Co. Two salesmen, Adolph J. and Archibald J. Henkel boarded here in 1920. By 1922, Ray S. Emmons, a foreman, resided at 2410 4th Avenue (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2408-2410 4th Avenue S, facing SW



2408-2410 4th Avenue S, facing W

2412-2414 4th Avenue South (HE-MPC-15813)

This property is a two-and-a-half-story front-gabled wood-frame duplex. The foundation is stone, the walls have clapboard siding, and the windows are generally six-over-one wood sash with wood surrounds. The east elevation features a two-story flat-roofed projecting bay with wood pilasters and a small shed-roofed porch. The eaves extend across the front gable, forming a pediment with a pair of windows. Large gable-roofed dormers on the east and west elevation follow the same pattern.

The house was built in 1917. Martin Simonson, a local real estate developer, owned the property. The two-story duplex cost \$6,000 and was designed by Haley & Johnson (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2412-2414 4th Avenue S, facing SW



2412-2414 4th Avenue S, facing NW

2416-2418 4th Avenue South (HE-MPC-15814)

This property is a two-story flat-roofed wood-frame four-plex. The foundation is stone, the walls have lap wood siding. The east elevation features Chicago-style windows flanking a center entrance on the first floor and a one-over-one wood-sash window on the second floor. The entrance has side lights and a gable-roofed canopy. A projecting wood cornice appears to be a later addition. Other windows on the north and south elevations are generally one-over-one wood sash.

The building was constructed in 1916 for H.H. Placke. The building cost \$4,500 and was designed by Haley & Johnson. The first resident of flat 1 was a clerk named John T. Hughes. Charles F. Percival resided in flat 2. He was a solicitor for the American Express Company. George C. Marchesseault, a clerk, resided in flat 3. A travel agent named Walter A. Anderson resided in flat 4 (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912, rev. 1951). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2416-2418 4th Avenue S, facing SW



2416-2418 4th Avenue S, facing SW

2420 4th Avenue South (HE-MPC-15815)

This property is a two-and-a-half-story front-gabled wood-frame four-plex. The foundation is stone, the walls have stucco veneer, and the windows are replacement sash, though the wood surrounds remain. The east elevation features a two-story hip-roofed full-width bay with square wood posts atop stone piers. There are gable-roofed dormers on the north and south elevations.

The building was constructed in 1912. A.E. Nelson owned the property. The duplex cost \$4,000 and was designed by Haley & Johnson. Various boarders lived in the units addressed at 2420 4th Avenue, including Hannah Arneson (laundress), Rebecca Peterson, Nina Anderson (seamstress), and Lydia Miller (nurse). In 1915, Anthony Gaudette resided here along with family members Evelina, a clerk, and Joseph, a clerk at Minneapolis Drug Co. A conductor named Aaron Olson resided at one of the units in 1912 (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map

Company 1912). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2420 4th Avenue S, facing SW



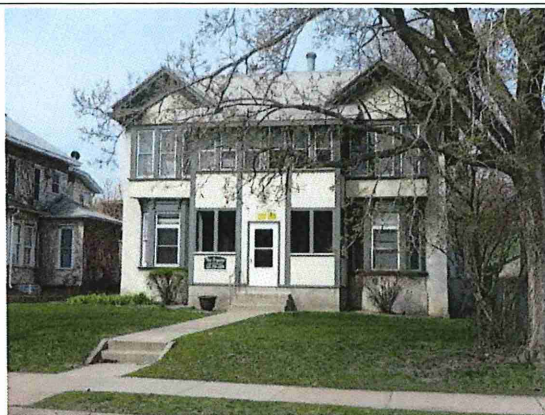
2420 4th Avenue S, facing NW

2424 4th Avenue South (HE-MPC-15816)

This property is a two-story hip-roofed wood-frame duplex with stucco veneered walls. The windows are replacement sash, though the wood surrounds remain. The east elevation features a modern two-story shed-roofed entry bay flanked by a pair of projecting bay windows with gable roofs. Decorative wood brackets adorn the eaves and bay windows. An additional bay window is located on the south elevation, and there is a two-story shed-roofed addition on the west elevation.

The building was constructed in 1900. At that time, the building was addressed as 2412-2414 4th Avenue. Various residents lived here within the first few years of the building's construction, though none resided here for more than one or two years. Among them include: William H. Jarvis, Albert Lawrence, Patrick Kehoe, George Powell (car inspector), Roy E. Lawrence (nailer), and William Reinken (tile layer) (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2424 4th Avenue S, facing W



2424 4th Avenue S, facing NW

2428-2430 4th Avenue South (HE-MPC-15817)

This property is a two-story double house with a brick foundation, walls clad in stucco, and a flat-top hipped roof. The façade has been altered with the addition of a two-story enclosed porch with vinyl siding. Projecting gable-roofed bays flank a central hall: the first floor bays have a projecting bay window with replacement 1/1 sash, and the second floor bays slightly project and contain a band of three replacement 1/1 sash windows each. There is an enclosed hip-roofed dormer above the central bay. There are no auxiliary structures; the rear of the lot is paved for tenant parking.

The house was constructed in 1891. At that time, the building was addressed as 2416-2418 4th Avenue. Early residents included Loring D. Bugbee (lawyer), Frederick W. Hutchins (conductor), Marius P. Hanford (travel agent), Henry E. Lawrence (contractor), and Mary L. Cobb (widow of Albert). Very few tenants resided here more than one or two years (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

Due to alterations, this property does not retain historic integrity and cannot convey any potential historic significance. For this reason, the property is recommended not eligible for listing in the NRHP.



2428-2430 4th Avenue S, facing SW



2428-2430 4th Avenue S, facing NW

2433 Clinton Avenue South, Clinton Field Park (HE-MPC-15818)

Clinton Field Park is a neighborhood park that, typical within the Minneapolis Park system, was developed over time and has been redeveloped in recent years. Comprised of approximately 1.5 acres, the park is located on 25th Street between 4th and Clinton avenues. The east half of the park is an open field. The west half of the park has a playground in the northwest corner and basketball courts in the southwest. There are a few mature trees in the west half of the park and none in the east half.

The Minneapolis Park Board acquired the land for Clinton Field Park in 1926 and, that same year, installed an ice rink and warming house. There were no further improvements to the park until 1955, when the west half of the park was re-graded for a play field and areas paved for basketball and tennis courts. Since 2000, the park has been remodeled, and all furnishings and equipment have been replaced (Smith 2008:35).

Due to alterations, Clinton Field Park does not retain historic integrity and cannot convey any potential historic significance. For this reason, the property is recommended not eligible for listing in the NRHP.



2433 Clinton Avenue S, facing ESE

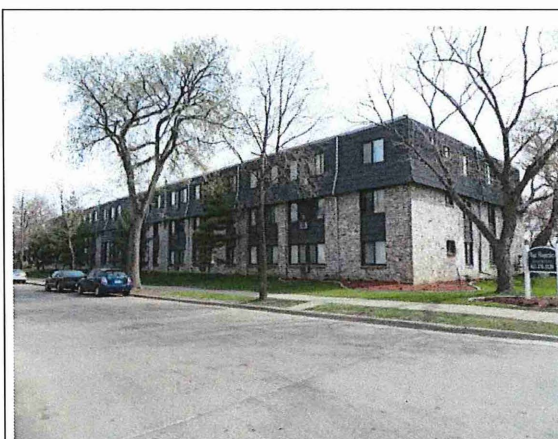


2433 Clinton Avenue S, facing E

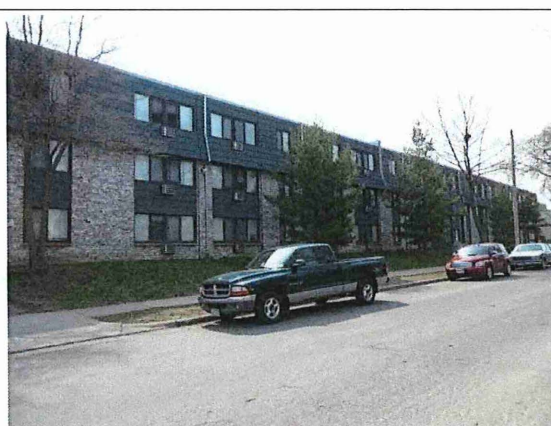
2535 Clinton Avenue South, Mint Properties (HE-MPC-15819)

This three-story Mansard-style (a re-interpretation of the Second Empire style)² apartment building has a flat roof and third floor clad in wood shingles that flare toward the base, simulating a mansard roof. The first two floors are clad in light variegated brick and have windows alternating in composition between a pair of sliding sash and two pairs of one-over-one sash. The spandrels between the first and second floor windows are clad in wood shingles. On the west elevation, the central bay contains the main entrance, which covered by a flat-roofed canopy with a false Mansard roof and wood post supports. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1969 for Belmar Builders Inc. The 52-unit apartment building was designed by architect James Cooperman and constructed by Belmar Construction Co (Minneapolis Building Permits). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2535 Clinton Avenue South, facing NE



2535 Clinton Avenue South, facing SE

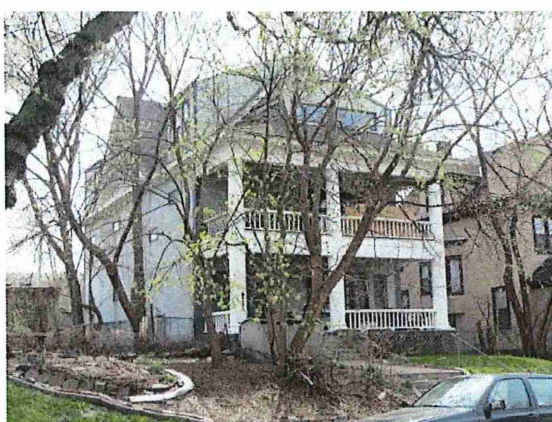
2609 3rd Avenue South (HE-MPC-15820)

This two-and-one-half-story cross-gabled double house has a concrete block foundation, walls clad in synthetic, narrow lap siding, and windows that generally contain six-over-six wood sash. The west elevation features a two-story, hip-roofed full-width porch that is supported by two-story-tall fluted columns. The three columns stand on concrete piers. Two single doorways are on the north half of the west elevation, and a projecting bay with windows flanking a multi-light pair of French doors is on the south half of the. Original gable-roofed dormers on the north and south elevation are over-shadowed by shed-roofed dormer additions, as well as a gable-roofed dormer with sliding windows extending from the original front gable-end. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

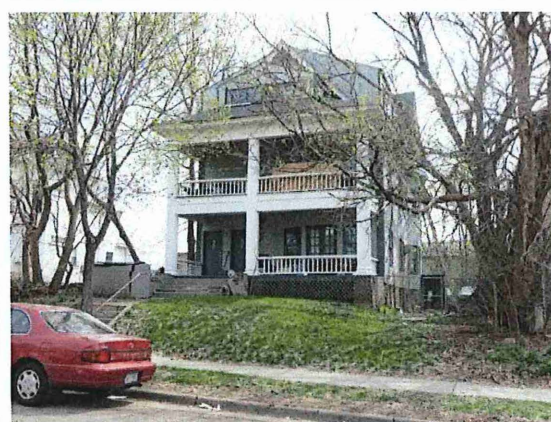
² Mansard (1965-1980) – docomomo http://www.docomomo-wewa.org/styles_detail.php?id=30

The house was built in 1900. Sarah C. Melin owned this property and continued to reside here through at least 1910, along with five of her adult children. The house cost \$9,000; no architect was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2609 3rd Avenue South, facing SE



2609 3rd Avenue South, facing NE

2613 3rd Avenue South (HE-MPC-15821)

This two-and-one-half-story front-gabled wood-frame house has a concrete skim coat over stone foundation, walls clad in synthetic siding, and replacement windows. On the west elevation, an original porch was likely removed and replaced with a gable-roofed entry vestibule. The closed gable-end has a band of wood brackets beneath the eaves and a Palladian style window above. On the south elevation, there is a projecting bay window and a hip-roofed dormer. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was built in 1900. Sarah C. Melin owned this property, though she resided at 2611 3rd Avenue South. The house cost \$3,800; no architect was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2613 3rd Avenue South, facing SE



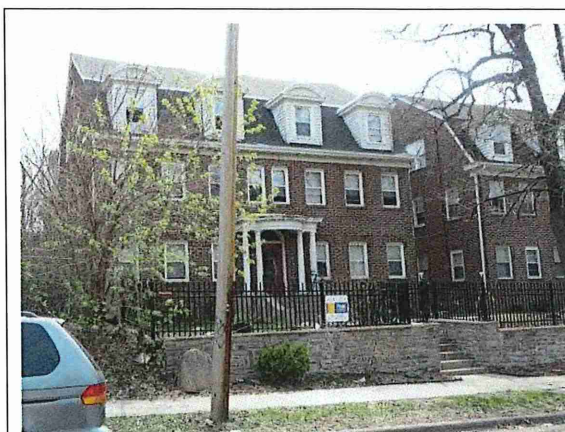
2613 3rd Avenue South, facing NE

2617 3rd Avenue South (HE-MPC-15822)

This two-and-one-half-story gambrel-roofed Georgian Revival style apartment building is one of two similar side-by-side buildings (see 2621 3rd Avenue South). The walls are red brick and the windows are 1/1 replacement sash with brick sills and basket-weave pattern brick lintels. On the west elevation, the central bay contains the entrance, which is surmounted by a rounded portico supported by Doric columns. The glass and wood door has a round-arch transom overhead. Three bays, each comprised of a single window on both floors, flank the central bay. A narrow pair of windows stands above the entry on the second floor. A projecting cornice is adorned with wood brackets and a dentil course. Four identical segmental-arched dormers each contains a single sash window and is clad in wood shingles. The cornices of the dormers and portico also feature bracket and dentil details. A two-story flat-roofed wing extends from the east side of the building. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1911. Melin Bros. Inc. owned this property. Members of the firm included Elin Luther, Theodore D., and Emma E. Melin. Their mother, Sarah C. Melin, owned a house at 2609 3rd Avenue S., and her five adult children resided there with her in 1910. The firm advertised in the 1913 Davison's Minneapolis City Directory that they "care for, improve, rent, mortgage, insure and sell properties in all parts of the city or elsewhere." Their investments included "income paying properties, first-class apartment buildings, fourflats [four-plexes], duplexes, houses, etc." The apartment building cost \$10,000; no architect was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons. Although the building is an example of the Colonial Revival style in the Georgian mode, it is not a distinctive example of that style or of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2617 3rd Avenue South, facing SE



2617 3rd Avenue South, facing NE

2621 3rd Avenue South (HE-MPC-15823)

This two-and-one-half-story gambrel-roofed Georgian style apartment building is one of two similar side-by-side buildings (see 2617 3rd Avenue South). The walls are red brick and the windows are six-over-one wood sash with brick sills and flat-arch brick lintels. On the west elevation, the central bay contains the entrance, which is surmounted by a portico with an open gable pediment roof, supported by two pairs of Doric columns. It appears as though two pairs of pilasters flanking the entrance have been removed. A glass and wood door has a round-arch transom overhead. Three bays, each comprised of a single window on both floors, flank the central bay. A narrow pair of windows stands above the entry on the second floor. A projecting cornice is adorned with wood brackets and a dentil course run beneath. Four identical gabled dormers each contains a single wood sash window, is clad in wood shingles, and has a triangular pediment. The cornices of the dormer and portico also feature bracket and dentil details. A two-story flat-roofed wing extends from the east side of the building. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1911. Melin Bros. Inc. owned this property. Members of the firm included Elin Luther, Theodore D., and Emma E. Melin. Their mother, Sarah C. Melin, owned a house at 2609 3rd Avenue S., and her five adult children resided there with her in 1910. The firm advertised in the 1913 Davison's Minneapolis City Directory that they "care for, improve, rent, mortgage, insure and sell properties in all parts of the city or elsewhere." Their investments included "income paying properties, first-class apartment buildings, fourflats [four-plexes], duplexes, houses, etc." The apartment building cost \$10,000; no architect was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons. Although the building is an example of the Colonial Revival style in the Georgian mode, it is not a distinctive example of that style or of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2621 3rd Avenue South, facing SE



2621 3rd Avenue South, facing NE

2625 3rd Avenue South (HE-MPC-15824)

This two-and-one-half-story hip-roofed double house has a stone foundation, walls clad in vinyl lap siding, and replacement sliding-sash windows. A two-story projecting front-gabled bay dominates the west elevation. A one-story gabled entry vestibule fronts a gabled two-story bay. A gabled bay also projects from the north wall. The upper unit entrance is accessed via the exterior staircase along the south wall. The doors are modern steel. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1911. Melin Bros. Inc. owned this property. Members of the firm included Elin Luther, Theodore D., and Emma E. Melin. Their mother, Sarah C. Melin, owned a house at 2609 3rd Avenue S., and her five adult children resided there with her in 1910. The firm advertised in the 1913 Davison's Minneapolis City Directory that they "care for, improve, rent, mortgage, insure and sell properties in all parts of the city or elsewhere." Their investments included "income paying properties, first-class apartment buildings, fourflats [four-plexes], duplexes, houses, etc." The apartment building cost \$10,000; no architect was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2625 3rd Avenue South, facing SE

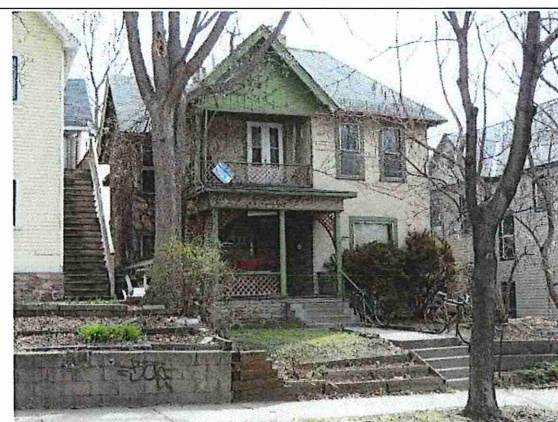


2625 3rd Avenue South, facing NE

2629 3rd Avenue South (HE-MPC-25825)

This two-story hip-roofed double house has a stone foundation, walls clad in stucco, and replacement sash windows. Two-story gable-roofed bays project from the north and south elevations. The north half of the front (west) elevation is inset and features a flat-roofed porch supported by three narrow columns and a balcony atop the porch with a gabled roof and board-and-batten clad gable end. The first floor wall is clad in ashlar stone. The front entrance has a pair of double wood doors, and a pair of replacement French doors leads to the balcony. There are two garages for tenant parking at the rear of the building; they were obstructed from view from the street.

It was constructed in 1900. The original permit for this house was not available in Minneapolis records. A frame addition was added to the dwelling in 1914. At that time, D.G. Johnson owned the property (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2629 3rd Avenue South, facing SE



2629 3rd Avenue South, facing NE

2631 3rd Avenue South (HE-MPC-4991)

This two-and-one-half-story cross-gabled Neoclassical-style double house has a stone foundation and walls clad in vinyl lap siding. The west elevation features a two-story, full-width flat-roofed porch with three Ionic columns and a projecting cornice. Two single replacement glass and steel doors, each surmounted by a transom window, are on the north side of this elevation. A pair of replacement sash windows stands in of the southern half of the front bay on both floors. The front gable-end has three replacement windows: a central fixed-sash flanked by two casements. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The house was constructed in 1900. The original permit for this house was not available in Minneapolis records. (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2631 3rd Avenue South, facing SE



2631 3rd Avenue South, facing NE

2637-2639 3rd Avenue South (HE-MPC-15826)

This two-story, side-gabled double house has a stone foundation and walls clad in vinyl lap siding. The west elevation is symmetrical and features a hip-roofed enclosed porch with an ashlar stone-clad base. Two separate storm doors, each with a sidelight window, lead to the porch. The second floor façade has two three-over-one wood-sash windows, each surmounted by a gabled wall dormer. There is a garage and paved lot at the rear of the property.

The house was built in 1900. The original permit for this house was not available in Minneapolis records. In 1908, owner R.A. Underwood constructed an addition to the frame dwelling (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP. The property does not meet any of the NRHP criteria, and it is recommended as not eligible for listing in the NRHP.



2700 3rd Avenue South (HE-MPC-15827)

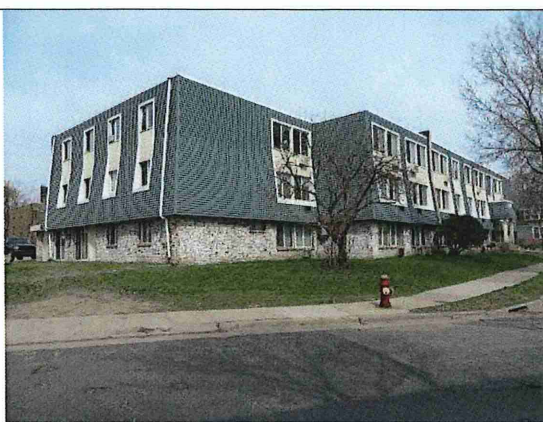
This three-story apartment building is in the Mansard style (a re-interpretation of the Second Empire style). The first floor is clad in light variegated brick, and has pairs of sliding-sash windows with brick sills. The upper floor walls are clad in vinyl lap siding that flares toward the base, simulating a Mansard roof. The window bays on the upper floors are comprised of pairs of sliding sashes, with spandrels with vertical lap siding. On the east elevation, a flat-roofed canopy with a false mansard roof and square posts covers the primary entrance. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1969. The property was owned by Bel Grade Enterprises. The 32-unit apartment building cost \$256,000, and the architect was James Cooperman of Bel Mar Construction Co (Minneapolis Building Permits).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2700 3rd Avenue South, facing SSW



2700 3rd Avenue South, facing N

205 East 17th Street (HE-MPC-15828)

This property is a story-and-a-half front-gabled wood-frame house. The walls are covered with replacement synthetic siding, and the windows are replacement sash. The north elevation features a hip-roofed full-width porch with square wood posts. There is a flat-roofed addition on the south elevation and a projecting bay window on the west elevation.

The house was built in 1900. The original permit for this house was not available in Minneapolis records. John E. Fisher was an early tenant, along with his wife Anna and their family, Edwin (machinist), and Pearl (milliner), from 1905 until at least 1907. In 1908, owner John W. Coburn remodeled part of the house in order to create a “frame second story over the kitchen” (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



205 East 17th Street, facing SE



205 East 17th Street, facing SW

209 East 17th Street (HE-MPC-15829)

This property is a two-story hip-roofed wood-frame house. The foundation is stone, the walls are covered with asbestos shingle siding, and the windows are generally replacement sash. The north elevation features a picture window with leaded-glass transom and a gable-roofed dormer. It appears that an original front porch was removed. There are projecting gable-roofed bay windows on the east and west elevations and multiple additions on the south elevation.

The house was built in 1900. The original permit for this house was not available in Minneapolis records. During 1900 to 1913, residents were members of the Chambers family. Thomas Chambers was the president of Chambers-Farwell-Mackay Company, and other members included: Sarah (his wife), Harriet, Lucy, and Agnes. In addition, Jason W. and Arthur C. Raymond resided here in 1903. Jason was a bookbinder at Gerber Bros and Arthur was a clerk for the NW Mercantile Company (Minneapolis Building Permits; Minneapolis Directory Company; Sanborn Map Company 1912).

This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



209 East 17th Street, facing SE



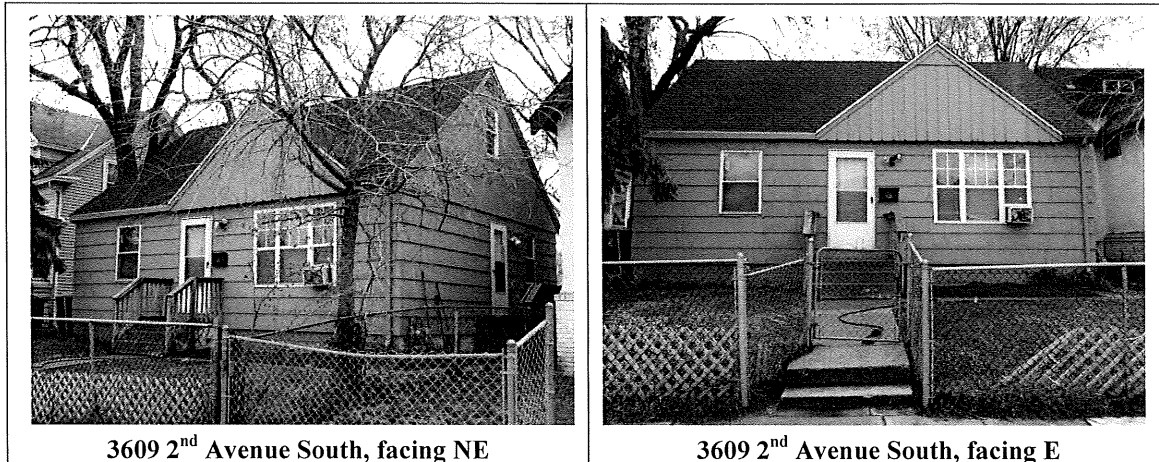
209 East 17th Street, facing SW

4.2.2 Properties in 2004 APE and Built Between 1954 and 1969

3609 2nd Avenue South (HE-MPC-15830)

This property is a story-and-a-half, side-gabled wood-frame house. The foundation is concrete block, and the walls have wood shingle siding and vertical board siding in the gables. The windows are generally replacement sash. The west elevation features a decorative gable, a centered entrance, and a band of three windows.

The house was constructed in 1955. Frank D. Metula, a toolmaker for Custom Tool & Manufacturing, owned the property. The house cost \$1,100 to construct; no architect or builder was listed on the permit (Minneapolis Building Permits; Minneapolis Directory Company). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



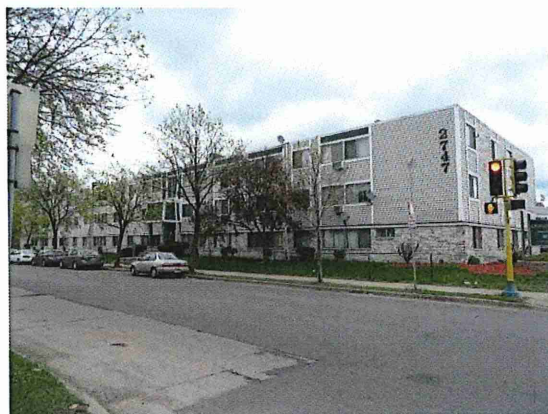
3609 2nd Avenue South, facing NE

3609 2nd Avenue South, facing E

2747 Stevens Avenue South (HE-MPC-4826)

This three-story apartment building is in the Mansard style (a re-interpretation of the Second Empire style). The first floor is clad in light variegated brick, and has pairs of sliding-sash windows with brick sills. The upper floor walls are clad in vinyl lap siding, simulating a Mansard roof. The window bays on the upper floors are comprised of pairs of sliding sashes, with spandrels with vinyl lap siding. On the west elevation, a flat-roofed canopy with a false mansard roof and square posts covers the primary entrance. The property has no auxiliary structures; the rear of the lot is paved for tenant parking.

The building was constructed in 1969. The original permit for this building was not available in Minneapolis records (Minneapolis Building Permits). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2747 Stevens Avenue South, facing NE



2747 Stevens Avenue South, facing SE

2800 Stevens Avenue South (HE-MPC-15831)

This two-story, hip-roofed wood-frame apartment building has stucco-veneered walls and variegated face brick on the east elevation. The windows are aluminum sliding sash. The main entrance is centered on the west elevation, and features side lights and a hip-roofed canopy.

The building was constructed in 1969. The fourplex was built by Parthenon Construction Company for owner Oro Gary (Minneapolis Building Permits; Minneapolis Directory Company). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



2800 Stevens Avenue South, facing WNW



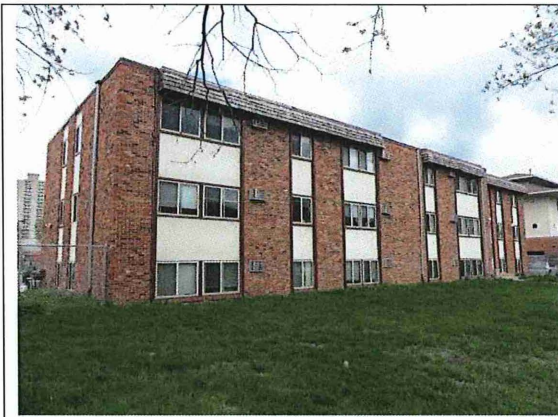
2800 Stevens Avenue South, facing SE

3118 Stevens Avenue South (HE-MPC-15832)

This two-story, flat-roofed apartment building has a raised basement level, variegated brick walls, and aluminum sliding sash windows. The east elevation is comprised of three main sections, each with multiple window bays extending from the basement level

up to the second floor with spandrel panels between the openings. Each section also features a projecting wood-shingled cornice. The southern section is made up of three window bays, in a double-single-double sash pattern, and the middle section has two window bays in a single-double sash pattern. The northern section includes the main entrance and two single-sash window bays. The entrance has vertical wood surrounds, a stucco spandrel panel above it, and wood-shingle siding above the spandrel. The north and south elevations each have two single-sash window bays with stucco spandrels.

The building was constructed in 1969. John Cross, owner of Interstate Properties, owned the property at the time of construction. The 20-unit apartment building cost \$170,000 and was designed by Charles A. Dahlgren (Minneapolis Building Permits; Minneapolis Directory Company). This property is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP.



3118 Stevens Avenue South, facing NW



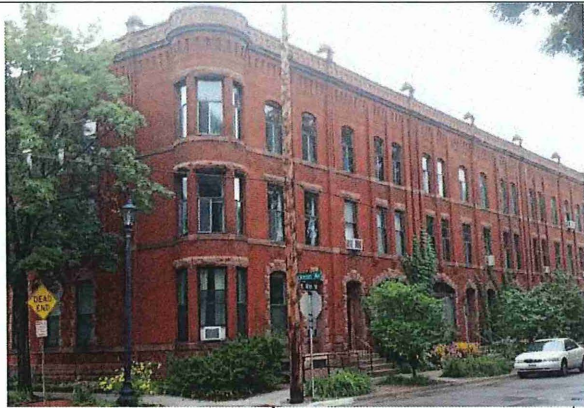
3118 Stevens Avenue South, facing SW

4.3 UPDATE OF PREVIOUS PHASE II EVALUATIONS

4.3.1 Properties within the APE Previously Recommended or Determined Eligible

Clinton Flats, 326-336 East 18th Street (HE-MPC-5028)

This property was previously found eligible for listing in the NRHP by MnDOT and SHPO concurred (Granger and Kelly 1994:57-58). Constructed in 1889, the building is a rare example of a nineteenth century rowhouse building in Minneapolis. The integrity of the building is good: the only notable alterations are the replacement of the window sash, particularly in the arched openings. It is recommended that this building remains eligible for listing in the NRHP.



326-336 East 18th Street, facing NE

Apartment Building, 335-349 East 18th Street (HE-MPC-5029) and 1800-1804 4th Avenue South (HE-MPC-4867)

This property was previously found eligible for listing in the NRHP by MnDOT and SHPO concurred (Granger and Kelly 1994:57-58). An L-plan building with two interconnected wings, it was found eligible as a single property in 1994 but subsequently given two inventory numbers. Constructed in 1889, the property is a rare example of a nineteenth century rowhouse building in Minneapolis and was designed by noted architect Warren Haynes. The integrity of the building is good: the only notable alterations are the replacement of the window sash. It is recommended that this building remains eligible for listing in the NRHP.



335-349 East 18th Street, facing SE



1800-1804 4th Avenue South, facing NW

Hudson Apartments, 343 East 19th Street (ME-MPC-5030)

This property was previously found eligible for listing in the NRHP by Mn/DOT and SHPO concurred (Granger and Kelly 1994:64). As a rare example of a pre-1912 brick apartment building in Minneapolis, the integrity of the building is good: the only notable alterations are the replacement of the window sash and new railings on the balconies. It is recommended that this building remains eligible for listing in the NRHP.



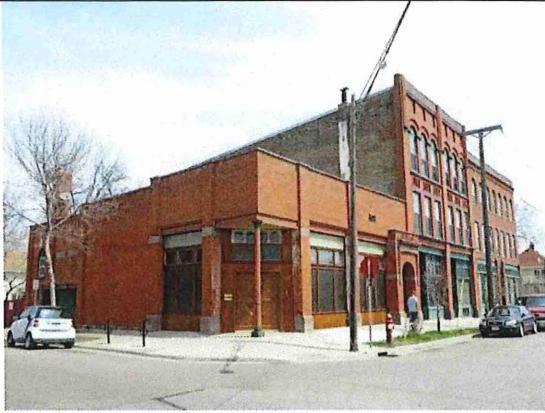
343 East 19th Street, facing SW



343 East 19th Street, facing SE

24th Street Commercial Buildings (HE-MPC-4414)

These three buildings were previously found eligible for listing in the NRHP by Mn/DOT and SHPO concurred (Granger and Kelly 1994:55). The buildings are a good example of a late-nineteenth century, streetcar-oriented commercial node. The integrity of the property is good, and it is recommended that the buildings remain eligible for listing in the NRHP.



500, 504, 508 24th Street, facing NE



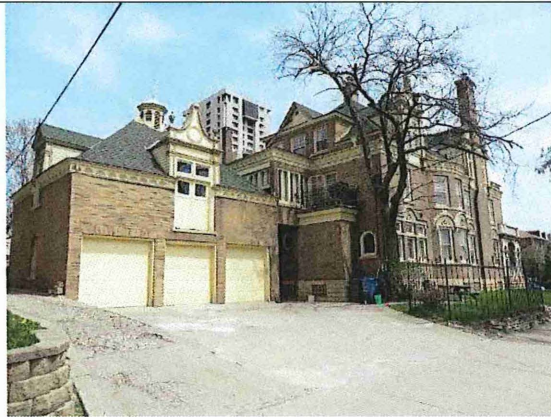
500, 504, 508 East 19th Street, facing N

W. J. Jennison House, 2546 Portland Avenue South (HE-MPC-4234)

This property was previously found eligible for listing in the NRHP by Mn/DOT and SHPO concurred (Granger and Kelly 1994:55-56). The house is an exotic and elaborate example of the Queen Anne style. The integrity of the property is good, and it is recommended that the building remains eligible for listing in the NRHP.



2546 Portland Avenue South, facing SW



2546 Portland Avenue South, facing NE

The Minerva, 2809 Stevens Avenue South (HE-MPC-5007)

This property was previously found eligible for listing in the NRHP by Mn/DOT and SHPO concurred (Granger and Kelly 1994:71). The building is a rare example of a pre-1912 brick apartment building in Minneapolis. The integrity of the building is good, and it is recommended that this building remains eligible for listing in the NRHP.



2809 Stevens Avenue South, facing ESE



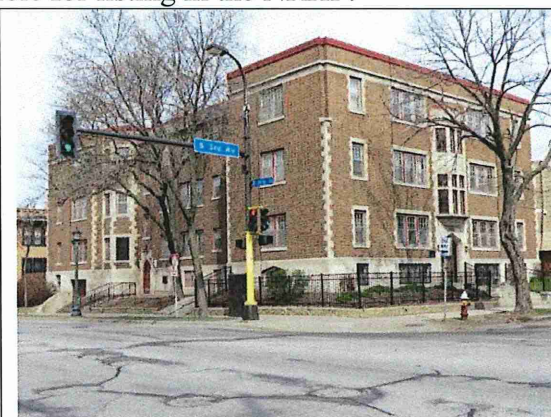
2809 Stevens Avenue South, facing NE

Peppard Apartments, 2550 3rd Avenue South (HE-MPC-9511)

This property was previously recommended eligible for listing in the NRHP in 2004 as a good example of a Period Revival style apartment building with state of the art amenities for its time of construction (1928). The integrity of the property is good, and it is recommended that the building remains eligible for listing in the NRHP.



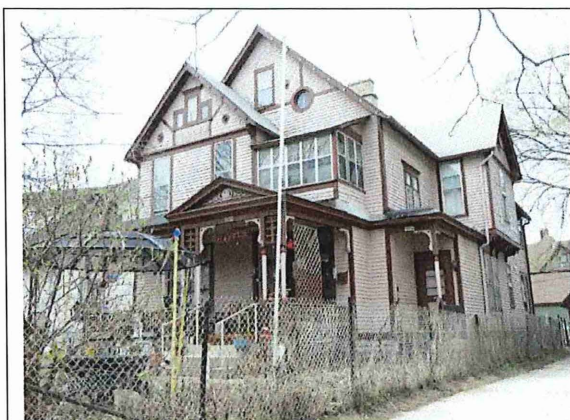
2550 3rd Avenue South, facing west



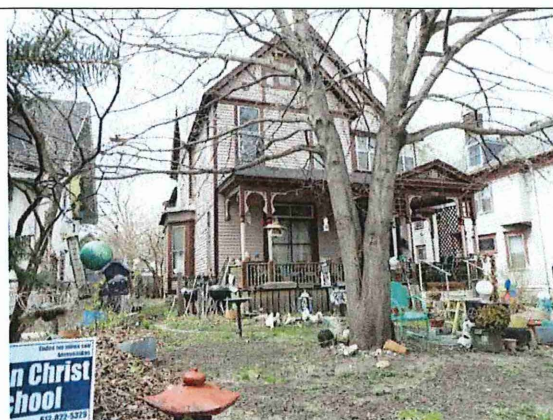
2550 3rd Avenue South, facing northwest

Dunn House, 3128-3130 3rd Avenue South (HE-MPC-4378)

This property was previously recommended eligible for listing in the NRHP in 2004 as a distinctive and early example of a Queen Anne style house in Minneapolis. The integrity of the property is good, and it is recommended that the building remains eligible for listing in the NRHP.



3128-3130 3rd Avenue South, facing southwest



3128-3130 3rd Avenue South, facing northwest

4.3.2 Properties within the APE Previously Recommended Not Eligible

Van Dusen House, 3108 3rd Avenue South (HE-MPC-4373).

This house was previously evaluated and recommended as not eligible for listing in the NRHP in 2004 because it was not associated with significant historic events, patterns, or persons, and it was “not a particularly distinctive example of the mid-range Queen Anne house type” (URS 2004:5-27). No new information has come to light regarding this building, and Summit concurs with the previous recommendation.



3108 3rd Avenue South, facing SW



3108 3rd Avenue South, facing NW.

Sage House, 3128-3130 3rd Avenue South (HE-MPC-4380).

This house was previously evaluated and recommended as not eligible for listing in the NRHP in 2004 because it was not associated with significant historic events, patterns, or persons, and it was “not a particularly distinctive example of the mid-range Queen Anne house” (URS 2004:5-35). No new information has come to light regarding this building, and Summit concurs with the previous recommendation.



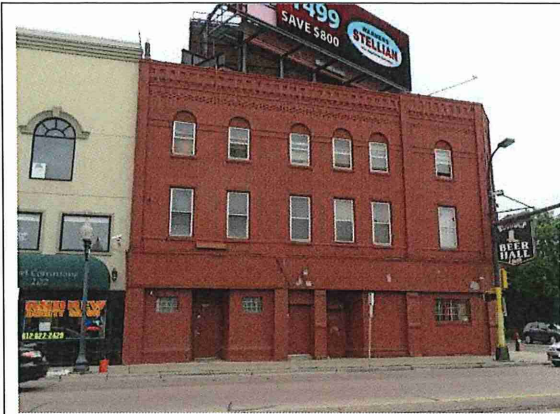
3128-3130 3rd Avenue South, facing SW



3128-3130 3rd Avenue South, facing W

Roundup Beer Hall, 201-205 East Lake Street (HE-MPC-14054).

This building was previously evaluated and recommended as not eligible for listing in the NRHP in 2004 due to a lack of historic integrity (URS 2004:5-73). The building has not been restored and currently lacks historic integrity. Therefore, Summit concurs with the previous recommendation.



201-205 East Lake Street, facing S



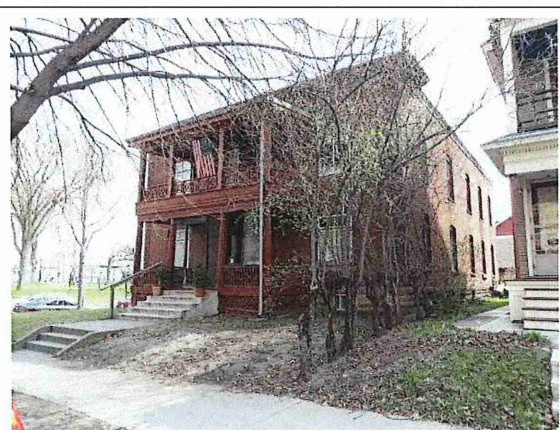
201-205 East Lake Street, facing SE

2501 Clinton Avenue South (HE-MPC-4973)

This property was previously evaluated and a finding of not eligible for listing in the NRHP was made. The property was not associated with significant historic events, patterns, or persons, and it was a common apartment type for its time (Granger and Kelly 1994). No new information has come to light regarding this building, and Summit recommends that the previous finding should stand.



2501 Clinton Avenue South, facing SE



2501 Clinton Avenue South, facing NE

2509 and 2515 Clinton Avenue South (HE-MPC-4884)

This property was previously evaluated and a finding of not eligible for listing in the NRHP was made. The property was not associated with significant historic events, patterns, or persons, and it was a common apartment type for its time (Granger and Kelly

1994). No new information has come to light regarding this building, and Summit recommends that the previous finding should stand.



2509 and 2515 Clinton Avenue South, facing SE



2509 and 2515 Clinton Avenue South, facing NE

2600 Block of 3rd Avenue South (HE-MPC-4991)

This group of properties was previously evaluated as a potential historic district and a finding of not eligible for listing in the NRHP was made. The properties were not associated with significant historic events, patterns, or persons, and the buildings were not architecturally distinctive either individually or collectively (Granger and Kelly 1994). No new information has come to light regarding these properties, and Summit recommends that the previous finding should stand.



2613, 2617, 1621 3rd Avenue South, facing NE



2629 and 2631 3rd Avenue South, facing SE

5.0 PHASE II EVALUATION: FRANKLIN TOWERS

Description

Franklin Towers (ME-MPC-4869) is located at 1920 4th Avenue South, just north of Franklin Avenue. The building is in an urban setting consisting of commercial and apartment buildings, and I-35W is located across 4th Avenue. The property consists of seven city lots. The building fronts onto 4th Avenue, but the main entrance is on the opposite (west) side, facing a bituminous, surface parking lot surrounded by wrought iron style fencing. A small greenspace, landscaped with trees, grass and benches, is located between the parking lot and the building.

This 15-story high-rise apartment building has a cruciform plan and cream brick walls with concrete bands separating each floor and a concrete cornice along the roofline. The first floor is glass and anodized aluminum curtain walls and ashlar stone panels. The stone panels project from the building at the east and west entrances to form decorative screens. A one-story wing extends to the north. The main entrance, located on the west elevation, is flanked by a pair of stone walls that form a gateway. A canopy projects from the building and is faced with a concrete panel with metal numbers that read, "1920" and is supported by square concrete columns with flared stone piers. A secondary entrance on the east elevation has a pair of stone walls similar to the main entrance and a projecting balcony faced with a concrete panel with the metal numbers, "1920."

The upper floors on the east and west elevations and are composed of four bays of anodized aluminum sliding-sash windows with an additional window bay on each of the corner faces. Each window surround consists of a pair of projecting brick pilasters with a projecting concrete "base" and "cornice" that extend across both pilasters and are stylized classical motifs. Brick panels between windows extend upward simulating columns. The north and south elevations are similarly composed but have only two window bays.



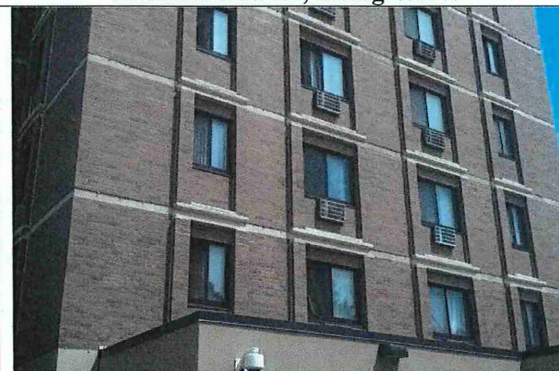
Franklin Towers, facing SW



Franklin Towers, facing WNW



Franklin Towers main entrance, facing E



Franklin Towers window detail, south elevation

Urban Renewal and Public Housing in Minneapolis during the 1950s and 1960s

During the early years following World War II, the population of Minneapolis continued growing, albeit at a slower pace than during the early twentieth century, and reached its peak in about 1950 with a population of more than 521,000 (“Minneapolis” n.d.). Although the population had grown substantially from approximately 464,000 in 1930, there had been very little new residential construction or maintenance to existing buildings due to the economic depression followed by the war. During the late 1940s and early 1950s, new housing construction focused on the far south and west areas of the city, where open lots were still available. In older neighborhoods surrounding downtown Minneapolis, such as Steven’s Square and Whittier, many older properties had been minimally maintained for 20 years (Pearson et al. 2009). Although these neighborhoods offered low-cost housing, due to deferred maintenance, much of the building stock was deteriorated and was considered substandard by city officials. Similar to cities across the country, Minneapolis officials were eager to lead their city into the modern age and embraced a strategy of redevelopment known as urban renewal.

Urban renewal resulted from a series of federal programs, carried out by local sponsors, intended to rebuild areas in downtowns and residential neighborhoods that had high numbers of deteriorated buildings, high crime rates, and limited services or amenities. Deemed to be slums, the buildings and infrastructure in these areas would be demolished and rebuilt according to modern standards. One strategy of urban renewal was to demolish “blighted” private housing and replace it with publically owned housing, which would also ease housing shortages.

Direct federal involvement in low-income housing had begun with the Housing Act of 1934, which was a New Deal program during the depression of the 1930s designed to make housing and mortgages more affordable and to make loans to local public agencies for construction of low-income housing. The Housing Act of 1937 expanded on the original Act by providing subsidies (instead of loans) to local agencies to build public housing and by authorizing the federal Public Housing Administration. Sumner Field Homes was the first public housing in Minneapolis, built and operated by the federal government starting in 1938 (Hess 1993). The early federal housing projects were intended to house the working poor: those able to pay some rent but who could not find suitable housing in the private market (Atlas and Dreier 1994).

After World War II, the Minnesota Legislature followed the federal lead and passed the Municipal Housing and Redevelopment Act in 1947. This Act enabled creation of the Minneapolis Housing and Redevelopment Authority (MHRA) with the power of eminent domain and the ability to issue bonds. With approval of the Minneapolis City Council in late 1947, the MHRA began operations. The purpose of the MHRA was to redevelop “blighted” properties, encourage more private sector housing, and build and maintain low-rent public housing (MHRA 1966). During the era of urban renewal, it was seen as a benefit for all to clear “blighted” properties to make way for private development or to replace them with public housing. Housing for low-income elderly residents was particularly popular. When the federal Housing Act of 1949 shifted the emphasis in public housing development to replacing substandard housing, the pieces were in place for large-scale housing/redevelopment projects.

In Minneapolis, the Glendale Project in the Prospect Park neighborhood was the first local public housing project, developed in 1951-1952. The Glenwood Redevelopment Project in the Near Northside neighborhood was the first federally funded redevelopment in Minneapolis, beginning in 1951 and largely completed by 1959. The Glenwood Redevelopment cleared a large swath of buildings deemed substandard and built new low-rent housing in a variety of one- and two-story buildings and high rises, including the 12-story Lyndale Apartments (Art Love Manor), which was an apartment building specifically for elderly residents (MHRA 1966).

A residential survey in Minneapolis in the late 1950s indicated that approximately 6,000 elderly residents lived in substandard housing. In addition, based on estimates from the 1960 census, the senior population was expected to increase by 20 percent by 1970, leading to predictions of a coming housing shortage for the elderly in Minneapolis (Dunn 1968:158). To compound the problem, freeway construction had caused demolition of

low-cost housing that had served low-income seniors. After the federal Housing Act of 1956 redefined low-income families to include single elderly people and allowed for increased costs for housing specially designed for seniors, federal assistance became available for public housing for the elderly (Jacobson 1965:352). Spurred by these developments, the MHRA began planning and building public housing for the elderly on a large scale.

In 1960, Lyndale Apartments was the only public housing specifically designed for the elderly. Other developments included, but were not dedicated solely to, senior housing: the Olson Homes, two 12-story buildings built in 1959, was a mixed development for families and elderly residents, and the Golden Age, Glendale, and Sumner Field Homes all included senior housing in one- and two-story buildings as part of broader public housing developments (MHRA 1962).

A plan to develop 1,055 units of senior public housing in Minneapolis was initiated in 1960, and City Council approved nine sites at seven locations (Dunn 1968:158). Although early public housing typically took the form of one- and two-story buildings, by the late 1950s and for senior housing in particular during the 1960s, public housing often took the form of high-rise buildings. High rises saved on land acquisition costs, separated residents from the surrounding “slums,” and with the use of modern materials, were intended to be clean and have plenty of light.

The senior public housing in the 1960 plan was built over the next several years and included several high rises designed by prominent post-war architecture firms.

- Cedar Hi Apartments, designed by Lang, Raugland and Burnet, consists of three 10-story buildings with 348 units and are located at South 6th Street and 17th Avenue South. The complex was completed in 1963.
- Elliot Twin Apartments, designed by Thorsen and Thorshov, consists of two 12-story buildings with 174 units and are located at 8th Street and 13th Avenue South. The complex was completed in 1963.
- Hiawatha Towers Apartments, designed by Setter, Leach and Lindstrom, consists of three 12-story buildings with 285 units and are located at Hiawatha and East Franklin Avenues. The complex was completed in 1963.
- Pentagon Apartments, designed by Liebenberg, Kaplan and Glotter, consists of one 14-story building with 129 units, located at East 22nd Street and 14th Avenue South. The building was completed in 1963.

Development of those high-rise buildings involved clearing many parcels of the existing buildings and infrastructure. For example for the Hiawatha Towers Apartments, “Two city blocks and parts of additional blocks, all occupied by commercial and residential buildings, were cleared and the streets between the blocks were vacated for the senior housing project” (Roise and Peterson 2010:8-3).



Cedar Hi Apartments, facing SE



Pentagon Apartments, facing SE



Hiawatha Towers, facing NE



Elliot Twins, facing SW

Development of senior public housing continued, and by the end of 1965, the MHRA had 2,462 units of public housing for low-income elderly residents, including the 21-story Riverside (now known as Franklin Terrace) on East Franklin Avenue, designed by Lang, Raugland and Burnet. The new buildings, however, did not keep pace with demand for low-income senior housing, and by 1965, over 3,000 senior citizens had applied for 2,462 units of public housing for low-income elderly persons. To help close the gap, plans were in place for 780 more units at 11 locations to be completed by 1967. Those buildings ranged from four stories with 32 units to 19 stories with 199 units and included the 15-story Franklin Tower (Dunn 1968; Jacobson 1965:352-354; MHRA 1965 and 1966). Many of the high rise public buildings were located in the low-income neighborhoods surrounding downtown Minneapolis, including Cedar-Riverside, Elliot Park, Loring Park/Whittier, and Near North. The desire to clear out deteriorated, so-called “blighted” buildings and replace them with new housing led many public housing projects to be located in low-income neighborhoods.

The MHRA continued the trend of building apartments, until by the end of the 1960s, there were 28 high-rise public housing buildings, most of which were designated for the elderly (Minneapolis Public Housing Authority 2011:15-16). The program of building high-rise public housing was a combination of idealism and a modernist aesthetic. As described by one architectural historian, the premises of public housing were, “land assembly through eminent domain, slum clearance for reconstruction, a regimented visual order, and the formation of predictable human habitat through economies of scale” (Heathcott 2011:101). This trend in public housing was expressed in large-scale publically owned high-rises, large-site one- and two-story townhouses, and scattered site housing. The most visible of the public housing were the high rises.

Urban renewal in Minneapolis was not limited to public housing. For example during the mid to late 1960s, the Gateway Center Project cleared and redeveloped the area around Hennepin and Washington avenues in the Lower Loop into a mix of offices, commercial, housing, and hotels, and reconfigured Nicollet Avenue into a pedestrian mall. Private developers also built low-income housing using federal loan guarantees. After the federal Department of Housing and Urban Development was formed in 1965, loan guarantees to fund large-scale private redevelopment became available. An early example of this type of private-public partnership are the Seward Tower East and West buildings, built in 1968 and 1970 to the designs of Cerny & Associates. The largest urban renewal project during the postwar era was the Cedar Square West development, which was built by private developers during 1970 to 1973 and was backed by federal loan guarantees. Built to the designs of renowned architect Ralph Rapson, Cedar Square West included: 1,300 units of public, subsidized, and market rate apartments in multiple high- and mid-rise buildings; public parking garages; and central plazas (Roise and Peterson 2010).



The Riverside, facing SE



Seward Tower East, facing NE



Seward Tower West, facing NE

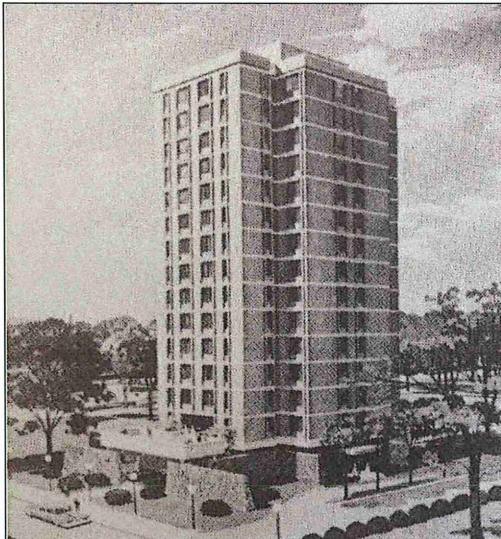


Cedar Square West, facing NE

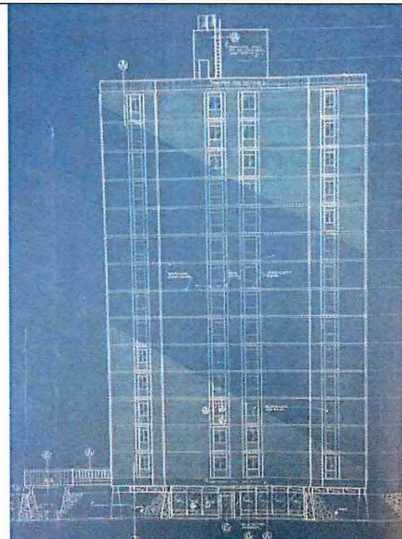
During the early 1970s, the era of high-rise public housing reached its peak, and by 1975, the MHRA owned 42 high-rise apartment buildings (Minneapolis Public Housing Authority 2011:15-16). After 1975, the construction of high-rise public buildings quickly declined, as problems with operations and maintenance and a desire for lower density housing led the MHRA to build more small-scale scattered-site housing.

Franklin Towers

The Franklin Towers apartment building was constructed in 1966 as a public housing development specifically for the elderly. Encompassing seven city lots on 4th Avenue just north of Franklin Avenue, the building was classic urban renewal: clearing out “blighted” properties and replacing them with modern housing (MHRA 1965). The building permit was issued in October 1965, with a projected completion date one year later in October 1966 and a projected cost of \$811,000 (Minneapolis building permit #A36005 1965).



Franklin Towers, 1965. (MHRA 1965)



North elevation plans, 1965 (Senior Citizens Housing 1965)

Although the design of Franklin Towers has been attributed to the architect Saul Smiley (Lathrop 2010:196), the building permit identifies the architect as “J. H. Glotter”

(Minneapolis building permit #A36005 1965). Furthermore, design drawings for the building, signed in May 1965 by Joel H. Glotter of the firm Liebenberg, Kaplan and Glotter, have been located (Senior Citizens Housing 1965). Joel Harvey Glotter was born in Minneapolis in 1925 and received a degree in architecture from the University of Minnesota in 1951. After earning his degree, Glotter worked as a draftsman in several major postwar architectural firms, including Dimond, Haarstick and Lundgren; Magney, Tusler and Setter; and S. C. Smiley & Associates. In 1955, Glotter joined Liebenberg and Kaplan as a designer and job captain, and in 1959, he became a principal. The firm was re-organized as Liebenberg, Kaplan and Glotter in 1962. Notable early works of Glotter include Hope Presbyterian Church (1957) and Pentagon Apartments (1963) in Minneapolis and North Memorial Hospital (1960) in Robbinsdale (Gane 1962:251 and 1970:329). In 1974 Smiley joined Liebenberg, Kaplan and Glotter to form Liebenberg Smiley Glotter, and the firm is currently known as Smiley, Glotter, Nyberg Associates or SGM Associates (Lathrop 2010:196).

Architecturally, Franklin Towers is a modest example of the modernist Articulated Frame style. “The design of Articulated Frame buildings emphasize[s] solidity, regularity, and the structural bones of buildings. In these buildings, supporting columns are exposed and emphasized on the exterior” (Recent Past Revealed 2014). The solidity of its boxy massing, the regularity of the windows, and the exposed concrete floor slabs of Franklin Towers demonstrate a modest adherence to the Articulated Frame style. The building has minimal architectural ornamentation, limited to the pilasters flanking each window and the stone screen walls flanking the entrances.

Evaluation

Franklin Towers was evaluated for NRHP eligibility using the Criteria of Significance.

Criterion A. Franklin Towers was constructed during a period when the MHRA was active in developing low-income housing, including senior housing, which were typically high-rise apartment buildings. Using federal funding, the MHRA followed an urban renewal strategy typical of cities across the country during the 1950s and 1960s. Older, deteriorated buildings were demolished to make way for new developments, often publically owned low-rent housing. By the late 1950s, the MHRA was developing high-rise apartments, and between 1959 and 1975, it built 42 high rises, most of which were for elderly residents.

Franklin Towers is associated with the trend of urban renewal, and in particular of building low-rent high-rise apartments for senior citizens. Built in 1966, Franklin Towers was at about the midpoint of the MHRA’s most active period of building high-rise apartments. The earliest high rise was built in 1959, and group of them were built during the early 1960s to address a growing shortage of affordable housing for seniors. Franklin Towers was part of a second wave of senior high rises built during 1965 to 1967, and more would follow during the late 1960s. When it was built, Franklin Towers was not an early example or a transitional example of this type of housing, the architectural program for designing senior housing had been established, and at 15 stories, it was not particularly tall by the mid 1960s. Franklin Towers was incorporated into the federal

Model Cities program after it was established in 1966, but the planning and development of the building took place in 1965 and construction in 1966. The building was incorporated into the program “after the fact.” Therefore, although Franklin Towers is associated with a significant context for mid-century Minneapolis, it is not associated with this context in a significant way, and it does not meet Criterion A.

Criterion B. Franklin Towers is not known to be associated with persons significant in history and does not meet Criterion B.

Criterion C. Franklin Towers was designed by architect Joel Glotter of the firm Liebenberg, Kaplan and Glotter in a modest expression of the Articulated Frame style. As a 15-story high-rise building designed as low-rent apartments for senior citizens during the 1960s, the building is an example of a period and type of construction.

As an example of Articulated Frame, Franklin Towers exhibits some elements of this style, particularly the exposed concrete floor slabs. However, this is a limited expression of the style, and there are other examples of high-rise apartment buildings that are earlier or fuller expressions of the style. For example, Hiawatha Towers, Elliot Twins, and the Pentagon all date to 1963. The Riverside (1965) and in particular Seward Tower East (1968) are both fuller expressions of the Articulated Frame. Regarding Glotter, at this time, there is limited information about his career. He became a partner in one of the premier architectural firms in the Twin Cities – Liebenberg and Kaplan were well known for their innovative theater designs prior to World War II – and Glotter seems to have had a solid career designing institutional buildings. He has not been previously identified as a “master architect,” however, and generally is not grouped with the midcentury masters of the Twin Cities.

As a building type, Franklin Towers is easily identifiable as 1960s to early 1970s high-rise public housing. However, it does not appear to be a significant example of this property type. It is not an early example: the Lyndale Apartments (1959) is the earliest example in Minneapolis, and by 1963, there were at least four more, including the Pentagon Apartments, a 14-story senior high rise building designed by Joel Glotter. During the mid 1960s, the MHRA continued building both low- and high-rise public housing and pushed higher the height and, therefore, density, of high rises. For example the 21-story Riverside building, completed in 1965, was easily the tallest building in Minneapolis outside of downtown. Development of high density public housing buildings peaked during the early 1970s with the construction of Cedar Square West and numerous other high rises. Franklin Towers is not a significant example of the building type – it is neither an early nor transitional example, and it did not introduce important design elements.

For these reasons, Franklin Towers does not meet Criterion C.

Criterion D. Franklin Towers has not yielded, nor is likely to yield, significant new information in history and, therefore, does not meet Criterion D.

6.0 SUMMARY OF RECOMMENDATIONS

Hennepin County (County), in partnership with the Minnesota Department of Transportation (Mn/DOT), the City of Minneapolis (Minneapolis), and Metropolitan Council (Met Council), is proposing several changes along the I-35W corridor between E. 40th Street and the I-94 commons and including some non-freeway elements. In compliance with Section 106 of the National Historic Preservation Act, Summit completed a study to identify whether any historic resources were present within the project APE. This study is supplemental to a cultural resources study completed in 2004 of the project as it was then defined. The current project APE encompasses the project area, plus nearby properties for which there would be a visual change resulting from the project.

The Phase I survey identified 27 residential properties, seven commercial properties, two religious buildings, and one park. None of the residential properties are recommended as eligible for listing in the NRHP. One apartment building was evaluated at the Phase II level as potentially individually eligible for listing in the NRHP. The Franklin Towers apartment building is recommended as not eligible for listing in the NRHP.

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APPENDIX A: LIST OF PROJECT PERSONNEL

Principal Investigator	Andrew J. Schmidt, M.A.
Project Architectural Historian	Sara J. Nelson
GIS/Graphics	Sara J. Nelson