

**PHASE I/PHASE II ARCHITECTURE HISTORY INVESTIGATION FOR THE  
PROPOSED SOUTHWEST LIGHT RAIL TRANSIT PROJECT  
HENNEPIN COUNTY, MINNESOTA**

**VOLUME FIVE  
SUPPLEMENTAL REPORT NUMBER TWO**

**ADDITIONAL AREAS/PROPERTIES IN THE FOLLOWING SURVEY ZONES:  
ST. LOUIS PARK SURVEY ZONE  
MINNEAPOLIS WEST RESIDENTIAL SURVEY ZONE**

*Authorized and Sponsored by:*  
**Metropolitan Council**

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## **Management Summary**

The Metropolitan Council is proposing to construct the Southwest Light Rail Transit Project, an approximately 16-mile light rail transit connecting downtown Minneapolis to major activity centers in Hennepin County, including the cities of St. Louis Park, Hopkins, Minnetonka, and Eden Prairie. The undertaking also includes either the rerouting of existing freight rail service or the reconstruction of freight rail tracks in order to provide the Twin Cities & Western Railroad Company with a connection for operational and freight movement to St. Paul.

The architecture/history surveys previously completed for the proposed light rail alternatives have resulted in four survey report volumes. Together, these volumes encompass survey work within 13 survey zones.

As a supplement to the earlier survey efforts, this fifth volume reports the results of a supplemental Phase I survey and Phase II evaluation of resources located in the St. Louis Park and Minneapolis West Residential survey zones. The supplemental Phase I survey work included one property in the St. Louis Park survey zone. Based on the results of previously-completed Phase I surveys, supplemental Phase II evaluations were completed for three individual properties and one potential historic district in the Minneapolis West Residential survey zone. Of those, the properties located at 2405 22<sup>nd</sup> Street West and 2036 Queen Avenue South, as well as the Kenwood Parkway Historic District, are recommended eligible for listing in the National Register of Historic Places (National Register).

Mead & Hunt, Inc. (Mead & Hunt) was retained in August 2013 to complete this supplemental survey work. The project team consisted of Principal Investigator Heather Goodson, QA/QC managers Christina Slattery and Emily Pettis, and architectural historians Katherine Haun and Melinda Ortiz. Additional Mead & Hunt architectural historians assisted with research.

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## 1. Introduction

This report has been prepared to supplement Phase I/Phase II Architecture History investigations conducted between 2008 and 2012 for the proposed Southwest Light Rail Transit Project in Hennepin County, Minnesota. Results of the previous investigations are included in the following volumes of the reports entitled *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County*:

- Volume One: Eden Prairie, Minnetonka, Hopkins, and St. Louis Park survey zones
- Volume Two: Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones
- Volume Three: railroad-related resources in the Minneapolis and St. Louis Railroad; Chicago, Milwaukee and St. Paul Railroad; Minneapolis, Northfield and Southern Railroad (MN&S); and Great Northern Railroad survey zones
- Volume Four, Supplemental Report Number One: additional areas/properties in the St. Louis Park; Minneapolis West Residential; Minneapolis, Northfield, and Southern Railroad; and Great Northern Railroad survey zones

The supplemental work was conducted in accordance with the *Southwest Transitway: A Research Design for Cultural Resources* by Hess, Roise and Company, Archeological Research Services, and HDR Engineering (February 12, 2010, updated March 16, 2010, and April 2, 2010), included in Appendix A of this report.

The supplemental investigations presented in this report were conducted to address one property in the St. Louis Park survey zone that was not included in the original Phase I survey (included in Volume One). They were also conducted to address the Phase II evaluation of three residential properties and a potential historic district identified in the Minneapolis West Residential survey zone (included in Volume Two).

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## **2. Methods and Research Design**

*Southwest Transitway: A Research Design for Cultural Resources* (February 12, 2010, updated March 16, 2010, and April 2, 2010) is included as Appendix A to this report. This research design includes separate sections for archaeology and architecture history surveys and provides the methods for completion of this supplemental work.

The methodology for this architecture history survey focuses on the St. Louis Park and Minneapolis West Residential survey zones. Historic contexts were previously developed for these zones, and are included in the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Reports (Volumes One and Two)*. A supplemental historic context was developed for this report to focus on the history of Jewish migration into St. Louis Park in the mid-twentieth century. Supplemental contexts were not developed for the Minneapolis West Residential survey zone.

Historic age properties were identified as those constructed prior to 1965. *Minnesota Architecture History Inventory Forms* were prepared for the surveyed properties and submitted separately to the State Historic Preservation Office (SHPO). Fieldwork and documentation of properties was completed according to *MnDOT's Cultural Resources Unit Project Requirements* (January 2008) in August 2013.

Historic-age properties were reviewed to assess integrity within the context of Hennepin County urban development and important historical themes. Properties were evaluated based on the National Register of Historic Places (National Register) Criteria for Evaluation. Important historic themes identified within the Area of Potential Effects (APE) include ethnic migration and community development. These themes are discussed in the historic contexts for St. Louis Park, included in Volume One; western Minneapolis, included in Volume Two; and the supplemental context, included in Section 3 of this report.

Section 4 includes the survey results and Phase II Evaluations. Section 5 includes a discussion of the evaluation results. Archaeological resources are not included in this report.

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### **3. Literature Search**

#### **3.1 St. Louis Park survey zone**

Primary and secondary sources were reviewed to gain an understanding of the historic context for the property included in the supplemental Phase I survey. These sources provided information about Jewish migration into the area during the mid-twentieth century and supplemented the previously developed historic contexts included in Volumes One and Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report*.

##### **3.1.1 Literature search**

To supplement the historic context for the St. Louis Park survey zone, the following repositories were consulted to obtain additional historical information relating to St. Louis Park:

- St. Louis Park Historical Society
- City of St. Louis Park Public Works Department
- City of St. Louis Park website
- Hennepin County Library
- Hennepin County Museum
- Minnesota Historical Society

Primary and secondary sources included:

- Plat maps, atlases, and aerial images
- Minnesota SHPO site files and survey reports for previously surveyed properties
- City histories
- Histories of ethnic and cultural migration in the Twin Cities
- St. Louis Park Historical Society site files
- St. Louis Park Inspections Department site files and building permits

##### **3.1.2 Previously evaluated properties**

Mead & Hunt reviewed the Minnesota SHPO Architecture/History site files for completion of Volumes One and Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report*. No additional review of Minnesota SHPO Architecture/History site files was conducted to identify any properties in the survey zone that are eligible for or listed in the National Register for this volume.

##### **3.1.3 Historic context**

This historic context is intended to supplement the historic context included in Section 3.4.3 of Volume One and Section 3.1.3 of Volume Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report*.

Jewish migration to St. Louis Park began in the 1920s, and gained momentum after World War II. Prior to this, Jewish families in Minneapolis settled in north and south Minneapolis. The first Jewish settlers in

the Twin Cities came largely from Germany; however, beginning in 1882 many Eastern European Jews joined the German Jews due to persecution in Europe.<sup>1</sup> South Minneapolis was a densely populated section of the city filled with different ethnic groups, including a large Romanian Jewish population. North Minneapolis also had a large Jewish population, with Russian, Lithuanian, and Polish Jews. Over time, these communities moved west. By the 1930s only a few Jewish organizations remained in south Minneapolis, and by 1949 most south Minneapolis Jewish families had moved to St. Louis Park or the lakes area west of Minneapolis.<sup>2</sup> In the 1960s Jews from north Minneapolis also began moving to the western suburbs (see Figure 1).

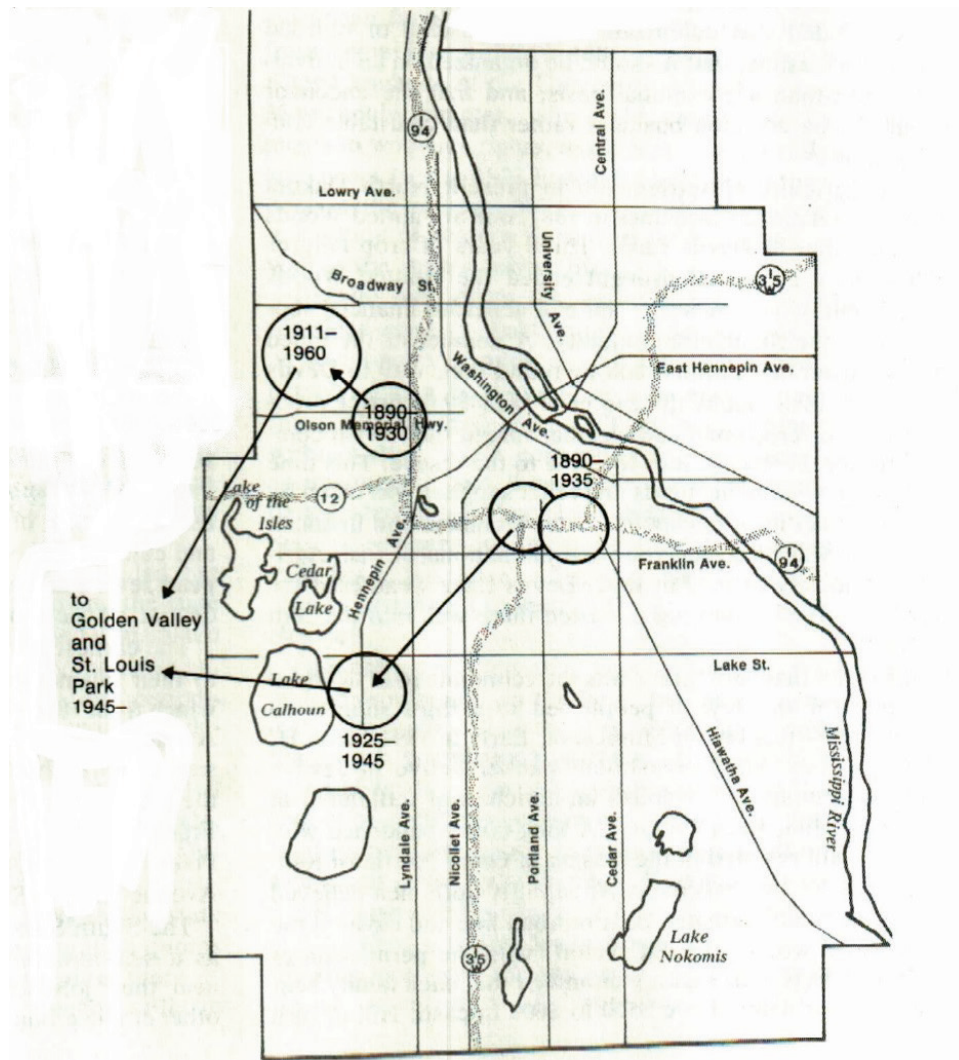


Figure 1. Map of Jewish Settlement 1890-1960 (Drenning Holmquist, *They Chose Minnesota* [St Paul: Minnesota Historical Society Press, 1981], 494).

<sup>1</sup> Garneth Peterson, "Jewish Settlement in Minneapolis, 1860s-1972," August 1997, 5.

<sup>2</sup> Peterson, 9.

The reasons for mass relocation of the Minneapolis Jewish community between 1920 and 1970 include “civil disturbances” and “the post-war economy,” according to the *Jewish Settlement in Minneapolis* context. Jews faced many prejudices in Minneapolis that encouraged them to move west. Country clubs, Rotary clubs, Lions clubs, and other groups excluded Jews from membership. Jewish professionals could not find employment at hospitals, or even department stores, and labor unions excluded Jewish membership. Organized groups, such as the Ku Klux Klan and the Silver Shirts, rallied against Jews in the city.<sup>3</sup> During the mid-twentieth century, passage of the GI Bill also influenced migration to the suburbs. Post-World War II residential construction, which was accelerated by the Servicemen’s Readjustment Act of 1944 that enabled veterans, including Jewish veterans, to easily purchase homes, tremendously increased the population and size of St. Louis Park. Restrictive clauses in many of Minneapolis’s expanding suburbs did not allow members of the Jewish community to purchase houses in certain neighborhoods. However, Adolph Fine, a developer in St. Louis Park, did not incorporate the restrictive clauses into his developments and sold many houses to Jewish community members. Fine graduated from the University of Minnesota, and worked with his uncle building homes until the mid-1940s. He then formed the General Realty Company in the early 1950s, and built homes and apartment buildings, primarily in the area around Texas Avenue in north St. Louis Park. In 1950 alone he constructed 219 homes in St. Louis Park.<sup>4</sup> Fine was also responsible for development of the Texa-Tonka shopping center in St. Louis Park. Louis Gainsley was another active developer in St. Louis Park. He was a member of the B’nai Abraham Synagogue and responsible for the development of the city’s “Miracle Mile” shopping center.

As Jewish families moved west to the Minneapolis suburbs, including St. Louis Park, community organizations followed. Early on, when discrimination kept Jewish golfers out of Minneapolis clubs, Jews organized the Oak Ridge Country Club on September 24, 1920, in Hopkins, another western suburb. B’nai B’rith, a widespread fraternal order, was the first Jewish organization in St. Louis Park, founding Lodge No. 1924 in early 1952.<sup>5</sup> Beth El of north Minneapolis constructed a youth center in St. Louis Park in 1961, and eventually moved the Synagogue west to St. Louis Park several years later. In 1964 construction began on the Jewish Community Center in St. Louis Park to provide programs for the social and cultural needs of the Jewish community.

In 1952, though many Jewish families had moved to the St. Louis Park area, no synagogues had yet made the move. However, B’nai B’rith began discussions with Minneapolis synagogues about possible mergers and relocation to St. Louis Park.<sup>6</sup> A survey conducted by the Minneapolis Jewish Federation and St. Louis Park Jewish Civic Association revealed 3,370 Jewish citizens in St. Louis Park in June 1954, including 933 families.<sup>7</sup> The first congregation to respond to this influx of Jewish community members in St. Louis Park was the B’nai Abraham congregation. After many of its members moved to St. Louis Park,

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<sup>3</sup> “Jewish Migration to St. Louis Park,” *St. Louis Park Historical Society*, [www.slphistory.org](http://www.slphistory.org) (accessed 1 October 2013).

<sup>4</sup> “The Postwar Building Boom,” *St. Louis Park Historical Society*, [www.slphistory.org](http://www.slphistory.org) (accessed 1 October 2013).

<sup>5</sup> “Survey Park for Jewish House of Worship Needs,” *The Minneapolis News*, 19 September 1952.

<sup>6</sup> “Jewish Migration to St. Louis Park.”

<sup>7</sup> “Construction of Park Synagogue Planned,” unknown newspaper, c.1954.

the B'nai Abraham congregation built a new synagogue at 3115 Ottawa Avenue in 1956, within the survey APE (see Figure 2). Other south Minneapolis congregations soon followed.<sup>8</sup> North Minneapolis congregations made the move out of the city more slowly, but over the next 15 years other synagogues joined B'nai Abraham in St. Louis Park and surrounding suburbs, reflecting the population relocation to the western suburbs, including St. Louis Park. The migration was largely complete in 1970, and by 1971 about 48 percent of Jews in the Minneapolis area lived in St. Louis Park and Minnetonka. In 1972 four Synagogues operated in St. Louis Park.<sup>9</sup>



Figure 2. B'nai Abraham Synagogue after construction in 1959 (Hennepin County Historical Museum, Minneapolis, Minn.).

In 1971 the B'nai Abraham congregation merged with Mikro-Tifereth and became B'nai Emet. The new consolidated congregation remained at 3115 Ottawa Avenue, constructing an addition and renovating the original facade (see Figure 3 through 5). The additions include a hexagonal structure and a contemporary addition connecting the hexagonal structure with the original building. New windows and brick infill replaced the original windows and decorative pattern on the front facade. Additionally, the building's front porch was reconstructed to provide an at-grade entrance at the west end, and the stairway to the main entrance was removed. In 2010 the B'nai Emet congregation merged with the Adath Jeshurun congregation in Minnetonka and moved out of their building. Yeshiva of Minneapolis bought the building in 2012 to operate a school.<sup>10</sup>

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<sup>8</sup> Peterson, 17.

<sup>9</sup> Peterson, 17.

<sup>10</sup> "B'nai Abraham/B'nai Emet Synagogue," *St. Louis Park Historical Society*, <http://www.slphistory.org/history/bnaiemet.asp> (accessed 26 August 2013).





*Figure 3. View of the primary (south) and west facades of B'nai Abraham in August 2013, now owned by Yeshiva of Minneapolis.*



*Figure 4. View of the primary (south) facade and connection to 1971 addition (partially visible at right side of photograph).*



Figure 5. View of the southeast elevation of the 1971 addition to B'nai Abraham.

St. Louis Park continued to attract new Jewish populations in the 1980s, when Jewish Family Children's Service helped Russian families move to St. Louis Park. After the breakup of the Soviet Union, more Russian Jews migrated to the area in the early 1990s, concentrating settlement around the Aquila neighborhood, located behind Knollwood Mall and near the intersection of U.S. Highway 169 and Minnesota Highway 7.<sup>11</sup> After orthodox synagogues moved into the city in more recent decades, the Eruv of Minneapolis and St. Louis Park was founded just east of Minnesota Highway 7 in 1990, and has become the center of the orthodox community in the area.<sup>12</sup>

Today, the Jewish community in St. Louis Park is an important aspect of the city's makeup. The Jewish community around the Twin Cities continues to gather together at St. Louis Park synagogues. *Jewishminnesota.org* lists 10 synagogues in the St. Louis Park area, one in Hopkins, four in Minnetonka, and five in St. Louis Park. Community organizations such as B'nai B'rith and the Jewish Community Center are still active in the area, and St. Louis Park is home to the Jewish Historical Society of the Upper Midwest.

## 3.2 Minneapolis West Residential survey zone

### 3.2.1 Literature search

See Volumes Two and Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report* for the literature search used to inform the historic context development. Additional literature searches were conducted to inform the Phase II evaluations of the resources addressed in this current volume and are presented below.

<sup>11</sup> "Jewish Migration to St. Louis Park."

<sup>12</sup> The Eruv establishes a group of houses, apartments, and other buildings in a certain area around a synagogue as a household, allowing the community to carry items on the Sabbath from their dwelling to the synagogue as if it were one household without breaking Jewish law. Allen Baumgarten, interview by Mead & Hunt, Inc., Minneapolis, 22 October 2013; Eruv of Minnesota, "The St. Louis Park-Minneapolis Community Eruv," 2007, [www.kenessethisrael.org/resources/eruv.pdf](http://www.kenessethisrael.org/resources/eruv.pdf) (accessed 22 October 2013).

### **3.2.2 Previously evaluated properties**

Hess, Roise, and Company reviewed the Minnesota SHPO Architecture/History site files for completion of Volume Two and Mead & Hunt reviewed the site files for completion of Volume Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report*. No additional review of these site files was conducted to identify documented properties in this survey zone that are eligible for or listed in the National Register for this volume.

### **3.2.3 Historic context**

The historic context for the Minneapolis West Residential survey zone is included in Section 3.1.3 of Volume Two and Section 3.2.3 of Volume Four of the *Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project Final Report*. This context was not supplemented.

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## **4. Results**

Mead & Hunt's principal investigator for this project is Heather Goodson. The project team also includes QA/QC managers Christina Slattery and Emily Pettis, and architectural historians Katherine Haun and Melinda Ortiz. Additional Mead & Hunt historians assisted with research. Fieldwork and research was completed between August and November 2013.

### **4.1 St. Louis Park survey zone**

One property, the B'nai Abraham Synagogue/B'nai Emet Synagogue (HE-SLC-566) located at 3115 Ottawa Avenue, was surveyed in the St. Louis Park survey zone. However, this property did not warrant Phase II evaluation due to substantial alterations to the building, including the replacement windows and infill brick veneer on the primary facade and the large hexagonal building connected by a contemporary addition. Although the double-barrel vault copper awning remains from the original design, substantial alterations to the facade and the large addition to the east disqualify the building from consideration of eligibility for listing in the National Register.

### **4.2 Minneapolis West Residential survey zone**

In the Minneapolis West Residential survey zone, Phase II evaluations were completed for three houses and a potential historic district. Of these properties, two houses and the potential historic district are recommended as eligible for the National Register; the third house is recommended not eligible. Table 1 presents the details of the Phase II properties in the Minneapolis West Residential survey zone. The Phase II evaluations are presented in this section.

**Table 1. Phase II Property Details, Minneapolis West Residential Survey Zone**

<b>Property Name (historic)</b>	<b>Property Address</b>	<b>SHPO Inventory Number</b>	<b>NRHP Status</b>	<b>Project Segment</b>
Nora and William Klein House	2305 West 21 <sup>st</sup> Street, Minneapolis	HE-MPC-6761	Recommended not eligible	A
Mahalia and Zachariah Saveland House	2405 West 22 <sup>nd</sup> Street, Minneapolis	HE-MPC-6766	Recommended eligible	A
Frank and Julia Shaw House	2036 Queen Avenue South, Minneapolis	HE-MPC-6603	Recommended eligible	A
Kenwood Parkway Historic District	1805-2216 Kenwood Parkway, Minneapolis	HE-MPC-18059	Recommended eligible	A

Figure 6 shows the location of the Phase II properties located in the Minneapolis West Residential survey zone that are recommended eligible for listing in the National Register.



Data: MnDOT, MnDNR, Mead & Hunt, Inc.

Figure 6. Minneapolis West Residential survey zone recommended eligible architectural properties.

#### 4.2.1 Nora and William Klein House

**MnSHPO Inventory Number:** HE-MPC-6761

**Address:** 2305 West 21<sup>st</sup> Street, Minneapolis

**City/Township:** Minneapolis

##### **Description**

The Nora and William Klein House is located at 2305 West 21<sup>st</sup> Street, in the Kenwood neighborhood of Minneapolis, Hennepin County, Minnesota. The house is situated on lot 28 of block B of the Kenwood Rearrangement and is adjacent to the proposed Kenwood Parkway Historic District.<sup>13</sup> The lot measures 60 feet by 150 feet. The front (north) elevation of the Klein House is oriented toward the street (see Figure 7). A vacant lot is to the east and the house is surrounded by other historic-age residential homes. A paved walkway extends from the sidewalk to the porch. The front yard is landscaped with bushes, ferns, and deciduous trees. A paved alley runs the length of the western lot line and provides access to a non-historic detached garage at the rear of the lot.



*Figure 7. North and west elevations, view facing southeast.*

Built in 1890, the Klein House is a two-and-one-half-story, approximately 34-foot by 42-foot, front gable Queen Anne house with an irregular plan (see Figure 8). The foundation has been covered by a cementitious coating and the original material is unknown. The roof is clad in asphalt shingles. Windows are predominately one-over-one, double-hung, wood-sash with original glazing. The house features narrow clapboard siding with fishscale shingles in the front gable end and at the belt course, exposed rafters in the eaves, cornice-line dentils, and a brick ridge chimney.

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<sup>13</sup> The Kenwood Parkway Historic District is recommended eligible under *Criterion A*. It includes only houses located on Kenwood Parkway in the Kenwood Addition.





*Figure 8. North and east elevations, view facing southwest.*

The primary (north) facade is characterized by a front-facing gable with a one-story front gable porch. The elevated front porch does not extend the width of the facade. It features a pediment with exposed rafters, a wide frieze, both square and Ionic column supports, and a simple balustrade (see Figure 9). The original entry door, with glazing in the upper panel, and a single-pane fixed window are located within the porch. Another fixed pane window is directly adjacent to the porch to the east. The second story has two symmetrically placed double-hung windows. Exposed rafters project from the eave. The gable end features fishscale shingles and is punctuated by a round-arch opening with an integral (recessed) porch. Single pane windows flank a door that accesses the porch.



*Figure 9. Porch on front facade, view facing southwest.*

The east (side) elevation is composed of a two-story polygonal bay, accented at the belt course with fishscale shingles. Double-hung and fixed original wood windows are located on the bay. The bay has a hip roof with three hip roof dormers projecting from the attic level. A one-story enclosed porch wraps around the east and rear (south) elevation. A wood door with nine lights and flanked by sidelights and a transom provides access to the porch (see Figure 10). Though a large bush obscures much of the porch, it appears that windows have replaced original screens.



*Figure 10. East (side) elevation, view facing southwest.*

The other side (west) elevation features a two-story, pedimented front-gable, rectangular, cut-away bay. The bay includes an original stained-glass window on the first story, paired double-hung windows on the second story, and a double-hung window in the gable end (see Figure 11). In addition, two lead-glass windows arranged at a diagonal, possibly following an interior staircase, punctuate the belt course (see Figure 12).





*Figure 11. West (side) elevation, view facing southeast.*



*Figure 12. Detail of lead-glass windows on west elevation, view facing east.*

The south (rear) elevation is dominated by two enclosed porches that span almost the full width of the elevation and wrap around to the east (side) elevation. The first-story porch rests on a new concrete block foundation and features nine-over-nine, double-hung windows and a replacement multi-light door. It wraps around to the east (side) elevation and has a flat roof and exposed rafters. The second story porch was enclosed at an unknown time. It has a flat roof, exposed rafters, and cornice-line dentils. Square columns separate paired, double-hung, nine-over-nine wood windows. Some of the window openings have been boarded over. A multi-light replacement door provides access to a small open porch to the west that features wood balusters and square posts.<sup>14</sup> Two original double-hung windows are located in the end of the pent gable (see Figure 13).

<sup>14</sup> According to the property owners, both porches are additions to the dwelling. However, the materials and massing are consistent with the character of the overall house.



*Figure 13. Detail of the south (rear) elevation, view facing north.*

The rear yard is fenced, and a mature oak is located to the rear of the property. A two-stall 1940 garage is located at the back of the lot. The garage was extended in 1947 with a third stall (see Figure 14).



*Figure 14. Detached three-stall garage, view facing east-southeast.*



The house style is formally considered free classic, a subtype of the Queen Anne architectural style. The free classic subtype is distinguished through the use of additional decorative detailing (in addition to the common Queen Anne characteristics), such as pedimented roofs, cornice-line dentils, classical columns, and Palladian windows. The Klein House represents this subtype, displaying a one-story partial porch with Ionic columns and pediment roof, and cornice-line dentils on the side and rear elevations.

As a whole, the Klein House retains good integrity and some modest characteristics of the free classic Queen Anne architectural style. The house retains the original siding, doors, windows, and porch; round-arch opening in the gable end pediment; exposed rafters; fishscale shingles; and cornice-line dentils. Aside from the enclosure of the wraparound and second-story porches and addition of the garage, the house is unaltered.

## History

### *Kenwood neighborhood*

The Klein House, named for the long-time owners during the historic period, was constructed in 1890 on West 21<sup>st</sup> Street, lot 28, block B of the Kenwood Rearrangement.<sup>15</sup> The Kenwood neighborhood was established in 1886 by local real estate and land developers I.C. Seeley, W.W. Huntington, George Baker, Andrew R. Potter, and W.J. Bishop. The group purchased the 100-acre wooded track of land between Lake of the Isles and Cedar Lake from Fred W. Hitchings for \$300,000 and immediately began developing the land for residential use.<sup>16</sup> Lots in Kenwood measured no less than 50 feet by 150 feet and were planned around the curving Kenwood Boulevard that ran nominally north-south from Lake of the Isles to Hennepin Avenue. Local collector streets branched from Kenwood Parkway to the east and west and measured 60 feet wide, the standard city street width at this time.<sup>17</sup> Developers planned West 21<sup>st</sup> Street, on which the Klein House is located, as the major east-west street through the development.

According to an 1886 advertisement in the souvenir pamphlet of the Minneapolis Industrial Exposition, Kenwood was the “Choicest Place for Elegant Residences” (see Figure 15). Proprietors established Kenwood as an upper-class neighborhood with minimum residential construction costs of \$3,000. Situated in a convenient suburban location southwest of downtown, Kenwood afforded ideal views of Lake of the Isles and Minneapolis. The neighborhood had access to the Minneapolis & St. Louis railway line, which ran into downtown, and was in close proximity to the Minneapolis street car line.<sup>18</sup> In 1890

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<sup>15</sup> In 1889, a small portion of the 1886 Kenwood Addition was replatted as the Kenwood Rearrangement.

<sup>16</sup> There is some discrepancy between owners, as a Fred Hitchings is listed as the owner of the land on the 1886 plat while the 1885 G.M. Hopkins plat of the city of Minneapolis lists Ellen Barber, M. Horan, and the Minneapolis & St. Louis Railroad as the owners of the land. Additionally, the *Minneapolis Tribune* indicates that the land was purchased from Baker Potter and Co. “Plat of Kenwood, Minneapolis, Minn.,” prepared by Nutter & Plummer, July 1886, available at Hennepin County Government Office, Research Center, Minneapolis; *Minneapolis Tribune*, 9 May 1886; G.M. Hopkins, *A Complete Set of Surveys and Plats of Properties in the City of Minneapolis* (G.M. Hopkins, 1885).

<sup>17</sup> “Plat of Kenwood, Minneapolis, Minn.”

<sup>18</sup> “Kenwood, A Beautiful Addition to Minneapolis,” in the 1886 Minneapolis Industrial Exposition souvenir brochure. Found in “Notes for the Junior League of Minneapolis’ Historical Neighborhood Tour,” 1987, available at



Minneapolis extended streetcar service into Kenwood (with the final stop at 21<sup>st</sup> Street) from downtown via Douglas and Oliver Avenues.<sup>19</sup>

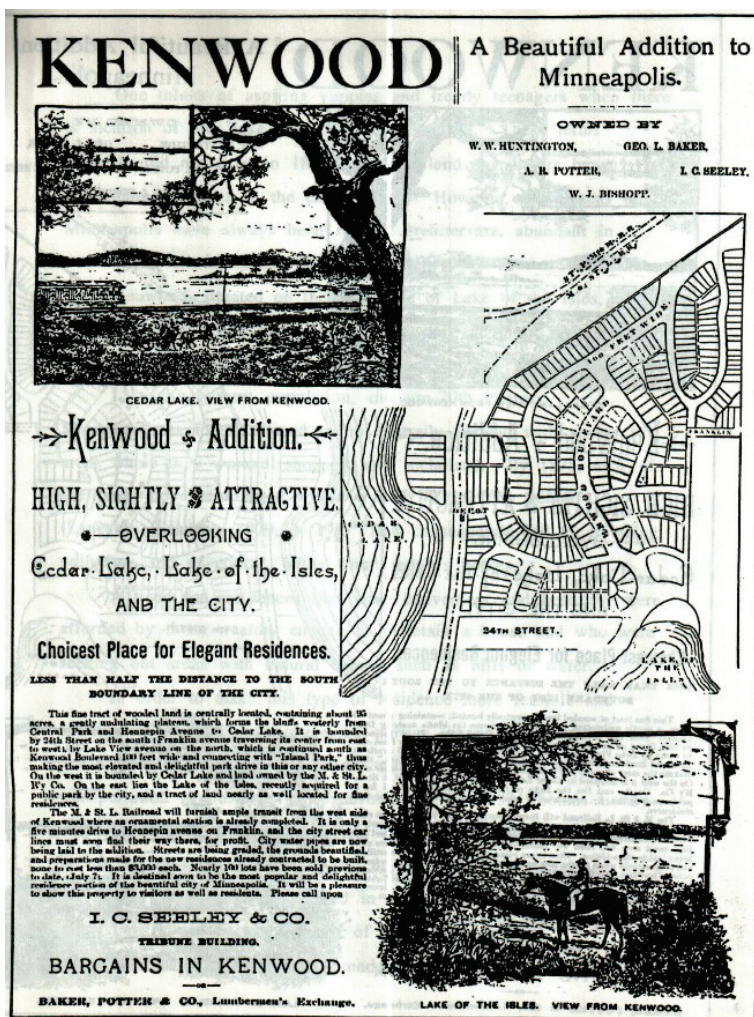


Figure 15. Kenwood advertisement, 1886 (Minneapolis Collection, Hennepin County Central Library, Minneapolis, Minn.).

Kenwood's idyllic layout and expansive boulevard, which was to be deeded to the Minneapolis Board of Park Commissioners (Park Board) as part of the growing system of parks in Minneapolis, was also noted in advertisements from the 1890s. Advertisements and newspaper articles boasted that Kenwood was “designed soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis.”<sup>20</sup> Approximately 100 lots in the neighborhood were sold within two months of the June

the Minneapolis Collection, Hennepin County Central Library, Minneapolis; “Fringes of the City: That is About the Size of Some of the Charming Suburbs,” *Minneapolis Tribune*, 8 November 1891.

<sup>19</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley* (Minneapolis: University of Minnesota Press, 2007), 258-259.

<sup>20</sup> “Kenwood, A Beautiful Addition to Minneapolis,” “Fringes of the City.”

1886 advertisement.<sup>21</sup> By the 1890s the neighborhood had city water connections, electricity, and numerous single-family homes ranging from \$4,000 to \$10,000.<sup>22</sup>

The Kenwood Addition to Minneapolis was one of many being platted and developed at this time. Between 1880 and 1890 Minneapolis witnessed a large building boom, the result of a 250-percent increase in population, largely driven by the growing milling industries in the city.<sup>23</sup> As the city expanded beyond its existing boundaries in 1883, working-class neighborhoods sprung up along industrial and rail corridors while middle-class and upper-class neighborhoods developed along “the fringes of the city.”<sup>24</sup> Despite growing geographic neighborhood separation between the classes, the neighborhoods developed during the building boom feature homes designed in fashionable Victorian architectural styles of the era. The houses in the Kenwood neighborhood were primarily constructed from 1887 to 1936. Homes were both architect-designed and speculative houses built by carpenter-builders and reflect popular architectural styles of its development period, including the Queen Anne, Colonial Revival, and Tudor Revival styles.<sup>25</sup>

#### *Building history and owners*

In August 1890 contractor Albert C. Robinson of A.C. Robinson & Co. submitted a building permit application to the City of Minneapolis to add another home to the Kenwood neighborhood. According to Permit No. B23230, Robinson wished to construct a two-story frame dwelling measuring 34 feet by 42 feet at 2305 West 21<sup>st</sup> Street for owner C. (Charles) S. Chapman. The permit further details that the 11-room home would be complete by November 1890 at an estimated cost of \$4,800.<sup>26</sup>

It is uncertain if owner C.S. Chapman had any involvement in the design of the house or if the house was designed entirely by builder and contractor Albert Robinson. During the 1890s a growing number of architects and builder-contractors designed and built residences for both wealthy and middle-class homeowners in the growing Minneapolis suburbs.<sup>27</sup> Builder-contractors often utilized pattern books or plan books to design houses. Pattern books, inspired by Andrew Jackson Downing’s *Cottage Residences* (1842), but not popularized until after the Civil War, allowed homeowners to choose from a

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<sup>21</sup> “Kenwood Addition,” *Minneapolis Tribune*, 13 June 1886; “Kenwood, A Beautiful Addition to Minneapolis,” Minneapolis Board of Park Commissioners, *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 6.

<sup>22</sup> “Fringes of the City.”

<sup>23</sup> John Borchert, David Gebhard, David Lanegran, and Judith Martin, *Legacy of Minneapolis: Preservation Amid Change* (Bloomington, Minn.: Voyageur Press, 1983), 64.

<sup>24</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*, as found in the Minneapolis Preservation Plan, 4.7.1.

<sup>25</sup> Based on review of building permits of houses fronting Kenwood Parkway, City of Minneapolis atlases, Sanborn maps, aerial photography, and a visual survey of the neighborhood.

<sup>26</sup> “No. B23230, Permit to Build Outside of the Fire Limits,” available from the City of Minneapolis, Building and Economic Development Department, Minneapolis.

<sup>27</sup> Mead & Hunt, Inc., “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis, Minnesota (July 2008), Appendix E. Draft Designation Form, Section 7, Page 20.

variety of architect-designed house plans without actually employing an architect or paying an architect's fees. Pattern books supplied floor plans, specifications, details, descriptive paragraphs, and renderings or photographs of the finished design. Early successful pattern book authors included Palliser, Palliser, & Company of England and Robert Shoppell (with plans also produced under the name of the Cooperative Building Plan Association) of New York. While Palliser and Shoppell continued to have influential and successful mail-order-plan businesses, by the 1880s a magnitude of mail-order-plan businesses and pattern books were available for a homeowner to consult when designing a home.<sup>28</sup> It was not uncommon for a builder-contractor to create his own designs based upon various patterns or to tailor a house design to meet a client's specific needs.

In the Twin Cities the *Northwestern Architect and Improvement Record* also provided builders and readers with design ideas, editorials, articles, and advertisements on the best building practices of the day.<sup>29</sup> The monthly journal, published by Baldwin, Bruce & Brundage of Minneapolis from 1887 to 1895, was "devoted to Architecture, Building, Mechanics, Civil, Mining and Sanitary Engineering and Improvements" and served as the "Official Organ of ye Architectural Association of Minnesota."<sup>30</sup> Sketches, photographs, illustrations, and floor plans for residential, commercial, and civic buildings could also be found in the journal highlighting popular styles and designs, as well as works by nationally and locally recognized architects. For example, the March 1890 edition of the *Northwestern Architect* included a sketch by Minnesota architect Edward Stebbins for Doctor George F. Robert's residence in Minneapolis (see Figure 16). A photograph of the completed house appeared in the April 1891 edition of the journal.<sup>31</sup> While research did not reveal any connection between the design of 2305 West 21<sup>st</sup> Street and any illustrations in the *Northwestern Architect*, it is likely that the journal influenced home designs in the Twin Cities as well as provided a platform for regional architects to show their designs.

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<sup>28</sup> James Garvin, "Mail-Order Houses Plans and American Victorian Architecture," *Winterthur Portfolio: A Journal of American Material Culture* 16, no. 4 (1981): 309-310, 312, 314, 326.

<sup>29</sup> In its eight years of publication the *Northwestern Architect* was known as *The Northwestern Architect and Improvement Record* (1887-1890), *Northwestern Architect and Building Budget* (1891-1893), *Builder and Decorator* (1893), and *Architect, Builder and Decorator* (1893-1895).

<sup>30</sup> *Northwestern Architect and Improvement Record* 5, no. 8 (1887): n.p.; *Northwestern Architect and Improvement Record* 8 (1890): n.p. All volumes and illustrations have been collected into two binders located at the Minnesota Historical Society archives, St. Paul, Minn.

<sup>31</sup> *Northwestern Architect and Improvement Record* 5, no. 8 (1887): n.p.; *Northwestern Architect and Improvement Record* 8 (1890): n.p.



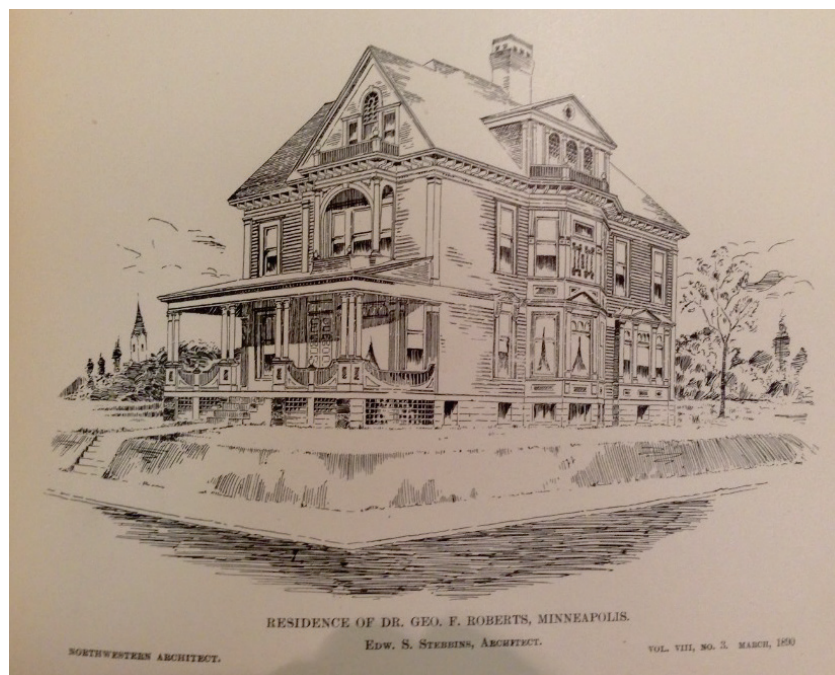


Figure 16. Sketch of “Residence of Dr. Geo. F. Roberts, Minneapolis” (*Northwestern Architect and Improvement Record* VIII, no.3 [March 1890], n.p.).

Chapman never lived at the residence after its completion in 1890, according to Minneapolis city directories. The street address first appears in the 1891 Minneapolis city directory, with Miss Mary Cook, a student, listed as a boarder at the property. No other individuals were identified in the directory at this address.<sup>32</sup> Cook’s tenure at the house was short lived, with long-time occupants Mr. William Livingston Klein and his wife, Nora, taking ownership in 1892. The Klein’s owned the property until 1938.<sup>33</sup>

William and Nora Klein moved to Minnesota from Cicero, Illinois, in 1882. William Livingston Klein was born in Barry, Illinois, in January 1851 to Joseph and Agnes Klein. He studied at Cornell University and worked as a principal at a number of different schools in New York and Illinois. William was an established editor, publisher, and journalist when he arrived in Minneapolis. In an 1882 *Minneapolis Tribune* article Klein was listed as the editor and publisher of the *Practical Teacher*.<sup>34</sup> He later served as the editor of the *Northwestern Architect and Improvement Record* from 1887-1895. Klein also edited *The Journal of the Minnesota State Medical Association and Northwestern Lancet*, a medical journal, which later became the *Journal-Lancet*. He retired in 1930 at 78 years old. In 1896 he authored the non-fiction book *Why We Punctuate; or Reason vs. Rule in the Use of Marks* (republished in 1916).<sup>35</sup>

<sup>32</sup> Minneapolis Directory Company, *Minneapolis City Directory for 1891-92* (Minneapolis: Harrison & Smith, 1891), 385.

<sup>33</sup> Minneapolis Directory Company, *Minneapolis City Directory for 1892-93* (Minneapolis: Harrison & Smith, 1892), 768; Minneapolis Directory Company, *Minneapolis City Directory for 1939-1940* (Minneapolis: Harrison & Smith, 1940).

<sup>34</sup> “Gossip About Town,” *Minneapolis Tribune*, 11 October 1882, 8; Horace Hudson, *A Half Century of Minneapolis* (Minneapolis: Hudson Publishing Company, 1908), 229.

<sup>35</sup> Hudson, 229.

Klein married Nora C. (née Sprague) Klein in 1875. Nora Klein was born in Fabius, New York, in May 1852 to Oscar and Sarah Sprague. She was a successful writer who authored three non-fiction books, including the 1879 *Practical Etiquette*, the 1884 *Golden Mean in Cookery*, and the 1888 *Practical Etiquette: A Plain Sensible Guide to Good Manners for All People*. The *Golden Mean in Cookery* was published by her husband's publishing company, W.L. Klein & Co.<sup>36</sup> *Practical Etiquette* was expanded and re-written in 1899 because of "very extensive sale" and "large number of editions of the little manual." The book was again republished in 1927.<sup>37</sup> The couple had two children: Horace C., born in Illinois in 1876, and Kenneth O., born in Minnesota in 1888.<sup>38</sup> Prior to moving to 2305 West 21<sup>st</sup> Street, the Kleins resided at 2811 Garfield Avenue South.<sup>39</sup>

The Kleins appear to have been active in Minneapolis society and the neighborhood's social circle. Nora was a member of the Minnesota Historical Society, and William was a member of the neighborhood "Monday Club of Kenwood," where regular banquets were held at club member homes.<sup>40</sup> William also supported neighborhood improvement initiatives. For example, in 1900, unsatisfied with the streetcar service to Kenwood, Klein and a host of other Kenwood residents met before council aldermen to request improvements. The residents cited cold car compartments, irregular arrival and departure times, and discourteous conductors as their primary concerns. Improvements suggested by the neighborhood group included overhauling the entire Kenwood branch line, addition of a double line, improved cars, and quicker service. Klein not only spoke in support of the initiatives, but acted as secretary for the meeting.<sup>41</sup>

During their occupancy the Kleins made few alterations and minor repairs to the property. In 1893 they added a frame barn (nonextant) to the rear of the property at a cost of \$500. According to Minneapolis building permits, routine repairs to the house and barn occurred every few years.<sup>42</sup> After her husband's death in 1931, Nora remained in the house and lived there until her death in 1938. Both William and Nora are buried in Lakewood Cemetery.<sup>43</sup>

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<sup>36</sup> Nora C. Klein, *The Golden Mean in Cookery* (Minneapolis: W.L. Klein & Co, 1884); Nora C. Klein, *Practical Etiquette* (Chicago: A. Flanagan, 1899 and 1927).

<sup>37</sup> Klein, *Practical Etiquette*, preface by the author.

<sup>38</sup> Hudson, 229; *United States Census of 1880*. Census records available at [www.ancestry.com](http://www.ancestry.com) (accessed 9 October 2013).

<sup>39</sup> C. Wright Davison, *Minneapolis City Directory for 1887-1888* (Minneapolis: Harrison & Smith, 1887), 564.

<sup>40</sup> "City News: Annual Banquet," *Minneapolis Tribune*, 12 Jan 1906, 3.

<sup>41</sup> "Grievances: Residents of Kenwood District Are Not Satisfied with Street Railway Service Provided," *Minneapolis Tribune*, 30 May 1900, 7.

<sup>42</sup> Inspector of Buildings permit card for 2305 W 21<sup>st</sup> Street, available from the City of Minneapolis Planning and Economic Development Department, Minneapolis, Minn.

<sup>43</sup> William Livingston Klein's and Nora C. Klein's graves are recorded at [www.findagrave.com](http://www.findagrave.com) (accessed 9 October 2013).

In 1938 the house was sold to Reverend Karl E. and Emma M. Peterson. Prior to moving to the house, the Petersons resided for a number of years at 1402 Fremont Avenue North.<sup>44</sup> The Petersons removed the original barn and erected a 20-foot by 30-foot frame garage in 1940. In 1947 the garage was expanded.<sup>45</sup> There is little biographical information available for the Petersons. Karl was born in Norway in 1867 and immigrated to the United States in 1888. He married Emma, who was born in Minnesota, in 1897.<sup>46</sup> According to the 1944 Minneapolis City Directory, Reverend Karl Peterson worked with monuments.<sup>47</sup> Research did not reveal to which parish the Petersons were associated. Karl died in 1957, and his wife remained at the residence until 1970.<sup>48</sup>

John and Eileen Doolittle briefly resided in the house in 1970, but sold the property to the current owners, Eric and Mary Schultz, the following year. The Schultz family expanded the kitchen and altered the second story porch. Other than these minor changes, the house's exterior remains largely unaltered from its original design and construction.

#### *The free classic Queen Anne style*

The design of the Klein House reflects the Queen Anne architectural style. The style, encouraged through pattern books, was popular between 1880 and 1910. Characteristic features of the Queen Anne include an asymmetric facade, steeply pitched roof, irregular massing, and dominant front-facing gable. The style is identified through its ornamentation, including the presence of a partial, full-width, or wraparound porch, cutaway bay windows, towers, the use of wall surfaces as decorative elements, and patterned shingles. There are four variants or subtypes of the Queen Anne style that are based on the decorative detailing: spindlework, free classic, half-timbered, and patterned masonry.

The Klein House exhibits free classic characteristics, a subtype that grew in popularity beginning in the 1890s. The style has much in common with the early Colonial Revival style, which was also popular in the late nineteenth century. The free classic aesthetic is distinguished through the use of Classical Revival elements, such as pediment roofs, classical columns, cornice-line dentils, and Palladian windows.<sup>49</sup> The Queen Anne architectural style, including all of the style's subtypes, was popular in Minneapolis neighborhoods platted and developed in the 1880s and 1890s. These neighborhoods and the majority of Victorian-era housing lie north and just south of Lake Street and include the Kenwood, Lowry Hill, East Isles, Lowry Hill East, Whittier, and Phillips neighborhoods.<sup>50</sup> More ornate examples of the style are found in those neighborhoods developed for the prospering upper and upper-middle classes.

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<sup>44</sup> *Minneapolis, Minnesota City Directory 1938*, 1172.

<sup>45</sup> Inspector of Buildings permit card for 2305 West 21<sup>st</sup> Street, available from the City of Minneapolis Planning and Economic Development Department, Minneapolis, Minn.

<sup>46</sup> *United States Census for 1930, 1940; Minnesota Death Index, 1908-2002*, Minneapolis, MN, USA: Minnesota Department of Health, [www.ancestry.com](http://www.ancestry.com) (accessed 9 October 2013).

<sup>47</sup> *Minneapolis, Minnesota City Directory 1944*, 961.

<sup>48</sup> State of Minnesota. *Minnesota Death Index, 1908-2002*; R.L. Polk, *Minneapolis City Directory 1969-1970* (Minneapolis: published by the author, 1970).

<sup>49</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 1985), 263-264.

<sup>50</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*.

### **Recommendation**

The Klein House was evaluated for listing in the National Register under *Criteria A, B, and C*.

#### *Criterion A*

To be eligible under *Criterion A: Event* in the area of History, a property must be associated in an important way to a significant historic event or broad pattern in history, as well as demonstrate that the event was important to the development of Minnesota, Hennepin County, or the City of Minneapolis. The Klein House is one of a number of free classic or Queen Anne houses within the city. As such, the house alone cannot represent the residential housing boom in Minneapolis between 1880 and 1890 or the development of the Kenwood neighborhood. Additionally, the house is not the first house constructed in the neighborhood and therefore does not represent early neighborhood development. Research did not reveal any association between the house or its owners and important historical trends or events in the City of Minneapolis or Hennepin County. Thus, the property is not eligible under *Criterion A*.

#### *Criterion B*

To be eligible under *Criterion B: Significant Person* the property must be associated with a person who made a significant contribution to the development of Minneapolis or the Kenwood neighborhood. The Klein House does not appear to be associated with significant individuals in Minneapolis history. Although Nora and William Klein were authors, involved in Minneapolis society, and active members in the neighborhood, they were not particularly noteworthy in these areas, or in the development of the Kenwood Addition, any of its rearrangements, or the neighborhood as a whole. Original owner C.S. Chapman and contractor A.C. Robinson also did not play a significant role in Minneapolis history or in the development of the neighborhood or other areas of Minneapolis. Therefore, the property is not eligible under *Criterion B: Significant Person*.

#### *Criterion C*

To be eligible under *Criterion C: Architecture* the property must represent the work of a master, possess high artistic value, and/or embody the distinctive characteristics of type, period, or method of construction.

The Klein House is not architect-designed but rather built by a local builder-contractor. Research did not reveal that builder-contractor A.C. Robinson was significant to the development of Minneapolis residential neighborhoods or influenced architectural design styles in the city or Kenwood neighborhood. Therefore, the Klein House is not significant as a work of a master. Additionally, the Klein House does not appear to be an example of high-artistic value. The carpenter-builder-built house is modest in ornamentation and design and other architect-designed properties more fully express aesthetic ideals of the style.

Using a comparative analysis (described in more detail below), the Klein House was evaluated as a representative example of the free classic Queen Anne architectural style. For a resource to be eligible it must clearly exhibit enough characteristics to be considered a true representative example of the style. The Klein House is a modest representative example of the free classic subtype of the Queen Anne architectural style. The overall form, massing, and proportion of the house resemble the traditional characteristics of the Queen Anne style, including asymmetry, front-gable orientation, use of bays or towers, and wall surfaces as decoration. The free classic subtype was popular in beginning in the 1890s



and has features of both the Queen Anne and Colonial Revival style, another popular architectural style in this period. According to McAlester's *A Field Guide to American Homes*, the free classic subtype is the second most popular Queen Anne subtype, with approximately 35 percent of all Queen Anne houses exhibiting free classic aesthetics. The free classic Queen Anne is distinguished through the use of Classical Revival style elements, such as pediment roofs, classical columns, cornice-line dentils, and Palladian windows.<sup>51</sup> When compared to the other houses of the same style and age in Minneapolis, the Klein House modestly displays only some of these characteristics, including cornice-line dentils and a pedimented porch with classical columns.

It is uncertain if the Klein House was constructed from a pattern-book design. Review of numerous pattern-books published in the late 1800s did not reveal a direct association with published designs. However, a number of the defining elements of the house can be found in contemporary plans. For example, Design No. 517 and No. 1977 of Shoppell's *Modern Houses* (1890) have similar massing and the striking arched cut-out in the front gable end (see Figures 17 and 18).

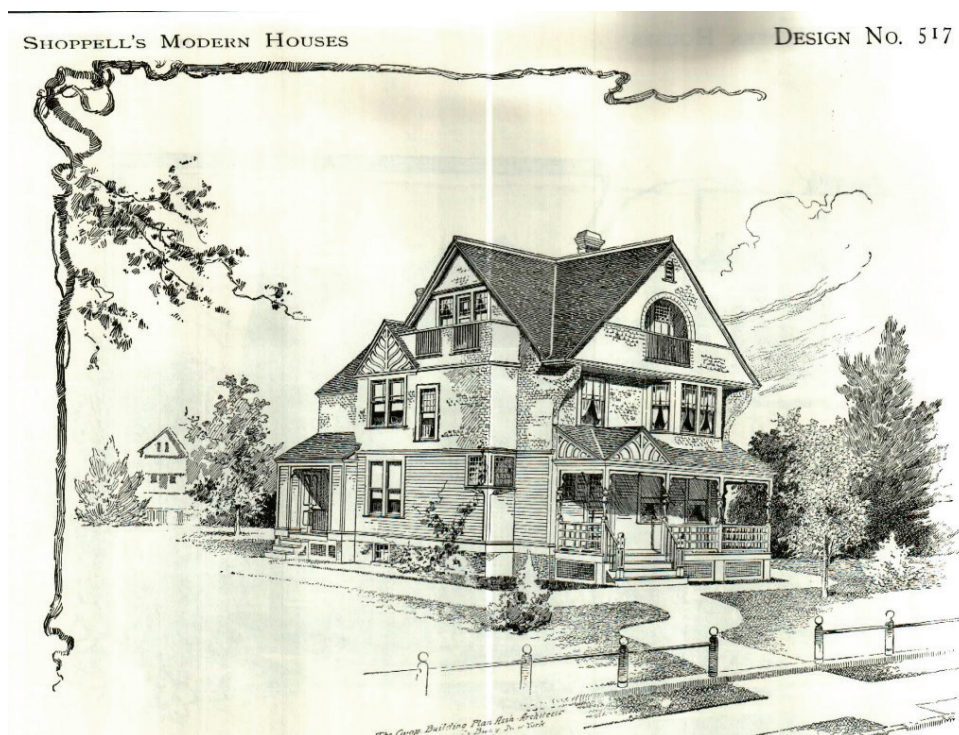


Figure 17. Design No. 517 from Shoppell's *Modern Houses*, 1890 (R.W. Shoppell et al., *Turn-of-the-Century Houses, Cottages and Villas* [London: Dover Publications, republished 1983], n.p.).

<sup>51</sup> McAlester, 263-264.



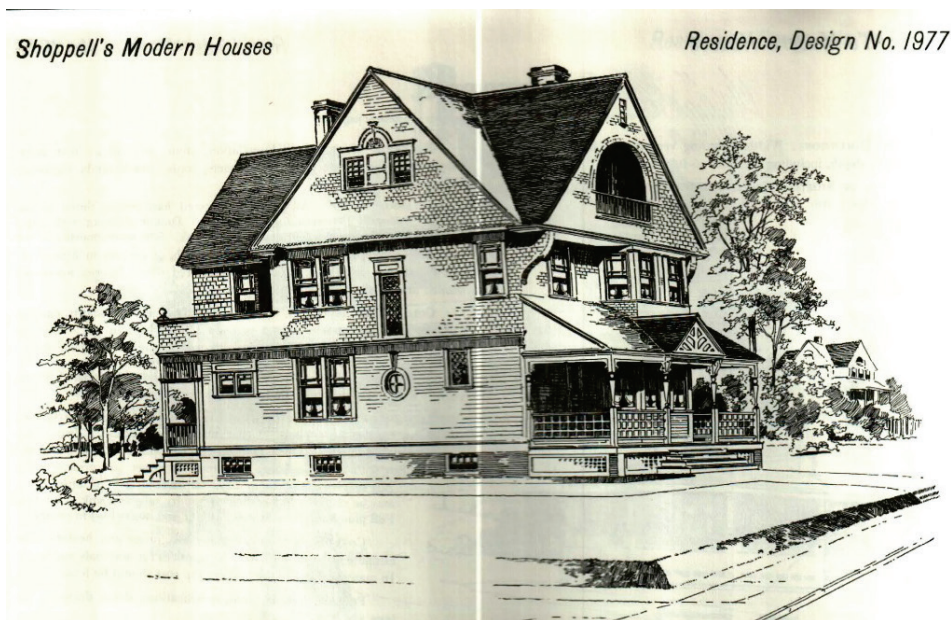


Figure 18. Residence, Design No. 1977 from Shoppell's Modern Houses, 1890 (R.W. Shoppell et al., *Turn-of-the-Century Houses, Cottages and Villas* [London: Dover Publications, republished 1983], n.p.).

Additionally, review of the *Northwestern Architect* did not reveal any connection between the design of 2305 West 21<sup>st</sup> Street and any illustrations from the journal. Therefore, it is unlikely that the Klein House was taken directly from a pattern book but rather was an adapted design by either builder-contractor A.C. Robinson or owner C.S. Chapman. As a result, the Klein House is not a representation of a pattern-book house, a method of construction popular in the mid-to-late 1800s. While Klein was the editor of *Northwestern Architect*, research did not reveal any direct connection with C.S. Chapman, the owner listed on the building permit. Additionally, no illustrations from the journal directly match the design of the house. Finally, because the house was not architect designed, as the illustrations in the journal were, it is unlikely that Klein had a hand in designing the home where he resided until his death. Therefore, the connection between the *Northwestern Architect* and Klein appears to be coincidental.

#### *Comparative analysis*

A comparative analysis of Queen Anne houses in Minnesota listed in the National Register, those previously surveyed in the city of Minneapolis, and those found in the Kenwood Addition was conducted to place the Klein House within an appropriate architectural context. Research revealed that the Queen Anne style and its free classic subtype are not uncommon in the state or in Minneapolis, with numerous listed or previously surveyed examples present. Due to the large number of Queen Anne examples present in the city, local comparative analysis efforts focused on identifying examples similar in scale to the Klein House with free classic features.

A review of the National Park Service and Minnesota SHPO records revealed 51 Queen Anne style properties listed in the National Register in Minnesota. Of these, five are located in Hennepin County and include:

- Baird House at 4400 West 50<sup>th</sup> Street, 1886
- Legg House at 1601 Park Avenue, 1887
- Bennett-McBride House at 3116 3<sup>rd</sup> Avenue South, 1891
- Coe House at 1700 3<sup>rd</sup> Avenue South, 1884
- Lohmar House, 1514 Dupont Avenue, 1898

These residences are larger and more ornate examples of the Queen Anne style; however, none are examples of the free classic subtype.

Statewide, only six of the Queen Anne residences listed in the National Register with free classic characteristics were identified. Of these, the Abner F. Hodgins House (1890) in Winona County best represents the subtype. The Hodgins House is an excellent representation of a free classic Queen Anne, clearly exhibiting characteristics of the style in a distinctive and ornamental way, including a prominent tower, wraparound porch with classical columns, Palladian window, irregular roof line, and asymmetrical facade (see Figure 19).



*Figure 19. Albert Hodgins House, Winona County, Winona, Minnesota. Designed by Charles Maybury, 1890.*

Regionally, Queen Anne houses are common as evidenced by a query of the SHPO database in which there are over 850 surveyed Queen Anne houses in Hennepin County and over 370 in Minneapolis. This is not unexpected considering that a large portion of the city developed during the residential housing boom between 1880 and 1890 and the popularity of the Queen Anne style during this time. Larger examples of the style can be found in the Calhoun-Isle neighborhood while smaller, more modest houses are located just south of downtown in the Phillips and Powderhorn districts. Some of the individual

properties with free classic influences and of a similar size and form as the Klein House identified through previous city of Minneapolis historic resources surveys include:

- 2000 Aldrich Avenue South, 1901
- 2658 Aldrich Avenue South, 1900
- 3426-3428 Pleasant Avenue South, 1889 (see Figure 20)



*Figure 20. 3426-3428 Pleasant Avenue South.*

Collections of Queen Anne houses have also been identified in previous historic resource surveys of Minneapolis. For example, the Lowry Hill East potential historic district, comprised of the 2400 block of Colfax Avenue South, 2300 and 2400 blocks of Aldrich and Bryant Avenues South, and 911 West 24<sup>th</sup> Street, was recommended eligible in 2008 as a collection of Queen Anne and Colonial Revival middle-class dwellings.<sup>52</sup> While no house is a direct copy of the Klein House, this residential district features many dwellings with free classic characteristics in a similar scale, ornamentation, style, and setting as the Klein House. The 2400 block of Bryant Avenue South, in particular, reflects an intact grouping of the free classic subtype with both sides of the street lined with good examples. Figures 21 through 23 show streetscapes and individual houses that exhibit free classic characteristics along the 2400 block of Bryant Avenue South. Other neighborhoods, such as Lowry Hill, East Isles, and Whittier, also contain collections of Queen Anne and free classic styles.

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<sup>52</sup> See Mead & Hunt, Inc., "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis, Minnesota (July 2008).





*Figure 21. Houses along the 2400 Block of Bryant Avenue South.*



*Figure 22. 2409 Bryant Avenue South.*



*Figure 23. 2444 Bryant Avenue South.*



Approximately 20 other Queen Anne houses are found in the Kenwood Addition. Of these, 15 are located on Kenwood Parkway alone. Examples of the free classic subtype include:

- 2027 Kenwood Parkway, 1890 (Figure 24)
- 2024 Queen Avenue South, 1900<sup>53</sup> (Figure 25)
- 2200 Sheridan Avenue South, 1891 (Figure 26)
- 2428 West 24<sup>th</sup> Street, 1896 (Figure 27)



*Figure 24. 2007 Kenwood Parkway.*



*Figure 25. 2200 Sheridan Avenue South.*

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<sup>53</sup> While Hennepin County lists the construction date as 1900, this is believed to be a default date based on field survey, architectural style, and development of the neighborhood. The date of construction is more likely 1890.



Figure 26. 2024 Queen Avenue South.



Figure 27. 2428 West 24<sup>th</sup> Street.

Based upon this comparative analysis and review of other free classic Queen Anne dwellings in the state, region, and city, the Klein House appears to be a modest representation of the free classic Queen Anne style. Ornate and architecturally distinguished examples, like the Hodgins House, best represent the subtype of the style. In contrast, the Klein House is restrained in ornamentation and characteristics. For example, the house has a modest half-porch with only two classical columns and is lacking the characteristic Palladian window of the free classic subtype. As such, the Klein House is not a particularly notable example of the free classic Queen Anne style and is recommended not eligible under *Criterion C*.



#### 4.2.2 Mahalia and Zachariah Saveland House

**MnSHPO Inventory Number:** HE-MPC-6766

**Address:** 2405 West 22nd Street

**City/Township:** Minneapolis

##### **Description**

The Mahalia and Zachariah Saveland House is located at 2405 West 22<sup>nd</sup> Street in the Kenwood neighborhood of Minneapolis, Hennepin County, Minnesota.<sup>54</sup> The house is situated in block 15, lot 8 of the Kenwood Rearrangement, which measures 70 feet by 173 feet, with the front (north) facade oriented toward West 22<sup>nd</sup> Street. The house is located adjacent to the proposed Kenwood Parkway Historic District just northwest of Lake of the Isles in southwest Minneapolis.<sup>55</sup> A modern detached garage sits behind the house, accessed by an alley off West 24<sup>th</sup> Street. There is a landscaped grassy lawn in front of the house with several large deciduous trees, plants, and bushes. A central walkway leads to the porch from the sidewalk. The back yard consists of a small grassy lawn lined by trees. Other houses in the neighborhood include a variety of Victorian, Craftsman, and Revival styles.

The Franklin House is a one-story, Prairie-style building with an irregular plan constructed in 1915 (see Figure 28). The house measures 54 feet by 44 feet and has a flat roof with a parapet and deep overhanging eaves. The chimney projects from the center of the roof. The walls are clad in stucco. All elevations maintain the original bands of rectangular casement windows with slender decorative muntins and original storm windows (see Figure 29). Decorative pendent-like details with tiles extend from the eaves and flank the windows on all elevations. A water table lines each elevation with rectangular basement windows along the base of the house.

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<sup>54</sup> The Minneapolis Landmark designation names this house the Benjamin and Cora Franklin House for the second and long-time owners of the house. However, since the house is evaluated for National Register eligibility under *Criterion C* in this report, it is referred to as the Mahalia and Zachariah Saveland House for the original owners, who are presumed to have selected or influenced the house's design, and to reflect the period of significance. Though the Franklins lived at 2405 West 22<sup>nd</sup> Street for a number of years, the Savelands oversaw construction in 1915. Since the construction date is the date of significance, it is appropriate to name it after the original owners.

<sup>55</sup> The Kenwood Parkway Historic District is recommended eligible under *Criterion A*. It includes only houses located on Kenwood Parkway in the Kenwood Addition.



*Figure 28. Front (north) facade, view facing south.*



*Figure 29. Detail of front (north) facade windows, view facing south.*

The front (north) facade is symmetrical and massed in three sections with a central recessed block flanked by identical rectangular secondary wings with corner piers. Each wing is pierced with a band of four rectangular casement windows (see Figure 30). The central recessed block is one-half-story taller than the wings. A band of rectangular windows lines the clerestory of the central block and there is a large window on either side of the central original wooden front door (see Figure 31). A porch fills the space created by the recessed central block, and a stone-capped brick wall with brick piers surrounds three sides of the porch (see Figure 32). Concrete steps lead to the porch entrance, which is offset to the west and framed by the brick piers. Metal Prairie-style lanterns sit on the two front brick piers.



Figure 30. Detail of front (north) facade central recessed block. View facing south.



Figure 31. Detail of front (north) facade door, view facing south.





*Figure 32. Detail of front (north) facade porch, view facing southeast.*

The east, west, and rear (south) elevations are obscured from view by vegetation and adjacent properties (see Figures 33 and 34). A band of rectangular casement windows similar to those on the facade pierce both side elevations and the rear elevation. A rectangular bay projects off the southeast corner of the side (east) elevation. A wing projects off the center of the side (west) elevation, and small porch sheltering a kitchen entry is located at the southwest corner of that elevation. The rear (south) elevation faces the alley off West 24<sup>th</sup> Street and is further obscured from view by a fence surrounding the yard.



*Figure 33. Front (north) facade and east elevation, view facing southwest.*





*Figure 34. Front (north) facade and west elevation, view facing southeast.*

A modern two-car garage sits behind the house off the alley accessed by West 24<sup>th</sup> Street, and is complimentary in style to the house (see Figure 35). The stucco garage has a flat roof with a parapet and overhanging eaves, corner piers, wooden doors, and rectangular lanterns similar to those on the porch.



*Figure 35. Garage, view facing west.*

Changes to the house include replacement of the original garage, interior renovations, and rebuilding of the front porch. The modern garage is located behind the house, and features stylistic elements that are similar to the house. According to the Minneapolis Landmark designation, the owners renovated the interior space using evidence of original wallpaper and wood finishing in the mid-1990s. They also renovated the kitchen in a style sympathetic to the rest of the house. At the same time, the owners repainted exterior architectural details.<sup>56</sup> Several changes to the front porch occurred over time. A metal screen was added to enclose part of the porch before 1974 (see Figure 36). The brick and concrete porch was removed by

<sup>56</sup> Carol Zellie, "The Benjamin and Cora Franklin Residence," Historic Designation for Minneapolis Heritage Preservation Committee, 1996.



1994 and completely re-built by 2000; the metal screen was removed at this time. The reconstructed porch is similar to the original, based on a 1974 photo of the house, providing good documentation that the front porch has been restored, keeping with the original design of the house.



Figure 36. 1974 photograph of the Saveland House with the metal porch enclosure present (Minnesota Historical Society collections online, "Lawrence E. Paulson residence," Minnesota Historical Society, <http://collections.mnhs.org/cms/display>, accessed 18 November 2013).

The Saveland House is an excellent example of the Prairie style. Notable features that reflect the style include the overall horizontal emphasis, flat roof and overhanging eaves, irregular footprint, geometric pendant-like tile decorations flanking the windows, porch with square brick piers, and bands of windows lining both wings and the central clerestory.<sup>57</sup> The house retains its stucco veneer and original exterior details.

## History

### *Kenwood neighborhood*

The Saveland House, was constructed in 1915 at 2405 West 22<sup>nd</sup> Street, lot 8, block 15 of the Kenwood plat. The Kenwood neighborhood was established in 1886 by local real estate and land developers I.C. Seeley, W.W. Huntington, George Baker, Andrew R. Potter, and W.J. Bishop. The group purchased the 100-acre wooded track of land between Lake of the Isles and Cedar Lake from Fred W. Hitchings for \$300,000 and immediately began developing the land for residential use.<sup>58</sup> Lots in the Kenwood plat

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<sup>57</sup> McAlester, 439.

<sup>58</sup> There is some discrepancy in the information about the property owners, as a Fred Hitchings is listed as the owner of the land on the 1886 plat while the 1885 G.M. Hopkins plat of the City of Minneapolis lists Ellen Barber, M. Horan, and the Minneapolis & St. Louis Railroad as the owners of the land. Additionally, the *Minneapolis Tribune* indicates that the land was purchased from Baker Potter and Co. "Plat of Kenwood, Minneapolis, Minn." Prepared by

measured no less than 50 feet by 150 feet and were planned around the curving Kenwood Boulevard that ran nominally north-south from Lake of the Isles to Hennepin Avenue. Local collector streets branched from Kenwood Parkway to the east and west and measured 60 feet wide, the standard city street width at the time.<sup>59</sup>

According to an 1886 advertisement in the souvenir pamphlet of the Minneapolis Industrial Exposition, Kenwood was the “Choicest Place for Elegant Residences” (see Figure 37). Proprietors established Kenwood as an upper-class neighborhood with construction costs no less than \$3,000. Situated in a convenient suburban location southwest of downtown, Kenwood afforded ideal views of Lake of the Isles and Minneapolis. The neighborhood had access to the Minneapolis & St. Louis Railway line, which ran into downtown, and was in close proximity to the Minneapolis street car line.<sup>60</sup> In 1890 Minneapolis extended streetcar service into Kenwood (with the final stop at 21<sup>st</sup> Street) from downtown via Douglas and Oliver Avenues.<sup>61</sup>

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Nutter & Plummer; *Minneapolis Tribune*, 9 May 1886; G.M. Hopkins, *A Complete Set of Surveys and Plats of Properties in the City of Minneapolis* (G.M. Hopkins, 1885).

<sup>59</sup> “Plat of Kenwood, Minneapolis, Minn.”

<sup>60</sup> “Kenwood, A Beautiful Addition to Minneapolis,” “Fringes of the City.”

<sup>61</sup> Diers and Isaacs, 258-259.

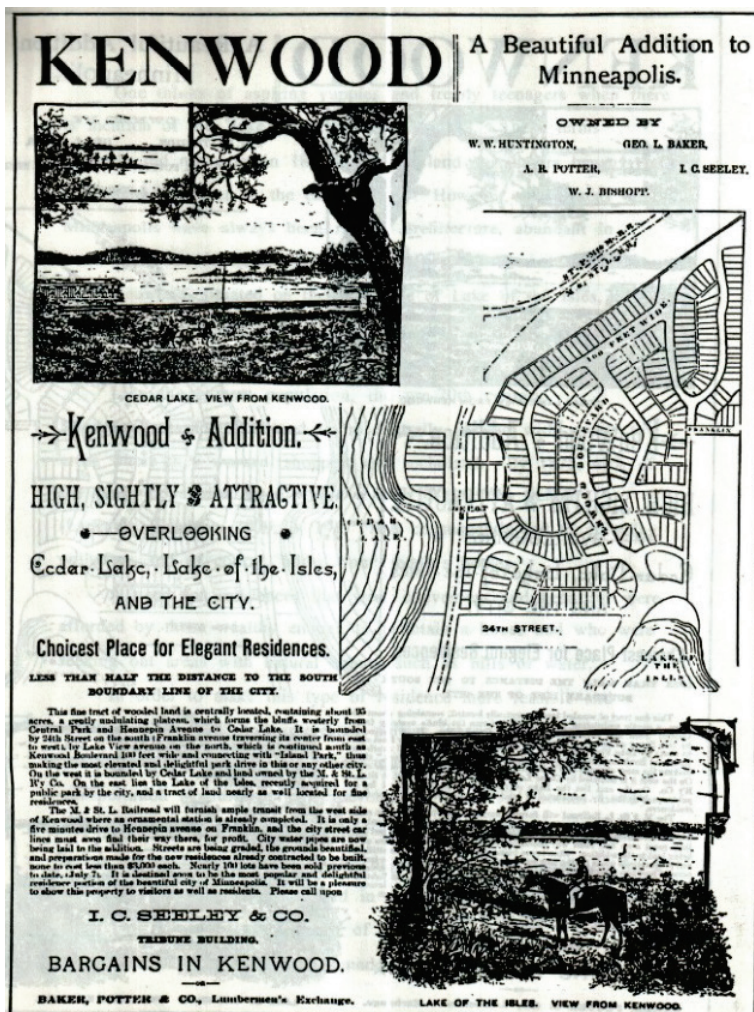


Figure 37. Kenwood advertisement, 1886 (Minneapolis Collection, Hennepin County Central Library, Minneapolis, Minn.).

Kenwood's idyllic layout and expansive boulevard, which was to be deeded to the Minneapolis Board of Park Commissioners (Park Board) as part of the growing system of parks in Minneapolis, was also noted in advertisements from the 1890s. Advertisements and newspaper articles boasted that Kenwood was "designed soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis."<sup>62</sup> Approximately 100 lots in the neighborhood were sold within two months of the June 1886 advertisement.<sup>63</sup> By the 1890s the neighborhood had city water connections, electricity, and numerous single-family homes ranging from \$4,000 to \$10,000, constructed.<sup>64</sup>

<sup>62</sup> "Kenwood, A Beautiful Addition to Minneapolis;" "Fringes of the City."

<sup>63</sup> "Kenwood Addition," *Minneapolis Tribune*, 13 June 1886; "Kenwood, A Beautiful Addition to Minneapolis;" Minneapolis Board of Park Commissioners, *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 6.

<sup>64</sup> "Fringes of the City."

The Kenwood Addition to Minneapolis, was one of many platted and developed at this time. Between 1880 and 1890 Minneapolis witnessed a large building boom, the result of a 250-percent increase in population, largely driven by the growing milling industries in the city.<sup>65</sup> As the city expanded beyond its existing boundaries in 1883, working-class neighborhoods sprung up along industrial and rail corridors while middle-class and upper-class neighborhoods developed along “the fringes of the city.”<sup>66</sup> Despite growing geographic neighborhood separation between the classes, the neighborhoods developed during the building boom feature homes designed in fashionable Victorian architectural styles of the era. The houses in the Kenwood neighborhood were primarily constructed from 1887 to 1936. Homes were both architect-designed and speculative houses built by carpenter-builders and reflect popular architectural styles of its development period, including the Queen Anne, Colonial Revival, and Tudor Revival styles.<sup>67</sup>

#### *Building history and owners*

The Saveland House was constructed approximately 30 years after Kenwood was platted, and was the second building planned for the lot at 2405 West 21<sup>st</sup> Street. The first building permit, issued in 1914 and later revoked, included plans for a Tudor style apartment complex. Research did not reveal why the apartment complex was not constructed.

The second permit, issued to Zachariah and Mahalia Saveland in 1915, indicates construction of the house was contracted to the Albinson Construction Company. Construction was to be completed on September 1, 1915, and estimated to cost \$5,400.<sup>68</sup> Based in Minneapolis, Albinson Construction advertised services for public and private general contracting and building.<sup>69</sup> The Savelands are first noted in Minneapolis city directories in 1915, residing at 2121 Penn Avenue South. The 1916 Minneapolis City Directory indicates Zack G. Saveland lived at 2405 West 22<sup>nd</sup> Street, but by the following year the residence was occupied by Benjamin Franklin. The Savelands moved to 3749 Lyndale Avenue South, and a year later to 4304 Lyndale Avenue South. Neither Zack nor Mahalia is listed in Minneapolis city directories after 1919. The 1920 census shows Zack and Mahalia still lived in Minneapolis, though by 1930 the pair had divorced and moved to California. Zack was a manager of the National Food Products Company in Minneapolis.<sup>70</sup>

No architect is listed on the building permit, and it is likely the Savelands looked to architectural magazines for inspiration when designing 2405 West 22<sup>nd</sup> Street. Review of pattern books and architectural magazines by home builders was a popular method for finding house plans during this period in history. The house is nearly identical in form to the Peter and Blanche Col House designed by architects Wolfe and Wolfe in San Jose, California, in 1913 (see Figure 38). The Savelands may have seen the design in the local architecture magazine *The Western Architect*, which published an article in May 1914 including a

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<sup>65</sup> Borchert, Gebhard, Lanegran, and Martin, 64.

<sup>66</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*.

<sup>67</sup> Based on review of building permits of houses fronting Kenwood Parkway, City of Minneapolis atlases, Sanborn maps, aerial photography, and a visual survey of the neighborhood.

<sup>68</sup> No. B114733, Permit to Build Outside of the Fire Limits,” available from the City of Minneapolis, Building and Economic Development Department, Minneapolis, Minn.

<sup>69</sup> *Davison’s Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1915).

<sup>70</sup> *Davison’s Minneapolis City Directory*.



photograph, floor plan, and interior details of the Col House (see Figure 39). Although plans were also published in *The Architect and Engineer of California* along with a more extensive article, *The Western Architect* circulated in the Minneapolis area. The October 1914 issue of *The Western Architect* included a version of the plan with a rear courtyard.<sup>71</sup> Since research did not reveal a direct connection between Wolfe and Wolfe and the Savelands or the Albinson Construction Company, architectural magazines appear to be a likely vehicle for Wolfe and Wolfe's designs to reach the Savelands in Minneapolis.



Figure 38. The Col House (The Col House, <http://colhouse.us/> (accessed 15 January 2013).

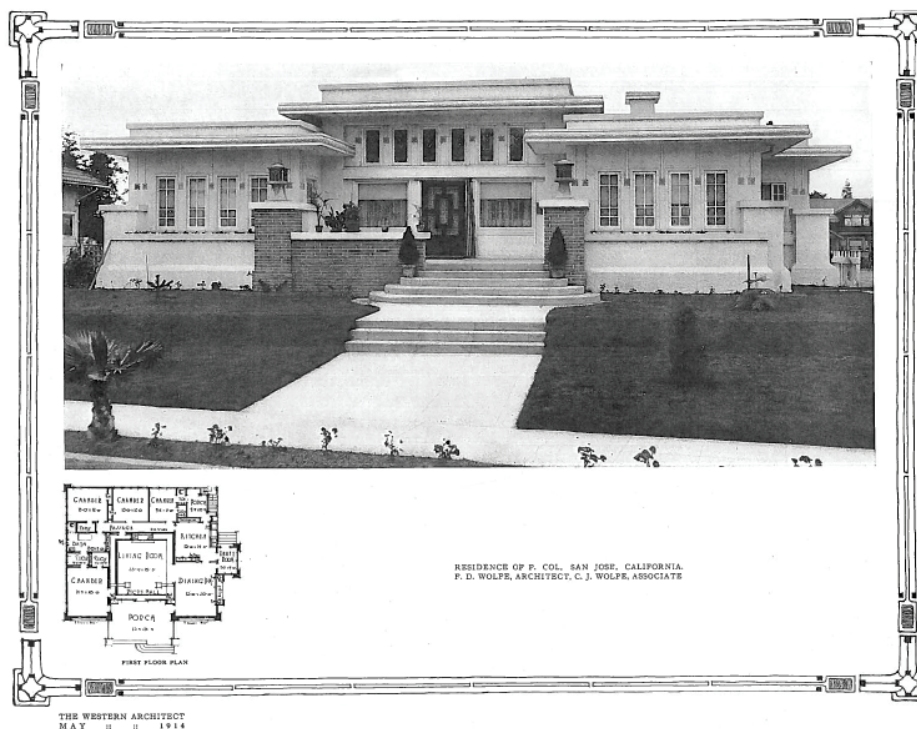


Figure 39. The Col House as pictured in a May 1914 article ("Residence of P. Col, San Jose, California," *The Western Architect* 20, no. 5, May 1914).

<sup>71</sup> Zellie.



Benjamin and Cora Franklin moved into the house in 1917. Benjamin was from New York and Cora was from Wisconsin. In his early years, Benjamin worked with his father in the bakery business. He later studied accounting and in 1895 began working in New York City. In 1906 Franklin moved to Minneapolis and joined Marwick, Mitchell, and Company as an accountant partner.<sup>72</sup> He served as the manager of the Minneapolis office for Marwick, Mitchell, Peat, and Co. while living at the house, and was chairman of the State Board of Accountants. Benjamin was involved in Minneapolis society through a number of clubs, including the Minneapolis Club, the Interlachen Country Club, and the Minneapolis Athletic Club. Benjamin and Cora lived at the house until 1924, before moving to California.<sup>73</sup>

Patrick and Celia Kelly occupied the house from 1924 to 1945. They were married in 1904, and the 1920 and 1930 census indicates no children lived with them in the house.<sup>74</sup> Patrick was born in Hannibal, Missouri, to Irish immigrants, and moved to Minnesota in 1890 and Minneapolis in 1906. He started his career in Minnesota at the wholesale liquor company Kelly-Steinmetz, and became president before prohibition. After prohibition, Patrick founded the Kelly Brothers Company, where he worked with real estate, bonds, and investments with his brother, and served as president of the company. He helped form Gateway State Bank in 1915 and became its president, and was also director of the Franklin Motor Car Company.<sup>75</sup> Patrick was involved in Minneapolis society as part of the Minneapolis Baseball Association, Elks Club, Minneapolis Athletic Club, and several other local institutions.<sup>76</sup>

Subsequent owners include Gerald and Amy Stark from 1945-1948, William and Agnes Sadler from 1948-1962, and Lawrence and Marian Paulsen from 1962-1993. Paul and Christine McDonald acquired the house in 1993, and renovated it in the mid-1990s.<sup>77</sup> The current owner and residents are Keith P. Burk and Anna M. D'Andrea, who acquired the house in 2010.

### *The Prairie Style*

The Saveland House is a good example of the Prairie style, which was popular from 1900 to 1920 and is associated with Frank Lloyd Wright and a group of Chicago architects known as the Prairie School. Key characteristics of the Prairie style include a horizontal emphasis in facade detailing, design, and window arrangement; low pitched rooflines; overhanging eaves; porches that often utilize large square supports; and stucco walls. Houses are typically two-story buildings with single-story wings or porches.<sup>78</sup>

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<sup>72</sup> *History of Minneapolis Gateway to the Northwest II* (Minneapolis: S.J. Clarke Publishing Company, 1923).

<sup>73</sup> "The Benjamin and Cora Franklin Residence;" "1930 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed 8 October 2013); "1920 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed 8 October 2013).

<sup>74</sup> "1930 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed 8 October 2013); "1920 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed 8 October 2013).

<sup>75</sup> Frank Wing, *Fore* (Minneapolis: Augsburg Publishing House, 1929); *History of Minneapolis Gateway to the Northwest III* (Minneapolis: S.J. Publishing Company, 1923).

<sup>76</sup> *History of Minneapolis, Gateway to the Northwest*, 575.

<sup>77</sup> Zellie.

<sup>78</sup> McAlester, 439-440.

The Prairie style was inspired by the prairie landscape of the Midwest and complements the natural environment through simplicity of design and the use of natural materials. Prairie style architects were intrigued by the harmony in nature and viewed the American landscape as a symbol of individuality and independence. The term “Prairie Style” was popularized along with the style after two of Wright’s Prairie School houses were published in the *Ladies Home Journal* in July 1901. Over the next 10 years, a group of architects studied at Wright’s studio in Oak Park. These architects are considered to be the Prairie School, producing Prairie style architecture concentrated in the Midwest, but reaching as far west as California.<sup>79</sup>

The Prairie style was popular in Minnesota, with many early-twentieth-century, two-story examples in the state. Single-story Prairie style houses are a much less prevalent. William Gray Purcell and George Grand Elmslie, partnering in 1909, were premiere Minnesota Prairie style architects. Purcell and Elmslie’s work is representative of the Prairie style in Minnesota, and includes two-story houses with flat roofs, overhanging eaves, and bands of rectangular windows. The two-story William G. Purcell House in Minneapolis, built in 1913, is an example of their work that exhibits all of these features.<sup>80</sup>

The far-reaching influence of the Prairie School affected architects such as Wolfe and Wolfe, who utilized its principals in California. Born in Ohio, Frank Wolfe began working for an architect in Kansas before moving to San Jose in 1888. There he partnered with Charles McKenzie and began constructing homes in a wide range of styles. Wolfe and McKenzie published pattern books with measurements and estimates of their designs. After splitting from McKenzie in 1910, Wolfe worked with his son, Carl, as an associate for several years. During this time, he adopted the Prairie style and designed the Peter and Blanche Col House, located in San Jose, California. In 1918 Wolfe partnered with William Higgins. Their most notable work is the Venetian Court Apartments, listed in the National Register as one of the first condominium complexes in California. Wolfe died in 1926, and his son Carl took over his practice. Frank Wolfe is considered a prolific architect in San Jose, designing at least 300 buildings in the area.<sup>81</sup>

The massing, details, and footprint of the Saveland House more closely resemble the work of Wolfe and Wolfe than local architects Purcell and Elmslie. Specifically, the Saveland House reflects the overall design of the 1913 Col House. However, the Col House floor plan is larger and slightly different from the Saveland House, which is 2376 square feet, while the Col House is 2600 square feet. This allowed for a rear hallway in the Col House and six windows along the clerestory instead of four.<sup>82</sup> The Col House was featured in the May 1914 issue of *The Western Architect* along with floor plans and wall treatment details.<sup>83</sup> Though the Saveland House is not an exact replica of the Col House, it appears to be heavily influenced by the design, layout, and footprint. In addition, the facade treatments and roofline strongly resemble the Col House.

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<sup>79</sup> Leland M. Roth, *American Architecture* (Boulder: Westview Press, 2001), 301-312.

<sup>80</sup> Alan Lathrop, *Minnesota Architects* (Minneapolis: University of Minnesota Press, 2010), 69, 175.

<sup>81</sup> “Frank Delos Wolfe,” [www.frankdeloswolfe.com](http://www.frankdeloswolfe.com) (accessed 7 October 2013).

<sup>82</sup> Zellie.

<sup>83</sup> “Residence of P. Col, San Jose, California,” *The Western Architect* 20, no. 5 (May 1914).

The Minneapolis Landmark designation of the Saveland House identified the Craftsman style as one possible influence on the house. The Craftsman style, also popular in the decades following the turn of the century, influenced the Prairie style, and shared similar features, including low-pitched roofs; overhanging eaves; exposed rafters; brick, stucco, clapboard, or shingle exteriors; and asymmetrical facades. Craftsman houses were frequently featured in early-twentieth-century architectural magazines and pattern books, and decreased in popularity after World War I.<sup>84</sup>

Local research uncovered another possible stylistic influence on the Saveland House. Minneapolis architectural history expert Larry Millett identifies Viennese Secession among the design influences.<sup>85</sup> This Austrian movement began in 1897, celebrating modern art under the leadership of artist Gustav Klimt. The architectural style of the Viennese Secession emphasized simple geometric shapes.<sup>86</sup> As a primarily European movement popular 10 years before the construction of the Saveland House, it developed concurrently with the Prairie style. Both movements utilized geometric shapes as inspiration for architectural massing.

### **Recommendation**

The Saveland House was evaluated for listing in the National Register under *Criteria A, B, and C*.

#### *Criterion A*

To be eligible under *Criterion A: Event* in the area of History, a property must be associated in an important way to a significant historic event or broad pattern in history, as well as demonstrate that the event was important to the development of Minnesota, Hennepin County, or the city of Minneapolis. The Saveland House is not one of the first houses constructed in the Kenwood neighborhood and therefore does not represent early neighborhood development. Research did not reveal any association between the house or its owners and important historical trends or events in the city of Minneapolis or Hennepin County. Thus, the property is not eligible under *Criterion A*.

#### *Criterion B*

To be eligible under *Criterion B: Significant Person* the property must be associated with the lives of persons significant to our past. The Saveland House does not appear to be associated with such individuals. Neither the original owners Mahalia and Zachariah Saveland nor the subsequent owners appear to have been particularly noteworthy, nor did they play a significant role in Minneapolis history or the development of the neighborhood or other areas of Minneapolis. Therefore, the property is not eligible under *Criterion B: Significant Person*.

#### *Criterion C*

To be eligible under *Criterion C: Architecture* the property must represent the work of a master, possess high artistic value, and/or embody the distinctive characteristics of type, period, or method of construction.

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<sup>84</sup> Zellie.

<sup>85</sup> Larry Millett is a local architectural history expert who has done extensive work in Minneapolis. He briefly mentions the influence of the Viennese Secession on the Franklin House in his book *The AIA guide to the Twin Cities*; Larry Millett, *The AIA guide to the Twin Cities* (Minneapolis: Minnesota Historical Society Press, 2007), 280.

<sup>86</sup> "Vienna Secession," *The Vienna Secession*, [www.theviennasecession.com](http://www.theviennasecession.com) (accessed 20 November 2013).

Using a comparative analysis (discussed in more detail below), the Saveland House was evaluated under *Criterion C* for embodying the distinctive characteristics of type, period, or method of construction. Characteristics can be expressed in form, proportion, structure, plan, style, or materials. The Saveland House is a variation of the Prairie style, popular in Minnesota from 1900 to 1920. The house exhibits several key characteristics of the style, including a flat roof with overhanging eaves; horizontal emphasis in facade detailing, design, and window arrangement; geometric pendant-like tile decorations; and a porch with large square piers.<sup>87</sup>

#### *Comparative analysis*

A comparative analysis of Prairie style houses in Minnesota listed in the National Register, those previously surveyed in the city of Minneapolis, and those found in the Kenwood Addition was conducted to place the Saveland House within an appropriate architectural context. Research revealed that the Prairie style is not uncommon in the state. The Saveland House shares several characteristics of the style with other identified Prairie style houses in Minnesota. Overall, the design and construction of the Saveland House represents an excellent example of the Prairie style, and it embodies many distinctive characteristic features of the style. In addition, the single-story, flat roof variation of the style represented by the Saveland House is rare.

A review of the National Park Service and Minnesota SHPO records indicates that 18 Prairie style properties are listed in the National Register in Minnesota. Of these, nine are residential dwellings and include:

- Ward Beebe House, 2022 Summit Avenue, St. Paul, 1912, architects Purcell, Feick, and Elmslie
- William G. Purcell House, 2328 Lake Place, Minneapolis, 1913, architects Purcell and Elmslie (see Figure 40)
- Charles and Grace Parker House, 4829 Colfax Avenue South, Minneapolis 1913, architects Purcell, Feick, and Elmslie
- Oscar Owre House, 2625 Newton Avenue South, Minneapolis, 1912, architects Purcell, Feick, and Elmslie
- Emil J. Oberhoffer House, 17020 Judicial Road West, Lakeville 1918, architect Paul Haugen
- Merton S. Goodnow House, 446 South Main Street, Hutchinson, 1913, architect William G. Purcell
- J.W.S. Gallagher House, 451 West Broadway Street, Winona, 1913, architects Purcell and Elmslie

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<sup>87</sup> McAlester, 439.

- Lawrence A. and Mary Fournier House, 3505 Sheridan Avenue North, Minneapolis, 1909, architect Lawrence Fournier
- John H. Adair House, 322 East Vine Street, Owatonna, 1913, architects Purcell, Feick, Elmslie

However, these houses exhibit forms different than that of the Saveland House. Most lack distinctive Prairie style features, such as a low pitched roof or facade detailing with a horizontal emphasis, and are two stories with hip or gable roofs. The William Purcell House is an exception. Constructed in 1913, it is a representative Prairie style house constructed during the height of Prairie School popularity. Both the two-story Purcell House and the single-story Saveland House feature a flat roof, overhanging eaves, irregular footprint, bands of windows, a porch, and geometric motifs. Both houses exhibit more characteristics of the style than the other National Register-listed Prairie style houses in Minnesota and are considered representative examples of the style.



Figure 40. The William Purcell House (“Views of Minneapolis’ Prairie School Houses,” Minnpost, <http://www.minnpost.com/view-finder/2012/03/views-minneapolis%E2%80%99-prairie-school-houses-%E2%80%98art-you-can-live-in%E2%80%99>, accessed 20 November 2013).

A review of the SHPO database identified 86 previously surveyed buildings classified as Prairie style in Hennepin County, 82 of which are located in Minneapolis. For example, a collection of Prairie style residences is found along Bedford Street Southeast in Minneapolis. These two-story homes exhibit minimal Prairie style details, including bands of windows, low-pitched roofs, and overhanging eaves (see Figures 41 and 42). Generally, most examples of the Prairie style in Minneapolis resemble the Bedford Street homes.





*Figure 41. Prairie houses along Bedford Street Southeast.*



*Figure 42. Prairie houses along Bedford Street Southeast.*

The City of Minneapolis has seven locally designated Prairie style residences, including the Saveland House. Four have been previously identified because they are also listed in the National Register. The remaining three are listed below.

- Charles T. Backus House, 212 West 36<sup>th</sup> Street, architects Purcell and Elmslie
- Winton House, 1324 Mount Curve, architect George Washington Maher
- Lyman Wakefield House, 4700 Fremont Avenue South, architects Purcell and Elmslie

The most comparable residence to the Saveland House is the Charles T. Backus House, designed by Purcell and Elmslie in 1915 (see Figure 43). The two-story residence features bands of windows, overhanging eaves, and large porch supports. All these characteristics are reflected in the Saveland House. The Winton and Wakefield Houses are quite different from the Saveland House in that they



exhibit fewer Prairie style characteristics and have Colonial Revival and Craftsman details (see Figures 44 and 45).



Figure 43. The Charles Backus House ("Views of Minneapolis' Prairie School Houses," Minnpost, <http://www.minnpost.com/view-finder/2012/03/views-minneapolis%E2%80%99-prairie-school-houses-%E2%80%98art-you-can-live-in%E2%80%99>, accessed 20 November 2013).



Figure 44. Winton House.





*Figure 45. Wakefield House.*

In addition to reviewing the previously designated and inventoried examples of the Prairie style, a windshield survey of the Lake of the Isles, Calhoun, and Kenwood neighborhoods identified many two-story, Prairie style examples (see Figures 46 and 47 for two typical examples). The residence located at 2753 Dean Boulevard is a notable exception. It is a single-story Prairie style residence exhibiting many characteristics similar to the Saveland House, including bands of rectangular windows and a hip roof with overhanging eaves (see Figure 48). However, the Saveland House exhibits more key characteristics of the style and serves as a better representative example.



*Figure 46. 1938 Kenwood Parkway.*





Figure 47. 2200 Kenwood Parkway.



Figure 48. 2753 Dean Boulevard.

Another notable example identified in the windshield survey is a property in the Kenwood neighborhood with decorative facade details that closely resemble the Saveland House. Located at 2215 Sheridan Avenue South, this house also features geometric pendant details with tiles on the facade, bands of windows with slender muntins, and engaged corner piers (see Figure 49). The house was constructed for owner M.M. Rosenstein in 1916, one year after the Saveland House. Like the Saveland House, it has no obvious connection with an architect or Frank Wolfe. Though the two-story massing is similar to other Prairie style homes in Minnesota, the similarities between the Saveland and Rosenstein Houses show strong allusions to Col House facade decoration. The Rosensteins could have used the Saveland House for inspiration, or emulated the architectural style of Wolfe and Wolfe as pictured in *The Western Architect*.





*Figure 49. 2215 Sheridan Avenue South.*



*Figure 50. Saveland House*

Based on this comparative analysis and review of other Prairie style dwellings in the state, region, and city, the Saveland House exhibits a strong composition made up of the key characteristics of the Prairie School style, including a flat roof with deep overhanging eaves, bands of windows flanked by geometric pendant-like tile decorations, an overall horizontal emphasis, and a porch with large square piers (see Figure 50). In addition, it reflects the one-story variation of the Prairie style more commonly found in the designs of Frank Wolfe in San Jose, California, than in the designs of Minnesota architects. As such, the Saveland House is recommended eligible for listing on the National Register under *Criterion C: Architecture* at the local level as an excellent example of the Prairie School architectural style.



#### 4.2.3 Frank and Julia Shaw House

**MnSHPO Inventory Number:** HE-MPC-6603

**Address:** 2036 Queen Avenue South

**City/Township:** Minneapolis

##### ***Description***

The Frank W. and Julia C. Shaw House, located at 2036 Queen Avenue South in Minneapolis, was designed and constructed by I.H. Edmonds in 1899. The house is situated on lot 3 of Paul's Rearrangement Plat of the Kenwood Addition. The 0.18-acre lot is at the corner of Queen Avenue South and West 21<sup>st</sup> Street, one block north of Lake of the Isles. The front facade is oriented east facing Queen Avenue South. A retaining wall and landscaped berm surround the front (east) and side (south) portions of the lot. A paved pathway provides access to the front door via a series of concrete steps. An attached garage is located at the rear of the house, accessible by an alley off West 21<sup>st</sup> Street. A short wall runs along the alley behind the house.

The two-and-one-half-story Shaw House consists of a rectangular block and a rear ell, and rests on a sandstone foundation (see Figure 51). The main block of the house is 30 feet by 38 feet and the rear wing is 12 feet by 22 feet. The main block has a hip roof punctuated by dormers on the north and south (side) elevations and covered in asphalt shingles. A denticular frieze with modillions runs along the entire cornice below projecting box eaves, and classical brackets line the fascia. A large, exterior brick chimney is located on the south (side) elevation. The house is clad in clapboard siding and features corner pilasters. The windows on each elevation are a variety of fixed, double hung, and casement; some are original wood-frame and some are replacement.



*Figure 51. Main (east) facade, view facing west.*

The front facade (east) is comprised of a symmetrical, three-bay massing with a two-story central portico. A 1945 building permit records the “repair [of] porch and cornice of dwelling.”<sup>88</sup> The portico has a full pediment and features a denticular cornice with modillions supported by four fluted Ionic columns. An elliptical window is located in the portico gable end. The centrally placed entry door is surrounded by sidelights and a transom window. One-over-one, double-hung, wood sash windows surrounded by smaller leaded-glass windows are on either side of the door, matching the transom and sidelights. The central second story Palladian window is flanked by one-over-one replacement windows.

The side (south) elevation is obscured by foliage. A two-story flat roof addition projects off the west end of the elevation (Figure 52). The lower story of the addition was added in 1915, the upper story was added by 1949. It features paired six-over-six, double-hung, wood sash windows on the upper level and a set of three six-over-one, double-hung wood sash windows on the lower level. A small bay with paired one-over-one, double-hung wood windows projects from the first story of the house next to the addition.



*Figure 52. South elevation addition, view facing northwest.*

The other side (north) elevation is also obscured by vegetation. Architectural elements visible on this elevation include one-over-one, double-hung windows flanking a fixed leaded-glass window (see Figure 53).

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<sup>88</sup> No. B43119, Permit to Build Outside of the Fire Limits.” Available from the City of Minneapolis, Building and Economic Development Department, Minneapolis, Minn.





*Figure 53. North elevation windows, view facing southwest.*

The rear (west) elevation consists of the historic two-story ell and several additions, including a garage (see Figure 54). The gable end on the ell has cornice returns, which are mimicked by the modern gable porch and garage additions. A 17-foot by 12-foot addition was added to the southwest corner in 1915, and a garage was added to the northwest corner in 1920. This garage was replaced in 1930.<sup>89</sup> A 1930 Sanborn map indicates a single-story addition at each corner, and a small addition projecting off the ell. The 1949 Sanborn map indicates the garage was expanded, a second story was added to the southwest addition, and a single story addition was added to the back of that addition. A modern gable screen porch has been added on to the southwest addition since the 1950s, and a modern garage has replaced the 1949 garage at the northwest corner. Additions are obscured by foliage, not easily visible from the front elevation, and do not detract from the integrity of the house.

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<sup>89</sup> No. B43119, Permit to Build Outside of the Fire Limits,” available from the City of Minneapolis, Building and Economic Development Department, Minneapolis.





*Figure 54. West elevation of the Shaw House.*

Classical architectural elements make the Shaw House a clear example of the Neoclassical style. These elements include the two-story portico with a full pediment that dominates the facade, complete with dentils and modillions and supported by Ionic columns; the classical frieze along the cornice; corner pilasters; central Palladian window; sidelights and transom surrounding the centrally placed door; and the symmetrical arrangement of the main elevation.

### ***History***

#### ***Kenwood neighborhood***

The Shaw House, named for the long-time owners during the house's period of significance, was constructed in 1899 on Queen Avenue South, lot 3 of Paul's Rearrangement Plat of the Kenwood Addition. The Kenwood neighborhood was established in 1886 by local real estate and land developers I.C. Seeley, W.W. Huntington, George Baker, Andrew R. Potter, and W.J. Bishop. The group purchased the 100-acre wooded track of land between Lake of the Isles and Cedar Lake from Fred W. Hitchings for \$300,000 and immediately began developing the land for residential use.<sup>90</sup> Lots in the Kenwood plat measured no less than 50 feet by 150 feet and were planned around the curving Kenwood Boulevard that ran nominally north-south from Lake of the Isles to Hennepin Avenue. Local collector streets branched from Kenwood Parkway to the east and west and measured 60 feet wide, the standard city street width at this time.<sup>91</sup>

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<sup>90</sup> There is some discrepancy in the information about the property owners, as a Fred Hitchings is listed as the owner of the land on the 1886 plat while the 1885 G.M. Hopkins plat of the City of Minneapolis lists Ellen Barber, M. Horan, and the Minneapolis & St. Louis Railroad as the owners of the land. Additionally, the *Minneapolis Tribune* indicates that the land was purchased from Baker Potter and Co. "Plat of Kenwood, Minneapolis, Minn.," prepared by Nutter & Plummer; *Minneapolis Tribune*, 9 May 1886; Hopkins.

<sup>91</sup> "Plat of Kenwood, Minneapolis, Minn."

According to an 1886 advertisement in the souvenir pamphlet of the Minneapolis Industrial Exposition, Kenwood was the “Choicest Place for Elegant Residences” (see Figure 55). Proprietors established Kenwood as an upper-class neighborhood with construction cost no less than \$3,000. Situated in a convenient suburban location southwest of downtown, Kenwood afforded ideal views of Lake of the Isles and Minneapolis. The neighborhood had access to the Minneapolis & St. Louis railway line, which ran into downtown, and was in close proximity to the Minneapolis street car line.<sup>92</sup> In 1890 Minneapolis extended streetcar service to Kenwood (with the final stop at 21<sup>st</sup> Street) from downtown via Douglas and Oliver Avenues.<sup>93</sup>

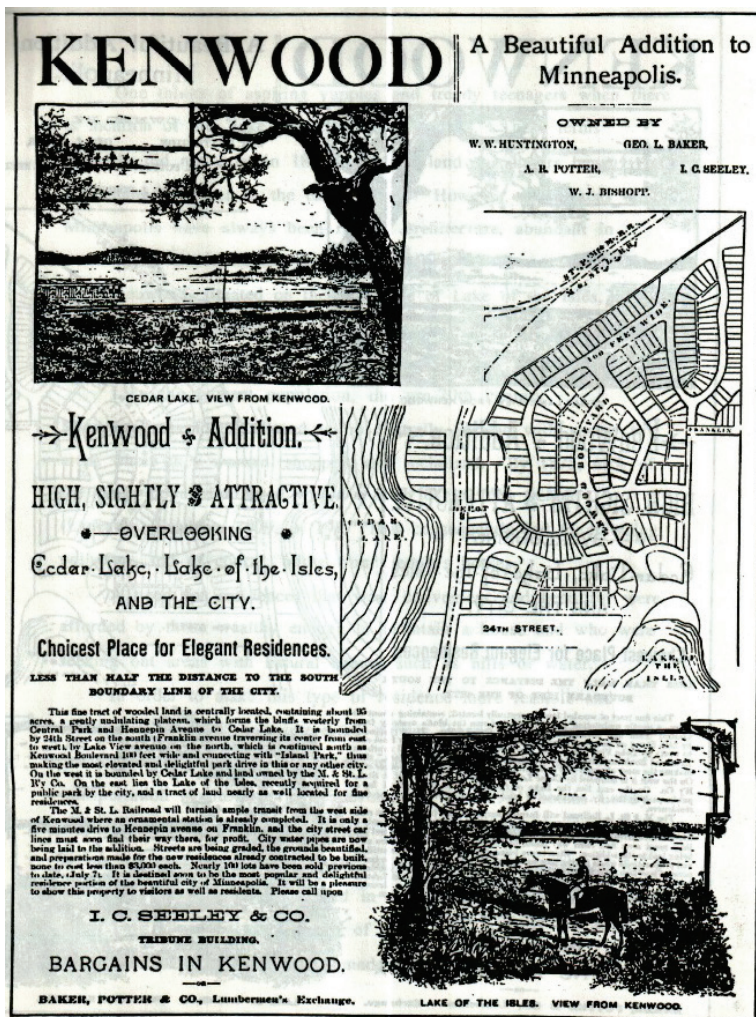


Figure 55. Kenwood advertisement, 1886 (Minneapolis Collection, Hennepin County Central Library, Minneapolis).

Kenwood's idyllic layout and expansive boulevard, which was to be deeded to the Minneapolis Board of Park Commissioners (Park Board) as part of the growing system of parks in Minneapolis, was also noted in advertisements from the 1890s. Advertisements and newspaper articles boasted that Kenwood was

<sup>92</sup> “Kenwood, A Beautiful Addition to Minneapolis,” “Fringes of the City.”

<sup>93</sup> Diers and Isaacs, 258-259.

“designed soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis.”<sup>94</sup> Approximately 100 lots in the neighborhood were sold within two months of the June 1886 advertisement.<sup>95</sup> By the 1890s the neighborhood had city water connections, electricity, and numerous single-family homes, ranging from \$4,000 to \$10,000, constructed.<sup>96</sup>

Kenwood was one of many being platted and developed at this time. Between 1880 and 1890 Minneapolis witnessed a large building boom, the result of a 250-percent increase in population, largely driven by the growing milling industries in the city.<sup>97</sup> As the city expanded beyond its existing boundaries in 1883, working-class neighborhoods sprung up along industrial and rail corridors while middle-class and upper-class neighborhoods developed along “the fringes of the city.”<sup>98</sup> Despite growing geographic neighborhood separation between the classes, many of the neighborhoods developed during the building boom feature homes designed in fashionable Victorian architectural styles of the era. The houses in the Kenwood neighborhood were primarily constructed from 1887 to 1936. Homes were both architect-designed and speculative houses built by carpenter-builders and reflect popular architectural styles of its development period, including the Queen Anne, Colonial Revival, and Tudor Revival styles.<sup>99</sup>

#### *Building history and owners*

The Shaw House was constructed about 10 years after Kenwood was platted during the Minneapolis building boom of 1880-1890. In 1891 several lots on Queen Avenue South were re-platted to create larger building lots, resulting in Paul’s Rearrangement of the Kenwood Plat.<sup>100</sup> The house was built on lot 3 of Paul’s Rearrangement several years later. I.H. Edmonds was the owner and architect of the house, according to the 1899 building permit, and he applied to construct the main block and rear wing at an estimated cost of \$3500, keeping with the developer’s requirements for home prices.<sup>101</sup>

Edmonds is first listed in Minneapolis city directories as a carpenter in 1882 and contractor in 1885, and as a real estate broker and builder in the 1900 census. Edmonds owned, designed, and built other buildings in the Twin Cities. A 1905 newspaper reported an Edmonds-constructed apartment building off Hennepin Avenue with classical architectural details similar to the Shaw House, and the 1908 *Proceedings of the City Council of the City of Minneapolis* recorded a three-story apartment building at

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<sup>94</sup> “Kenwood, A Beautiful Addition to Minneapolis”; “Fringes of the City.”

<sup>95</sup> “Kenwood Addition.”; “Kenwood, A Beautiful Addition to Minneapolis”; Minneapolis Board of Park Commissioners, *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887*, 6.

<sup>96</sup> “Fringes of the City.”

<sup>97</sup> Borchert, Gebhard, Lanegran, and Martin, 64.

<sup>98</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*.

<sup>99</sup> Based on review of building permits of houses fronting Kenwood Parkway, City of Minneapolis atlases, Sanborn maps, aerial photography, and a visual survey of the neighborhood.

<sup>100</sup> *Paul’s Rearrangement of the Kenwood Plat*, 1891.

<sup>101</sup> No. B43119, Permit to Build Outside of the Fire Limits.”



1914 Aldrich Avenue constructed by Edmonds.<sup>102</sup> The June 30, 1893, *Proceedings* indicated he also platted a residential neighborhood, and recorded the approval of I.H. Edmonds' Addition.<sup>103</sup> The I. H. Edmonds' Addition is three blocks west of Hennepin Avenue and three blocks east of Lake of the Isles.<sup>104</sup> The plat includes a portion of Humboldt Avenue South, Girard Avenue South, and Fremont Avenue South between Franklin and West 22<sup>nd</sup> Street. Edmonds constructed many of the houses in this neighborhood, though he is usually listed as owner and not architect. Most permits listing Edmonds as the owner do not specify an architect. For example, the building permit for 2113 Humboldt Avenue South lists Edmonds as the owner, and lists "none" under architect. The house at 2115 Girard Avenue South is an exception, as the building permit lists H. Guest as owner and Edmonds as architect.<sup>105</sup>

Edmonds and his family lived in this neighborhood, at 2119 Girard Avenue South, and the society section of the *Minneapolis Star Tribune* records many gatherings hosted by Mrs. I.H. Edmonds at the house.<sup>106</sup> Edmonds constructed the home in 1895 and lived at there until his death on February 10, 1924.<sup>107</sup> His son Frank, who also worked in real estate, lived at the house until his death around 1962. Frank's wife remained in the house until around 1967. The Edmonds House, like the Shaw House, is Neoclassical, with a two-story pedimented portico, elliptical window in the pediment, and Ionic fluted columns (see Figure 56).<sup>108</sup> Though it shares similar facade features with the Shaw House, the size and massing are different.

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<sup>102</sup> "Edmonds' Family Hotel is a Unique Structure," *Minneapolis Tribune*, 9 July 1905, 15; This building is no longer extant, and its location is part of an entrance ramp to I-94; Minneapolis City Council, *Proceedings of the City Council of the City of Minneapolis*, 1908; Though there are several apartment buildings around this location, it is unclear if Edmonds's 1908 building is extant.

<sup>103</sup> Minneapolis City Council, *Proceedings of the City Council of the City of Minneapolis Part 19*, 30 July 1893.

<sup>104</sup> James E. Egan, *Atlas of the City of Minneapolis* (Minneapolis: Minneapolis Real Estate Board, 1903).

<sup>105</sup> *I.H. Edmonds Addition. City of Minneapolis, 1895-1902*, available at the Hennepin County Government Offices, Research Center, Minneapolis.

<sup>106</sup> "For Women Readers: Receptions, Weddings, Etc. Social Doings about the City," *Minneapolis Tribune*, 29 April 1908, 5.

<sup>107</sup> No. B36708, Permit to Build Outside of the Fire Limits," available from the City of Minneapolis, Building and Economic Development Department, Minneapolis; *Davison's Minneapolis City Directory*, Minneapolis: Minneapolis Directory Company, 1925.

<sup>108</sup> Egan.





Figure 56. 2119 Girard Avenue South.

Edmonds sold the house at 2036 Queen Avenue South to George E. Keller, a manager at the Parry Manufacturing Company and Keller Manufacturing Company, in 1899 or 1900. Keller and his family lived in the house in 1900, but moved to Indianapolis shortly thereafter.<sup>109</sup> The house remained vacant until Frank and Julia Shaw purchased it in 1904. Born in Maine, Frank W. Shaw was a corporate lawyer in the Twin Cities after attending law school in Minneapolis in 1880. He began working in the office of Rea, Woolley and Kitchel in 1883, which became Kitchel, Cohen, and Shaw in 1886. The firm changed again in 1900 to Cohen, Atwater, and Shaw. In 1920 Shaw established the firm of Shaw, Safford, and Ray. He married Augusta Warnock in 1883; however, after she passed away he married Julia C. Fairbairn in 1889. Frank had two children with Augusta—Rea and Wilbur—and four with Julia—Dustin, Helen, Mildred and Frank. Wilbur joined his father's firm after attending the University of Minnesota.<sup>110</sup>

The Shaw family was actively involved in Minneapolis society events and organizations. Julia and her daughters were frequently mentioned in the society section of the *Minneapolis Star Tribune*, hosting visitors, bridge parties, and social gatherings. Frank was a member of the Minneapolis Club, and was also mentioned in newspaper articles pertaining to legal cases in the Twin Cities and his involvement with the Minnesota and American Bar Associations.<sup>111</sup>

Frank and Julia lived in the house until 1928, when they moved to 1834 Fremont Avenue South. The Shaws constructed several additions while they occupied the house, including the 17-foot by 12-foot addition on the south elevation in 1915 and the garage at the northwest corner in 1920.

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<sup>109</sup> Davison's *Minneapolis City Directory* (Minneapolis: Minneapolis Directory Company, 1900), 1901.

<sup>110</sup> Marion Daniel Shutter, *History of Minneapolis, Gateway to the Northwest II* (Chicago-Minneapolis: The S.J. Clarke Publishing Co., 1923), 274.

<sup>111</sup> Based upon a review of various newspaper articles on Frank Shaw in the *Minneapolis Tribune* (1867-1908).

After the Shaws moved, Otto and Florence Sanaker lived in the house in the 1930s during which time they built the garage addition. Otto was a secretary at the Davis Mortuary Company, and Florence was a music teacher.<sup>112</sup> By 1935 Otto and Florence had divorced, and only Florence is listed in the 1936 City Directory. By 1940 Otto lived in Los Angeles, California.<sup>113</sup>

George D. Kingsland moved into the house after the Sanakers vacated, and was first listed at 2036 Queen Avenue South in the 1938 City Directory. George was the Vice President of the Heat Regulator Manufacturing Company, and lived at the house with his wife Mary and son Roy.<sup>114</sup> Several patents pertaining to temperature regulation are on record under George D. Kingsland.

The Kingslands moved to St. Louis, Missouri, and Jason H. Binger lived in the house from 1941 until the late 1940s. A number of occupants have lived in the house since 1950, including George Lewis, Edwin Kuehn, and Paul Spooner. Michael Levy, a physician at the St. Louis Park Medical Center, lived in the house with his wife Diane from 1971 to 2008. The current owners, Shawn and Annika Crosby, have lived in the house since 2009.<sup>115</sup>

#### *The Neoclassical style*

The Shaw House is a representative example of the Neoclassical style, which gained popularity around 1895. Key characteristics of the style include a two-story portico with full pediment, Corinthian or Ionic columns, classical frieze along the cornice, corner pilasters, Palladian windows, side lights and a transom surrounding a centrally placed door, and the symmetrical arrangement of the main facade.<sup>116</sup>

The 1893 World's Columbian Exposition in Chicago was the impetus for the Neoclassical style, which looked to the earlier Greek and Classical Revival Styles for inspiration.<sup>117</sup> Before the Colombian Exposition, many leading American architects studied at the École des Beaux Arts in Paris, returning to design buildings in classical styles. For example, McKim, Mead, and White, a New-York based architectural firm designing in the classical style, designed commercial buildings using Roman and Renaissance prototypes, and constructed buildings, such as the Boston Public Library (1887), utilizing colonnades, symmetry, and other classical elements. As the Colombian Exposition in Chicago approached, the architects planning the fair assigned the Classical Revival style as a uniform style for all structures.<sup>118</sup> The buildings constructed for the fair influenced the residential sector through the smaller pavilions constructed for each state. These smaller buildings fused the Classical Revival style with other popular styles of the day, including Colonial Revival and Greek Revival, producing the Neoclassical style

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<sup>112</sup> "1930 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed October 10 2013); *Davison's Minneapolis City Directory*.

<sup>113</sup> "1940 Census for Minneapolis," [www.ancestry.com](http://www.ancestry.com) (accessed October 10 2013).

<sup>114</sup> "1940 Census for Minneapolis."

<sup>115</sup> Cole Information Services, *Cole Cross Reference Directory of Minneapolis and Vicinity*, 2007-2010.

<sup>116</sup> McAlester, 342-345.

<sup>117</sup> McAlester, 345.

<sup>118</sup> Roth, 319.

that influenced architecture in Minneapolis and Minnesota and remained popular in different manifestations from 1895 until 1950.<sup>119</sup>

In the book *Historic Homes of Minnesota*, author Roger Kennedy considers the irregular massing, variety of color, and complicated decoration of the earlier Picturesque styles as another impetus for the Neoclassical style's popularity in the Twin Cities. The Picturesque was an amalgam of the variety of Victorian styles that dominated the years before 1890. Much like the architects of the Colombian Exposition who sought order and uniformity in fair architecture, the upper-class and upper-middle-class home builders sought a more conservative style after the "bright, disorderly" Picturesque characteristics.<sup>120</sup> Minnesota Neoclassical houses looked to the smaller Colombia Exposition buildings for inspiration, mixing Classical Revival, Colonial Revival, and Greek Revival elements and utilizing porticos and classical detailing, much like the Shaw House. The Cassius M. Buck House in Faribault, constructed in 1895, has a predominant portico across two-thirds of the main elevation, with six Ionic fluted columns, a square window surrounded by a lunette detail and dentils in the pediment, and dentils along the bottom of the architrave (see Figure 57).<sup>121</sup> Larger Neoclassical houses, such as the Buck House, may have inspired I.H. Edmonds as many of the architectural details present on the Buck House are also present in the Shaw House, but at a smaller scale. As a carpenter and contractor, Edmonds would likely have known about the Colombia Exposition and prominent Minnesota houses designed in the style popularized by the exposition.



Figure 57. Cassius M. Buck House ("Cassius Buck House," Faribault Heritage Preservation Commission, [http://www.faribault.org/history1/Homes\\_tour/images/CassiBuckHome.jpg](http://www.faribault.org/history1/Homes_tour/images/CassiBuckHome.jpg), accessed 18 November 2013).

<sup>119</sup> McAlester, 343, 346.

<sup>120</sup> Robert G. Kennedy, *Historic Homes of Minnesota*, (Minneapolis: Minnesota Historical Society Press, 2006), 163.

<sup>121</sup> Kennedy, 172.



Based on a field review conducted as part of this evaluation, several variations of the Neoclassical style have been identified in Minneapolis. These include simple, multi-family dwellings with two-story porticos supported by Ionic or Corinthian columns, some with pedimented porticos and others with flat roofs. Another variation maintains classical detailing on the facade, but uses pilasters to suggest a portico. A third variation has a Neoclassical portico along with Classical Revival or Queen Anne elements.

### ***Recommendation***

The Franklin W. and Julia C. Shaw House was evaluated for listing in the National Register under *Criteria A, B, and C*.

#### ***Criterion A***

To be eligible under *Criterion A: Event* in the area of History, a property must be associated in an important way to a significant historic event or broad pattern in history, as well as demonstrate that the event was important to the development of Minnesota, Hennepin County, or the City of Minneapolis. The Shaw House is not one of the first houses constructed in the Kenwood neighborhood and therefore does not represent early neighborhood development. Research did not reveal any association between the house or its owners and important historical trends or events in the City of Minneapolis or Hennepin County. Thus, the property is not eligible under *Criterion A*.

#### ***Criterion B***

To be eligible under *Criterion B: Significant Person* the property must be associated with the lives of persons significant in our past. The Shaw House does not appear to be associated with such significant individuals. While the Shaws were active in Minneapolis society and in neighborhood organizations, they do not appear to have been particularly noteworthy. Additionally, research did not reveal that builder I.H. Edmonds played a particularly significant role in Minneapolis history or in the development of the Kenwood neighborhood or other areas of Minneapolis. Therefore, the property is not eligible under *Criterion B: Significant Person*.

#### ***Criterion C***

To be eligible under *Criterion C: Architecture* the property must represent the work of a master, possess high artistic value, and/or embody the distinctive characteristics of type, period, or method of construction.

Using a comparative analysis (discussed in more detail below), the Shaw House was evaluated under *Criterion C* for embodying the distinctive characteristics of type, period, or method of construction. Characteristics can be expressed in form, proportion, structure, plan, style, or materials. The Shaw House is a representative example of the pre-World War I Neoclassical style. General characteristics of the style include a full-height porch with column supports and symmetrically balanced facade. Because the Neoclassical style was popular from 1895 to 1950, it had several different manifestations over time. The pre-World War I Neoclassical style is characterized by pedimented porches, Ionic or Corinthian columns, ornate door surrounds, and detailed cornice decoration. However, after 1920 houses became increasingly simple, and by 1950 featured plain facades, simple posts instead of columns, and flat roof

porches instead of triangular pediments.<sup>122</sup> The Shaw House exhibits the characteristics of the more fully developed pre-World War I Neoclassical style, including a pedimented full-height porch supported by Ionic columns, symmetrical facade, door surrounds, corner pilasters, and classical cornice decoration.

#### *Comparative analysis*

A comparative analysis of Neoclassical houses in Minnesota listed in the National Register, those previously surveyed in the city of Minneapolis, and those found in the Kenwood Addition was conducted to place the Shaw House within an appropriate architectural context. The comparative analysis was limited to pre-World War I examples of the style.

A review of the National Park Service and Minnesota SHPO records indicates that 68 Classical Revival properties are listed in the National Register in Minnesota. Of these, three serve as representative examples of the pre-World War I Neoclassical style, though none are located in Hennepin County. These include:

- Cassius Buck House in Fairbault, 1895
- Werner Hemstead House in Brainerd, 1903
- John Olness House in Kragnes Township, Clay County, 1902

These houses have two-story porticos, symmetrical facades, and classical detailing. The Cassius Buck House in Fairbault is an excellent example of Neoclassical architecture with a large pedimented portico, lunette detail, central doorway with surrounds, Palladian windows in the gable ends, and classical cornice decoration (see Figure 57 above). Constructed in 1895, as the Neoclassical style was beginning to gain popularity, it is an early example of the style in Minnesota. The Werner Hemstead House in Brainerd is also a good example of the style (see Figure 58). Constructed in 1903, the house has a two-story portico with a triangular pediment supported by four Ionic columns. There is an elliptical window in the pediment, and the house has a symmetrical facade, central door with surrounds, and corner pilasters. The John Olness House in Kragnes Township (Clay County), constructed in 1902, has a central pedimented portico that also functions as a two-story porch (see Figure 59). Though posts replace columns, classical detailing runs along the cornice, and both levels of the porch are extended with a balustrade railing.<sup>123</sup>

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<sup>122</sup> McAlester, 343.

<sup>123</sup> This is a Neoclassical element borrowed from the Classical revival style and mentioned in McAlester, 345.



Figure 58. Werner Hemstead House ("Hemstead, Werner, House." Ground Speak, <http://img.groundspeak.com/waymarking/89d07a53-cafb-426f-9956-5031ed954ed4.jpg>, accessed 15 January 2014).



Figure 59. John Olness House ("Olness, John, House." Minnesota Historical Society, <http://nrhp.mnhs.org/NRDetails.cfm?NPSNum=80002018>, accessed 18 November 2013).

A review of the SHPO database for previously surveyed resources in Hennepin County identified 33 Neoclassical buildings; however, many of these display only a few features of the style and are not considered good representative examples. Several are multi-family residences with a simple portico split into a two-story porch. Others resemble the free classic Queen Anne style, and do not have a full portico.



Several houses, such as 1767 Freemont Avenue South and 1890 Irving Avenue South, have a two-story porch, but do not have a pedimented portico. While 1203 Mount Curve Avenue, constructed in 1895, provides a high style example that blends Classical Revival and Neoclassical elements, the massing, semicircular two-story porch, and Corinthian columns provide a unique, not representative, example of the style (see Figure 60).



*Figure 60. 1203 Mount Curve Avenue.*

Previous historic resource surveys in Minneapolis identified few Neoclassical style houses. Several examples were identified through a windshield survey of surrounding neighborhoods. Some include:

- I.H. Edmond House at 2119 Girard Avenue South, 1900 (see Figure 61)
- 2311 Humboldt Avenue South, 1907 (see Figure 62)
- 2317 Humboldt Avenue South, 1907 (see Figure 63)
- 2215 Pillsbury Avenue South, 1900 (see Figure 64)
- 2209 Pleasant Avenue South, 1908 (see Figure 65)
- 2226 Pleasant Avenue South, 1894 (see Figure 66)

While having many Neoclassical characteristics, including classical detailing, pedimented porticos, and columns, these houses have modest features or diminished integrity compared to the Shaw House.



*Figure 61. I.H. Edmond House at 2119 Girard Avenue South.*



*Figure 62. 2311 Humboldt Avenue South.*





*Figure 63. 2317 Humboldt Avenue South.*



*Figure 64. 2215 Pillsbury Avenue South.*





*Figure 65. 2209 Pleasant Avenue South.*



*Figure 66. 2226 Pleasant Avenue South.*

Four houses in the Kenwood neighborhood were constructed in the Neoclassical style; however, none of these present a good representative example of the style. Generally, these houses feature other stylistic influences, including Classical Revival and Queen Anne, or lack facade ornamentation. These houses include:



## Section 4 Results

- 2101 Newton Avenue South, architects Lindstrom and Almars, 1910 (see Figure 67)
- 2024 Penn Avenue South, 1903 (see Figure 68)
- George Bertrand House, 2006 Queen Avenue South, architects Bertrand and Keith, 1895 (see Figure 69)
- 2433 West 22<sup>nd</sup> Street, 1910 (see Figure 70)



*Figure 67. 2101 Newton Avenue South.*



*Figure 68. 2024 Penn Avenue South.*





*Figure 69. George Bertrand House, 2006 Queen Avenue South.*



*Figure 70. 2433 West 22<sup>nd</sup> Street.*





*Figure 71. The Shaw House.*

Based on this comparative analysis and review of Pre-World War I Neoclassical dwellings in the state, region, and city, the Shaw House appears to be a good local representative example of the style. It exhibits more characteristics of the style than other Neoclassical houses, and retains a high degree of integrity. As such, the Shaw House is recommended eligible for listing in the National Register under *Criterion C: Architecture* at the local level as a representative example of the pre-World War I Neoclassical architectural style in Minnesota.

#### 4.2.4 Kenwood Parkway Historic District

**MnSHPO Inventory Number:** HE-MPC-18059

**Address:** 1805-2216 Kenwood Parkway

**City/Township:** Minneapolis

##### **Description**

The Kenwood Parkway Historic District is located in the Kenwood neighborhood in western Minneapolis, extending from Lake of the Isles Parkway in the south to Douglas Avenue in the north. It is centered on Kenwood Parkway and is framed by the properties that front the parkway. The entire Kenwood Parkway vehicular drive extends approximately 1.68 miles nominally north from Lake of the Isles to Mount Curve Avenue and then east to Hennepin Avenue. However, for the purposes of this evaluation, only the portion of the route from Lake of the Isles to Douglas Avenue (approximately 0.68 miles), or the parkway drive built between 1887 and 1889 as part of the Kenwood Addition, is included in the boundaries of the historic district.

The Kenwood Parkway Historic District consists of Kenwood Parkway (historically known as Kenwood Boulevard) and the 72 houses that front the parkway, which are located in the Kenwood Addition and the Kenwood Rearrangement to Minneapolis plats.<sup>124</sup> One contributing structure (Kenwood Parkway), 54 contributing buildings, 18 noncontributing buildings, and one vacant parcel are located within the historic district (see Table 2 on page 81 for a list of properties).

The district's distinctive environment is the result of several features, including the curving vehicular roadway designed to take into account the natural, rolling topography; green space; mature trees, and housing with similar setbacks that frame and follow the curve of the parkway drive. The 40-foot-wide parkway drive has a curvilinear alignment, concrete with asphalt overlay surface, and concrete curbing (see Figure 72). The drive has no pavement markings, and parking is permitted on both sides. It is

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<sup>124</sup> The terms parkway and boulevard are often used interchangeably. Historically, boulevard was used for roadways that were simply wider and more ornate than ordinary streets in a community. It is then understandable why Kenwood Parkway was initially named Kenwood Boulevard. Its wide, curving, and multidimensional drive lined with trees and an expansive grassy area was unlike the other 30-foot-wide and grid-like streets in Minneapolis at the time. The term parkway was the preferred word following World War I and denoted "a strip of land dedicated to recreation and the movement of pleasure vehicles." Here, the parkway is not just the road, as was the boulevard, but also the grassy borders (of varying width based on topographic and cultural conditions) and the relationship between the landscaped areas to the drive. In Minneapolis, the term parkway is used most often for Park Board owned, designed, and maintained drives and appears first in Cleveland's 1883 report. However, the terms appear to be interchangeable as boulevard is applied to other pleasure drives, including Linden Hills Boulevard, Wayzata Boulevard, and Stinson Boulevard. Norman Newton, *Design on the Land: The Development of Landscape Architecture* (London: Belknap Press, 1971), 596.

bordered on each side by a 30-foot-wide planting strip and a 10-foot-wide concrete sidewalk.<sup>125</sup> Planted with deciduous trees, including maple, honey locust, ash, and elm, the planting strip includes the area between the parkway's concrete curb and the edge of the sidewalk (see Figure 73). Concrete walkways, extending from the house to the curb, also bisect the planting strip. The purpose of the planting strip is to separate the walk from the street for safety and convenience, to allow for placement of utilities, street fixtures, and trees, and for the piling of snow.<sup>126</sup> The planting strip and parkway are owned by the Minneapolis Park and Recreation Board (historically, the Minneapolis Board of Park Commissioners; herein referred to as Park Board).



Figure 72. Kenwood Parkway, view facing north.

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<sup>125</sup> According to prominent urban planner and author Kevin Lynch, the grassy area between the sidewalk and vehicular drive is called the planting strip. Nationally, the planting strip is also known by a variety of other terms, such as boulevard, terrace, median, verge, devil's strip, sidewalk buffer, tree lawn, utility strip, and parkway. In Minneapolis, this grassy area between the sidewalk and the parkway was historically known as the "boulevard" or "median;" however, the term "planting strip" is used throughout this document to avoid confusion with current day meanings of "boulevard" and "median." Kevin Lynch, *Site Planning*, 2nd ed. (Cambridge, Mass.: The MIT Press, 1972), 138.

<sup>126</sup> Lynch, 138.





*Figure 73. Typical planting strip with deciduous trees and concrete sidewalk, view facing north.*

One- and two-story dwellings constructed in the late nineteenth and early twentieth centuries frame the parkway (see Figure 74). Houses reflect popular design styles of the period, including Queen Anne, Colonial Revival, and Tudor Revival. A total of nine mid-twentieth-century and one newly constructed infill residence are also found along the parkway. Residential lot sizes in the Kenwood neighborhood and along the parkway generally measure 50 feet by 150 feet. In some instances, notably along the parkway between Queen and Franklin Avenues, a dwelling was constructed on two lots. The houses appear to be uniformly sited along the parkway and without a drastic contrast in setback, which varies from approximately 20 feet to 40 feet from the back edge of the sidewalk, depending on the building's location along the curving parkway. Residential garages are accessed from alleys; there are only two driveways directly onto Kenwood Parkway. For more information about each residence located within the boundaries of the Kenwood Parkway Historic District, see the Phase I and Phase II inventory forms in Appendix B.



*Figure 74. Kenwood Parkway with residential houses to either side, view facing north.*

Since its completion in the late 1880s, the parkway itself has remained largely unaltered in alignment and design. However, due to their ephemeral nature, trees in the planting strips have been replaced. Where there were originally two rows of trees planted in the planting strip, there is only a single row of trees today. Other changes to the parkway over time include paving of the gravel driving surface in 1957 and installation of two driveways with direct access onto the parkway, likely in the mid-twentieth century.

In general, a majority of the houses within the Kenwood Parkway Historic District have experienced only minor changes over time, based on review of 1920s real estate photos.<sup>127</sup> Identified alterations include replacement windows, changes in siding materials, and modifications to porches. In a few cases the original house has been replaced with a more recently constructed house.

Figure 75 shows the properties in the Kenwood Parkway Historic District by address, while Table 2 lists the properties in the district.

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<sup>127</sup> 1920s real estate photographs available in the following files at the Hennepin County Museum, Research Center, Minneapolis, Minn.: "Residences: Mpls: Kenwood Parkway 633-1974," "Residences. Mpls, 1832 Kenwood," "Residences. Mpls, 1900 Kenwood Pkwy," "Residences. Mpls, 1982 Kenwood Pkwy," "Residences. Mpls, 2112 Kenwood Pkwy," "Residences. Mpls, 2211 Kenwood Pkwy," "2000 Kenwood Pkwy," "2001 Kenwood Pkwy," "2115 Kenwood Pky," "2116 Kenwood Pkwy," "Glancy Collection Streets H-L."

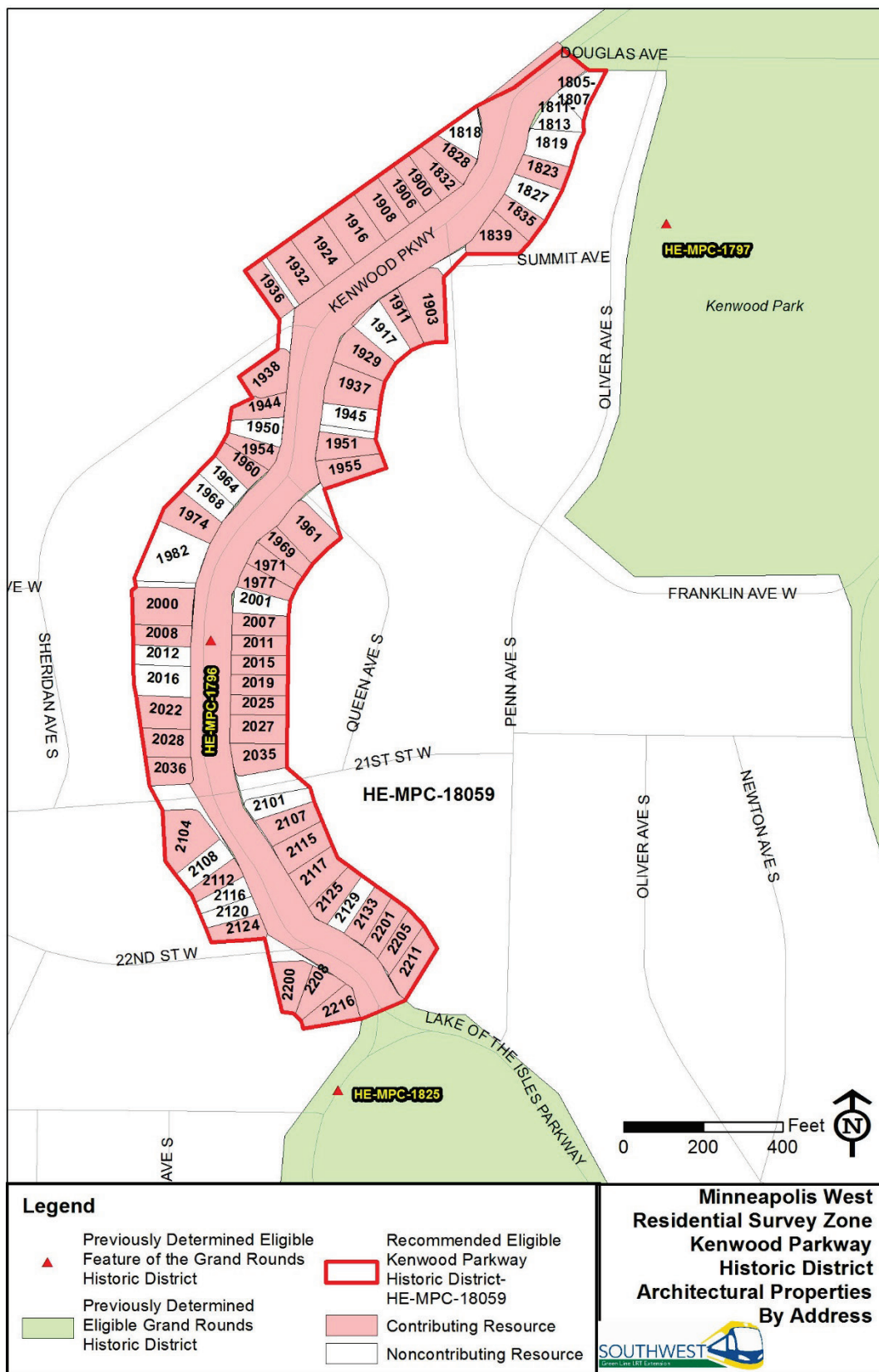


Figure 75. Kenwood Parkway Historic District Architectural Properties by Address, Minneapolis West Residential Survey Zone.



**Table 2. List of Properties in the Kenwood Parkway Historic District**

<b>Address</b>	<b>Historic Name</b>	<b>Status</b>
1805-1807 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1811-1813 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1818 Kenwood Parkway	House	Noncontributing (altered)
1819 Kenwood Parkway	House	Noncontributing (altered)
1823 Kenwood Parkway	House	Contributing
1827 Kenwood Parkway	House	Noncontributing (altered)
1828 Kenwood Parkway	House	Contributing
1832 Kenwood Parkway	House	Contributing
1835 Kenwood Parkway	House	Contributing
1839 Kenwood Parkway	House	Contributing
1900 Kenwood Parkway	House	Contributing
1903 Kenwood Parkway	House	Contributing
1906 Kenwood Parkway	House	Contributing
1908 Kenwood Parkway	Keith, Nella Y. and Walter J., House	Contributing
1911 Kenwood Parkway	House	Contributing
1916 Kenwood Parkway	House	Contributing
1917 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1924 Kenwood Parkway	House	Contributing
1929 Kenwood Parkway	House	Contributing
1932 Kenwood Parkway	Lindstorm, J.W., House	Contributing
1936 Kenwood Parkway	House	Contributing
1937 Kenwood Parkway	House	Contributing
1938 Kenwood Parkway	House	Contributing
1944 Kenwood Parkway	House	Contributing
1945 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1950 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1951 Kenwood Parkway	House	Contributing
1954 Kenwood Parkway	House	Contributing
1955 Kenwood Parkway	House	Contributing
1960 Kenwood Parkway	House	Contributing
1961 Kenwood Parkway	House	Contributing
1964 Kenwood Parkway	House	Noncontributing (altered)

**Table 2. List of Properties in the Kenwood Parkway Historic District**

<b>Address</b>	<b>Historic Name</b>	<b>Status</b>
1968 Kenwood Parkway	House	Noncontributing (altered)
1969 Kenwood Parkway	House	Contributing
1971 Kenwood Parkway	House	Contributing
1974 Kenwood Parkway	Brackett, A.S., House	Contributing
1977 Kenwood Parkway	House	Contributing
1982 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2000 Kenwood Parkway	Ross, Charles H. and Mary E., House	Contributing
2001 Kenwood Parkway	House	Noncontributing (altered)
2007 Kenwood Parkway	House	Contributing
2008 Kenwood Parkway	Baker, George, House	Contributing
2011 Kenwood Parkway	House	Contributing
2012 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2015 Kenwood Parkway	House	Contributing
2016 Kenwood Parkway	Hayden, E.V., House	Noncontributing (altered)
2019 Kenwood Parkway	House	Contributing
2022-2024 Kenwood Parkway	Howe, C.E., House	Contributing
2025 Kenwood Parkway	House	Contributing
2027 Kenwood Parkway	House	Contributing
2028 Kenwood Parkway	Bishop, W.K., House	Contributing
2035 Kenwood Parkway	Moren, M.E. House	Contributing
2036 Kenwood Parkway	House	Contributing
2101 Kenwood Parkway	House	Noncontributing (altered)
2104 Kenwood Parkway	Davis, Spencer, House	Contributing
2107 Kenwood Parkway	House	Contributing
2108 Kenwood Parkway	Vacant	Noncontributing
2112 Kenwood Parkway	House	Contributing
2115 Kenwood Parkway	House	Contributing
2116 Kenwood Parkway	House	Noncontributing (altered)
2117 Kenwood Parkway	House	Contributing
2120 Kenwood Parkway	House	Noncontributing (altered)
2124 Kenwood Parkway	House	Contributing
2125 Kenwood Parkway	House	Contributing
2129 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2133 Kenwood Parkway	House	Contributing

**Table 2. List of Properties in the Kenwood Parkway Historic District**

Address	Historic Name	Status
2200 Kenwood Parkway	Moore, J.E., House	Contributing
2201 Kenwood Parkway	House	Contributing
2205 Kenwood Parkway	House	Contributing
2208 Kenwood Parkway	House	Contributing
2211 Kenwood Parkway	House	Contributing
2216 Kenwood Parkway	House	Contributing
Kenwood Parkway	Kenwood Boulevard	Contributing

### **History**

The Kenwood Parkway Historic District has its roots in two key trends that influenced the development of Minneapolis during the late nineteenth and early twentieth centuries: the development of the Minneapolis park and parkway system and the establishment of elite, upper-middle-class neighborhoods in response to the city's rapidly increasing population. The Kenwood Parkway Historic District exemplifies the combined effects of the two trends that led to the high quality of life and a successful park and parkway system for which the city has become known.

In the Kenwood Parkway Historic District, these two trends became intertwined through the opportunistic intent of the Park Board to develop a successful park and parkway system, and the Kenwood Addition proprietors' ability to capitalize on the presence of Kenwood Parkway as an amenity in their new residential development. For private interests, the parkway served as a useful tool in the advertisement, marketing, and sale of lots, with the inclusion of a parkway an attractive feature for potential homeowners. For the Park Board, the Kenwood Addition proprietors' donation of land for the parkway ensured that they could begin to realize the goal of creating a comprehensive park system in the city, which connected parks and lakes together via parkways.

In the late nineteenth century, Minneapolis witnessed unparalleled growth in industry, commerce, and population. Between 1880 and 1890 the city experienced a 250-percent increase in population, largely driven by the growing milling industries. The population increase, in turn, resulted in the largest building boom in city history.<sup>128</sup> Working-class neighborhoods sprang up along industrial and rail corridors while middle-class and upper-class neighborhoods developed along the "fringes of the city."<sup>129</sup>

During this formative period, citizens began demanding greater social, civic, and recreational amenities. To this fact, a growing number of Minneapolitans requested the City Council construct urban parks to provide for recreational, social, and natural space within the city. Nationally, interest in providing parks in urban communities grew from Andrew Jackson Downing's 1841 work *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America*, which looked at landscapes in a scientific and philosophical way as applied to residential development. This work influenced prominent American landscape planners, such as Fredrick Law Olmsted and H.W.S. Cleveland, who applied Downing's

<sup>128</sup> Borchert, Gebhard, Lanegran, and Martin, 64.

<sup>129</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*.



theories to city planning. Olmsted's work on New York City's Central Park (completed in 1873) employed city and park planning together and brought a large central park space to the public. Integration of designed parks and parkways into the urban environment benefited all people, not just the upper class, with the chance to enjoy nature.<sup>130</sup>

Seeing the success of Central Park, Minneapolis proponents of a city-wide park system argued that parks would beautify the city; improve health, wellness, and happiness for its citizens; provide places for recreation, gathering, and socialization; and secure areas of natural beauty in the city from the rapid ensuing development.<sup>131</sup> In May 1880 John Rea spoke to the need in the *Minneapolis Tribune* editorial,

We regret that Minneapolis is more in need of a park than ever, now that it has a band to discourse agreeable music on fine summer evenings. The appropriation for a pleasure ground of a suitable area of land as near the heart of town as possible should not be put off another day. The longer the matter is delayed, the more difficult and expensive it becomes. The city is building up so rapidly that all unoccupied intervals within its limits are being cut down to the very boundaries of building lots and these are filling up with a progress like the inflow of a tide. An open, ample breathing space for the people is already hard to find in a situation easy of access from all parts of the town.<sup>132</sup>

With support from leading businessmen, such as George Pillsbury and Colonel W.S. King, newspapers, and prominent political and social figures, the Minneapolis Board of Trade, a local commercial and civic group, convinced the State legislature to authorize a referendum to create a board of park commissioners separate from city government. By making the agency separate from the city, they would have power and authority to obtain property for park development, issue bonds, and levy taxes for the development and maintenance of parks. Despite opposition from the Minneapolis City Council and other labor groups, in April 1883 the public voted for the institution of a park board.<sup>133</sup>

#### *Park Board and the development of the city's park system*

No time was lost in organizing the Park Board. On April 18, 1883, the board met to establish procedures and rules, appoint committees, and begin the process of acquiring lands for parks. The board was comprised of prominent Minneapolis business leaders and land holders. Park Board president Charles Loring led the group, with Albert Ames serving as Vice President, and Rufus Baldwin as Secretary. Commissioners included Eugene Wilson, Dorilus Morrison, John Pillsbury, Samuel Chute, Benjamin Nelson, John Oswald, William Eastman, George Brackett, Judson Cross, Daniel Bassett, Adin Austin, and Andrew Haugan.<sup>134</sup>

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<sup>130</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," prepared for the Minneapolis Park and Recreation Board (2000), 5.

<sup>131</sup> Theodore Wirth, "Retrospective Glimpses into the History of the Board of Park Commissioners of Minneapolis, Minnesota and the City's Park, Parkway, and Playground System," presented at the Annual meeting of the Board of Park Commissioners, July 1945, 17-18, 19.

<sup>132</sup> John P. Rea, "Give Us a Park," *Minneapolis Tribune*, 23 May 1880.

<sup>133</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 3-4; Wirth, 19-20.

<sup>134</sup> Wirth, 26.

As one of its first official proceedings, the board hired noted landscape architect H.W.S. Cleveland to present recommendations on locations of parks and parkways and “advise the board in planning of its work.”<sup>135</sup> Cleveland was an established landscape architect who shared Olmsted’s philosophy that well-designed parks could improve health and well-being, make a city more attractive to outside strangers, and strengthen local pride.<sup>136</sup> The choice of Cleveland as the board’s landscape architect is not surprising as he had previously visited Minneapolis in 1872 and gave a lecture entitled, “The Application of Landscape Architecture to the Wants of the West.” In his speech Cleveland spoke on the benefits of a creating a comprehensive park and parkway system early in a community’s development, citing that work could be economically accomplished and that important picturesque vistas preserved. Additionally, Cleveland had experience working in the Twin Cities, including commissions to layout portions of the University of Minnesota grounds, Oakland Cemetery, Lakewood Cemetery, and Summit Avenue and St. Anthony Park residential suburbs in St. Paul.<sup>137</sup>

In June 1883 Cleveland submitted his report titled “Suggestions for a System of Parks and Parkways for the City of Minneapolis,” to the Park Board. Within the report Cleveland presented a map of the proposed system (see Figure 76). He promoted not only the acquisition of park areas, but also parkways to link the parks together. He wrote:

I have therefore expressed to you my preference of an extended system of boulevards, or ornamental avenues, rather than a series of detached open area or public squares. The latter are certainly desirable and always form attractive features, but they are comparatively local in their character and fail to impart such dignity and beauty as is conferred by a grand ornamental avenue, comprising a continued succession of pretty gardens enlivened by the constant passage of throngs of pedestrians and fine equipages.<sup>138</sup>

Additionally, Cleveland encouraged the Park Board to expand the park system beyond his proposed vision and acquire properties far ahead of existing needs in order to obtain land in a cost-effective way, as well as afford the opportunity for the board to develop it as they wished.<sup>139</sup> He advised the Park Board that “if you have faith in the future greatness of your city, do not shrink from securing while you may such areas as will be adequate to the wants of such a city. Do not be appalled at the thought of appropriating lands which seem now to costly, simply because they are far out of proportion of your present wants.” Park Supervisor Theodore Wirth recognized the long-term benefits of Cleveland’s approach in his 1946 history of the park system:

Adherence to this policy has resulted in our present comprehensive park and parkway system – rich in well-preserved natural scenic features obtained at reasonable cost. In fact, the real estate values promoted through the establishment of all of our parks and parkways, and in later years, the playground and

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<sup>135</sup> Cleveland would remain as the Park Board’s landscape designer until 1895; Wirth, 26.

<sup>136</sup> Wirth, 28.

<sup>137</sup> William Tishler and Virginia Luckhardt, “H.W.S Cleveland: Pioneer Landscape Architect to the Upper Midwest,” *Minnesota History* (Fall 1985), 282-284.

<sup>138</sup> Cleveland’s “Suggestions for a System of Parks and Parkways for the City of Minneapolis,” can be found in its entirety in Wirth, 28.

<sup>139</sup> Wirth, 28.

recreational system, have returned to the city's commonwealth not only the entire costs involved, but a handsome interest as well.<sup>140</sup>

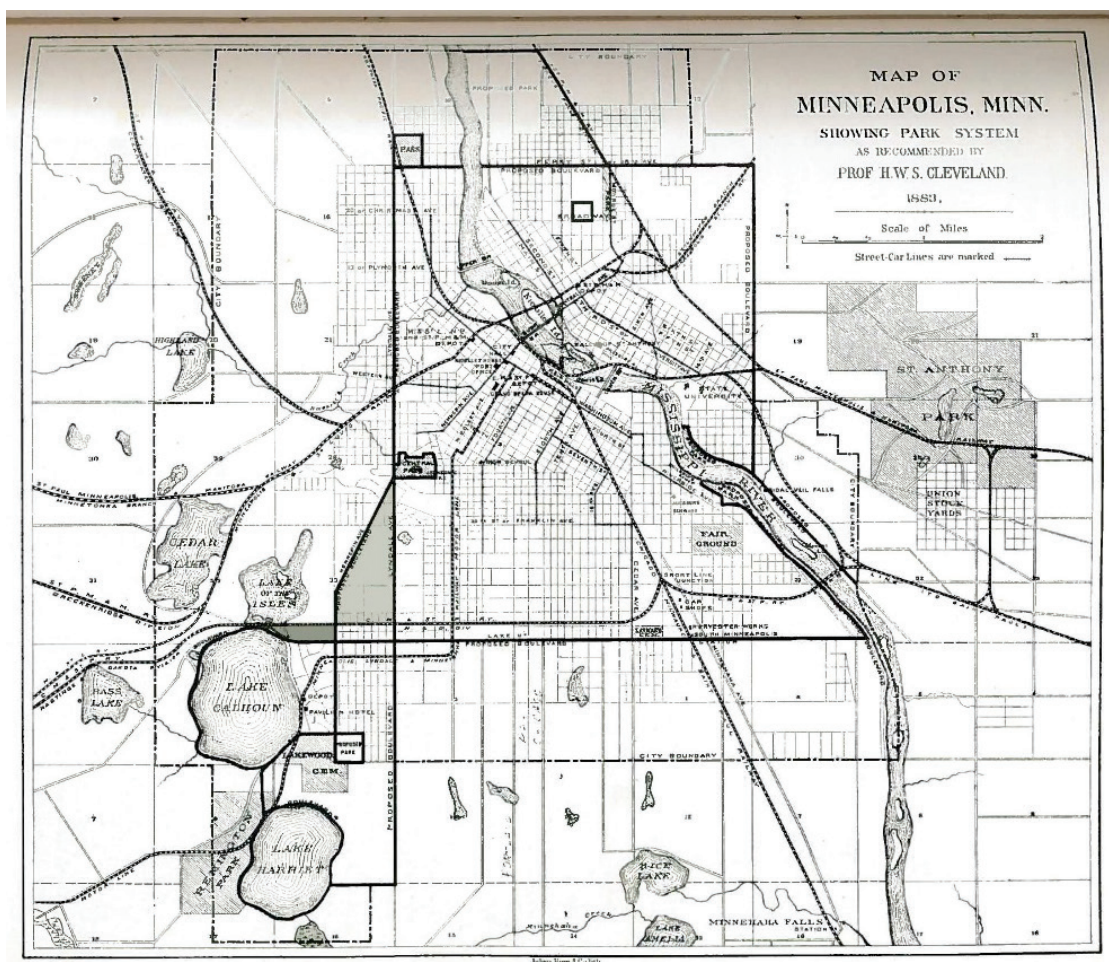


Figure 76. "Map of Minneapolis, Minn. Showing Park System as Recommend by Prof. H.W.S. Cleveland, 1883" (Theodore Wirth, "Retrospective Glimpses into the History of the Board of Park commissioners of Minneapolis, Minnesota and the City's Park, Parkway, and Playground System," presented at the Annual meeting of the Board of Park Commissioners, July 1945, page 27).

The Park Board heeded Cleveland's advice and began building the park and parkway system as recommended in Cleveland's 1883 map. For example, Central (Loring) Park and portions of Sixth Ward (Riverside) Park were acquired in 1883. In the following year, the board acquired and widened Hennepin Avenue Boulevard as the "chief avenue for pleasure driving from the center of the city to the Lake District." However, Hennepin Avenue would later be abandoned as a parkway in 1905. The Park Board

<sup>140</sup> Wirth, 26.



also worked to acquire lands around Lake Calhoun and Lake Harriet, as advocated in Cleveland's plan, beginning with Lake Harriet in 1883 (the parkway around the lake was constructed in 1885).<sup>141</sup>

In addition to Cleveland's recommended park and parkway locations, the Board heeded Cleveland's advice and looked to other potential areas for development of park and parkways. This was largely due to the growth of Minneapolis city boundaries during this time, as well as offers to donate lands. Stinson Boulevard, donated by James Stinson in 1884, is one such Park Board acquisition that was not included in Cleveland's plan. Other examples include acquisition of Lake of the Isles as part of the "Chain of Lakes" consisting of Lake Harriet, Lake Calhoun, and Lake of the Isles, as well as Kenwood Parkway beginning in 1886.<sup>142</sup> The flexibility of the Park Board to embrace Cleveland's vision within a broader outlook speaks to the Board's forward-thinking approach to park development. Additionally, it shows that the board took advantage of opportunities as they were presented to expand the system, a concept advocated by Cleveland in his report.<sup>143</sup> In 1891 Park Board Commissioner William W. Folwell spoke of Cleveland's plan, further supporting the Board's interest in creating a comprehensive park system beyond the original vision, "It was not the expectation of the artist [Cleveland] that his plan would be carried out with literal exactness. His purpose was to impress upon his clients the idea of a plan, so that whatever particular works they might be pleased to undertake and execute, should not be isolated and unrelated fragments, but as part of a comprehending and systematic whole."<sup>144</sup>

To acquire land for the park and parkway system, the Park Board used three methods of land acquisition: donation, purchase, or condemnation.<sup>145</sup> Often a combination of methods was employed to secure lands, especially if multiple property owners were involved. For example, property along Minnehaha Parkway was secured using all three methods. In instances of donation, land owners would often attach conditions to the donation, such as immediate improvement of the land to park or parkway use, or a restriction on assessed improvement costs. As a result, the Park Board turned down many offers of land donation because it could not meet the conditions. Kenwood Parkway is an early example where land was secured through donation, and is discussed in more detail below.

The Park Board's early initiatives to implement Cleveland's plan for the park and parkway system established a solid foundation for the system's continued development throughout the twentieth century. As the system evolved, changing trends in architecture and landscape architecture influenced design of its elements. Other major influences included changes over time in recreational needs of Minneapolis residents; the construction of the Interstate Highway system in the mid-twentieth century, which bisected segments of the system; and extensions of the system in the late twentieth century to incorporate areas along the Mississippi River that were once dominated by industry. As a result of the Park Board's ability to respond to these changing trends and take advantage of opportunities when presented, the Minneapolis park and park system has been recognized nationally as an exemplary system. Authors

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<sup>141</sup> Wirth, 83, 107, 188.

<sup>142</sup> Wirth, 86, 118, 122, 138, 150.

<sup>143</sup> Wirth, 26, 28.

<sup>144</sup> Wirth, 113.

<sup>145</sup> Wirth, 46.

William W. Folwell and Ruby Danenbaum, writing for *The New England Magazine* in the late nineteenth and early twentieth centuries, praised the merits and beauty of the city's park and parkway system. In recent scholarship, architectural historian William Tishler and author Alexander Garvin continued this praise in comparing the Minneapolis park and parkway system to others in America.<sup>146</sup>

#### *Development of Kenwood Addition*

During the same period the Park Board was established and began developing the city's park and parkway system, real estate developers were actively engaged in establishing new neighborhoods throughout Minneapolis, including the Kenwood Addition, in response to the unparalleled growth the city. Prior to its development, the Kenwood Addition was a hilly, wooded tract of land owned by Fred W. Hitchings.<sup>147</sup> The *Minneapolis Tribune* called the land a "waste of a tract" and indicated that a narrow, crooked, and untraveled road ran through the property prior to development.<sup>148</sup> However, I.C. Seeley, W.W. Huntington, George Baker, Andrew R. Potter, and W.J. Bishop saw potential in this land and purchased the 100-acre, wooded track between Lake of the Isles and Cedar Lake in 1886 to establish a new residential neighborhood in Minneapolis. The five men were real estate developers practicing in Minneapolis during this time; several of them were also local business owners.<sup>149</sup> The group purchased the land for \$300,000 and immediately platted it. Civil and landscape engineers Nutter & Plumber, Co. prepared the Plat of Kenwood in July 1886. Frank Nutter of Nutter & Plumber, Co. also served as the Minneapolis Park Board's consulting engineer from its inception in 1883 until 1906, when his son F.H. Nutter, Jr. took over the position.<sup>150</sup>

The neighborhood extended from Douglas Avenue South to West 24<sup>th</sup> Street, and from the corridor of the St. Paul, Minneapolis & Manitoba and Minneapolis & St. Louis Railways east to Penn Avenue.<sup>151</sup> Lots in the Kenwood plat measured no less than 50 feet by 150 feet and were generally of equal dimension throughout the entire neighborhood regardless of location along the parkway or an adjacent street (see Figure 77). Nutter placed a 100-foot-wide curving parkway through the center of the plat, which was otherwise an ordinary arrangement of streets (some curvilinear), lots, and blocks.<sup>152</sup> The boulevard, named Kenwood Boulevard, would be donated to the Park Board and renamed Kenwood Parkway in 1890 (herein after Kenwood Parkway). More specific details about the development of Kenwood

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<sup>146</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 28-29.

<sup>147</sup> There is some discrepancy in the information about the property owners, as a Fred Hitchings is listed as the owner of the land on the 1886 plat while the 1885 G.M. Hopkins plat of the City of Minneapolis lists Ellen Barber, M. Horan, and the Minneapolis & St. Louis Railroad as the owners of the land. Additionally, the *Minneapolis Tribune* indicates that the land was purchased from Baker Potter and Co.; Plat of Kenwood, Minneapolis, Minn., prepared by Nutter & Plummer; "The Weeks Realty," *Minneapolis Tribune*, 9 May 1886; Hopkins.

<sup>148</sup> "Fringes of the City."

<sup>149</sup> Based on a review of City of Minneapolis City Directories and Minnesota Historical Society, *Minnesota Historical Society Collections 1655-1912 XIV* (St. Paul: published by the author, 1912), 29, 688.

<sup>150</sup> Hudson, 133.

<sup>151</sup> "The Weeks Realty," Plat of Kenwood, Minneapolis, Minn."

<sup>152</sup> "The Weeks Realty."

Parkway are presented in the section *History and development of Kenwood Parkway* below. Local collector streets branched from Kenwood Parkway to the east and west and measured 60 feet wide, which was the standard city street width at this time. Houses were oriented toward the street with access to each via a series of alleys behind the properties. Walks from the buildings' main entrances provided access to the street.

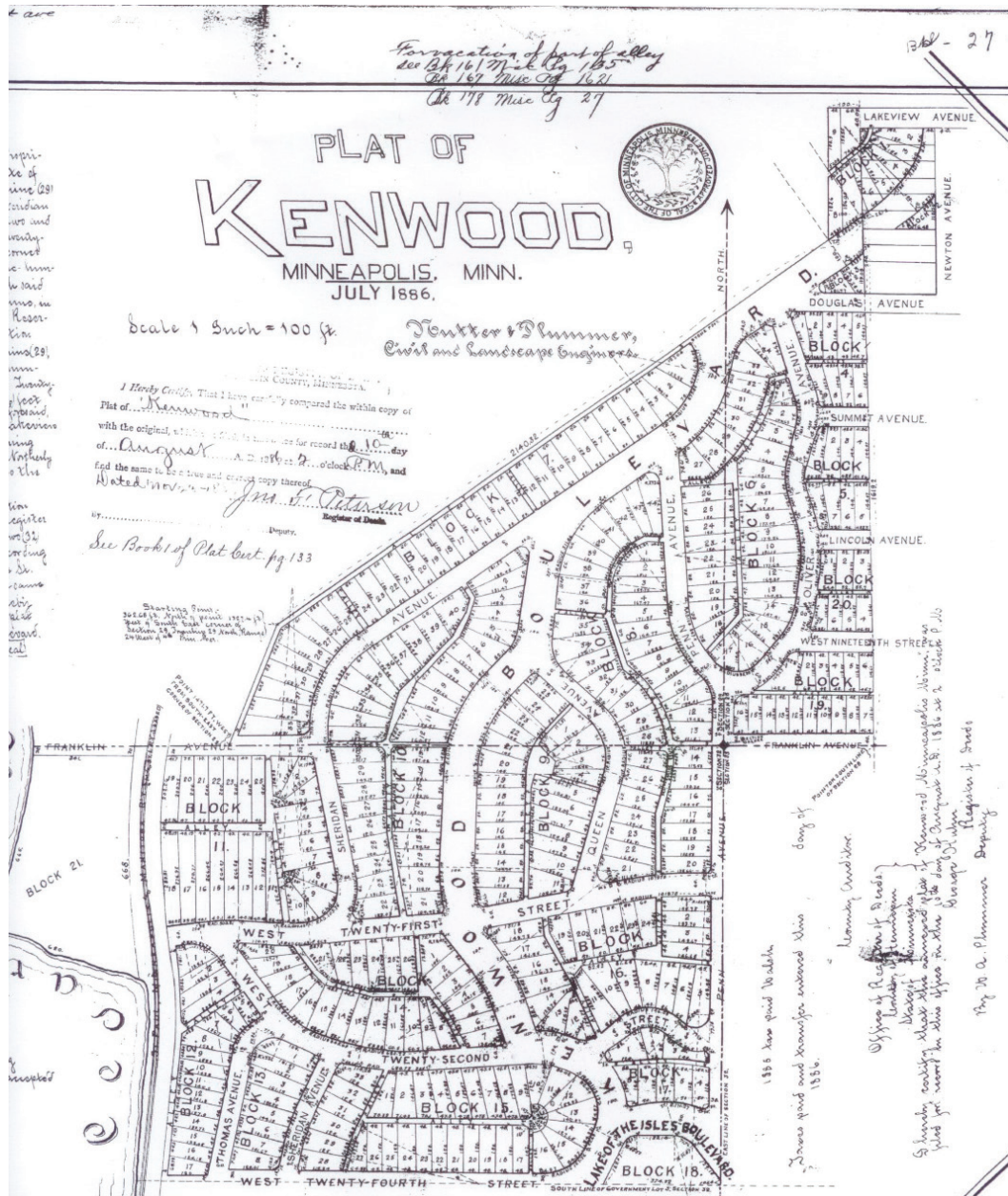


Figure 77. Plat of Kenwood, Minneapolis, Minn., July 1886 (Hennepin County Government Center, Research Center, Minneapolis, Minn.).

According to an 1886 advertisement in the souvenir pamphlet of the Minneapolis Industrial Exposition, Kenwood was the "Choicest Place for Elegant Residences" (see Figure 78). Situated in a convenient suburban location southwest of downtown, Kenwood afforded ideal views of Lake of the Isles and



Minneapolis. The neighborhood had access to the Minneapolis & St. Louis Railway line, which ran into downtown, and was likely to have a city street car line soon (it would arrive in 1890). These amenities were noted features in the advertisement, which boasted that Kenwood was “designed soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis.”<sup>153</sup> The advertisement included sketches of Cedar Lake and Lake of the Isles, which were labeled “view from Kenwood.”

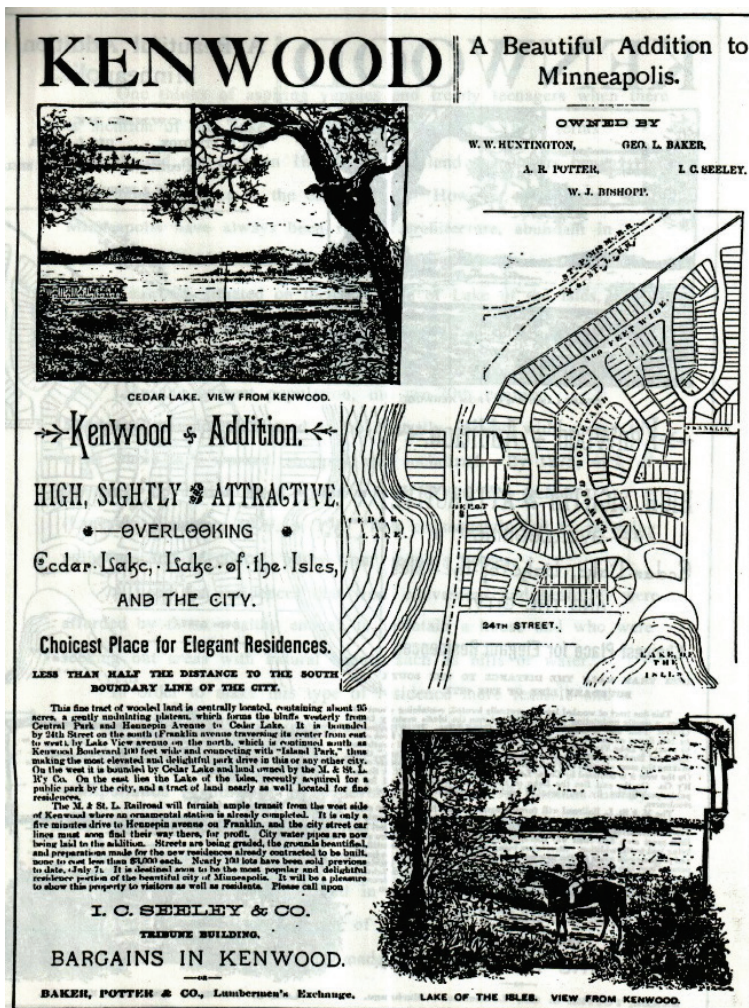


Figure 78. 1886 Minneapolis Industrial Exposition brochure with the Kenwood Addition advertisement (Minneapolis Collection, Hennepin County Central Library, Minneapolis, Minn.).

The proprietors used deed covenants pertaining to construction costs in order to establish the neighborhood as an elite residential sector of the city. To do so, the developers indicated that new residences would cost no less than \$3,000 each to erect.<sup>154</sup> A review of building permits for the residences lining Kenwood Parkway show that the regulation was strictly enforced throughout the entire development period of the

<sup>153</sup> “Kenwood, A Beautiful Addition to Minneapolis;” “Fringes of the City.”

<sup>154</sup> “Kenwood, A Beautiful Addition to Minneapolis.”

neighborhood.<sup>155</sup> In 1889 the covenant was expanded to a handful of lots in the plat known as the Kenwood Rearrangement to Minneapolis. This new plat was bounded by Penn Avenue to the east, Kenwood Parkway to the west, West 21<sup>st</sup> Street to the north, and Lake of the Isles to the south. Under the deed regulations, houses located along the parkway could cost no less than \$5,000 to erect. Houses along Penn Avenue and 21<sup>st</sup> Street West could cost no less than \$3,000. Additionally, the deed restricted houses from being constructed closer than 30 feet from the parkway, as well as the locations of barns and privies.<sup>156</sup>

According to advertisements and newspaper articles from the period, almost 100 of the neighborhood lots were sold by August 1886.<sup>157</sup> However, only 10 applications for a building permit were submitted by the end of the same year.<sup>158</sup> After the initial excitement of the Kenwood Addition, house construction and lot sales in the neighborhood and along the parkway were slow. Only 14 building permit applications were submitted for residential construction between 1887 and 1889. Of those, five were along Kenwood Parkway with the remaining nine on Queen Avenue or Sheridan Avenue. Five additional houses were constructed along the parkway between 1890 and 1892.

While research did not reveal a definitive reason for the lengthy development, it may have been caused by a number of factors. First, the Park Board conducted most of the improvements to the parkway in 1887 and 1888, including grading streets and planting the landscaped medians. Potential residents may have been waiting for the construction and establishment of the parkway and overall neighborhood street system prior to applying for a building permit. Additionally, new housing starts in Kenwood may have been slow because it was only one of several new suburban neighborhoods patted and developed at this time. As such, upper- and middle-class families had their choice of new neighborhoods in which to move. Secondly, lots may have been too expensive for potential buyers. According to an 1891 real estate advertisement, lots in the neighborhood cost \$1,500 to \$8,000 depending on location, with corner lots being more expensive. Lots with a house already constructed cost \$6,000 to \$8,000 and a lot with a “modern” house along the parkway cost \$9,000.<sup>159</sup> In comparison, homes constructed along Minnehaha Parkway and Minnehaha Park, which was also being developed at this time, cost less. The minimum cost to construct a house in these neighborhoods was \$2,500, with lots costing between \$800 and \$1,200.<sup>160</sup>

Beginning around 1894, after a brief recession, residential development in the Kenwood Parkway Historic District began to slowly pick up. The largest number of homes constructed at any period occurred in 1900, with a total of 13 new dwellings erected along the parkway. However, development tapered off

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<sup>155</sup> Building permits are located with the City of Minneapolis, Community Planning and Economic Development, Minneapolis.

<sup>156</sup> See the deed of lands from Jane Barker to George Baker Deed 106.502 in book 292, page 619.

<sup>157</sup> “Kenwood Addition,” *Minneapolis Tribune*, 13 June 1886; “Kenwood, A Beautiful Addition to Minneapolis.”

<sup>158</sup> “Houses Built in True Kenwood between January 1, 1883, and December 31, 1889, Sorted by Building Permit Date,” found in “Notes for the Junior League of Minneapolis’ Historical Neighborhood Tour,” 1987, available at the Minneapolis Collection, Hennepin County Central Library, Minneapolis; Review of building permits along Kenwood Parkway, available from the City of Minneapolis, Community Planning and Economic Development, Minneapolis.

<sup>159</sup> “Kenwood!” *Minneapolis Tribune*, 25 January 1890.

<sup>160</sup> “Fringes of the City”; “Advertisements,” *Minneapolis Tribune*, 5 April 1891, 20.

again until 1909-1916, when a total of 18 more homes constructed. Based on a review of the distribution of construction dates and a 1938 aerial photograph, the historic district was fully developed by the mid-1920s (see Figure 79).



Figure 79. Aerial image of the Kenwood neighborhood, 1938 (University of Minnesota, online image collection MP-1-45).

Development of residences along the parkway followed no set pattern and is not grouped in any way to indicate particular planning by the proprietors.<sup>161</sup> Rather, it appears prospective buyers had their choice of any lot within the neighborhood. In fact, some owners chose to purchase two lots and construct homes spanning lot lines. Examples of this can be found not only on Kenwood Parkway, on both sides of the street between Queen and Penn Avenues, but also Queen Avenue and Sheridan Avenue. It is apparent that no homes were constructed close to Lake of the Isles until the early-to-mid-1900s. This was due to the fact that Lake of the Isles was not improved until the turn of the twentieth century, leaving the area close to the lake a swamp area prone to mosquitos.<sup>162</sup> Figure 80 shows the development of the southern portion of the neighborhood by 1892.

<sup>161</sup> Based on review of building permits, available from the City of Minneapolis, Community and Economic Development Division, Minneapolis.

<sup>162</sup> David Lanegrand and Ernest Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (St. Paul, Minn.: Living Historical Museum, 1979), 86.





*Figure 80. Detail of Kenwood neighborhood showing the development of the southern portion of the neighborhood by 1892. Note the small number of houses along the Parkway and lack of houses near Lake of the Isles. (Plate 46 of CM Foote & Company's 1892 Atlas of the City of Minneapolis, Minnesota [Minneapolis: CM Foote & Co: 1892]).*

Houses constructed along Kenwood Parkway and in the neighborhood were designed in fashionable contemporary styles by either builder-contractors or architects. Those houses constructed in the 1880s and 1890s trended toward Victorian fashion and included Queen Anne and Shingle style examples. Houses built around the turn of the century and into the 1910s reflect popular styles, such as Colonial Revival, Neoclassical, and Tudor Revival. Those few remaining lots developed in the post-World War II period feature Ranch style homes.

Of the 71 historic-aged houses along Kenwood Parkway, 38 are architect-designed. Table 3 identifies the architects listed on building permits. Notable architects include Bertrand & Chamberlain, Edward Stebbins, and Harry Jones. Architect-designed homes were not limited to Kenwood Parkway, however. Many of the same architects who designed homes along the parkway also designed homes throughout the neighborhood, such as 1969 Queen Avenue South, which was designed by George Bertrand.

**Table 3. Architects Listed on Kenwood Parkway Building Permits**

Harry Jones	H.C. Raymond
Fred Anderson	Walter J. Keith
Nathaniel Hodgson	[Craff] Bros
Bertrand & Chamberlain	MacLeod & Lamoreaux
Bertrand & Chamberlain & Gage	Clifford J. McElroy
Bertrand & Keith	Snifflet, Backstrom & Hutchinson & Dickey
George Bertrand	Larson & McLeran
W.J. Smith	Edward Stebbins
Lindstrom & Almars	A.R. Van Dyck
Adam Door	Irwin Goldstein
John Elliot	H.R. Adkison
Perry Crosier	Liebenberg & Kaplan

#### *History and development of Kenwood Parkway*

Kenwood Parkway was one of the earliest parkways constructed by the Park Board in order to achieve its vision of creating a comprehensive park system interconnected by parkways. Though Kenwood Parkway did not appear on Cleveland's original 1883 park and parkway plan, the Park Board began discussing and surveying possible routes to connect Central (Loring) Park to the chain of lakes, made up of Lake Harriet, Lake Calhoun, and Lake of the Isles, in 1885.<sup>163</sup> At this same time the Park Board abandoned previous plans to connect Central Park to the lakes via Lyndale Avenue, resulting in the need to find a new parkway route. Ultimately, the Park Board decided the best new parkway alignment would start at Hennepin Avenue, follow Summit Avenue until it cut southwest to Franklin Avenue at the northern portion of the Lake of the Isles.<sup>164</sup> However, the location of the parkway changed when the proprietors of the new Kenwood Addition proposed to donate land for Kenwood Parkway to the Park Board with the intent purpose of making the desired connection between Central (Loring) Park and Lake of the Isles.<sup>165</sup> A May 1886 *Minneapolis Tribune* article describes the owners' intentions:

Owners propose to tap the boulevard on the northwest corner of the lake at 24<sup>th</sup> street and furnish an outlet over the highland to Hennepin Avenue on Lowry's Hill. Proposition will be submitted to the park commissioners to make this a part of the boulevard by making the street 100 feet wide, thus avoiding the marsh and low ground on the north side of the lake.<sup>166</sup>

The Park Board accepted the proposed donation, and on August 24, 1886, William Hitchings officially deeded Kenwood Parkway and a part of Lake of the Isles Boulevard to the City of Minneapolis. The deed further defined that the land would be used solely as a parkway, and that Hitchings or other owners would be exempted from all assessments for "benefits appertaining to the improvement of the aforesaid

<sup>163</sup> Wirth, 138.

<sup>164</sup> Wirth, 138; David Smith, *Parks, Lakes, Trails and So Much More: An Overview of the Histories of the MPRB*.

<sup>165</sup> Wirth, 138.

<sup>166</sup> "The Weeks Realty."

premises as a park way.”<sup>167</sup> After drawing up the plat for the Kenwood Addition proprietors, Nutter drew up a plat for the 100-foot-wide Kenwood Parkway on behalf of the Minneapolis Park Board. It was formally filed in May 1887 and established Kenwood Parkway (via Mount Curve Avenue) as the parkway connection between Central Park and Lake of the Isles.<sup>168</sup> Nutter’s involvement in drawing up both plats exemplifies the connections between the influential and complimentary activities that both groups – Kenwood Addition proprietors and the Park Board – were undertaking.

The Kenwood Addition proprietors likely chose to donate Kenwood Parkway to the Park Board for a number of reasons. First, donation of the land with the stipulation that the board construct and improve the parkway, medians, and sidewalks would have saved a considerable amount in development fees for the proprietors. Secondly, location near a beautifully landscaped parkway was good for selling houses. The 1886 Kenwood Addition advertisement made a point to discuss the proximity of the lake to the neighborhood, stating, “on the east lies the lake of the Isles, recently acquired for a public park by the city, and a track of land nearly as well located for fine residences.” The advertisement further marketed, “it [the neighborhood] is bounded by 24<sup>th</sup> street on the south...by Lake View avenue on the north, which is continued south as Kenwood Parkway 100 feet wide and connecting with ‘Island Park,’ thus making the most elevated and delightful park drive in this or any other city.”<sup>169</sup> Finally, property values generally rose for those parcels and dwellings along the parkway.<sup>170</sup>

Cleveland is credited with the landscape design of Kenwood Parkway. In October 1886 he submitted his design for the parkway, prepared at the request of Charles Loring and Park Board Superintendent William Berry. In the memo that accompanied his plans, Cleveland wrote:

This boulevard traverses a picturesque region and commands in its course many fine views in different directions. As its width is only 100 feet, I have secured variety and a park-like aspect in the only way that is available in such a street by leaving a broad space for planting on each side, or by contracting it on one side and widening it on the other as shown in the plan as to secure a comparatively broad area on one side for considerable distance and then transferring it to the other, leaving opposite to it a space of fifteen feet for sidewalk and trees.<sup>171</sup>

Cleveland’s fee to prepare the plans for both Kenwood Parkway and another park totaled \$100. His goal of a “park-like aspect” was achieved with planting strips and trees, all within the horizontal and vertical meanderings of Nutter’s 100-foot-wide parkway corridor. In addition, Cleveland reiterated the prohibition of driveway access across the planting strips from the parkway, to preserve the continuity of the green space. Today it appears that the planting strips are generally a uniform width of 30 feet on either side of

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<sup>167</sup> “Plat of Lands taken for Public Parkway (Kenwood Boulevard)” prepared by F.H. Nutter, Park Engineer 1887. Plate available from Hennepin County Government Center, Research Center, Minneapolis, Minn.

<sup>168</sup> “Plat of Lands taken for Public Parkway (Kenwood Boulevard”); *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 6.

<sup>169</sup> “Kenwood, A Beautiful Addition to Minneapolis.”

<sup>170</sup> Wirth, 68.

<sup>171</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886, in David Smith, “More Horace W.S. Cleveland: A Bit of Oak Lake and More of Kenwood Parkway,” *Minneapolis Park History*, 21 May 2011, <http://minneapolisparkhistory.com> (accessed 4 October 2013).



the parkway drive, which may indicate that Cleveland's intent to narrow or widen boulevards to "leave open the finest views to those who are driving upon it" was not realized.<sup>172</sup> Unfortunately, Cleveland's plans for the parkway do not survive; only the memo quoted above is available to provide insight on his design.

After Cleveland completed the design, the Park Board began improving the parkway. Between 1887 and 1889 the board made approximately \$10,000 in improvements. Work included grading, installation of the planting strip, construction of sidewalks and gutters, and tree planting.<sup>173</sup> According to an 1892 historic photograph, two rows of trees were planted between the parkway and sidewalk (see Figure 81). The Park Board's annual report does not indicate what types of trees were planted along the parkway. However, based on later reports, Elm and Linden trees were likely planted.<sup>174</sup> At some point, likely in the 1920s or during replacement of dead trees, a single tree replaced the original two rows of trees in the planting strip (see Figure 82).<sup>175</sup>



Figure 81. 1892 photograph of Kenwood Parkway (at 2001 Kenwood Parkway, view facing south). (Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis [Minneapolis: Harrison & Smith], 12).

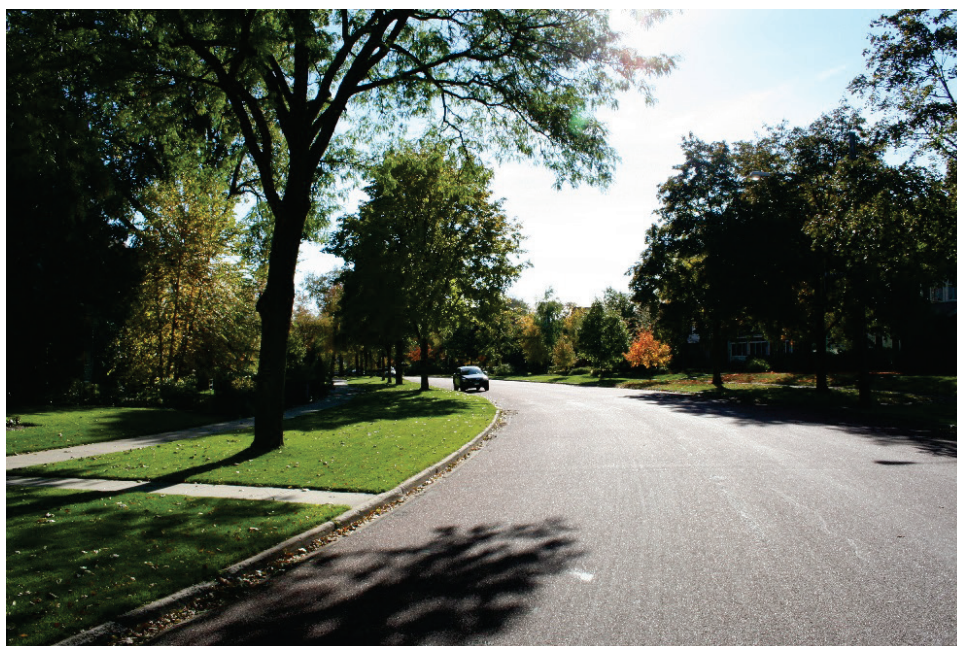
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<sup>172</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886.

<sup>173</sup> *Fourth Annual Report of the Board of park Commissioners of the City of Minneapolis, For the Year Ending in March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 8; *Fifth Annual Report of the Board of Park Commissioners, for the City of Minneapolis, For the year Ending March 14, 1888* (Minneapolis: Harrison & Smith, 1888), 11; *Sixth Annual Report of the Board of Park Commissioners of the City of Minneapolis, For the Period from March 14, 1888 to January 1, 1889* (Minneapolis: Harrison & Smith, 1889), 10.

<sup>174</sup> *Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis 1892* (Minneapolis: Harrison & Smith, 1893), 12; *Sixth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Period From March 14, 1888 to January 1889*, 16.

<sup>175</sup> Based on a review of improvement maps to Kenwood Park found in the *Thirty-Ninth Annual Report of the Board of Park Commissioners* (Minneapolis: NP, 1921), n.p.



*Figure 82. View of the same location along the parkway as Figure 81, view facing south.*

In 1888 the Park Board extended Kenwood Parkway north via Groveland, Fremont, and Superior Avenues after property owners in the Lowry Hill neighborhood, including Park Board member Thomas Lowry, donated the land (this section of the parkway is not included within the boundaries of the Kenwood Parkway Historic District). Unlike the previously developed portion of the parkway, the land donors took on all improvement fees to create the parkway. The Park Board completed improvement work at a cost of \$15,539, including constructing the drive, planting Elm and Linden trees, and installing gutters from 1888 to 1889.<sup>176</sup> In 1893 this portion of Kenwood Parkway was further improved when the Park Board purchased Spring Lake, located north of Kenwood neighborhood, and the land surrounding it in order to “greatly improve the aesthetics of the parkway.”<sup>177</sup> Figure 83 is a map that indicates the two development periods of Kenwood Parkway.

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<sup>176</sup> Wirth, 138; *Seventh Annual Report of the Board of Park Commissioners of the City of Minneapolis* (Minneapolis: B.F. Perkins & Sons, 1889), 13; David Smith, *Parks, Lakes, Trails and So Much More: An Overview of the Histories of the MPRB Properties*, prepared for the Minneapolis Park Board 2008, [http://www.minneapolisparcs.org/documents/parks/Parks\\_Lakes\\_Trails\\_Much\\_More.pdf#zoom=100](http://www.minneapolisparcs.org/documents/parks/Parks_Lakes_Trails_Much_More.pdf#zoom=100) (accessed 31 October 2013).

<sup>177</sup> “The City Circuit,” *Minneapolis Tribune*, 7 February 1893.

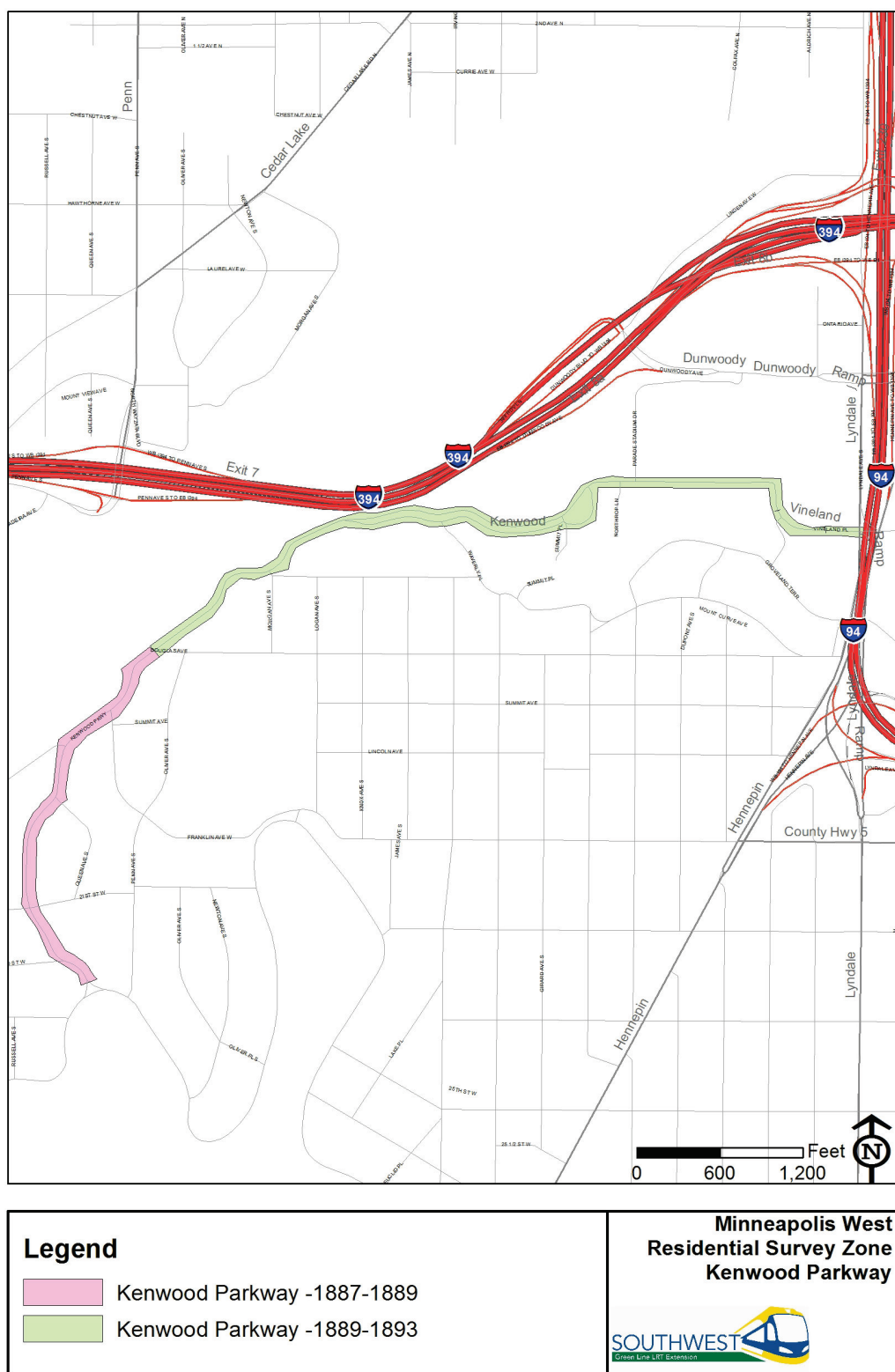


Figure 83. Map indicates two development periods of Kenwood Parkway. The first portion of Kenwood Parkway developed between 1887 and 1889 is highlighted in pink. The extension of the parkway in 1888 through 1893 is highlighted in green.



After the parkway was completed in 1889, the Park Board made few improvements and annual maintenance commenced, including replacement of dead trees and applying gravel road surface. In December 1890 the entire length of Kenwood Boulevard was renamed Kenwood Parkway.<sup>178</sup> In 1892 gutters and the road surface on the parkway were repaired after heavy spring rains washed away parts of the parkway.<sup>179</sup> By 1899 the Park Board installed gas street lights along Kenwood Parkway and Hennepin and Lyndale Avenues.<sup>180</sup> For the next 50 years, little was done to improve the Kenwood neighborhood portion of the parkway. In 1957 the parkway was finally paved and concrete curbing was installed.<sup>181</sup>

As was specified in the plat of Kenwood, no carriage drives or driveways were allowed to enter any neighborhood streets from the adjacent street or parkway, but rather were confined to the rear alleys. This restriction was common throughout the city at this time and it enhanced the park-like quality of the parkway.<sup>182</sup> The Park Board strictly enforced the driveway restriction until the mid-twentieth century. For example, in 1891 the board rejected a request from a property owner to build a driveway onto the parkway, noting that upon purchase landowners agreed to not build driveways, but also that “driveways across the planting space would very much disfigure the same.”<sup>183</sup> However, beginning in the mid-twentieth century, the Park Board began approving requests for driveway access onto the parkway. From 1952 to 1964, nine individual requests were approved in the Lowry Hill neighborhood, along the portion of the parkway between Mount Curve Avenue and Hennepin Avenue (located outside the Kenwood Parkway Historic District boundaries). Within the Kenwood Parkway Historic District boundaries, only two driveways were added during this same period, likely through Park Board approval, at 2114 and 2022 Kenwood Parkway.<sup>184</sup>

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<sup>178</sup> “Park Re-Christened,” *Minneapolis Tribune*, 21 December 1890.

<sup>179</sup> *Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis*, 16.

<sup>180</sup> Wirth, 193.

<sup>181</sup> Hess, Roise and Company, “Kenwood Parkway Sub-segment” (DRAFT) Grand Rounds National Register nomination (2012), Section 7, Page 15, available at the Minnesota State Historic Preservation Office, St. Paul, Minn.

<sup>182</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886; Minneapolis Park Board, *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887*, 6.

<sup>183</sup> Smith.

<sup>184</sup> Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1952* (Minneapolis: published by author), 127; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1953* (Minneapolis: published by author), 76; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1954* (Minneapolis: published by author), 174; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1955* (Minneapolis: published by author), 200; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1958* (Minneapolis: published by author), 301; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1961* (Minneapolis: published by author), 82, 120; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1962* (Minneapolis: published by author), 212; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1964* (Minneapolis: published by author), 204.

### **Recommendation**

The Kenwood Parkway Historic District was evaluated for listing in the National Register under *Criteria A, B, and C*.

#### *Criterion A*

The Kenwood Parkway Historic District was evaluated for the National Register under *Criterion A: Community Planning and Development* at the local level of significance. The historic district represents an early and productive example of the interplay of two significant trends in the development of Minneapolis during the late nineteenth and early twentieth centuries. By the mid-1880s the Park Board was actively engaged in the expansion of the city's park and parkway system, which was based on Cleveland's 1883 plan, and would eventually become one of the country's most successful systems.<sup>185</sup> At the same time, real estate developers were responding to the city's rapidly increasing population by establishing new neighborhoods, including the Kenwood Addition, near amenities such as lakes and scenic areas that would increase land values. The Kenwood Parkway Historic District's distinctive environment is the physical manifestation of the nexus of these two influential and complimentary activities that were so important to the city's development and establishing the high quality of life for which it has become known.

Kenwood Parkway is one of the early, unaltered residential parkways in Minneapolis. The distinctive environment of the Kenwood Parkway Historic District is evidenced in a number of key characteristics that represent the goals of both the real estate developer and the Park Board. These characteristics include the wide parkway drive that gracefully follows the rolling topography; the planting strips with rows of trees that lend a greater sense of open space; the houses constructed in the popular late-nineteenth- and early-twentieth-century architectural styles with uniform setbacks lining the gentle curves of the parkway drive; and the upper-middle-class, residential land use, resulting from the minimum housing values established by neighborhood covenants. Collectively, these characteristics establish a strong sense of place for the Kenwood Parkway Historic District.

To set the Kenwood Parkway Historic District in the appropriate historic context, a comparative analysis of other parkways within Minneapolis, including several with adjacent neighborhoods, was conducted. The analysis focused at the local level due to the very specific history of the Minneapolis park system. A review of other parkway systems nationally found that the focus in evaluating National Register significance was placed solely on the parkway itself and did not include surrounding residential properties. Additionally, several neighborhoods listed in the National Register under *Criterion A: Community Planning and Development*, such as Washburn Park (Minneapolis) or East Park Historic District (Buffalo, New York), were investigated but found to not have a direct association with community park board efforts.

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<sup>185</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 28.

Eighteen parkways were constructed by the Minneapolis Park Board beginning in 1885 and continuing through 1994.<sup>186</sup> Of these, the earliest parkways constructed as part of the park system include Kenwood Parkway, Lake Harriet Boulevard, Lake Calhoun Boulevard, portions of Minnehaha Parkway, Dean Parkway, and Linden Hills Boulevard.

Not all of the early parkways have similar characteristics to Kenwood Parkway and its surrounding environment. For example, Lake Harriet and Lake Calhoun Boulevards are generally flat in their topography, serve a primarily recreational function, and have residential housing on one side of the drive. Minnehaha Parkway reflects a later period of development, is densely vegetated obscuring any expansive viewsheds, and is lined only on one side of the one-way pair drive with residential housing (see Figure 84). Dean Parkway, another early parkway, maintains residential housing on both sides of the drive, but the large, center median obscures viewsheds. Additionally, this parkway is relatively flat and has modern single-family and multi-family residential infill development (Figure 85).



*Figure 84. Minnehaha Parkway, view facing east.*

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<sup>186</sup> This number also includes boulevards and any other drive connecting two parks together within the city as part of the Grand Rounds.





Figure 85. Dean Parkway, view facing southwest.

Linden Hills Boulevard is most comparable to Kenwood Parkway in character, land use, history, and development. Historically, Linden Hills Boulevard was the first connection between Lake Harriet and Lake Calhoun. In 1887 civil engineer Edwin Owens prepared the plat of the First Division of Remington Park for land owners Henry Beard and William King.<sup>187</sup> Located along the west shore of Lake Harriet, the plat consisted of 26 blocks of approximately 50-foot by 170-foot lots within a generally gridded street pattern. A large 100-foot-wide parkway skirted the eastern edge of the plat.<sup>188</sup> In 1898 the Park Board graded and planted Linden Hills Boulevard, which consisted of a 40-foot-wide roadway and a 30-foot planting strip on either side of the parkway. Double rows of deciduous trees were planted and sidewalks added in the planting strip. Walkways extended from the house to the sidewalk. The parkway served as the primary connection between Lake Harriet and Lake Calhoun for a very short period, until the portion of land between the two lakes (now William Berry Park and Parkway) was acquired in 1889 and developed in 1890.<sup>189</sup>

The First Division of Remington Park (known locally as Linden Hills) was conceived as an elite neighborhood and houses were required to cost no less than \$5,000. Situated next to Lake Harriet, the neighborhood was advertised as a “Picture of Rural Delights” with handsome drives and boulevards, picturesque views of the lake, and the latest amenities.<sup>190</sup> However, residential housing along the parkway was slow to develop. The neighborhood may have experienced some of the same challenges as the Kenwood neighborhood, including high costs of lots, economic downturn, and competition from

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<sup>187</sup> First Division of Remington Park, prepared by Edwin Owens, 1887, available at the Hennepin County Government Center, Research Center, Minneapolis.

<sup>188</sup> Also known as Lake Harriet Boulevard in 1892; Park Boulevard by 1903; Linden Hills Boulevard formally adopted in 1912.

<sup>189</sup> Smith, 121-122.

<sup>190</sup> “On Linden Hills: The New Fashionable Residence Suburb at Lake Harriet,” *Minneapolis Tribune*, 8 September 1889.

other, less expensive neighborhoods. In 1894, in an effort to spur development, the Lake Harriet Improvement Company gave lots to individuals who would build residences according to the development requirements.<sup>191</sup>

Like Kenwood, Linden Hills is lined with large homes, some spanning more than one lot. Additionally, housing styles are varied due to its lengthy development period, which began in 1894 and continued through the 1920s. Houses are uniformly set back along the boulevard and were constructed in the fashionable styles of the era, including Colonial Revival and Tudor Revival. A broad viewshed was created with the wide right-of-way and uniform housing setback (see Figures 86 and 87). However, compared to the environment of the Kenwood Parkway Historic District, Linden Hills Boulevard has a flat topography and was designed with only a few gentle curves along its 0.5-mile route. As such, the overall design is not as distinctive in plan, design, and layout as Kenwood Parkway's curving drive. Additionally, the broad parkway vista has been broken in recent years, when many driveways were added to provide direct access onto the parkway.



*Figure 86. Linden Hills Boulevard, view facing south.*

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<sup>191</sup> *Memories of Linden Hills*, available at the Minneapolis Collection, Hennepin County Library, Minneapolis.



*Figure 87. Linden Hills Boulevard, view facing south.*

Based on this comparative analysis of other contemporary parkways and associated neighborhoods in Minneapolis, the Kenwood Parkway Historic District is the best representative example of the interplay of two important trends in Minneapolis history occurring simultaneously in the late nineteenth and early twentieth centuries. Kenwood Parkway's striking character makes it an excellent illustration of the early collaboration between the Park board and real estate developers, whereby the board gained title needed to establish a link in the parkway system and the developers profited by the addition of a park asset in the development area. Variations of these techniques would be used over and over during the successful creation of Minneapolis' famed Grand Rounds parkway system over the next several decades.

Constructed between 1887 and 1889, just a few years after the founding of the Park Board in 1883, the development of Kenwood Parkway within the Kenwood Addition reflects an early realization of Cleveland's vision for a comprehensive, connected park system and his admonition to take advantage of opportunities to realize the system. It is one of the most unaltered of the early residential parkways in the Grand Rounds, and its highly distinctive character was enabled by the natural topography and setting of the Kenwood residential plat, and Nutter's and Cleveland's work in creating a central parkway that addressed the goals of both the real estate developer and the Park Board. The design intent is enhanced by the period single-family dwellings that frame the curving drive and visually guide a motorist or pedestrian along the drive. The houses, in turn, reflect the importance of living and building near parks as envisioned by proprietors to create an elite suburban residential neighborhood at the "fringes" of Minneapolis. The distinctive environment and intact period housing reflect the successful development of the Minneapolis park and parkway system, as well as neighborhood development trends in the city, during the late nineteenth and early twentieth centuries.

Over the last 127 years, the Kenwood Parkway Historic District has experienced only minor changes. Significantly, it is one of the few parkways that has not been narrowed. The roadway was paved in the mid-twentieth century; trees, which are ephemeral, have been replaced; and two driveway cuts have been added onto the parkway. In general, alterations to houses have been relatively modest over the years. The more substantial exterior alterations include siding and window replacements and porch alterations. There has also been a minor amount of infill since the mid-twentieth century, with seven homes added to once-vacant lots or replacing original homes. Overall, the Kenwood Parkway Historic



District retains strong integrity of setting, feeling, association, and location, and changes over time represent minor impacts to the integrity of design, material, and workmanship. As such, the Kenwood Parkway Historic District is recommended eligible for listing in the National Register under *Criterion A: Community Planning and Development*.

The period of significance begins in 1886 with the early development of the Kenwood Addition and the design of Kenwood Parkway. It ends in 1925 when the majority of homes in the historic district were constructed and the sense of time and place was fully established. After 1925 construction in the district consisted primarily of infill or replacement of original houses.

The Kenwood Parkway Historic District boundaries encompass Kenwood Parkway and the houses that front the parkway within the Kenwood Addition, between Douglas Avenue on the north and Lake of the Isles. The parkway and its houses, together, represent the nexus of the Kenwood developers' interests and the Park Board's interests. Therefore, adjacent houses in the plat off of the parkway and adjacent parkway sections outside the plat are not included in the district.<sup>192</sup>

#### *Criterion B*

To be eligible under *Criterion B: Significant Person* the property must be associated with the lives of persons significant in our past. Kenwood Parkway was platted by civil engineer and Park Board consultant Frank Nutter, and was designed by H.W.S. Cleveland. However, the National Register guidelines for *Criterion B* specifically state that any property which is an important example of an individual's skill as an architect or engineer should be evaluated under *Criterion C*. The context for this survey did not reveal any other associations of real estate developers, park developers, or homeowners which would qualify under *Criterion B*. Therefore, the district does not qualify under *Criterion B: Significant Person*.

#### *Criterion C*

To be eligible under *Criterion C: Architecture or Landscape Architecture* the property must embody the distinctive characteristics of type, period, or method of construction, represent the work of a master, or possess high artistic value. Collectively, the houses along Kenwood Parkway represent a wide range of late-nineteenth- and early-twentieth-century styles, and while some are distinctive, it is not apparent that the collection would qualify under *Criterion C* within the context of Minneapolis residential areas. Further research may provide additional details and perspective on this aspect. The Kenwood Addition, in its entirety, includes a pleasing collection of streets, but it does not stand out as particularly distinctive among the other curvilinear developments from the late nineteenth century in Minneapolis, including Washburn Park or Prospect Park. Finally, the importance of the design of Kenwood Parkway itself has been more appropriately recognized within the context of the National Register-eligible Grand Rounds Historic District.

The Kenwood Parkway Historic District is recommended eligible for the National Register under *Criterion A: Community Planning and Development* as a distinctive early and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life.

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<sup>192</sup> The significance of the adjacent sections of the parkway is recognized in the National Register-eligible Grand Rounds Historic District. To the north of the Kenwood plat, there is a break for several blocks in the parkway-facing housing dating from the historic period.

## 5. Recommendations

Mead & Hunt conducted Phase II Evaluations of three historic-age properties and one historic district within the Minneapolis West Residential survey zone. Of those evaluations, two properties and one historic district are recommended eligible and one is recommended not eligible. See Table 4 for additional information. For a list of all properties in the recommended-eligible Kenwood Parkway Historic District, see Table 2. In addition, the National Register-eligible Grand Rounds Historic District, as well as one contributing resource to the district, are included in the APE.

Eligible and listed properties within the APE will be assessed for potential effects.

**Table 4. Information on Phase II Properties in the West Minneapolis Residential Survey Zone**

Address	Historic Name	NRHP Status	Project Segment
2305 21st Street West	Klein, Nora C. and William, House	Recommended not eligible	A
2405 22nd Street West	Saveland, Mahalia and Zachariah, House	Recommended eligible	A
2036 Queen Avenue South	Shaw, Frank W. and Julia C., House	Recommended eligible	A
1805-2216 Kenwood Parkway	Kenwood Parkway Historic District	Recommended eligible	A

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### Minneapolis Building Permits

2119 Girard Avenue South

2036 Queen Avenue South

2305 West 21<sup>st</sup> Street

2405 West 22<sup>nd</sup> Street

Available from the City of Minneapolis Planning and Economic Development Department, Minneapolis, Minn.

### St. Louis Park Building Permits

3115 Ottawa Avenue

Available from the City of St. Louis Park Inspections Department, St. Louis Park, Minn.



**Appendix A.     *Southwest Transitway: A Research Design for  
Cultural Resources* by Hess, Roise and Company,  
Archeological Research Services, and HDR  
Engineering (February 12, 2010, updated March 16,  
2010, and April 2, 2010)**

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# **Southwest Transitway: A Research Design for Cultural Resources**

**12 February 2010, updated 16 March 2010, 2 April 2010**

Prepared by  
Charlene Roise, Hess, Roise and Company  
Christina Harrison, Archaeological Research Services  
Mike Justin, Mike Madson, and Joe Trnka, HDR Engineering

## **INTRODUCTION**

The Hennepin County Regional Rail Authority is proposing to construct the Southwest Light Rail Transit (SWLRT) facility, linking the Intermodal Station in downtown Minneapolis with the central business area in suburban Eden Prairie. The line is located within the cities of Minneapolis, St. Louis Park, Hopkins, Minnetonka, and Eden Prairie.

The Federal Transit Administration (FTA) has determined that the proposed project is an undertaking as defined by the National Historic Preservation Act (NHPA) and is subject to the provisions of Section 106 of the NHPA. Section 106 requires that federal agencies take historic properties into account as part of project planning. The Cultural Resources Unit (CRU) of the Minnesota Department of Transportation (MnDOT) is acting on behalf of FTA for many aspects of the Section 106 review process for SWLRT. The FTA has also determined that the SWLRT is subject to the National Environmental Policy Act (NEPA) and a Draft Environmental Impact Statement (DEIS) is being prepared by Hennepin County under the direction of the FTA.

Through the NEPA scoping process, four build alternatives were identified. To streamline subsequent analysis, these alternatives were divided into five segments. The following table, which was included in the draft “Southwest LRT Technical Memorandum No. 9: Environmental Evaluation” (September 9, 2009), outlines the segments that are associated with each of the alternatives:

<i>Alternative</i>	<i>Segments</i>
LRT 1A	1, 4, A
LRT 3A	3, 4, A
LRT 3C-1 (Nicollet Mall)	3, 4, C-1 (Nicollet Mall)
LRT 3C-2 (11 <sup>th</sup> /12 <sup>th</sup> Street)	3, 4, C-2 (11 <sup>th</sup> -12 <sup>th</sup> Streets), C-2A (Blaisdell Avenue), C-2B (1 <sup>st</sup> Avenue)

**Segment 1** extends northeast from a station in Eden Prairie at TH 5 along a former rail corridor owned by the Hennepin County Railroad Authority (HCRRA) to a station at Shady Oak Road, on the border between Minnetonka and Hopkins.

**Segment 3** creates a new corridor, running east from a station at Mitchell Road in Eden Prairie and turning northerly to terminate at the Shady Oak Station.



**Segment 4** follows an existing rail corridor east-northeasterly from the Shady Oak Station through Hopkins and Saint Louis Park to the West Lake Station in Minneapolis, near that city's western border.

**Segment A** continues northeast from the West Lake Station, mostly using an existing rail corridor, to the Intermodal Station on the western edge of downtown Minneapolis.

**Segment C** also begins at the West Lake Station, traveling east along a former rail corridor (now the Midtown Greenway), north along one of several alternative courses under and on city streets, to and through downtown Minneapolis, and ultimately ending at the Intermodal Station or South Fourth Street. (For the purpose of this cultural resources assessment, all of the "C" variations will be considered as a single group.)

It should be noted that the above segments overlap at three points: the Shady Oak Station, the West Lake Station, and the Royalston/Intermodal Stations. When the results of the cultural resource surveys are sorted by segment, there will be redundancy in the findings at these three points. This redundancy is inevitable if the effects of each segment are to be analyzed. When a single alternative is selected, it will be necessary to eliminate duplicated properties to obtain an accurate representation of the effects of that alternative.

## **PROPOSED METHODOLOGY FOR ARCHAEOLOGICAL RESOURCES SURVEY**

Christina Harrison, Archaeological Research Services  
Mike Justin and Mike Madsen, HDR Engineering

This work plan outlines a program to identify archaeological properties which meet the criteria of the National Register of Historic Places in the project's area of potential effect (APE), to be used in assessing potential effects to those properties. Three primary tasks comprise the work plan. First, in order to provide a uniform assessment of available data across the five project segments discussed in the DEIS, the project team will prepare a report (by project segment within a broad APE) to include: results of the literature search, an archaeological probability assessment, and a field survey strategy (Task 1). It is expected that a limited amount of field investigation/sampling may occur as part of this task depending upon the weather. Second, an archaeological inventory/evaluation of the selected alternative will be completed, using a refined APE based on proposed construction (Task 2). Finally, a report of the field investigations of the selected alternative and an assessment of effects will be prepared (Task 3).

Task 1 will involve archaeologists from both HDR and ARS. Support will be provided, as needed, by Hess Roise research staff as well as by geomorphologists and other paleoenvironmental experts provided by HDR. Division of responsibilities will partly depend on what survey needs are identified by the background research, but primary responsibility for precontact and contact period archaeology will rest with Christina Harrison (ARS) and Michael Justin (HDR), and for historic archaeology with Michael Madsen (HDR). The personnel for Tasks 2 and 3 are pending.

The survey will be conducted in accordance with all federal, state, and local requirements, including the Minnesota Field Archaeology Act and the Minnesota Private Cemeteries Act.

### **Area of Potential Effect (APE)**

The APE for archaeological resources is generally defined as the anticipated limits of construction activities. At this stage in the project development, factors influencing those limits have not yet been fully identified. The APE, starting with a broad area at first, will be refined as the engineering design advances.

For Task 1, the APE for the literature search and probability assessment will be based, as appropriate, on the project limits as defined in the project engineering drawings used to prepare the DEIS. This will include the full width of existing railroad right-of-way corridors as well as the area within 100 feet on either side of the current engineering alignments. The APE near station areas also includes any undeveloped and/or vacant property within 500 feet that could potentially be utilized for construction/development activities. Depending on the station location, these may include open, green spaces (particularly in suburban areas) and paved parking lots (particularly in urban areas).

If the literature search/probability assessment identifies potentially significant historic features or high probability areas immediately adjacent to the above-referenced APE parameters, and if the significance of potential sites in these areas is expected to relate to National Register criteria A, B, and/or C, the APE for the field strategy for the Phase I-II survey may be adjusted to include these locations.

During Task 2, the APE will be reviewed in light of more detailed engineering plans. Throughout the design phase of the project, the adequacy of the APE will be periodically evaluated and expanded or retracted as necessary as project elements are added or modified. The survey report specified in Task 3 will provide a clear delineation of the surveyed APE, including all additions, so that the adequacy of survey efforts can be readily determined when project changes are proposed.

It should be noted that, generally, the APE for archaeological resources is a smaller area located within the APE for history/architecture resources.

### **Task 1. Report of Archival Review/Site Probability/Field Strategy**

This task will uniformly represent the readily available information across the five project segments discussed in the DEIS. In general the report will be a desktop analysis of existing archaeological research data supplemented by a discussion of probability for previously unidentified archaeological properties. Field inspections may be utilized to confirm existing conditions, particularly to inform the discussion on field survey strategies.

The desktop analysis will utilize documents on file at the State Historic Preservation Office (SHPO) and the Office of the State Archaeologist (OSA). Historic maps and aerial photographs, local histories, and other archival information on file at the Minnesota Historical Society, the

Borchert Map Library (at the University of Minnesota), and local libraries and historical societies may also be reviewed.

The task will review:

- archaeological survey reports on file at SHPO, OSA and other repositories in order to establish what segments of the project routes have already been inventoried according to current standards;
- known archaeological sites and/or (if applicable) recommendations/confirmations of NRHP eligibility;
- relevant USGS topographic maps and soil surveys as well as any Mn/Model information and other environmental and paleoenvironmental data pertinent to the assessment of pre-contact archaeological site probability, including land use histories;
- Historic maps and aerial photographs to identify localities with historic-period archaeological site potential.

A preliminary field review will be conducted. The survey team will document visible indications of topographic and hydrological features as well as past and current land use with concomitant loss of soil integrity. The information from field observations will be combined with the data gathered during the archival review to propose archaeological site probability along the five segments.

Pre-contact and historic-period contexts will be briefly reviewed, with a focus to inform the discussion of site types and assessment of probability. The probability assessment will be organized by the five project segments (1, 3, 4, A, and C). For each of the five segments the report will include:

- a general description of the APE;
- a discussion of previous surveys and previously identified sites;
- a discussion of historic site types and the associated conditions that may indicate a historic property;
- a discussion of archaeological probability (for pre-contact/contact period and historic-period), and;
- a survey strategy and methods, including specific places targeted for field investigation.

The survey strategy for precontact and contact period evidence will be guided by Native American and early Euro-American settlement and land use patterns identified by previous archaeological investigations in the vicinity including, for example, the 1992-1994 city-wide cultural resource survey of Eden Prairie, the corridor surveys conducted for Trunk Highway 212 and Trunk Highway 12, and a number of smaller scale compliance surveys conducted within the Nine Mile, Minnehaha and Purgatory Creek watersheds.

The results of Task 1 will be summarized in the DEIS.



## **Task 2. Inventory/Evaluation (Phase I-II) Survey**

For the Inventory/Evaluation survey, the APE will be refined to reflect the updated engineering design. That refined APE will be surveyed in a manner consistent with the recommendations presented in the Task 1 report. Field methods outlined in the Minnesota SHPO and MnDOT CRU guidelines will be generally followed; any exception, as well as more detail specific to the existing conditions along each segment, will have been documented in the Task 1 report.

In the case of precontact/contact period Native American evidence, the field sampling will involve standard methods for identification and the preliminary assessment of horizontal and vertical site dimensions, integrity, and National Register potential. In addition, the survey may utilize targeted geomorphological testing and analysis in areas likely to feature deeply buried archaeological evidence.

Artifacts will be collected and analyzed in a manner consistent with contemporary standards. Artifacts from private property will be collected with written permission of the landowner. Historic period artifacts will only be collected if they appear to represent a potentially significant archaeological property.

Archaeological sites determined to have National Register potential will then require more comprehensive Phase II formal testing. As the Phase I review more than likely will have identified a wide range of site types associated with highly varied environmental settings and precontact to historic period contexts, the scope, research questions, field and analytic needs will be more appropriately defined at that stage of the investigation.

## **Task 3. Analysis and Reporting**

A technical report of the Phase I and Phase II investigations, including the methodology, field work results, and recommendations, will be prepared in accordance with the guidelines of MnDOT's CRU, the Secretary of the Interior's Standards for Identification and Evaluation, and other applicable state and federal guidelines. This includes submittal of Geographic Information Systems (GIS) data per the CRU guidelines. All sites documented during the survey will be recorded on new or updated Minnesota Archaeological Site Forms.

Collected artifacts will be processed and analyzed in compliance with the survey guidelines of the SHPO and the Mn/DOT CRU. Artifacts will be curated at an approved facility as stipulated in the consultant's archaeology license.

## **PROPOSED METHODOLOGY FOR HISTORY/ARCHITECTURE RESOURCES SURVEY**

Charlene Roise, Hess, Roise and Company

### **Area of Potential Effect (APE)**

Generally, the APE for history/architecture resources extends 300 feet on either side of the centerline of the alignment of each corridor. Around each station, the APE includes property within a quarter-mile radius. This area addresses anticipated project-related infrastructure work and reasonably foreseeable development.

The APE is illustrated in maps of the five project segments. Exceptions to the parameters outlined above include the following:

- The APE for the Intermodal Station (in segments A and C) includes all property within the boundaries adopted for the “Downtown Minneapolis Transit Hub” Environmental Screening Report (October 28, 2009 review draft) prepared for Hennepin County by Kimley-Horn and Associates. The area shown in the report is extended northeast of Washington Avenue to and across the Mississippi River to include the first tier of properties on Nicollet Island, to provide adequate APE coverage for the three-block potential station area and related developments such as rail storage yards. This area addresses infrastructure work associated with the SWLRT project as well as cumulative effects related to the development of the Intermodal station. (See below for discussion about splitting responsibility for survey of this area between the SWLRT project and the Intermodal Station project.)
- The APE for the 4<sup>th</sup> Street, 8<sup>th</sup> Street, 12<sup>th</sup> Street, Harmon Place, Hawthorne Avenue, Lyndale, and Uptown Stations (in segment C) includes the adjacent blocks in all directions from the station. This area is proposed for the stations in the more densely-built urban area, in comparison to the larger quarter-mile radius for other stations in outlying areas.
- The APE for the proposed tunnel area under Blaisdell, Nicollet, or First Avenues, including the 28<sup>th</sup> Street and Franklin Stations (in segment C), extends from one-half block west of Blaisdell Avenue to one-half block east of First Avenue. If this alternative is selected, the APE may need to be expanded in light of the design and construction methods for the tunnel.
- Along some portions of the corridor, the 300 foot APE may be extended to take into account visual effects. For example, if the 300 foot area comprises open space, and a row of buildings is located beyond, these buildings may be included in the APE.
- In some station areas, there are known areas of project related work and/or anticipated development outside of the quarter-mile radius, and these areas are included in the APE. This includes areas in downtown Hopkins.

The APE may also be adjusted if a field surveyor recommends that the project may affect a property or properties not included in the established APE boundaries.

As project planning proceeds, additional factors will be assessed to determine if there are other effects (direct, visual, auditory, atmospheric, and/or changes in use) which could require an expansion of the above APE. These factors include:

- Noise analysis, including areas where the use of bells and whistles is anticipated.
- Vibration analysis, including vibration related to project construction and operations.
- The specific locations of project elements, including operations/maintenance facilities, park-and-ride facilities, traction power substations, signal bungalows, and other infrastructure.

## **Survey Approach**

### *Survey Zones*

The project cuts through a number of distinct communities, each with a unique history. As a result, these communities, which share similar physical and historical characteristics, can serve as a framework for conducting the survey. The survey will be organized around the following zones (related project segments and stations are listed in parenthesis):

- Eden Prairie (Segments 1 and 3; Highway 5, Highway 62, Mitchell Road, Southwest Station, Eden Prairie Town Center, Golden Triangle, City West Stations)
- Minnetonka (Segments 1 and 3; Rowland, Opus, Shady Oak Stations)
- Hopkins (Segment 4; Shady Oak, Hopkins, Blake Stations)
- Saint Louis Park (Segment 4; Louisiana, Wooddale, Beltline Stations)
- Minneapolis west residential, including parts of Bryn Mawr, Lowry Hill, East Isles, Kenwood, Cedar-Isles-Dean, and West Calhoun neighborhoods (Segments A and C; West Lake, 21<sup>st</sup> Street, Penn Stations)
- Minneapolis south residential/commercial, including parts of the Stevens Square/Loring Heights, Whittier, Lowry Hill East, East Isles, and Cedar-Isles-Dean neighborhoods and the Midtown Greenway (Segment C; Uptown, Lyndale, 28<sup>th</sup> Street, Franklin Stations)
- Minneapolis downtown north of I-94 (Segment C; 12<sup>th</sup> Street, 8<sup>th</sup> Street, 4<sup>th</sup> Street, Harmon Place, Hawthorne Avenue Stations)
- Minneapolis industrial (Segments A and C; Van White, Royalston Stations)
- Minneapolis warehouse (Segments A and C; Intermodal Station)

In addition, there are four railroad corridors that traverse these community boundaries. These corridors will be considered as four individual zones. The corridors (by historic names) are:

- Minneapolis and Saint Louis Railway (Chicago and North Western Railway). Part of the main line is in the APE (Segments 1, 4, A and C). A segment of this line between downtown Minneapolis and Merriam Junction has recently been evaluated by the Surface Transportation Board as not eligible to the National Register; however, the SHPO did not concur with this finding. The line will be further evaluated, focusing on the section within the APE.



- Chicago, Milwaukee and Saint Paul Railway (Milwaukee Road), Benton Cutoff. Part of the CM&SP Benton Cutoff is in the APE (Segments 4, A, and C). Except for the Chicago, Milwaukee and Saint Paul Railroad Grade Separation Historic District, which is listed in the National Register, the Benton Cutoff has previously been determined as not eligible to the National Register by the Federal Highway Administration, with concurrence by the SHPO.
- Saint Paul and Pacific Railway (Great Northern Railway). Part of the main line is in the APE (Segment A). This line will be evaluated.
- Minneapolis, Northfield and Southern Railway. Part of the Auto Club-Luce Line Extension of the MN&S is in the APE (Segment 4). This line has been previously evaluated by Mn/DOT CRU, and the Auto Club-Luce Line Extension has been recommended as not eligible to the National Register. This determination has not been submitted to SHPO for concurrence. The Mn/DOT CRU evaluation will be summarized and incorporated into this survey by reference.

All of the above lines, including those which have been evaluated as not eligible, will be inventoried and evaluated to identify any railroad related features in the APE that are potentially significant in their own right. The statewide railroad context developed by Mn/DOT CRU will serve as a basis for evaluation of railroad resources.

The survey of the above thirteen zones will be completed by three consultants. Hess Roise will complete the surveys for the five zones in Minneapolis, Mead & Hunt will complete the surveys for St. Louis Park, Hopkins, Minnetonka, and Eden Prairie, and Summit EnviroSolutions will complete the surveys for the four railroad zones. Each consultant will prepare a report for the Phase I-II survey of the zones completed. An overall summary, integrating the survey results from all thirteen zones, will be prepared for the analysis of effects, within the framework of the five project segments.

The survey will include properties built in 1965 and earlier. Although National Register guidelines use a 50-year cut-off for eligibility (except for properties of exceptional importance), adopting a 45-year cut-off for this survey provides 5 years for project planning before the survey becomes outdated.

**NOTE ON RESPONSIBILITY FOR SURVEYS IN THE INTERMODAL STATION AREA:**  
There is an overlap of the APEs for the SWLRT project and the Intermodal Station project (currently in the planning stage). The SWLRT survey effort will complete survey work for only a portion of the SWLRT APE in the vicinity of the Intermodal Station, including where SWLRT construction is anticipated. The remainder of this area will be surveyed as part of the planning for the Intermodal Station project. The survey results from the Intermodal Station survey will be included in the consideration of cumulative effects as part of the SWLRT Section 106 review. (See map for the division of survey responsibilities in this portion of the SWLRT APE.)

### **Phase I Survey (Reconnaissance Survey)**

The primary goal of Phase I is to identify properties that appear to have the potential to qualify for the National Register and merit further analysis. This will eliminate from further consideration any properties that have little or no potential to meet National Register criteria.

The Phase I survey will also verify that properties already listed or officially determined eligible for listing in the National Register still retain integrity.

### *Literature Search*

The literature search will focus on areas within the APE, with broader contextual information procured as needed. The literature search will begin by collecting existing reports and research for each zone. Maps, atlases, and other information that can provide specific information about property within the APE for archaeology will be a high priority. Additional research will be conducted for specific areas, and occasionally on specific properties, as appropriate. The literature search will produce:

- A working set of research files, including maps and related materials, for each zone. A copy of these files will be provided to the archaeological team.
- For each zone, a brief context (perhaps with subcontexts) will be developed that is approximately two to five pages in length and comprises a brief narrative, an annotated list of relevant property types, and a preliminary period of significance. (This assumes that extensive narrative contexts will not be developed during this phase.) A similar context will also be prepared for each railway, focusing specifically on segments in the APE. These contexts will also be provided to the archaeological team.

### *Fieldwork*

A project-specific inventory form will be developed. Prior to the onset of fieldwork, a draft inventory form will be submitted to the client for review and approval.

The Hennepin County property database provides building construction dates for tax parcels. These dates will be assumed to be generally reliable for properties erected in the last half of the twentieth century, and will therefore be used to eliminate properties built after 1965 from the survey. During fieldwork, however, surveyors will be observant of properties eliminated from the inventory to identify:

- Inaccuracies: Properties not included in the survey that appear to date from 1965 and earlier (in other words, instances where the county date appears to be incorrect);
- Incomplete data: Properties not included in the survey that contain multiple buildings or other features, where the county date may refer to a newer feature—but older features are also present;
- Exceptional properties: Properties dating from 1966 or later that might be of exceptional importance.

Fieldwork will be conducted by zones. The methodology for each zone is as follows:

- Using information from the Hennepin County database, surveyors will be provided with a spreadsheet listing all properties in the zone built in 1965 or earlier. In addition to the address and year built, the spreadsheet will include the property's use and the name of the owner and taxpayer. The survey will include properties listed or officially determined eligible for listing in the National Register (including those in historic districts) to verify that they retain integrity. Map books will be prepared for reference in the field.

- Surveyors will conduct site visits for each property, recording observations from public rights-of-way with field notes and digital photographs. At a minimum, surveyors will record information on noteworthy features and the property's integrity. Using the data categories for functions and uses outlined in the National Register bulletin *How to Complete the National Register Registration Form*, and with reference to the context information for each zone, the surveyor will suggest data categories that seem the most appropriate for evaluating the property's National Register potential. The surveyor will also provide a preliminary recommendation—and a justification for that recommendation—stating that 1) the property does not appear to be eligible for the National Register, or 2) the property should be evaluated in Phase II.
- All field surveyors will meet the Secretary of the Interior's Professional Qualifications Standards.

#### *Deliverables for Phase I survey*

- For each zone:
  - Synopsis for each zone, including the context and property type information.
  - Table of surveyed properties including recommendations for intensive level survey, with justification.
  - Inventory form (2 copies) for each property in the APE built in 1965 or earlier. In addition to the data collected in the field, the inventory forms will incorporate information on the property's location (UTM reference, township/range/section) from the county database. At least one color digital photograph of the property will be included on each form. (NOTE: For properties which go to a Phase II evaluation, the same survey form should incorporate the evaluation information.)
  - Map of zone with properties recommended for intensive-level survey identified.

### **Phase II Survey (Intensive)**

The goal of Phase II is to evaluate properties, as recommended in Phase I, to determine which meet the criteria of the National Register of Historic Places. As with Phase I, the work will be organized by zones.

#### *Literature Search*

The literature search will focus on individual properties and districts that have potential to meet National Register criteria. To provide a framework for evaluating some properties, it may be necessary to expand the context synopses developed in Phase I to address specific physical areas, eras, and/or property types.

#### *Fieldwork*

Additional field work may be needed to evaluate the physical characteristics of individual properties and districts. It might be necessary to obtain permission to enter some properties for this evaluation—if, for example, there is the potential for a significant interior space, or if a



parcel is large and contains a number of buildings and these buildings cannot be adequately evaluated from the public right-of-way, aerial photographs, or other means.

*Deliverables for Phase II survey*

- For each zone:
  - Table of Phase II properties, including recommendations on eligibility.
  - More detailed inventory form, including the narrative evaluation of eligibility, for each property included in this phase.
  - Map of zone, showing properties that appear to qualify for the National Register identified, along with listed and previously determined eligible properties.
- A Phase I-II survey report (for all zones completed by the same consultant) conforming to Mn/DOT CRU Architecture/History Report requirements and other applicable federal and state guidelines.

At the conclusion of all Phase II history/architecture survey work, a consolidated summary/table incorporating the work from all thirteen zones will be prepared for the analysis of effect. This summary will be organized by the five project segments.

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## **Appendix B.      Phase I and Phase II Inventory Forms for the Kenwood Parkway Historic District**

(These inventory forms provide details on each resource located within the boundaries of the Kenwood Parkway Historic District.)

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1805-2216 KENWOOD PARKWAY

MINNEAPOLIS

HE-MPC-18059

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**Additional Addresses:**

**Historic Name:** Kenwood Parkway Historic District

**Common Name:** Kenwood Parkway Historic District

**Year Built (county):**

**Year Built (survey):**

**Plat Name:**

**Block:**

**Lot:**

**Acres:**

**UTM Coordinates:**

**Zone:** 15N

**Easting:** 0

**Northing:** 0

**USGS Quad** Minneapolis South

**Township:** 0

**Range:** 0

**Section:** 0

**QTRQTR:**

**QTR:**

**PID No:** N/A

**Additional PID Nos:**

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone** Minneapolis West Residential

**Property Category:** VARIOUS: DOMESTIC,  
TRANSPORTATION

**Property Subcategory:** VARIOUS: single dwelling, multiple  
dwelling; road-related

**Noteworthy features/comments:**

**Integrity:** Very Good

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☒ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc

**Fieldwork Date:** Feb 2012

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See Continuation Sheets

# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

Minneapolis

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## Description

The Kenwood Parkway Historic District is located in the Kenwood neighborhood in western Minneapolis, extending from Lake of the Isles Parkway in the south to Douglas Avenue in the north. It is centered on Kenwood Parkway and is framed by the properties that front the parkway. The entire Kenwood Parkway vehicular drive extends approximately 1.68 miles nominally north from Lake of the Isles to Mount Curve Avenue and then east to Hennepin Avenue. However, for the purposes of this evaluation, only the portion of the route from Lake of the Isles to Douglas Avenue (approximately 0.68 miles), or the parkway drive built between 1887 and 1889 as part of the Kenwood Addition, is included in the boundaries of the historic district.

The Kenwood Parkway Historic District consists of Kenwood Parkway (historically known as Kenwood Boulevard) and the 72 houses that front the parkway, which are located in the Kenwood Addition and the Kenwood Rearrangement to Minneapolis plats.<sup>1</sup> One contributing structure (Kenwood Parkway), 54 contributing buildings, 18 noncontributing buildings, and one vacant parcel are located within the historic district (see Table 1 for a list of properties).

The district's distinctive environment is the result of several features, including the curving vehicular roadway designed to take into account the natural, rolling topography; green space; mature trees, and housing with similar setbacks that frame and follow the curve of the parkway drive. The 40-foot-wide parkway drive has a curvilinear alignment, concrete with asphalt overlay surface, and concrete curbing (see Figure 1). The drive has no pavement markings, and parking is permitted on both sides. It is bordered on each side by a 30-foot-wide planting strip and a 10-foot-wide concrete sidewalk.<sup>2</sup> Planted with deciduous trees, including maple, honey locust, ash, and elm, the planting strip includes the area between the parkway's concrete curb and the edge of the sidewalk (see Figure 2). Concrete walkways, extending from the house to the curb, also bisect the planting strip. The purpose of the planting strip is to

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<sup>1</sup> The terms parkway and boulevard are often used interchangeably. Historically, boulevard was used for roadways that were simply wider and more ornate than ordinary streets in a community. It is then understandable why Kenwood Parkway was initially named Kenwood Boulevard. Its wide, curving, and multidimensional drive lined with trees and an expansive grassy area was unlike the other 30-foot-wide and grid-like streets in Minneapolis at the time. The term parkway was the preferred word following World War I and denoted "a strip of land dedicated to recreation and the movement of pleasure vehicles." Here, the parkway is not just the road, as was the boulevard, but also the grassy borders (of varying width based on topographic and cultural conditions) and the relationship between the landscaped areas to the drive. In Minneapolis, the term parkway is used most often for Park Board owned, designed, and maintained drives and appears first in Cleveland's 1883 report. However, the terms appear to be interchangeable as boulevard is applied to other pleasure drives, including Linden Hills Boulevard, Wayzata Boulevard, and Stinson Boulevard. Norman Newton, *Design on the Land: The Development of Landscape Architecture* (London: Belknap Press, 1971), 596.

<sup>2</sup> According to prominent urban planner and author Kevin Lynch, the grassy area between the sidewalk and vehicular drive is called the planting strip. Nationally, the planting strip is also known by a variety of other terms, such as boulevard, terrace, median, verge, devil's strip, sidewalk buffer, tree lawn, utility strip, and parkway. In Minneapolis, this grassy area between the sidewalk and the parkway was historically known as the "boulevard" or "median;" however, the term "planting strip" is used throughout this document to avoid confusion with current day meanings of "boulevard" and "median." Kevin Lynch, *Site Planning*, 2nd ed. (Cambridge, Mass.: The MIT Press, 1972), 138.

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Kenwood Parkway Historic District

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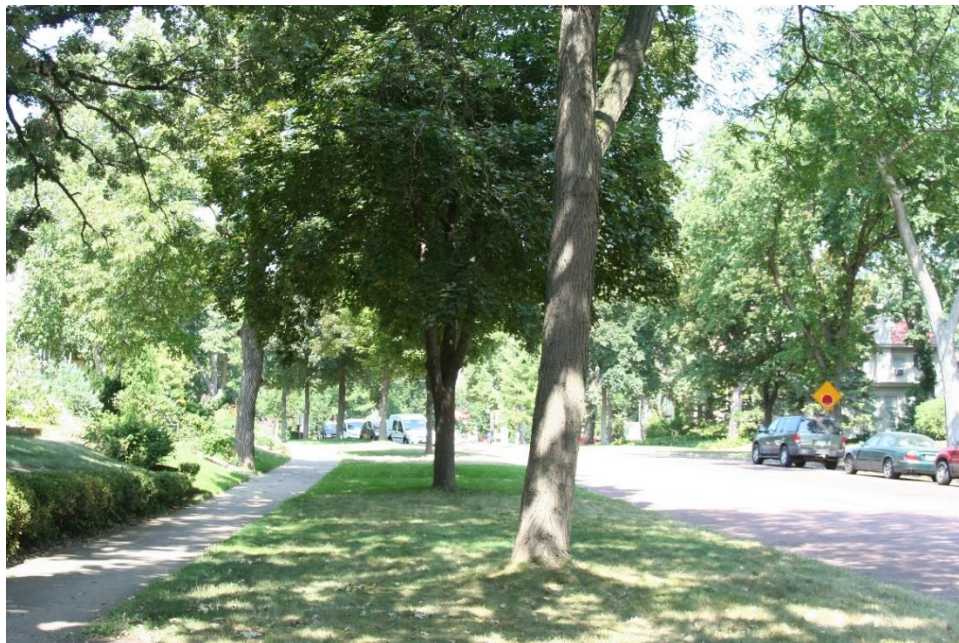
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separate the walk from the street for safety and convenience, to allow for placement of utilities, street fixtures, and trees, and for the piling of snow.<sup>3</sup> The planting strip and parkway are owned by the Minneapolis Park and Recreation Board (historically, the Minneapolis Board of Park Commissioners; herein referred to as Park Board).



*Figure 1. Kenwood Parkway, view facing north.*



*Figure 2. Typical planting strip with deciduous trees and concrete sidewalk, view facing north.*

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<sup>3</sup> Lynch, 138.

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One- and two-story dwellings constructed in the late nineteenth and early twentieth centuries frame the parkway (see Figure 3). Houses reflect popular design styles of the period, including Queen Anne, Colonial Revival, and Tudor Revival. A total of nine mid-twentieth-century and one newly constructed infill residence are also found along the parkway. Residential lot sizes in the Kenwood neighborhood and along the parkway generally measure 50 feet by 150 feet. In some instances, notably along the parkway between Queen and Franklin Avenues, a dwelling was constructed on two lots. The houses appear to be uniformly sited along the parkway and without a drastic contrast in setback, which varies from approximately 20 feet to 40 feet from the back edge of the sidewalk, depending on the building's location along the curving parkway. Residential garages are accessed from alleys; there are only two driveways directly onto Kenwood Parkway. For more information about each residence located within the boundaries of the Kenwood Parkway Historic District, see the Phase I and Phase II inventory forms in Appendix B.



*Figure 3. Kenwood Parkway with residential houses to either side, view facing north.*

Since its completion in the late 1880s, the parkway itself has remained largely unaltered in alignment and design. However, due to their ephemeral nature, trees in the planting strips have been replaced. Where there were originally two rows of trees planted in the planting strip, there is only a single row of trees today. Other changes to the parkway over time include paving of the gravel driving surface in 1957 and installation of two driveways with direct access onto the parkway, likely in the mid-twentieth century.



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In general, a majority of the houses within the Kenwood Parkway Historic District have experienced only minor changes over time, based on review of 1920s real estate photos.<sup>4</sup> Identified alterations include replacement windows, changes in siding materials, and modifications to porches. In a few cases the original house has been replaced with a more recently constructed house.

Figure 4 shows the properties in the Kenwood Parkway Historic District by address, while Table 1 lists the properties in the district.

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<sup>4</sup> 1920s real estate photographs available in the following files at the Hennepin County Museum, Research Center, Minneapolis, Minn.: "Residences: Mpls: Kenwood Parkway 633-1974," "Residences. Mpls, 1832 Kenwood," "Residences. Mpls, 1900 Kenwood Pkwy," "Residences. Mpls, 1982 Kenwood Pkwy," "Residences. Mpls, 2112 Kenwood Pkwy," "Residences. Mpls, 2211 Kenwood Pkwy," "2000 Kenwood Pkwy," "2001 Kenwood Pkwy," "2115 Kenwood Pky," "2116 Kenwood Pkwy," "Glancy Collection Streets H-L."

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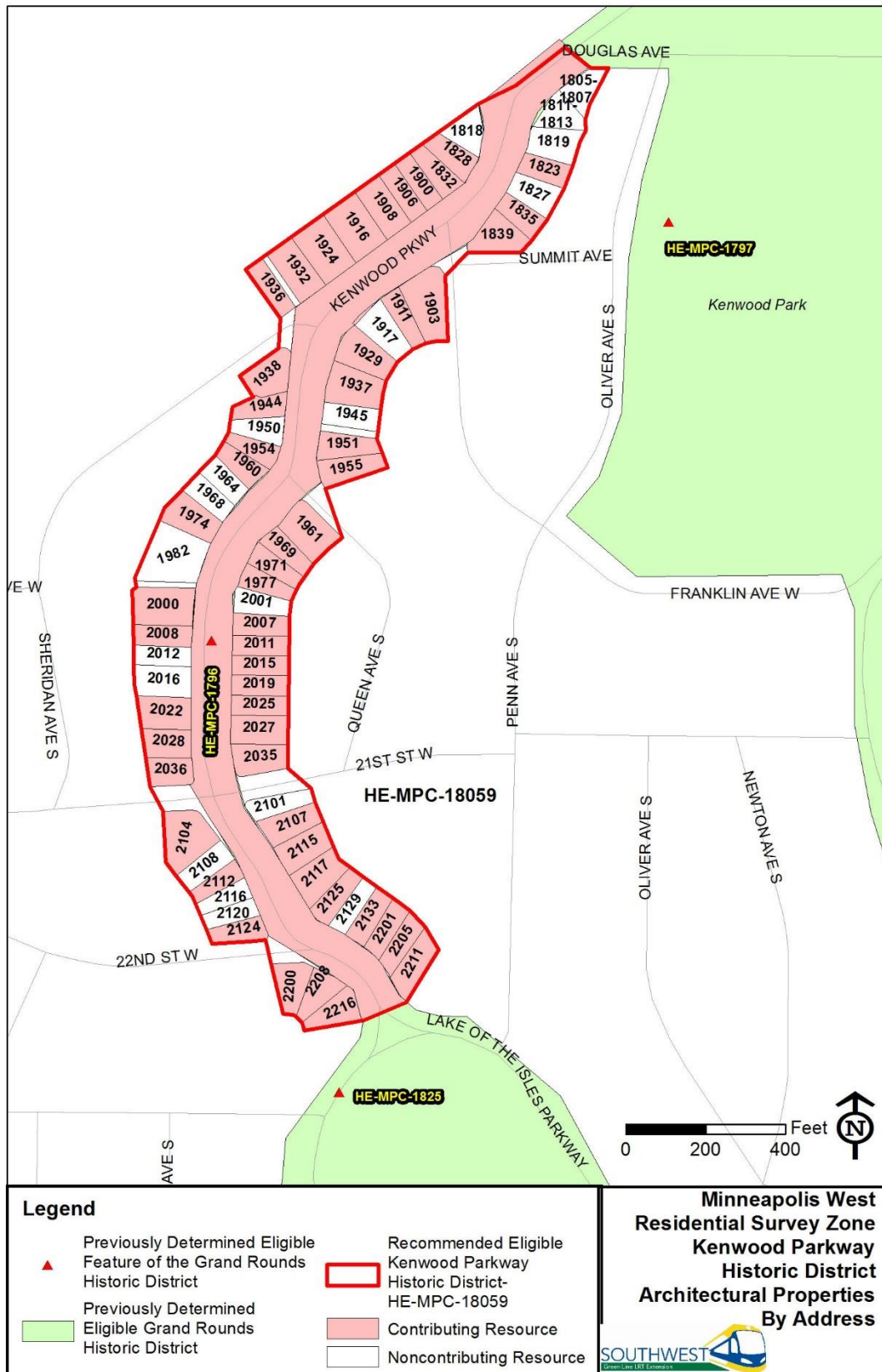


Figure 4. Kenwood Parkway Historic District Architectural Properties by Address, Minneapolis West Residential Survey Zone.

# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

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**Table 1. List of Properties in the Kenwood Parkway Historic District**

Address	Historic Name	Status
1805-1807 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1811-1813 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1818 Kenwood Parkway	House	Noncontributing (altered)
1819 Kenwood Parkway	House	Noncontributing (altered)
1823 Kenwood Parkway	House	Contributing
1827 Kenwood Parkway	House	Noncontributing (altered)
1828 Kenwood Parkway	House	Contributing
1832 Kenwood Parkway	House	Contributing
1835 Kenwood Parkway	House	Contributing
1839 Kenwood Parkway	House	Contributing
1900 Kenwood Parkway	House	Contributing
1903 Kenwood Parkway	House	Contributing
1906 Kenwood Parkway	House	Contributing
1908 Kenwood Parkway	Keith, Nella Y. and Walter J., House	Contributing
1911 Kenwood Parkway	House	Contributing
1916 Kenwood Parkway	House	Contributing
1917 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1924 Kenwood Parkway	House	Contributing
1929 Kenwood Parkway	House	Contributing
1932 Kenwood Parkway	Lindstorm, J.W., House	Contributing
1936 Kenwood Parkway	House	Contributing
1937 Kenwood Parkway	House	Contributing
1938 Kenwood Parkway	House	Contributing
1944 Kenwood Parkway	House	Contributing
1945 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1950 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
1951 Kenwood Parkway	House	Contributing
1954 Kenwood Parkway	House	Contributing
1955 Kenwood Parkway	House	Contributing
1960 Kenwood Parkway	House	Contributing
1961 Kenwood Parkway	House	Contributing
1964 Kenwood Parkway	House	Noncontributing (altered)

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**Table 1. List of Properties in the Kenwood Parkway Historic District**

Address	Historic Name	Status
1968 Kenwood Parkway	House	Noncontributing (altered)
1969 Kenwood Parkway	House	Contributing
1971 Kenwood Parkway	House	Contributing
1974 Kenwood Parkway	Brackett, A.S., House	Contributing
1977 Kenwood Parkway	House	Contributing
1982 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2000 Kenwood Parkway	Ross, Charles H. and Mary E., House	Contributing
2001 Kenwood Parkway	House	Noncontributing (altered)
2007 Kenwood Parkway	House	Contributing
2008 Kenwood Parkway	Baker, George, House	Contributing
2011 Kenwood Parkway	House	Contributing
2012 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2015 Kenwood Parkway	House	Contributing
2016 Kenwood Parkway	Hayden, E.V., House	Noncontributing (altered)
2019 Kenwood Parkway	House	Contributing
2022-2024 Kenwood Parkway	Howe, C.E., House	Contributing
2025 Kenwood Parkway	House	Contributing
2027 Kenwood Parkway	House	Contributing
2028 Kenwood Parkway	Bishop, W.K., House	Contributing
2035 Kenwood Parkway	Moren, M.E. House	Contributing
2036 Kenwood Parkway	House	Contributing
2101 Kenwood Parkway	House	Noncontributing (altered)
2104 Kenwood Parkway	Davis, Spencer, House	Contributing
2107 Kenwood Parkway	House	Contributing
2108 Kenwood Parkway	Vacant	Noncontributing
2112 Kenwood Parkway	House	Contributing
2115 Kenwood Parkway	House	Contributing
2116 Kenwood Parkway	House	Noncontributing (altered)
2117 Kenwood Parkway	House	Contributing
2120 Kenwood Parkway	House	Noncontributing (altered)
2124 Kenwood Parkway	House	Contributing
2125 Kenwood Parkway	House	Contributing
2129 Kenwood Parkway	House	Noncontributing (constructed outside period of significance)
2133 Kenwood Parkway	House	Contributing



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**Table 1. List of Properties in the Kenwood Parkway Historic District**

Address	Historic Name	Status
2200 Kenwood Parkway	Moore, J.E., House	Contributing
2201 Kenwood Parkway	House	Contributing
2205 Kenwood Parkway	House	Contributing
2208 Kenwood Parkway	House	Contributing
2211 Kenwood Parkway	House	Contributing
2216 Kenwood Parkway	House	Contributing
Kenwood Parkway	Kenwood Boulevard	Contributing

## History

The Kenwood Parkway Historic District has its roots in two key trends that influenced the development of Minneapolis during the late nineteenth and early twentieth centuries: the development of the Minneapolis park and parkway system and the establishment of elite, upper-middle-class neighborhoods in response to the city's rapidly increasing population. The Kenwood Parkway Historic District exemplifies the combined effects of the two trends that led to the high quality of life and a successful park and parkway system for which the city has become known.

In the Kenwood Parkway Historic District, these two trends became intertwined through the opportunistic intent of the Park Board to develop a successful park and parkway system, and the Kenwood Addition proprietors' ability to capitalize on the presence of Kenwood Parkway as an amenity in their new residential development. For private interests, the parkway served as a useful tool in the advertisement, marketing, and sale of lots, with the inclusion of a parkway an attractive feature for potential homeowners. For the Park Board, the Kenwood Addition proprietors' donation of land for the parkway ensured that they could begin to realize the goal of creating a comprehensive park system in the city, which connected parks and lakes together via parkways.

In the late nineteenth century, Minneapolis witnessed unparalleled growth in industry, commerce, and population. Between 1880 and 1890 the city experienced a 250-percent increase in population, largely driven by the growing milling industries. The population increase, in turn, resulted in the largest building boom in city history.<sup>5</sup> Working-class neighborhoods sprang up along industrial and rail corridors while middle-class and upper-class neighborhoods developed along the "fringes of the city."<sup>6</sup>

During this formative period, citizens began demanding greater social, civic, and recreational amenities. To this fact, a growing number of Minneapolitans requested the City Council construct urban parks to provide for recreational, social, and natural space within the city. Nationally, interest in providing parks in urban communities grew from Andrew Jackson Downing's 1841 work *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America*, which looked at landscapes in a scientific and philosophical way as applied to residential development. This work influenced prominent American

<sup>5</sup> Borchert, Gebhard, Lanegran, and Martin, 64.

<sup>6</sup> City of Minneapolis, *Context: Residential Development, 1847 to Present*.

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landscape planners, such as Fredrick Law Olmsted and H.W.S. Cleveland, who applied Downing's theories to city planning. Olmsted's work on New York City's Central Park (completed in 1873) employed city and park planning together and brought a large central park space to the public. Integration of designed parks and parkways into the urban environment benefited all people, not just the upper class, with the chance to enjoy nature.<sup>7</sup>

Seeing the success of Central Park, Minneapolis proponents of a city-wide park system argued that parks would beautify the city; improve health, wellness, and happiness for its citizens; provide places for recreation, gathering, and socialization; and secure areas of natural beauty in the city from the rapid ensuing development.<sup>8</sup> In May 1880 John Rea spoke to the need in the *Minneapolis Tribune* editorial,

We regret that Minneapolis is more in need of a park than ever, now that it has a band to discourse agreeable music on fine summer evenings. The appropriation for a pleasure ground of a suitable area of land as near the heart of town as possible should not be put off another day. The longer the matter is delayed, the more difficult and expensive it becomes. The city is building up so rapidly that all unoccupied intervals within its limits are being cut down to the very boundaries of building lots and these are filling up with a progress like the inflow of a tide. An open, ample breathing space for the people is already hard to find in a situation easy of access from all parts of the town.<sup>9</sup>

With support from leading businessmen, such as George Pillsbury and Colonel W.S. King, newspapers, and prominent political and social figures, the Minneapolis Board of Trade, a local commercial and civic group, convinced the State legislature to authorize a referendum to create a board of park commissioners separate from city government. By making the agency separate from the city, they would have power and authority to obtain property for park development, issue bonds, and levy taxes for the development and maintenance of parks. Despite opposition from the Minneapolis City Council and other labor groups, in April 1883 the public voted for the institution of a park board.<sup>10</sup>

## *Park Board and the development of the city's park system*

No time was lost in organizing the Park Board. On April 18, 1883, the board met to establish procedures and rules, appoint committees, and begin the process of acquiring lands for parks. The board was comprised of prominent Minneapolis business leaders and land holders. Park Board president Charles Loring led the group, with Albert Ames serving as Vice President, and Rufus Baldwin as Secretary. Commissioners included Eugene Wilson, Dorilus Morrison, John Pillsbury, Samuel Chute, Benjamin Nelson, John Oswald, William Eastman, George Brackett, Judson Cross, Daniel Bassett, Adin Austin, and Andrew Haugan.<sup>11</sup>

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<sup>7</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," prepared for the Minneapolis Park and Recreation Board (2000), 5.

<sup>8</sup> Theodore Wirth, "Retrospective Glimpses into the History of the Board of Park Commissioners of Minneapolis, Minnesota and the City's Park, Parkway, and Playground System," presented at the Annual meeting of the Board of Park Commissioners, July 1945, 17-18, 19.

<sup>9</sup> John P. Rea, "Give Us a Park," *Minneapolis Tribune*, 23 May 1880.

<sup>10</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 3-4; Wirth, 19-20.

<sup>11</sup> Wirth, 26.

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As one of its first official proceedings, the board hired noted landscape architect H.W.S. Cleveland to present recommendations on locations of parks and parkways and “advise the board in planning of its work.”<sup>12</sup> Cleveland was an established landscape architect who shared Olmsted’s philosophy that well-designed parks could improve health and well-being, make a city more attractive to outside strangers, and strengthen local pride.<sup>13</sup> The choice of Cleveland as the board’s landscape architect is not surprising as he had previously visited Minneapolis in 1872 and gave a lecture entitled, “The Application of Landscape Architecture to the Wants of the West.” In his speech Cleveland spoke on the benefits of a creating a comprehensive park and parkway system early in a community’s development, citing that work could be economically accomplished and that important picturesque vistas preserved. Additionally, Cleveland had experience working in the Twin Cities, including commissions to layout portions of the University of Minnesota grounds, Oakland Cemetery, Lakewood Cemetery, and Summit Avenue and St. Anthony Park residential suburbs in St. Paul.<sup>14</sup>

In June 1883 Cleveland submitted his report titled “Suggestions for a System of Parks and Parkways for the City of Minneapolis,” to the Park Board. Within the report Cleveland presented a map of the proposed system (see Figure 5). He promoted not only the acquisition of park areas, but also parkways to link the parks together. He wrote:

I have therefore expressed to you my preference of an extended system of boulevards, or ornamental avenues, rather than a series of detached open area or public squares. The latter are certainly desirable and always form attractive features, but they are comparatively local in their character and fail to impart such dignity and beauty as is conferred by a grand ornamental avenue, comprising a continued succession of pretty gardens enlivened by the constant passage of throngs of pedestrians and fine equipages.<sup>15</sup>

Additionally, Cleveland encouraged the Park Board to expand the park system beyond his proposed vision and acquire properties far ahead of existing needs in order to obtain land in a cost-effective way, as well as afford the opportunity for the board to develop it as they wished.<sup>16</sup> He advised the Park Board that “if you have faith in the future greatness of your city, do not shrink from securing while you may such areas as will be adequate to the wants of such a city. Do not be appalled at the thought of appropriating lands which seem now to costly, simply because they are far out of proportion of your present wants.” Park Supervisor Theodore Wirth recognized the long-term benefits of Cleveland’s approach in his 1946 history of the park system:

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<sup>12</sup> Cleveland would remain as the Park Board’s landscape designer until 1895; Wirth, 26.

<sup>13</sup> Wirth, 28.

<sup>14</sup> William Tishler and Virginia Luckhardt, “H.W.S Cleveland: Pioneer Landscape Architect to the Upper Midwest,” *Minnesota History* (Fall 1985), 282-284.

<sup>15</sup> Cleveland’s “Suggestions for a System of Parks and Parkways for the City of Minneapolis,” can be found in its entirety in Wirth, 28.

<sup>16</sup> Wirth, 28.

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Adherence to this policy has resulted in our present comprehensive park and parkway system – rich in well-preserved natural scenic features obtained at reasonable cost. In fact, the real estate values promoted through the establishment of all of our parks and parkways, and in later years, the playground and recreational system, have returned to the city's commonwealth not only the entire costs involved, but a handsome interest as well.<sup>17</sup>

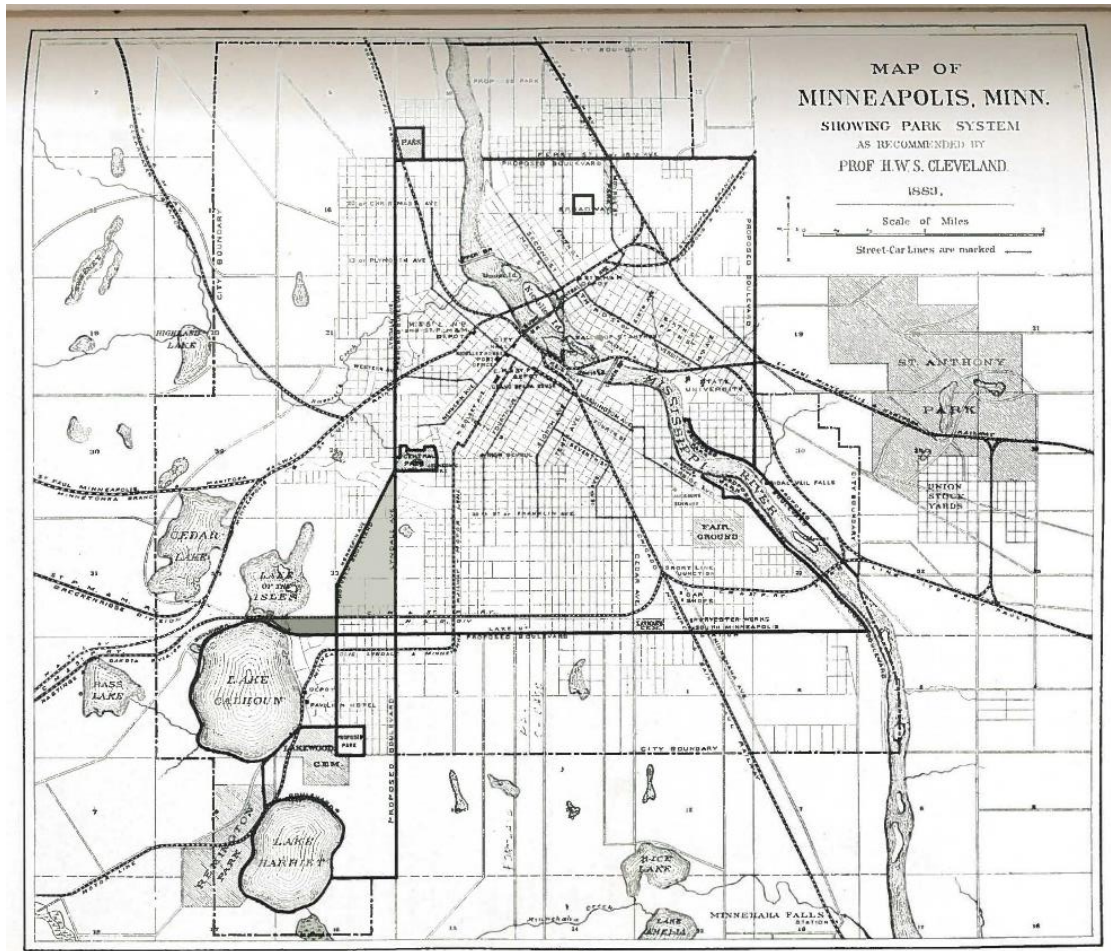


Figure 5. "Map of Minneapolis, Minn. Showing Park System as Recommend by Prof. H.W.S. Cleveland, 1883" (Theodore Wirth, "Retrospective Glimpses into the History of the Board of Park commissioners of Minneapolis, Minnesota and the City's Park, Parkway, and Playground System," presented at the Annual meeting of the Board of Park Commissioners, July 1945, page 27).

The Park Board heeded Cleveland's advice and began building the park and parkway system as recommended in Cleveland's 1883 map. For example, Central (Loring) Park and portions of Sixth Ward (Riverside) Park were acquired in 1883. In the following year, the board acquired and widened Hennepin Avenue Boulevard as the "chief avenue for pleasure driving from the center of the city to the Lake District." However, Hennepin Avenue would later be abandoned as a parkway in 1905. The Park Board also worked to acquire lands around Lake Calhoun and Lake Harriet, as advocated in Cleveland's plan, beginning with Lake Harriet in 1883 (the parkway around the lake was constructed in 1885).<sup>18</sup>

<sup>17</sup> Wirth, 26.

<sup>18</sup> Wirth, 83, 107, 188.



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In addition to Cleveland's recommended park and parkway locations, the Board heeded Cleveland's advice and looked to other potential areas for development of park and parkways. This was largely due to the growth of Minneapolis city boundaries during this time, as well as offers to donate lands. Stinson Boulevard, donated by James Stinson in 1884, is one such Park Board acquisition that was not included in Cleveland's plan. Other examples include acquisition of Lake of the Isles as part of the "Chain of Lakes" consisting of Lake Harriet, Lake Calhoun, and Lake of the Isles, as well as Kenwood Parkway beginning in 1886.<sup>19</sup> The flexibility of the Park Board to embrace Cleveland's vision within a broader outlook speaks to the Board's forward-thinking approach to park development. Additionally, it shows that the board took advantage of opportunities as they were presented to expand the system, a concept advocated by Cleveland in his report.<sup>20</sup> In 1891 Park Board Commissioner William W. Folwell spoke of Cleveland's plan, further supporting the Board's interest in creating a comprehensive park system beyond the original vision, "It was not the expectation of the artist [Cleveland] that his plan would be carried out with literal exactness. His purpose was to impress upon his clients the idea of a plan, so that whatever particular works they might be pleased to undertake and execute, should not be isolated and unrelated fragments, but as part of a comprehending and systematic whole."<sup>21</sup>

To acquire land for the park and parkway system, the Park Board used three methods of land acquisition: donation, purchase, or condemnation.<sup>22</sup> Often a combination of methods was employed to secure lands, especially if multiple property owners were involved. For example, property along Minnehaha Parkway was secured using all three methods. In instances of donation, land owners would often attach conditions to the donation, such as immediate improvement of the land to park or parkway use, or a restriction on assessed improvement costs. As a result, the Park Board turned down many offers of land donation because it could not meet the conditions. Kenwood Parkway is an early example where land was secured through donation, and is discussed in more detail below.

The Park Board's early initiatives to implement Cleveland's plan for the park and parkway system established a solid foundation for the system's continued development throughout the twentieth century. As the system evolved, changing trends in architecture and landscape architecture influenced design of its elements. Other major influences included changes over time in recreational needs of Minneapolis residents; the construction of the Interstate Highway system in the mid-twentieth century, which bisected segments of the system; and extensions of the system in the late twentieth century to incorporate areas along the Mississippi River that were once dominated by industry. As a result of the Park Board's ability to respond to these changing trends and take advantage of opportunities when presented, the Minneapolis park and park system has been recognized nationally as an exemplary system. Authors William W. Folwell and Ruby Danenbaum, writing for *The New England Magazine* in the late nineteenth and early twentieth centuries, praised the merits and beauty of the city's park and parkway system. In

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<sup>19</sup> Wirth, 86, 118, 122, 138, 150.

<sup>20</sup> Wirth, 26, 28.

<sup>21</sup> Wirth, 113.

<sup>22</sup> Wirth, 46.

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recent scholarship, architectural historian William Tishler and author Alexander Garvin continued this praise in comparing the Minneapolis park and parkway system to others in America.<sup>23</sup>

## *Development of Kenwood Addition*

During the same period the Park Board was established and began developing the city's park and parkway system, real estate developers were actively engaged in establishing new neighborhoods throughout Minneapolis, including the Kenwood Addition, in response to the unparalleled growth the city. Prior to its development, the Kenwood Addition was a hilly, wooded tract of land owned by Fred W. Hitchings.<sup>24</sup> The *Minneapolis Tribune* called the land a "waste of a tract" and indicated that a narrow, crooked, and untraveled road ran through the property prior to development.<sup>25</sup> However, I.C. Seeley, W.W. Huntington, George Baker, Andrew R. Potter, and W.J. Bishop saw potential in this land and purchased the 100-acre, wooded track between Lake of the Isles and Cedar Lake in 1886 to establish a new residential neighborhood in Minneapolis. The five men were real estate developers practicing in Minneapolis during this time; several of them were also local business owners.<sup>26</sup> The group purchased the land for \$300,000 and immediately platted it. Civil and landscape engineers Nutter & Plumber, Co. prepared the Plat of Kenwood in July 1886. Frank Nutter of Nutter & Plumber, Co. also served as the Minneapolis Park Board's consulting engineer from its inception in 1883 until 1906, when his son F.H. Nutter, Jr. took over the position.<sup>27</sup>

The neighborhood extended from Douglas Avenue South to West 24<sup>th</sup> Street, and from the corridor of the St. Paul, Minneapolis & Manitoba and Minneapolis & St. Louis Railways east to Penn Avenue.<sup>28</sup> Lots in the Kenwood plat measured no less than 50 feet by 150 feet and were generally of equal dimension throughout the entire neighborhood regardless of location along the parkway or an adjacent street (see Figure 6). Nutter placed a 100-foot-wide curving parkway through the center of the plat, which was otherwise an ordinary arrangement of streets (some curvilinear), lots, and blocks.<sup>29</sup> The boulevard, named Kenwood Boulevard, would be donated to the Park Board and renamed Kenwood Parkway in 1890 (herein after Kenwood Parkway). More specific details about the development of Kenwood Parkway are presented in the section *History and development of Kenwood Parkway* below. Local collector streets branched from Kenwood Parkway to the east and west and measured 60 feet wide,

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<sup>23</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 28-29.

<sup>24</sup> There is some discrepancy in the information about the property owners, as a Fred Hitchings is listed as the owner of the land on the 1886 plat while the 1885 G.M. Hopkins plat of the City of Minneapolis lists Ellen Barber, M. Horan, and the Minneapolis & St. Louis Railroad as the owners of the land. Additionally, the *Minneapolis Tribune* indicates that the land was purchased from Baker Potter and Co.; Plat of Kenwood, Minneapolis, Minn., prepared by Nutter & Plummer; "The Weeks Realty," *Minneapolis Tribune*, 9 May 1886; Hopkins.

<sup>25</sup> "Fringes of the City."

<sup>26</sup> Based on a review of City of Minneapolis City Directories and Minnesota Historical Society, *Minnesota Historical Society Collections 1655-1912 XIV* (St. Paul: published by the author, 1912), 29, 688.

<sup>27</sup> Hudson, 133.

<sup>28</sup> "The Weeks Realty," Plat of Kenwood, Minneapolis, Minn."

<sup>29</sup> "The Weeks Realty."

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which was the standard city street width at this time. Houses were oriented toward the street with access to each via a series of alleys behind the properties. Walks from the buildings' main entrances provided access to the street.

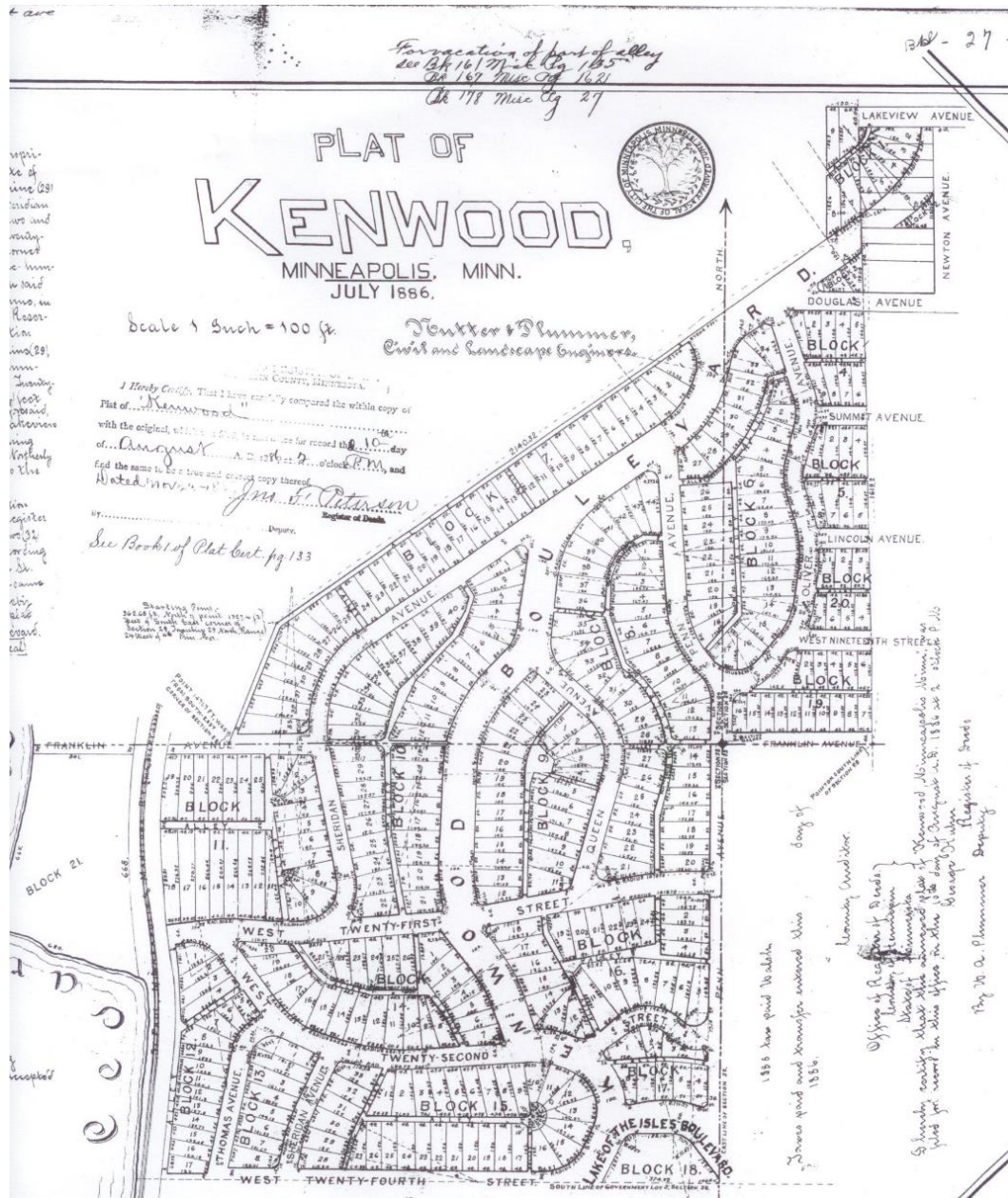


Figure 6. Plat of Kenwood, Minneapolis, Minn., July 1886 (Hennepin County Government Center, Research Center, Minneapolis, Minn.).

According to an 1886 advertisement in the souvenir pamphlet of the Minneapolis Industrial Exposition, Kenwood was the "Choicest Place for Elegant Residences" (see Figure 7). Situated in a convenient suburban location southwest of downtown, Kenwood afforded ideal views of Lake of the Isles and Minneapolis. The neighborhood had access to the Minneapolis & St. Louis Railway line, which ran into downtown, and was likely to have a city street car line soon (it would arrive in 1890). These amenities



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were noted features in the advertisement, which boasted that Kenwood was “designed soon to be the most popular and delightful residence portion of the beautiful city of Minneapolis.”<sup>30</sup> The advertisement included sketches of Cedar Lake and Lake of the Isles, which were labeled “view from Kenwood.”



Figure 7. 1886 Minneapolis Industrial Exposition brochure with the Kenwood Addition advertisement (Minneapolis Collection, Hennepin County Central Library, Minneapolis, Minn.).

The proprietors used deed covenants pertaining to construction costs in order to establish the neighborhood as an elite residential sector of the city. To do so, the developers indicated that new residences would cost no less than \$3,000 each to erect.<sup>31</sup> A review of building permits for the residences lining Kenwood Parkway show that the regulation was strictly enforced throughout the entire development period of the neighborhood.<sup>32</sup> In 1889 the covenant was expanded to a handful of lots in the plat known as the Kenwood Rearrangement to Minneapolis. This new plat was bounded by Penn Avenue to the east, Kenwood

<sup>30</sup> "Kenwood, A Beautiful Addition to Minneapolis;" "Fringes of the City."

<sup>31</sup> "Kenwood, A Beautiful Addition to Minneapolis."

<sup>32</sup> Building permits are located with the City of Minneapolis, Community Planning and Economic Development, Minneapolis.



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Parkway to the west, West 21<sup>st</sup> Street to the north, and Lake of the Isles to the south. Under the deed regulations, houses located along the parkway could cost no less than \$5,000 to erect. Houses along Penn Avenue and 21<sup>st</sup> Street West could cost no less than \$3,000. Additionally, the deed restricted houses from being constructed closer than 30 feet from the parkway, as well as the locations of barns and privies.<sup>33</sup>

According to advertisements and newspaper articles from the period, almost 100 of the neighborhood lots were sold by August 1886.<sup>34</sup> However, only 10 applications for a building permit were submitted by the end of the same year.<sup>35</sup> After the initial excitement of the Kenwood Addition, house construction and lot sales in the neighborhood and along the parkway were slow. Only 14 building permit applications were submitted for residential construction between 1887 and 1889. Of those, five were along Kenwood Parkway with the remaining nine on Queen Avenue or Sheridan Avenue. Five additional houses were constructed along the parkway between 1890 and 1892.

While research did not reveal a definitive reason for the lengthy development, it may have been caused by a number of factors. First, the Park Board conducted most of the improvements to the parkway in 1887 and 1888, including grading streets and planting the landscaped medians. Potential residents may have been waiting for the construction and establishment of the parkway and overall neighborhood street system prior to applying for a building permit. Additionally, new housing starts in Kenwood may have been slow because it was only one of several new suburban neighborhoods patted and developed at this time. As such, upper- and middle-class families had their choice of new neighborhoods in which to move. Secondly, lots may have been too expensive for potential buyers. According to an 1891 real estate advertisement, lots in the neighborhood cost \$1,500 to \$8,000 depending on location, with corner lots being more expensive. Lots with a house already constructed cost \$6,000 to \$8,000 and a lot with a "modern" house along the parkway cost \$9,000.<sup>36</sup> In comparison, homes constructed along Minnehaha Parkway and Minnehaha Park, which was also being developed at this time, cost less. The minimum cost to construct a house in these neighborhoods was \$2,500, with lots costing between \$800 and \$1,200.<sup>37</sup>

Beginning around 1894, after a brief recession, residential development in the Kenwood Parkway Historic District began to slowly pick up. The largest number of homes constructed at any period occurred in 1900, with a total of 13 new dwellings erected along the parkway. However, development tapered off again until 1909-1916, when a total of 18 more homes constructed. Based on a review of the distribution of construction dates and a 1938 aerial photograph, the historic district was fully developed by the mid-1920s (see Figure 8).

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<sup>33</sup> See the deed of lands from Jane Barker to George Baker Deed 106.502 in book 292, page 619.

<sup>34</sup> "Kenwood Addition," *Minneapolis Tribune*, 13 June 1886; "Kenwood, A Beautiful Addition to Minneapolis."

<sup>35</sup> "Houses Built in True Kenwood between January 1, 1883, and December 31, 1889, Sorted by Building Permit Date," found in "Notes for the Junior League of Minneapolis' Historical Neighborhood Tour," 1987, available at the Minneapolis Collection, Hennepin County Central Library, Minneapolis; Review of building permits along Kenwood Parkway, available from the City of Minneapolis, Community Planning and Economic Development, Minneapolis.

<sup>36</sup> "Kenwood!" *Minneapolis Tribune*, 25 January 1890.

<sup>37</sup> "Fringes of the City"; "Advertisements," *Minneapolis Tribune*, 5 April 1891, 20.

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Figure 8. Aerial image of the Kenwood neighborhood, 1938 (University of Minnesota, online image collection MP-1-45).

Development of residences along the parkway followed no set pattern and is not grouped in any way to indicate particular planning by the proprietors.<sup>38</sup> Rather, it appears prospective buyers had their choice of any lot within the neighborhood. In fact, some owners chose to purchase two lots and construct homes spanning lot lines. Examples of this can be found not only on Kenwood Parkway, on both sides of the street between Queen and Penn Avenues, but also Queen Avenue and Sheridan Avenue. It is apparent that no homes were constructed close to Lake of the Isles until the early-to-mid-1900s. This was due to the fact that Lake of the Isles was not improved until the turn of the twentieth century, leaving the area close to the lake a swamp area prone to mosquitos.<sup>39</sup> Figure 9 shows the development of the southern portion of the neighborhood by 1892.

<sup>38</sup> Based on review of building permits, available from the City of Minneapolis, Community and Economic Development Division, Minneapolis.

<sup>39</sup> David Lanegrand and Ernest Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (St. Paul, Minn.: Living Historical Museum, 1979), 86.

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*Figure 9. Detail of Kenwood neighborhood showing the development of the southern portion of the neighborhood by 1892. Note the small number of houses along the Parkway and lack of houses near Lake of the Isles. (Plate 46 of CM Foote & Company's 1892 Atlas of the City of Minneapolis, Minnesota [Minneapolis: CM Foote & Co: 1892]).*

Houses constructed along Kenwood Parkway and in the neighborhood were designed in fashionable contemporary styles by either builder-contractors or architects. Those houses constructed in the 1880s and 1890s trended toward Victorian fashion and included Queen Anne and Shingle style examples. Houses built around the turn of the century and into the 1910s reflect popular styles, such as Colonial Revival, Neoclassical, and Tudor Revival. Those few remaining lots developed in the post-World War II period feature Ranch style homes.

Of the 71 historic-aged houses along Kenwood Parkway, 38 are architect-designed. Table 2 identifies the architects listed on building permits. Notable architects include Bertrand & Chamberlain, Edward Stebbins, and Harry Jones. Architect-designed homes were not limited to Kenwood Parkway, however. Many of the same architects who designed homes along the parkway also designed homes throughout the neighborhood, such as 1969 Queen Avenue South, which was designed by George Bertrand.

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**Table 2. Architects Listed on Kenwood Parkway Building Permits**

Harry Jones	H.C. Raymond
Fred Anderson	Walter J. Keith
Nathaniel Hodgson	[Craff] Bros
Bertrand & Chamberlain	MacLeod & Lamoreaux
Bertrand & Chamberlain & Gage	Clifford J. McElroy
Bertrand & Keith	Snifflet, Backstrom & Hutchinson & Dickey
George Bertrand	Larson & McLeran
W.J. Smith	Edward Stebbins
Lindstrom & Almars	A.R. Van Dyck
Adam Door	Irwin Goldstein
John Elliot	H.R. Adkison
Perry Crosier	Liebenberg & Kaplan

## *History and development of Kenwood Parkway*

Kenwood Parkway was one of the earliest parkways constructed by the Park Board in order to achieve its vision of creating a comprehensive park system interconnected by parkways. Though Kenwood Parkway did not appear on Cleveland's original 1883 park and parkway plan, the Park Board began discussing and surveying possible routes to connect Central (Loring) Park to the chain of lakes, made up of Lake Harriet, Lake Calhoun, and Lake of the Isles, in 1885.<sup>40</sup> At this same time the Park Board abandoned previous plans to connect Central Park to the lakes via Lyndale Avenue, resulting in the need to find a new parkway route. Ultimately, the Park Board decided the best new parkway alignment would start at Hennepin Avenue, follow Summit Avenue until it cut southwest to Franklin Avenue at the northern portion of the Lake of the Isles.<sup>41</sup> However, the location of the parkway changed when the proprietors of the new Kenwood Addition proposed to donate land for Kenwood Parkway to the Park Board with the intent purpose of making the desired connection between Central (Loring) Park and Lake of the Isles.<sup>42</sup> A May 1886 *Minneapolis Tribune* article describes the owners' intentions:

Owners propose to tap the boulevard on the northwest corner of the lake at 24<sup>th</sup> street and furnish an outlet over the highland to Hennepin Avenue on Lowry's Hill. Proposition will be submitted to the park commissioners to make this a part of the boulevard by making the street 100 feet wide, thus avoiding the marsh and low ground on the north side of the lake.<sup>43</sup>

The Park Board accepted the proposed donation, and on August 24, 1886, William Hitchings officially deeded Kenwood Parkway and a part of Lake of the Isles Boulevard to the City of Minneapolis. The deed further defined that the land would be used solely as a parkway, and that Hitchings or other owners would be exempted from all assessments for "benefits appertaining to the improvement of the aforesaid

<sup>40</sup> Wirth, 138.

<sup>41</sup> Wirth, 138; David Smith, *Parks, Lakes, Trails and So Much More: An Overview of the Histories of the MPRB*.

<sup>42</sup> Wirth, 138.

<sup>43</sup> "The Weeks Realty."



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premises as a park way.”<sup>44</sup> After drawing up the plat for the Kenwood Addition proprietors, Nutter drew up a plat for the 100-foot-wide Kenwood Parkway on behalf of the Minneapolis Park Board. It was formally filed in May 1887 and established Kenwood Parkway (via Mount Curve Avenue) as the parkway connection between Central Park and Lake of the Isles.<sup>45</sup> Nutter’s involvement in drawing up both plats exemplifies the connections between the influential and complimentary activities that both groups – Kenwood Addition proprietors and the Park Board – were undertaking.

The Kenwood Addition proprietors likely chose to donate Kenwood Parkway to the Park Board for a number of reasons. First, donation of the land with the stipulation that the board construct and improve the parkway, medians, and sidewalks would have saved a considerable amount in development fees for the proprietors. Secondly, location near a beautifully landscaped parkway was good for selling houses. The 1886 Kenwood Addition advertisement made a point to discuss the proximity of the lake to the neighborhood, stating, “on the east lies the lake of the Isles, recently acquired for a public park by the city, and a track of land nearly as well located for fine residences.” The advertisement further marketed, “it [the neighborhood] is bounded by 24<sup>th</sup> street on the south...by Lake View avenue on the north, which is continued south as Kenwood Parkway 100 feet wide and connecting with ‘Island Park,’ thus making the most elevated and delightful park drive in this or any other city.”<sup>46</sup> Finally, property values generally rose for those parcels and dwellings along the parkway.<sup>47</sup>

Cleveland is credited with the landscape design of Kenwood Parkway. In October 1886 he submitted his design for the parkway, prepared at the request of Charles Loring and Park Board Superintendent William Berry. In the memo that accompanied his plans, Cleveland wrote:

This boulevard traverses a picturesque region and commands in its course many fine views in different directions. As its width is only 100 feet, I have secured variety and a park-like aspect in the only way that is available in such a street by leaving a broad space for planting on each side, or by contracting it on one side and widening it on the other as shown in the plan as to secure a comparatively broad area on one side for considerable distance and then transferring it to the other, leaving opposite to it a space of fifteen feet for sidewalk and trees.<sup>48</sup>

Cleveland’s fee to prepare the plans for both Kenwood Parkway and another park totaled \$100. His goal of a “park-like aspect” was achieved with planting strips and trees, all within the horizontal and vertical meanderings of Nutter’s 100-foot-wide parkway corridor. In addition, Cleveland reiterated the prohibition of driveway access across the planting strips from the parkway, to preserve the continuity of the green space. Today it appears that the planting strips are generally a uniform width of 30 feet on either side of

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<sup>44</sup> “Plat of Lands taken for Public Parkway (Kenwood Boulevard)” prepared by F.H. Nutter, Park Engineer 1887. Plate available from Hennepin County Government Center, Research Center, Minneapolis, Minn.

<sup>45</sup> “Plat of Lands taken for Public Parkway (Kenwood Boulevard”); *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 6.

<sup>46</sup> “Kenwood, A Beautiful Addition to Minneapolis.”

<sup>47</sup> Wirth, 68.

<sup>48</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886, in David Smith, “More Horace W.S. Cleveland: A Bit of Oak Lake and More of Kenwood Parkway,” *Minneapolis Park History*, 21 May 2011, <http://minneapolisparkhistory.com> (accessed 4 October 2013).

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the parkway drive, which may indicate that Cleveland's intent to narrow or widen boulevards to "leave open the finest views to those who are driving upon it" was not realized.<sup>49</sup> Unfortunately, Cleveland's plans for the parkway do not survive; only the memo quoted above is available to provide insight on his design.

After Cleveland completed the design, the Park Board began improving the parkway. Between 1887 and 1889 the board made approximately \$10,000 in improvements. Work included grading, installation of the planting strip, construction of sidewalks and gutters, and tree planting.<sup>50</sup> According to an 1892 historic photograph, two rows of trees were planted between the parkway and sidewalk (see Figure 10). The Park Board's annual report does not indicate what types of trees were planted along the parkway. However, based on later reports, Elm and Linden trees were likely planted.<sup>51</sup> At some point, likely in the 1920s or during replacement of dead trees, a single tree replaced the original two rows of trees in the planting strip (see Figure 11).<sup>52</sup>

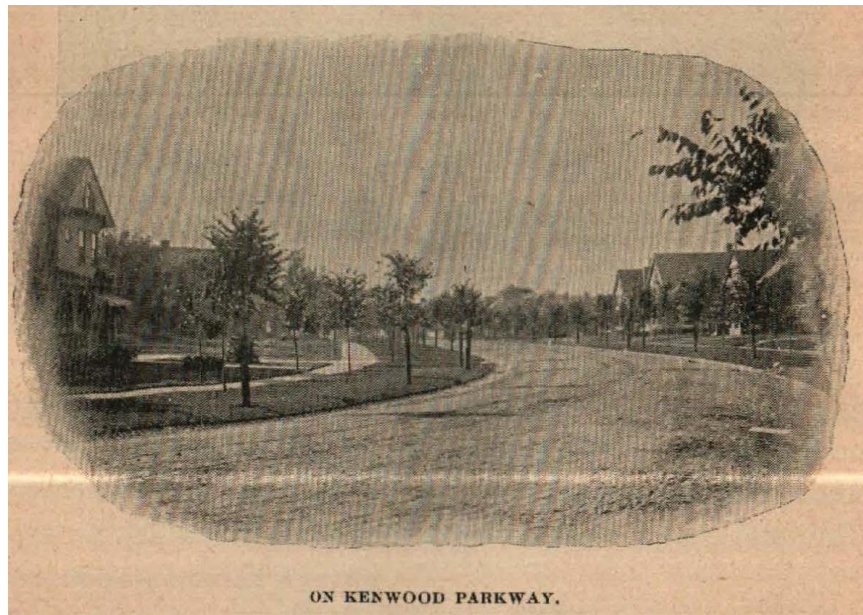


Figure 10. 1892 photograph of Kenwood Parkway (at 2001 Kenwood Parkway, view facing south). (Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis [Minneapolis: Harrison & Smith], 12).

<sup>49</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886.

<sup>50</sup> *Fourth Annual Report of the Board of park Commissioners of the City of Minneapolis, For the Year Ending in March 14, 1887* (Minneapolis: Tribune Job Printing Company, 1887), 8; *Fifth Annual Report of the Board of Park Commissioners, for the City of Minneapolis, For the year Ending March 14, 1888* (Minneapolis: Harrison & Smith, 1888), 11; *Sixth Annual Report of the Board of Park Commissioners of the City of Minneapolis, For the Period from March 14, 1888 to January 1, 1889* (Minneapolis: Harrison & Smith, 1889), 10.

<sup>51</sup> *Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis 1892* (Minneapolis: Harrison & Smith, 1893), 12; *Sixth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Period From March 14, 1888 to January 1889*, 16.

<sup>52</sup> Based on a review of improvement maps to Kenwood Park found in the *Thirty-Ninth Annual Report of the Board of Park Commissioners* (Minneapolis: NP, 1921), n.p.

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*Figure 11. View of the same location along the parkway as Figure 10, view facing south.*

In 1888 the Park Board extended Kenwood Parkway north via Groveland, Fremont, and Superior Avenues after property owners in the Lowry Hill neighborhood, including Park Board member Thomas Lowry, donated the land (this section of the parkway is not included within the boundaries of the Kenwood Parkway Historic District). Unlike the previously developed portion of the parkway, the land donors took on all improvement fees to create the parkway. The Park Board completed improvement work at a cost of \$15,539, including constructing the drive, planting Elm and Linden trees, and installing gutters from 1888 to 1889.<sup>53</sup> In 1893 this portion of Kenwood Parkway was further improved when the Park Board purchased Spring Lake, located north of Kenwood neighborhood, and the land surrounding it in order to “greatly improve the aesthetics of the parkway.”<sup>54</sup> Figure 12 is a map that indicates the two development periods of Kenwood Parkway.

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<sup>53</sup> Wirth, 138; *Seventh Annual Report of the Board of Park Commissioners of the City of Minneapolis* (Minneapolis: B.F. Perkins & Sons, 1889), 13; David Smith, *Parks, Lakes, Trails and So Much More: An Overview of the Histories of the MPRB Properties*, prepared for the Minneapolis Park Board 2008, [http://www.minneapolisparcs.org/documents/parks/Parks\\_Lakes\\_Trails\\_Much\\_More.pdf#zoom=100](http://www.minneapolisparcs.org/documents/parks/Parks_Lakes_Trails_Much_More.pdf#zoom=100) (accessed 31 October 2013).

<sup>54</sup> “The City Circuit,” *Minneapolis Tribune*, 7 February 1893.



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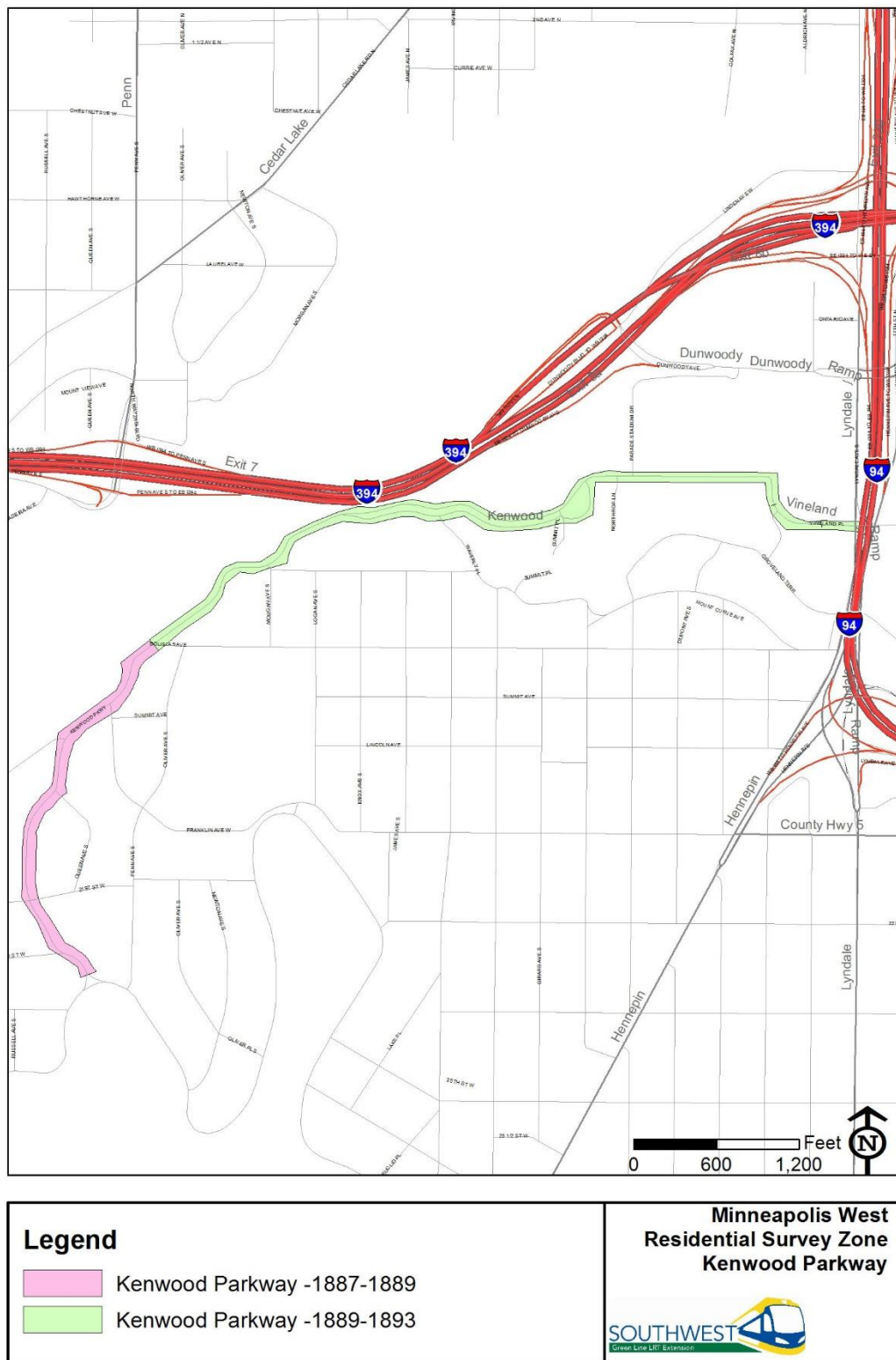


Figure 12. Map indicates two development periods of Kenwood Parkway. The first portion of Kenwood Parkway developed between 1887 and 1889 is highlighted in pink. The extension of the parkway in 1888 through 1893 is highlighted in green.



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After the parkway was completed in 1889, the Park Board made few improvements and annual maintenance commenced, including replacement of dead trees and applying gravel road surface. In December 1890 the entire length of Kenwood Boulevard was renamed Kenwood Parkway.<sup>55</sup> In 1892 gutters and the road surface on the parkway were repaired after heavy spring rains washed away parts of the parkway.<sup>56</sup> By 1899 the Park Board installed gas street lights along Kenwood Parkway and Hennepin and Lyndale Avenues.<sup>57</sup> For the next 50 years, little was done to improve the Kenwood neighborhood portion of the parkway. In 1957 the parkway was finally paved and concrete curbing was installed.<sup>58</sup>

As was specified in the plat of Kenwood, no carriage drives or driveways were allowed to enter any neighborhood streets from the adjacent street or parkway, but rather were confined to the rear alleys. This restriction was common throughout the city at this time and it enhanced the park-like quality of the parkway.<sup>59</sup> The Park Board strictly enforced the driveway restriction until the mid-twentieth century. For example, in 1891 the board rejected a request from a property owner to build a driveway onto the parkway, noting that upon purchase landowners agreed to not build driveways, but also that "driveways across the planting space would very much disfigure the same."<sup>60</sup> However, beginning in the mid-twentieth century, the Park Board began approving requests for driveway access onto the parkway. From 1952 to 1964, nine individual requests were approved in the Lowry Hill neighborhood, along the portion of the parkway between Mount Curve Avenue and Hennepin Avenue (located outside the Kenwood Parkway Historic District boundaries). Within the Kenwood Parkway Historic District boundaries, only two driveways were added during this same period, likely through Park Board approval, at 2114 and 2022 Kenwood Parkway.<sup>61</sup>

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<sup>55</sup> "Park Re-Christened," *Minneapolis Tribune*, 21 December 1890.

<sup>56</sup> *Tenth Annual Report of the Board of Park Commissioners of the City of Minneapolis*, 16.

<sup>57</sup> Wirth, 193.

<sup>58</sup> Hess, Roise and Company, "Kenwood Parkway Sub-segment" (DRAFT) Grand Rounds National Register nomination (2012), Section 7, Page 15, available at the Minnesota State Historic Preservation Office, St. Paul, Minn.

<sup>59</sup> Horace Cleveland letter to the Board of park Commissioners of Minneapolis, dated 25 October 1886; Minneapolis Park Board, *Fourth Annual Report of the Board of Park Commissioners of the City of Minneapolis for the Year Ending March 14, 1887*, 6.

<sup>60</sup> Smith.

<sup>61</sup> Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1952* (Minneapolis: published by author), 127; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1953* (Minneapolis: published by author), 76; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1954* (Minneapolis: published by author), 174; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1955* (Minneapolis: published by author), 200; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1958* (Minneapolis: published by author), 301; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1961* (Minneapolis: published by author), 82, 120; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1962* (Minneapolis: published by author), 212; Board of Park Commissioners, *Proceedings of the Board of Park Commissioners of the City of Minneapolis for the Year 1964* (Minneapolis: published by author), 204.

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Minneapolis: published by author, 1927.

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## Newspapers

*Minneapolis Tribune* 1880, 1886, 1890, 1891, 1893

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## City Directories

1880-1890. Available online through the Hennepin County Library.

## Building Permits

Kenwood Addition, by address. Available at the City of Minneapolis, Community Planning and Economic Development offices, Minneapolis.

## **Recommendation**

The Kenwood Parkway Historic District was evaluated for listing in the National Register under *Criteria A, B, and C*.

### *Criterion A*

The Kenwood Parkway Historic District was evaluated for the National Register under *Criterion A: Community Planning and Development* at the local level of significance. The historic district represents an early and productive example of the interplay of two significant trends in the development of Minneapolis during the late nineteenth and early twentieth centuries. By the mid-1880s the Park Board was actively engaged in the expansion of the city's park and parkway system, which was based on Cleveland's 1883 plan, and would eventually become one of the country's most successful systems.<sup>62</sup> At the same time, real estate developers were responding to the city's rapidly increasing population by establishing new neighborhoods, including the Kenwood Addition, near amenities such as lakes and scenic areas that would increase land values. The Kenwood Parkway Historic District's distinctive environment is the physical manifestation of the nexus of these two influential and complimentary activities that were so important to the city's development and establishing the high quality of life for which it has become known.

Kenwood Parkway is one of the early, unaltered residential parkways in Minneapolis. The distinctive environment of the Kenwood Parkway Historic District is evidenced in a number of key characteristics that represent the goals of both the real estate developer and the Park Board. These characteristics include the wide parkway drive that gracefully follows the rolling topography; the planting strips with rows of trees that lend a greater sense of open space; the houses constructed in the popular late-nineteenth- and early-twentieth-century architectural styles with uniform setbacks lining the gentle curves of the parkway drive; and the upper-middle-class, residential land use, resulting from the minimum housing values established by neighborhood covenants. Collectively, these characteristics establish a strong sense of place for the Kenwood Parkway Historic District.

To set the Kenwood Parkway Historic District in the appropriate historic context, a comparative analysis of other parkways within Minneapolis, including several with adjacent neighborhoods, was conducted. The analysis focused at the local level due to the very specific history of the Minneapolis park system. A review of other parkway systems nationally found that the focus in evaluating National Register significance was placed solely on the parkway itself and did not include surrounding residential properties. Additionally, several neighborhoods listed in the National Register under *Criterion A*:

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<sup>62</sup> Hess, Roise and Company, "Making the City Itself a Work of Art: A Historical Context for the Grand Rounds, Minneapolis," 28.



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Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

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*Community Planning and Development*, such as Washburn Park (Minneapolis) or East Park Historic District (Buffalo, New York), were investigated but found to not have a direct association with community park board efforts.

Eighteen parkways were constructed by the Minneapolis Park Board beginning in 1885 and continuing through 1994.<sup>63</sup> Of these, the earliest parkways constructed as part of the park system include Kenwood Parkway, Lake Harriet Boulevard, Lake Calhoun Boulevard, portions of Minnehaha Parkway, Dean Parkway, and Linden Hills Boulevard.

Not all of the early parkways have similar characteristics to Kenwood Parkway and its surrounding environment. For example, Lake Harriet and Lake Calhoun Boulevards are generally flat in their topography, serve a primarily recreational function, and have residential housing on one side of the drive. Minnehaha Parkway reflects a later period of development, is densely vegetated obscuring any expansive viewsheds, and is lined only on one side of the one-way pair drive with residential housing (see Figure 13). Dean Parkway, another early parkway, maintains residential housing on both sides of the drive, but the large, center median obscures viewsheds. Additionally, this parkway is relatively flat and has modern single-family and multi-family residential infill development (Figure 14).



Figure 13. Minnehaha Parkway, view facing east.

<sup>63</sup> This number also includes boulevards and any other drive connecting two parks together within the city as part of the Grand Rounds.

# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

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*Figure 14. Dean Parkway, view facing southwest.*

Linden Hills Boulevard is most comparable to Kenwood Parkway in character, land use, history, and development. Historically, Linden Hills Boulevard was the first connection between Lake Harriet and Lake Calhoun. In 1887 civil engineer Edwin Owens prepared the plat of the First Division of Remington Park for land owners Henry Beard and William King.<sup>64</sup> Located along the west shore of Lake Harriet, the plat consisted of 26 blocks of approximately 50-foot by 170-foot lots within a generally gridded street pattern. A large 100-foot-wide parkway skirted the eastern edge of the plat.<sup>65</sup> In 1898 the Park Board graded and planted Linden Hills Boulevard, which consisted of a 40-foot-wide roadway and a 30-foot planting strip on either side of the parkway. Double rows of deciduous trees were planted and sidewalks added in the planting strip. Walkways extended from the house to the sidewalk. The parkway served as the primary connection between Lake Harriet and Lake Calhoun for a very short period, until the portion of land between the two lakes (now William Berry Park and Parkway) was acquired in 1889 and developed in 1890.<sup>66</sup>

The First Division of Remington Park (known locally as Linden Hills) was conceived as an elite neighborhood and houses were required to cost no less than \$5,000. Situated next to Lake Harriet, the neighborhood was advertised as a "Picture of Rural Delights" with handsome drives and boulevards, picturesque views of the lake, and the latest amenities.<sup>67</sup> However, residential housing along the parkway was slow to develop. The neighborhood may have experienced some of the same challenges as the Kenwood neighborhood, including high costs of lots, economic downturn, and competition from other,

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<sup>64</sup> First Division of Remington Park, prepared by Edwin Owens, 1887, available at the Hennepin County Government Center, Research Center, Minneapolis.

<sup>65</sup> Also known as Lake Harriet Boulevard in 1892; Park Boulevard by 1903; Linden Hills Boulevard formally adopted in 1912.

<sup>66</sup> Smith, 121-122.

<sup>67</sup> "On Linden Hills: The New Fashionable Residence Suburb at Lake Harriet," *Minneapolis Tribune*, 8 September 1889.

# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

Minneapolis

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less expensive neighborhoods. In 1894, in an effort to spur development, the Lake Harriet Improvement Company gave lots to individuals who would build residences according to the development requirements.<sup>68</sup>

Like Kenwood, Linden Hills is lined with large homes, some spanning more than one lot. Additionally, housing styles are varied due to its lengthy development period, which began in 1894 and continued through the 1920s. Houses are uniformly set back along the boulevard and were constructed in the fashionable styles of the era, including Colonial Revival and Tudor Revival. A broad viewshed was created with the wide right-of-way and uniform housing setback (see Figures 15 and 16). However, compared to the environment of the Kenwood Parkway Historic District, Linden Hills Boulevard has a flat topography and was designed with only a few gentle curves along its 0.5-mile route. As such, the overall design is not as distinctive in plan, design, and layout as Kenwood Parkway's curving drive. Additionally, the broad parkway vista has been broken in recent years, when many driveways were added to provide direct access onto the parkway.



*Figure 15. Linden Hills Boulevard, view facing south.*

<sup>68</sup> *Memories of Linden Hills*, available at the Minneapolis Collection, Hennepin County Library, Minneapolis.



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

Minneapolis

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*Figure 16. Linden Hills Boulevard, view facing south.*

Based on this comparative analysis of other contemporary parkways and associated neighborhoods in Minneapolis, the Kenwood Parkway Historic District is the best representative example of the interplay of two important trends in Minneapolis history occurring simultaneously in the late nineteenth and early twentieth centuries. Kenwood Parkway's striking character makes it an excellent illustration of the early collaboration between the Park board and real estate developers, whereby the board gained title needed to establish a link in the parkway system and the developers profited by the addition of a park asset in the development area. Variations of these techniques would be used over and over during the successful creation of Minneapolis' famed Grand Rounds parkway system over the next several decades.

Constructed between 1887 and 1889, just a few years after the founding of the Park Board in 1883, the development of Kenwood Parkway within the Kenwood Addition reflects an early realization of Cleveland's vision for a comprehensive, connected park system and his admonition to take advantage of opportunities to realize the system. It is one of the most unaltered of the early residential parkways in the Grand Rounds, and its highly distinctive character was enabled by the natural topography and setting of the Kenwood residential plat, and Nutter's and Cleveland's work in creating a central parkway that addressed the goals of both the real estate developer and the Park Board. The design intent is enhanced by the period single-family dwellings that frame the curving drive and visually guide a motorist or pedestrian along the drive. The houses, in turn, reflect the importance of living and building near parks as envisioned by proprietors to create an elite suburban residential neighborhood at the "fringes" of Minneapolis. The distinctive environment and intact period housing reflect the successful development of the Minneapolis park and parkway system, as well as neighborhood development trends in the city, during the late nineteenth and early twentieth centuries.

Over the last 127 years, the Kenwood Parkway Historic District has experienced only minor changes. Significantly, it is one of the few parkways that has not been narrowed. The roadway was paved in the mid-twentieth century; trees, which are ephemeral, have been replaced; and two driveway cuts have been added onto the parkway. In general, alterations to houses have been relatively modest over the years. The more substantial exterior alterations include siding and window replacements and porch alterations. There has also been a minor amount of infill since the mid-twentieth century, with seven homes added to once-vacant lots or replacing original homes. Overall, the Kenwood Parkway Historic



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Southwest Transitway Survey, Hennepin County, Minnesota

Kenwood Parkway Historic District

Minneapolis

55405

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District retains strong integrity of setting, feeling, association, and location, and changes over time represent minor impacts to the integrity of design, material, and workmanship. As such, the Kenwood Parkway Historic District is recommended eligible for listing in the National Register under *Criterion A: Community Planning and Development*.

The period of significance begins in 1886 with the early development of the Kenwood Addition and the design of Kenwood Parkway. It ends in 1925 when the majority of homes in the historic district were constructed and the sense of time and place was fully established. After 1925 construction in the district consisted primarily of infill or replacement of original houses.

The Kenwood Parkway Historic District boundaries encompass Kenwood Parkway and the houses that front the parkway within the Kenwood Addition, between Douglas Avenue on the north and Lake of the Isles. The parkway and its houses, together, represent the nexus of the Kenwood developers' interests and the Park Board's interests. Therefore, adjacent houses in the plat off of the parkway and adjacent parkway sections outside the plat are not included in the district.<sup>69</sup>

## *Criterion B*

To be eligible under *Criterion B: Significant Person* the property must be associated with the lives of persons significant in our past. Kenwood Parkway was platted by civil engineer and Park Board consultant Frank Nutter, and was designed by H.W.S. Cleveland. However, the National Register guidelines for *Criterion B* specifically state that any property which is an important example of an individual's skill as an architect or engineer should be evaluated under *Criterion C*. The context for this survey did not reveal any other associations of real estate developers, park developers, or homeowners which would qualify under *Criterion B*. Therefore, the district does not qualify under *Criterion B: Significant Person*.

## *Criterion C*

To be eligible under *Criterion C: Architecture or Landscape Architecture* the property must embody the distinctive characteristics of type, period, or method of construction, represent the work of a master, or possess high artistic value. Collectively, the houses along Kenwood Parkway represent a wide range of late-nineteenth- and early-twentieth-century styles, and while some are distinctive, it is not apparent that the collection would qualify under *Criterion C* within the context of Minneapolis residential areas. Further research may provide additional details and perspective on this aspect. The Kenwood Addition, in its entirety, includes a pleasing collection of streets, but it does not stand out as particularly distinctive among the other curvilinear developments from the late nineteenth century in Minneapolis, including Washburn Park or Prospect Park. Finally, the importance of the design of Kenwood Parkway itself has been more appropriately recognized within the context of the National Register-eligible Grand Rounds Historic District.

The Kenwood Parkway Historic District is recommended eligible for the National Register under *Criterion A: Community Planning and Development* as a distinctive early and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life.

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<sup>69</sup> The significance of the adjacent sections of the parkway is recognized in the National Register-eligible Grand Rounds Historic District. To the north of the Kenwood plat, there is a break for several blocks in the parkway-facing housing dating from the historic period.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

KENWOOD PKWY

MINNEAPOLIS

HE-MPC-1796

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**Additional Addresses:**

**Historic Name:** Kenwood Boulevard

**Current Name:** Kenwood Parkway

**Year Built:** 1886-1936

**Plat Name:**

**Block:**

**Lot:**

**Acres:**

**UTM Coordinate:** 15 475528 4979080

**USGS Quad:** Minneapolis South    **Township:** 29    **Range:** 24 W    **Section:** 28    **QTRQTR:** SE    **QTR:** NE

**PID No.:** N/A

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**Segment A** ☒    **Segment C1** ☐    **Segment C2** ☐    **Segment 1** ☐    **Segment 3** ☐    **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Transportation

**Subcategory:** Road-related

**Category:** Transportation

**Subcategory:**

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☒

**No Potential** ☐

**Phase 2** ☐

**Eligible for NRHP** ☒

**Not Eligible for NRHP** ☐

**Historic District:** Grand Rounds Historic District

**Contributing to District** ☒

**Non-contributing to District** ☐

## Description

Kenwood Parkway begins west of Vineland Place on the south side of the Parade. It extends west as far as the intersection of Morgan Avenue and Mount Curve Avenue, then curves to the southwest, skirting the north side of Kenwood Park, and continues south to Lake of the Isles Parkway by the northwest arm of the lake. Its total length is 1.68 miles. As the roadway edges the section of the Parade adjacent to Spring Lake, it is split in two, flanking a center median. Unlike the roads of many other parkways in the system, most of Kenwood Parkway has not been narrowed. The main roadway is forty feet wide, flanked by grass-planted boulevards with many large, older trees. The boulevards and sidewalks are all within the jurisdiction of the MPRB. Prior to 1957, the road surface was oiled gravel without curbs. The road was paved and curbs installed in that year.

## History

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

**KENWOOD PKWY**

**MINNEAPOLIS**

**HE-MPC-1796**

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In 1885, suggestions for running a parkway up Kenwood Hill came to the forefront. The park board had a survey and plat prepared for a parkway beginning at Summit Avenue and Hennepin Avenue Boulevard, following Mount Curve and Douglas Avenues, and going south to Franklin Avenue before splitting and continuing on both sides of Lake of the Isles. The following year, the twenty acres comprising what was then known as Kenwood Boulevard was graded and improved by its owners and donated to the city to be maintained as part of the park system. The donated corridor was one hundred feet wide and extended from Mount Curve Avenue to the Lake of the Isles Boulevard. In September of that year, the park commissioners directed Superintendent William M. Berry to proceed with the construction of the parkway. The entire length of the parkway was graded the following summer.

In 1888, the first section of the parkway was graveled. In 1889, the drive and planting spaces were raised to grade, the roadbed was covered in gravel, and gutters were installed at a cost of \$15,539. At this point, the board considered the parkway completed and fully functional. The parkway was formally named Kenwood Boulevard on September 23, 1890, but its name was quickly changed to Kenwood Parkway on December 7.

As the roadway was being platted, it was considered an ideal location for those wishing to live in the prestigious Kenwood neighborhood. It sat a safe enough distance from Lake of the Isles, which in its early days was a breeding ground for malaria-carrying mosquitoes.

In 1936, WPA crews resurfaced the entirely length of the parkway with tarvia, gravel, and sand.

## References

Charles M. Loring, History of the Parks and Public Grounds of Minneapolis, Vol. XV of Collections of the Minnesota Historical Society (Saint Paul: Minnesota Historical Society, 1915), 603; MBPC, Annual Report (1889), 13; "Most Original Homes Remain in Kenwood," Minneapolis Star Tribune, November 18, 1995; Sidney L. Stolte, The Story of W.P.A. and Other Federal Aid Projects in the Minneapolis Parks, Parkways and Playgrounds (Minneapolis: 1937), 22; Theodore Wirth, Minneapolis Park System 1883-1944 (Minneapolis: Board of Park Commissioners, 1945), 138.

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**Surveyor Name:** Stephanie Atwood    **Company:** Hess, Roise and Company

**Fieldwork Date:** 10/2008





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

KENWOOD PARKWAY

MINNEAPOLIS

HE-MPC-1796

## Additional Addresses:

**Historic Name:** Kenwood Boulevard

**Common Name:** Kenwood Parkway

**Year Built (county):** 1887-1936

**Year Built (survey):** 0

**Plat Name:**

**Block:**

**Lot:**

**Acres:**

**UTM Coordinates:**

**Zone:** 15N

**Easting:** 0

**Northing:** 0

**USGS Quad** Minneapolis South **Township:** 0 **Range:** 0 **Section:** 0 **QTRQTR:** **QTR:**

**PID No:** N/A

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc

**Fieldwork Date:** Feb 2012

**Historic District:** Kenwood Parkway Historic District **Contributing to District:** ☒ **Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference. See also draft Grand Rounds Historic District National Register Nomination available at the State Historic Preservation Office, St. Paul, Minn.; Kenwood Parkway was determined a contributing resource to the Grand Rounds Historic District in 2012.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register. Kenwood Parkway is a contributing resource to the previously determined eligible Grand Rounds Historic District.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1805

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16605

**Additional Addresses:** 1807 Kenwood Parkway

**Historic Name:** House

**Current Name:**

**Year Built:** 1959

**Plat Name:** REG. LAND SURVEY NO. 0604

**Block:**

**Lot:**

**Acres:** 0.17

**UTM Coordinate:** 15 475731 4979237

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 28

**QTRQTR:** SW

**QTR:** SW

**PID No.:** 2802924330016

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

Rambler

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:**

**Noteworthy features/comments:**

Wide overhang; picture windows

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1805

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16605

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1805-1807 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16605

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1959

**Year Built (survey):**

**Plat Name:** REG. LAND SURVEY NO.  
0604

**Block:**

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N **Easting:** 475731.59 **Northing:** 4979241.72

**USGS Quad** Minneapolis South **Township:** 29 **Range:** 24 **Section:** 28 **QTRQTR:** SW **QTR:** NW

**PID No:** 053-280292433001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16606

**Additional Addresses:** 1813 Kenwood Parkway

**Historic Name:** House

**Current Name:**

**Year Built:** 1958

**Plat Name:** REG. LAND SURVEY NO. 1652

**Block:**

**Lot:**

**Acres:** 0.19

**UTM Coordinate:** 15 475712 4979226

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 28

**QTRQTR:** SW

**QTR:** SW

**PID No.:** See below

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Rambler

**Noteworthy features/comments:**

Postwar infill; side entrance; hipped roof; replacement windows

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

KENWOOD PKWY

MINNEAPOLIS 55405

HE-MPC-16606

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1811-1813 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16606

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1958

**Year Built (survey):**

**Plat Name:** REG. LAND SURVEY NO.  
1652

**Block:**

**Lot:**

**Acres:** 0.19

**UTM Coordinates:** **Zone:** 15N **Easting:** 475712.63 **Northing:** 4979222.42

**USGS Quad** Minneapolis South **Township:** 29 **Range:** 24 **Section:** 28 **QTRQTR:** SW **QTR:** NW

**PID No:** 053-280292433003

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1818

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16608

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1896

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 001

**Acres:** 0.18

**UTM Coordinate:** 15 475637 4979209

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440012

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Gothic Revival

**Noteworthy features/comments:**

Replaced windows; enclosed porch; flared eaves; wall dormers

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1818

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16608

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1818 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16608

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1896

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 001

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475642.11

**Northing:** 4979209.67

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including additions to the front and rear elevations, addition of wall dormers, addition of an enclosed porch with upper level balcony, and window replacements.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1819

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16609

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1920

**Plat Name:** KENWOOD MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinate:** 15 475709 4979199

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 28

**QTRQTR:** SW

**QTR:** SW

**PID No.:** 2802924330031

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Modern siding; lost trim detail

**Integrity:** Very poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1819

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16609

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1819 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16609

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1920

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475709.13

**Northing:** 4979200.07

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 28

**QTRQTR:** SW

**QTR:** NW

**PID No:** 053-280292433003

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including additions, window replacement, change to exterior wall material, and replacement porch.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1823

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16610

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1912

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.17

**UTM Coordinate:** 15 475701 4979180

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 28

**QTRQTR:** SW

**QTR:** SW

**PID No.:** 2802924330008

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:**

**Noteworthy features/comments:**

Modern siding; lost detail

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1823

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16610

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1823 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16610

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1912

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475701.65

**Northing:** 4979180.13

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 28

**QTRQTR:** SW

**QTR:** NW

**PID No:** 053-280292433000

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1827

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16611

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1916

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.21

**UTM Coordinate:** 15 475694 4979161

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 28

**QTRQTR:** SW

**QTR:** SW

**PID No.:** 2802924330007

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Modern windows; 1950s brick pilasters added; modern siding

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1827

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16611

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1827 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16611

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1916

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.21

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465704.76

**Northing:** 4979161.75

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 28

**QTRQTR:** SW

**QTR:** NW

**PID No:** 053-280292433000

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including a large addition to the primary facade, window replacement, change to exterior wall material, and replacement of original porch.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1828

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16612

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1915

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 002

**Acres:** 0.18

**UTM Coordinate:** 15 475629 4979191

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440013

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Tudor Revival

**Noteworthy features/comments:**

Open eaves; replacement windows

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1828

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16612

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1828 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16612

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1915

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 002

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475631

**Northing:** 4979190.74

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Original windows are present despite earlier indication they have been replaced; replacement storm windows.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☒

**Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1832

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16613

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1891

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 003

**Acres:** 0.18

**UTM Coordinate:** 15 475619 4979177

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440014

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Replacement windows; siding; porch rail

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1832

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16613

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1832 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16613

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1891

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 003

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475619.18

**Northing:** 4979178.28

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1835

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16614

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1909

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:** 029

**Acres:** 0.16

**UTM Coordinate:** 15 475684 4979144

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440011

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Poor condition; replacement windows; stucco on walls

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1835

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16614

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1835 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16614

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1909

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:** 029

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465689.58

**Northing:** 4979145.08

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 28

**QTRQTR:** SW

**QTR:** NW

**PID No:** 053-290292444001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1839

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16615

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.26

**UTM Coordinate:** 15 475667 4979132

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440010

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Greek Revival

**Noteworthy features/comments:**

Replacement windows; modern roof, and trim; ornate entry porch

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1839

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16615

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1839 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16615

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 006

**Lot:**

**Acres:** 0.26

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465664.14

**Northing:** 4979129.33

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1900

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16616

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 004

**Acres:** 0.16

**UTM Coordinate:** 15 475606 4979170

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440015

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Arts and Crafts

**Noteworthy features/comments:**

Open eaves; side entry wrap-around porch; very ornate chimney

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1900

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16616

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1

# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1900 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16616

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 004

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475605.58

**Northing:** 4979170.62

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1903

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16617

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1898

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:**

**Acres:** 0.37

**UTM Coordinate:** 15 475609 4979078

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440062

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Many modern windows; massive porch brackets; replaced porch railing; build date is closer to 1910

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1903

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16617

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1903 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16617

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1898

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:**

**Acres:** 0.37

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475612.64

**Northing:** 4979078.29

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444006

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1906

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16618

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 005

**Acres:** 0.16

**UTM Coordinate:** 15 475594 4979162

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440016

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Gothic Revival/Mission

**Noteworthy features/comments:**

Wall dormers converted to roof dormers

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☒

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1906

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16618

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1906 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16618

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 005

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475593.56

**Northing:** 4979162.13

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1908

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6477

---

**Additional Addresses:**

**Historic Name:** Keith, Nella Y. and Walter J., House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.25

**UTM Coordinate:** 15 475578 4979151

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440017

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Keith, W. J.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Richardsonian Romanesque

**Noteworthy features/comments:**

Fish scale siding; intact turret

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

The house is two-and-one-half stories with a rectangular form. The front facade is a study in asymmetry with rectilinear massing on the east side and a large round tower on the west side. The raised basement is finished in rusticated stone. The first and second stories are clad in red brick and the attic story has stucco, as well as wood timbering and siding. The front porch has battered columns covered with the same rusticated stone that was used on the basement. The large front-gabled porch roof has wood panels painted in multiple colors. The polychromatic colors are repeated on the attic story and the bargeboard trimming the eaves. The first- and attic-story windows are one-over-one sash. The basement and second-story windows are also sash windows, but the upper sash has a central diamond-shaped pane surrounded by smaller triangular panes. The high hipped roof is interrupted by a front-gabled roof on the east and the conical roof atop the tower on the west. All of the roofs are covered in brown asphalt shingles. A large brick chimney projects above the roofline towards the rear of the house.

A large garage and storage building is located at the rear of the property. The building does not appear to be original

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1908

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6477

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to the property and it is not clear from the record of building permits when it was built.

## History

Completed in 1900, the house was designed by Walter J. Keith, who was also the owner and was listed as the contractor on the building permit. A brick and wood-frame barn (razed) was constructed later that year. The house served as an example of Keith's work to help market his architectural business.

Keith's architectural career began in Minneapolis with brief partnerships with Fred H. Dodge and George Bertrand. In 1894, he started his own firm, which became the Keith Company. The company's profile rose in 1896 when the Minneapolis Journal contracted with Keith to create a series of house designs for the newspaper that were printed weekly for a year. He was approached by the Ladies Home Journal in 1897 to design a series of house plans for the magazine that proved very popular with readers and brought him national attention. Keith produced another group of plans for the Minneapolis Tribune in 1898 and 1899. This publicity established a national audience for Keith's plans. He expanded on this early success with his own publications beginning in 1899, which he co-published with his brother Max. These included Keith's Magazine, Keith's Home-Builder, and Keith's Bungalows and Cottages: 215 Designs Costing to Build from \$400 to \$4,000. That year, Walter Keith boasted commissions totaling more than \$2.5 million, largely because of his mail-order plan business. His office at the Lumber Exchange Building employed at least fifteen draftsmen, plus stenographers and clerks.

The Keith magazines, and other publications like The Craftsman and The Bellman, were part of a national Arts and Crafts movement that was popular in the United States in the late-nineteenth and early twentieth centuries. Its practitioners valued honesty, individualism, and democracy in design, construction, and home furnishing. These values, particular democratization, led to "symbiotic relationships" between homeowners, architects, and interior designers where each contributed their point-of-view to the design process. The resulting homes often had open plans and were more naturalistic in style than European-inspired designs. The Arts and Crafts movement coincided with the suburban expansion of many cities and an increase in homeownership, particularly by middle-class citizens. Across the country, bungalows and four-squares became common in towns and cities. Homeowners who did not hire architects purchased designs through magazines and other publications. Keith's Magazine and The Craftsman offered building plans, as well as advice on how to decorate and furnish a home. The magazines also included articles that heralded the importance of handicrafts and promoted the idea that a house was an extension of the owner. This appears to be a belief that Keith championed. Early in his successful career, he stated in a Minneapolis Tribune article that "the dwelling a man builds reveals his personality, and through its hall and porticos runs the story of his life. How important is it, then, that your home should not give a false impression as to your character."

Many building designs were advertised each month in Keith's Magazine. In at least three issues, January 1901, April 1901, and September 1903, renderings and plans for houses similar to the one at 1908 Kenwood Parkway were published. These drawings post-date the construction of the house. Each model had variations in detail, but the form and massing—from the round corner tower to the roofline—were the same. The house at 1908 Kenwood Parkway was the focus of the 1904 Christmas issue of Keith's Magazine. In an article titled "My Idea of a Typical American Home," Keith described the design, materials, and furnishings of his house in great detail. He explained that "being an American, naturally, I am a firm believer that anything American is the best and naturally what I believe, therefore, to be a typical American home, would be such a home as I would build for myself."

Keith's time in his "typical American home" was brief. The family lived in the house from 1900 through 1906, according to listings in city directories. They moved into a larger brick house, which was also designed by Keith, at 421 Clifton Avenue, south of Loring Park. It is not clear why Keith moved. Perhaps his family had outgrown the house on Kenwood. Keith's business evolved in the 1900s. In October 1904, he sold the magazine publishing business to Max. Walter Keith continued to contribute to the magazine but also built and managed the Plaza Hotel (razed), which was located near Loring Park. It is not known when Keith retired from his architectural practice. He



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1908

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6477

eventually moved to California and died in Pasadena in 1951.

Both the Plaza Hotel and the Walter Keith Residence on Clifton Avenue have been cited by historian Alan Lathrop in his book *Minnesota Architects: A Biographical Dictionary* as notable examples of Keith's work. Walter Keith had longer associations with these two properties than the house on Kenwood Parkway.

## References

"Started in the Journal," *Minneapolis Journal*, December 18, 1899; "Personal Mention," *Minneapolis Tribune*, September 30, 1900; Walter J. Keith, "A Little Spanish Mission Design," *Minneapolis Tribune*, May 23, 1915; *Minneapolis Building Permits* B46663 dated August 29, 1900 and B47493 dated December 19, 1900; Patty Dean, "It Is Here We Live," *Minnesota History* 57 (Spring 2001): 245-266; Quote from Walter J. Keith, "The Building of It," *Minneapolis Tribune*, September 11, 1898; "Design No. 488," *Keith's Magazine* 5 (January 1901): 21; "Design No. 511," *Keith's Magazine* 5 (April 1901): 180; "Design No. 810," *Keith's Magazine* 10 (September 1903): 168; Walter J. Keith, "My Idea of a Typical American Home," *Keith's Magazine* 12 (Christmas 1904), 277-281; "Sells Keith Magazine to Max L. Keith," *Minneapolis Journal*, October 1, 1904; *Minneapolis City Directories*; Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 124-125.

## Recommendation

Walter J. Keith was a very successful architect with a national reputation for his mail-order building plans. The house at 1908 Kenwood Parkway was designed by Keith early in his solo architectural career and variations of the design were later sold in *Keith's Magazine*. While Keith touted the house as the typical American home, he soon moved to a larger house in the Loring Park neighborhood. The house on Kenwood Parkway was a stepping stone in Keith's career and personal life, but it was one of many, and the building cannot be considered pivotal to the evolution of Keith's business. As a result, it does not appear to be eligible under Criterion A or Criterion B. Although the house may have been a popular Keith design and retains historic integrity, it is probably not the only Keith designed-home built in Minneapolis and therefore cannot be considered unique. The architectural style is also not distinct compared to other houses in the neighborhood. It is not eligible, therefore, under Criterion C.

The property is recommended as not eligible for listing in the National Register.

**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1908 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6477

## Additional Addresses:

**Historic Name:** Keith, Nella Y. and Walter J., House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.25

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475578.26

**Northing:** 4979151.31

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1911

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16619

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 042

**Acres:** 0.16

**UTM Coordinate:** 15 475594 4979067

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440061

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival, Italian Renaissance

**Noteworthy features/comments:**

Open eaves; hipped roof; symmetrical split entry; pent roof entry cover; replaced windows

**Integrity:** Fair to good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1911

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16619

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1911 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16619

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 042

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475593.57

**Northing:** 4979067.35

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444006

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1916

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16620

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1914

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.33

**UTM Coordinate:** 15 475557 4979136

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440018

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Eclectic Tudor Revival

**Noteworthy features/comments:**

Replacement windows and railing; added small porch

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1916

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16620

---





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1916 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16620

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1914

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 007

Lot:

Acres: 0.33

UTM Coordinates: Zone: 15N

Easting: 475557.04

Northing: 4979136.06

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444001

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1917

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16163

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1958

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 41

**Acres:** 0.24

KENWOOD MPLS

**UTM Coordinate:** 15 0 0

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 34

**QTRQTR:** SW

**QTR:** NE

**PID No.:** 290292444006

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Side gables; broad eaves; entry canopy off-center in front facade.

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1917

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16163

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1917 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16163

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1958

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 008

Lot:

Acres: 0.24

UTM Coordinates: Zone: 15N

Easting: 475578.36

Northing: 4979057.68

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444006

Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☐

Non-contributing  
to District: ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1924

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16262

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.33

**UTM Coordinate:** 15 475533 4979119

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440019

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Replacement windows; columned porch

**Integrity:** Fair to good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1924

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16262

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1924 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16262

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.33

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475532.98

**Northing:** 4979118.99

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444001

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1929

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16193

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1895

**Plat Name:** KENWOOD MPL

**Block:** 008

**Lot:** 39

**Acres:** 0.27

**UTM Coordinate:** 15 0 0

**USGS Quad:** Minneapolis South **Township:** 29 **Range:** 24 W **Section:** 32 **QTRQTR:** SW **QTR:** SE

**PID No.:** 2902924440059

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**



**Style:**

**Noteworthy features/comments:**

Steeply pitched hipped roof with hipped dormers; stucco-faced facade; tall first-floor window.

**Integrity:** The late nineteenth-century design was substantially altered in 1931, with plans for the remodeling prepared by McEnary and Larson.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**References**

Minneapolis Building Permit B229313 (dated September 9, 1931).

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1929

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16193

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1929 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16193

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1895

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:**

**Acres:** 0.27

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475563.48

**Northing:** 4979039.36

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1895 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1932

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8802

---

**Additional Addresses:**

**Historic Name:** Lindstorm, J. W., House

**Current Name:**

**Year Built:** 1910

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.26

**UTM Coordinate:** 15 475512 4979103

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440020

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single Dwelling

**Architect/Engineer/Builder**

Lindstrom and Almars.

**Architect**



**Engineer**



**Builder**



**Artist**



**Architect/Engineer/Builder**

Lindstrom, J.W.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Tudor Revival

**Noteworthy features/comments:**

Brick; asymmetrical façade ornate verge board on entry porch

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1932

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8802

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1932 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8802

## Additional Addresses:

**Historic Name:** Lindstorm, J.W., House

**Common Name:** House

**Year Built (county):** 1910

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:**

**Acres:** 0.26

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475511.69

**Northing:** 4979103.37

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444002

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1936

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16264

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 013

**Acres:** 0.17

**UTM Coordinate:** 15 475492 4979090

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440021

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Original windows including leaded glass; dentils

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1936

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16264

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1936 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16264

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 007

**Lot:** 013

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475492.14

**Northing:** 4979090.12

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444002

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1937

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16257

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPL

**Block:** 008

**Lot:** 38

**Acres:** 0.3

**UTM Coordinate:** 15 0 0

**USGS Quad:** Minneapolis South **Township:** 29 **Range:** 24 W **Section:** 22 **QTRQTR:** NW **QTR:** SE

**PID No.:** 2902924440058

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

## Description

This two-and-one-half-story house has a single-story, flat-roofed extension to the side, which was probably added in 1917. The front slope of the side-gable roof has three gabled dormers with broken returns and round-arched windows with multilight upper sashes. The symmetrical facade has a center entry with a fan light and side lights. It is protected by a flat-roofed, Classical Revival hood with a denticular cornice. The hood is supported by columns. The corners of the clapboard-covered walls are trimmed with pilasters. A flat frieze at the cornice line supports brackets for the roof eaves. Colonial Revival motifs top two broad windows on the first floor of the front facade.

## History

The city granted a permit for the construction of this house in June 1897. The architect was George Bertrand, who had formed a partnership in the previous year with Arthur Chamberlin. Bertrand and Chamberlin were to have a successful practice until 1931, the year of Bertrand's death. The architects were responsible for designing a number of houses in Kenwood. A permit for a 28-foot by 32-foot barn was granted in October 1897. Another barn was erected

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1937

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16257

in 1900. A permit to wreck a frame barn was issued, apparently in conjunction with a major remodeling project that produced a 14-foot by 15-foot addition to the house, a new garage, and other alterations. The house was built by M. J. Coppage, probably for sale. It appears that Darius Morgan, his second wife, Lizette Davis, and three of his children from a previous marriage were the first occupants. He had been the general council for the Northwestern Telephone Exchange since 1894. Before that, he had served in the Minnesota House and Senate for districts in southern Minnesota and had a private law practice. After moving to Minneapolis in 1890, he formed a law practice with William Eustis, which lasted until Eustis was elected mayor of the city in November 1892. Morgan had a heart attack and died in the house in 1903 at the age of forty-nine. An obituary hailed him as "one of the best known citizens of Minneapolis, and one of the ablest attorneys of the Northwest."

## References

Minneapolis Building Permits B39138 (dated June 22, 1897), B39961 (dated October 9, 1897), B46940 (dated October 1, 1900), B130084 (dated October 27, 1917), I1045 (dated October 27, 1917); Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis and London: University of Minnesota Press, 2010), 22; "Vacant Premises," *Minneapolis Tribune*, November 7, 1897; "Club Activity," *Minneapolis Tribune*, December 26, 1897; "D. F. Morgan Passes Away," *Minneapolis Tribune*, April 28, 1903.

## Recommendation

Darius Morgan was one of the many Kenwood residents who had a successful career and was prominent in the community. He moved to 1937 Kenwood Parkway well after his service in political office had ended and several years after he had achieved what proved to be the pinnacle of his career, his position at Northwestern Telephone. His life was cut short at a relatively young age. It does not appear that the house merits National Register designation under Criterion B based on its association with Morgan. While the design of the house is striking and the addition is not intrusive, it is one of many houses designed by Bertrand and does not seem of particular significance, making it not eligible for the National Register under Criterion C.

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1937 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16257

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1900

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 008

Lot:

Acres: 0.3

UTM Coordinates: Zone: 15N

Easting: 475555.37

Northing: 4979014.19

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444005

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1938

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16670

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1909

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 01

**Acres:** 0.24

**UTM Coordinate:** 15 47550 4979024

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 29 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440070

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Stucco exterior above brick watertable; single-story entry porch; broad eaves with boxed soffits and metal fascia.

**Integrity:** Alterations in the 1920s including the addition of a garage and porch.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

Minneapolis Building Permits B154123 (dated October 7, 1921) and B159412 (dated May 15, 1922).

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1938

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16670

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1938 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16670

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1909

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 010

Lot:

Acres: 0.24

UTM Coordinates: Zone: 15N

Easting: 475491.57

Northing: 4979023.91

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444007

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1944

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16732

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1916

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 03

**Acres:** 0.16

**UTM Coordinate:** 15 475485 4978999

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440072

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

Crosier, Perry



**Style:**

**Noteworthy features/comments:**

Clapboard siding; side-gable roof; symmetrical facade; center front entry with arched, bracketed hood.

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

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**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1944

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16732

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1944 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16732

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1916

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475485.26

**Northing:** 4978998.83

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1945

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16395

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1957

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 36

**Acres:** 0.19

**UTM Coordinate:** 15 0 0

**USGS Quad:** Minneapolis South **Township:** 29 **Range:** 24 W **Section:** 32 **QTRQTR:** NW **QTR:** SE

**PID No.:** 2902924440057

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Ranch-type design with wide chimney that pierces low-sloped, hipped roof; broad eaves; bands of casement windows.

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1945

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16395

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1945 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16395

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1957

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:**

**Acres:** 0.19

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475553.76

**Northing:** 4978991.7

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1950 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9698

**Additional Addresses:**

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 2005

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** 15N 475484E 4978982N

**USGS Quad** Minneapolis South **Township:** 29 **Range:** 24 **Section:** 29 **QTRQTR:** SE **QTR:** SE

**PID No:** 053-290292444007

**Additional PID Nos:**

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Architect/Engineer/Builder:**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:**

**Noteworthy features/comments** Rectangular plan; two and one-half story; cross gable roof with asphalt shingles; six-over-one double-hung windows; composite wood siding; open porch with square columns. Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:** Excellent

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☐

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013



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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1950 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9698

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 2005

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475484.49

**Northing:** 4978982.11

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Noteworthy features/comments:** Rectangular plan; two and one-half story; cross gable roof with asphalt shingles; six-over-one double-hung windows; composite wood siding; open porch with square columns. Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:** Excellent

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

None.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1951

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16556

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1910

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 35

**Acres:** 0.2

**UTM Coordinate:** 15 475480 4978966

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 22

**QTRQTR:** SW

**QTR:** SE

**PID No.:** 2902924440056

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Bertrand and Chamberlain (Carl Gage, associate)

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Tudor Revival

**Noteworthy features/comments:**

Two-and-one-half stories; side gable with exposed rafter tails and purlins; single-story projecting entry porch with half timbering on left side of front facade; one-over-one windows with multipane diamond-shaped lights on upper sash.

**Integrity:** Good; there appears to be a modern addition to the rear.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1951

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16556

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1951 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16556

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1910

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 008

Lot: 035

Acres: 0.2

UTM Coordinates: Zone: 15N

Easting: 475549.34

Northing: 4978969.18

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444005

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1954

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16741

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1913

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 04

**Acres:** 0.15

**UTM Coordinate:** 15 475480 4978966

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440074

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Bertrand and Chamberlin (Carl Gage, associate)

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Prairie School

**Noteworthy features/comments:**

Two stories; hipped roof with broad eaves; single-story, hip-roofed entry and sunporch on asymmetrical front facade; stucco walls with brick watertable.

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1954

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16741

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1954 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16741

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1918

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 010

Lot:

Acres: 0.15

UTM Coordinates: Zone: 15N

Easting: 475480.56

Northing: 4978966.77

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444007

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1955

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16575

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1914

**Plat Name:** KENWOOD MPLS

**Block:** 008

**Lot:** 34

**Acres:** 0.22

**UTM Coordinate:** 15 475552 4978952

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440055

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Tudor Revival

**Noteworthy features/comments:**

Two-and-one-half stories; red-brick facade with stucco and half-timbering in ends of side-gable roof and on front gabled bay; gabled hood with wood trim over front door.

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1955

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16575

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1955 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16575

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1914

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 008

Lot: 034

Acres: 0.22

UTM Coordinates: Zone: 15N

Easting: 475552.05

Northing: 4978952.08

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444005

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1960

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16742

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 06

**Acres:** 0.16

**UTM Coordinate:** 15 475469 4978954

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440075

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Queen Anne

**Noteworthy features/comments:**

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

## Description

The front facade of this two-and-one-half-story Queen Anne house features several gabled forms. Fish-scale shingles covers the upper stories; the first floor has clapboards. The entry, which is recessed in the right corner, is identified by a gabled portico with an organic motif and the building's number within the gable. A projecting bay has a polygonal window on the first floor; the window on the overhanging second floor is topped with a blind fan ornament. On the main plane of the facade, a narrow band of square windows extends across the gable on the third story.

## History

Although one source claims that this house was originally "built on a site four lots to the south and moved onto this spot in 1900," this does not appear to be the case. H. C. Raymond obtained a building permit to erect a "wood dwelling" on this lot in 1887. Raymond is listed as both the architect and contractor on the permit. A barn was added between 1889 and 1893. This might have been what was moved to 1982 Kenwood Boulevard in 1900. Street

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1960

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16742

---

addresses on Kenwood Parkway were shifted in the late nineteenth century—the address of this lot was originally 1864 Kenwood Boulevard—which makes the historical record confusing.

The house was apparently built for Franklin Benner, a “dealer in gas fixtures, globes, grates, etc.” Bremmer apparently had some business problems in 1888, shortly after the house was built, but he was able to continue living in the house. He later became involved in the real estate business.

## References

David Lanegran and Edward Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (Saint Paul: Living Historical Museum, 1978), 88; Minneapolis Building Permits B11334 (dated July 1887), B20652 (dated October 15, 1889), B31623 (dated November 1, 1893), and E4964 (dated April 26, 1900); “Around the City,” *Minneapolis Tribune*, December 23, 1888; Davison’s *Minneapolis City Directory*, 1900 (Minneapolis: C. R. Davison), 191.

## Recommendation

Although the house is of some architectural interest under Criterion C, it does not appear to have sufficient significance to qualify for the National Register.

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1960 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16742

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1887

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475469.9

**Northing:** 4978954.83

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1961

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16668

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1897

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 24

**Acres:** 0.2

**UTM Coordinate:** 15 475520 4978904

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440068

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Bertrand and Chamberlain

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:**

**Noteworthy features/comments:**

Two-and-one-half stories; side gable roof with gabled dormers; denticular cornice; wood framing at center entry of symmetrical facade; two-story extension to rear; exposed stone chimney on side wall.

**Integrity:** Questionable. There were significant repairs to the house in 1912 after a fire, and additional alterations appear to have occurred since that time.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

Minneapolis Building Permits B40187 (dated November 16, 1897) and B100806 (dated September 23, 1912).

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**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1961

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16668

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1961 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16668

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1897

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:**

**Acres:** 0.31

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475520.88

**Northing:** 4978904.59

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444006

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1897 based on the building permit. According to the previous inventory, substantial repairs to the house were conducted after a fire in 1912. Minor modifications including a garage addition and changes to the door surround have occurred since the 1912 remodel. Despite these alterations, the house continues to resemble its 1912 design and is therefore considered contributing to the historic district.

## Integrity:

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☒

**Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1964

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16814

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1896

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 07

**Acres:** 0.16

**UTM Coordinate:** 15 475456 4978943

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440076

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:**

**Architect/Engineer/Builder**

Walter J. Keith

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:**

**Noteworthy features/comments:**

Cross-gambrel roof; two-and-one-half stories; single-story porch with light-colored brick and a band of modern casement windows across entire front facade. Walter J. Keith was the architect and original owner of this house.

**Integrity:** Fair. The front porch was rebuilt in 1952, altering the character of the design.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1964

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16814

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1964 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16814

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1889

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 007

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475456.79

**Northing:** 4978943.16

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1889 based on the building permit. Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including enclosure of a historically open porch, siding replacement, and window replacement.

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1968

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16815

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1889

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 008

**Acres:** 0.16

**UTM Coordinate:** 15 475445 4978930

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440077

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Two-and-one-half stories; side-gable roof; entry is recessed by turreted bay; clapboard siding; two-story side addition.

**Integrity:** Fair. Original house was 30 feet by 48 feet. Front porch and other additions and alterations in 1910 and 1919; large side addition appears to be more recent.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

Minneapolis Building Permits B18484 (dated April 25, 1889, B88499 (dated July 14, 1910), and B136015 (dated May 24, 1919).

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**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1968

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16815

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1968 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16815

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 008

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475445.16

**Northing:** 4978930.31

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including a large two-story addition to the south elevation, modification to porch, and some window replacements.

## Integrity:

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1969

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16669

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 23

**Acres:** 0.17

**UTM Coordinate:** 15 475504 4978889

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:**

**QTR:**

**PID No.:** 2902924440067

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Duplex

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Two-and-one-half stories; hipped roof with hipped dormers and bracketed eaves; appears to be two units, with hooded entries on front and side.

**Integrity:** Fair-good.

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Charlene Roise

**Company:** Hess, Roise and Company

**Fieldwork Date:** 6/7/2011



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1969

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16669

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1969 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16669

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1900

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 009

Lot: 023

Acres: 0.17

UTM Coordinates: Zone: 15N

Easting: 475504.22

Northing: 4978889.47

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 29

QTRQTR: SE

QTR: SE

PID No: 053-290292444006

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1971

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16622

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1895

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 022

**Acres:** 0.16

**UTM Coordinate:** 15 475496 4978877

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440066

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Jones, Harry Wild

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Queen Anne

**Noteworthy features/comments:**

Ornate chimney; open eaves; one-story wrap around porch; Tudor details in windows

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

The house is two stories with a hipped roof. The front facade is dominated by a screened porch that runs most of the facade's width and raps around to the side of the building. On the opposite end, a one-story bay window projects out from the wall. On the second story, two two-over-two sash windows are set in the wall. A large front-gabled roof dormer is located on the roof above. The walls are clad in clapboard siding painted light green and the trim is painted cream and red. The roofs are covered with brown asphalt shingles. A large brick chimney projects above the roofline. The house was remodeled in 2009 and the alterations have affected the integrity.

A double-car garage with a hipped roof is located at the rear of the property.

**History**

According to architectural historian Elizabeth Vandam, this house was designed by architect Harry Wild Jones and built in 1895 for J. Arthur Ridgway. This was probably a speculative development for Ridgway, who had Jones

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1971

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16622

design several other houses for him in the area during this period. The house was erected by contractor W. C. Wyckoff. The earliest-known residents were Mr. and Mrs. Alexis Caswell in 1897. Caswell was manager for the Union Elevator B. In 1899, two families appeared to be living in the house when the residents included Mr. and Mrs. Everett Munn Warren, W. C. Warren, Miss. K.J. McMullen, and Mr. and Mrs. Alexis Caswell. The families may have been related. Warren was chief inspector for the Mississippi Valley Lumberman's Association. By 1900, the Warren family had moved to 2001 Kenwood Parkway. The R. B. Clark family lived in the house by 1911, and William C. and Isabella Nichols lived there in 1922. William worked at the Miller Publishing Company.

Several changes have been made to the building. The kitchen was remodeled in 1968. In 2007–2009, a new detached garage was constructed. In 2009, the interior of the house was significantly altered and it is likely that window locations were altered to accommodate a new interior wall layout.

## References

Elizabeth A. Vandam, Harry Wild Jones: American Architect (Minneapolis: Nodin Press, 2008), 128; "Personal Intelligence," Minneapolis Tribune, November 27, 1898; "Classified Ad—Deaths," Minneapolis Tribune, May 8, 1898; "Society," Minneapolis Tribune, August 11, 1911; "Eastern Educator Comes for School Information," Minneapolis Tribune, August 2, 1912; "Society," Minneapolis Tribune, September 22, 1922; Dual City Blue Book for 1917-1918; Minneapolis City Directory 1930; Dual City Blue Book for 1899–1900; Minneapolis Building Permit B35173 (dated August 6, 1895).

## Recommendation

Although the house is of some architectural interest under Criterion C, alterations to the property in recent years have negatively affected the building's integrity.

The property is recommended as not for listing in the National Register.

**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1971 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16622

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 022

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465424.66

**Northing:** 4978877.5

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444006

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1974

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8807

---

**Additional Addresses:**

**Historic Name:** Brackett, A. S., House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.25

**UTM Coordinate:** 15 475432 4978916

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440078

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single Dwelling

**Architect/Engineer/Builder**

Dorr, Adam Lansing

**Architect**



**Engineer**



**Builder**



**Artist**



**Architect/Engineer/Builder**

McClay, J.H.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Colonial Revival

**Noteworthy features/comments:**

Second-story bay window; Ionic columns on porch; original windows

**Integrity:** Excellent

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1974

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8807

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1974 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8807

## Additional Addresses:

**Historic Name:** Brackett, A.S., House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.25

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475431.71

**Northing:** 4978914.42

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1977

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16623

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1922

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 021

**Acres:** 0.16

**UTM Coordinate:** 15 475489 4978864

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440065

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Same footprint and details as 2025 Kenwood Parkway; one-story entry porch with columns and dentils

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1977

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16623

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1977 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16623

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1922

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 021

**Acres:** 0.16

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465413.79

**Northing:** 4978864.44

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-290292444006

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1982

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16624

**Additional Addresses:** 1984 Kenwood Parkway

**Historic Name:** House

**Current Name:**

**Year Built:** 1948

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.45

**UTM Coordinate:** 15 475418 4978887

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No.:** 2902924440079

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Ranch

**Noteworthy features/comments:**

Replaced picture window with bay

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

**History**

**References**

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

1982

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16624

---

Recommendation

---

Surveyor Name: Linda Pate

Company: Hess, Roise and Company

Fieldwork Date: 3/23/2010



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

1982 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16624

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1948

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.45

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475417.5

**Northing:** 4978884.88

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 29

**QTRQTR:** SE

**QTR:** SE

**PID No:** 053-290292444007

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2000

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6480

---

**Additional Addresses:**

**Historic Name:** Ross, Charles H. and Mary E., House

**Current Name:**

**Year Built:** 1899

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.33

**UTM Coordinate:** 15 475411 4978847

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110027

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

McLeod and Lamoreaux

**Architect**



**Engineer**



**Builder**



**Artist**



**Architect/Engineer/Builder**

Clark, W. O.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Gothic Revival

**Noteworthy features/comments:**

Lots of Gothic detail extant; porte cochere

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

This large house rises two-and-one-half stories with a steeply pitched hipped roof. The front facade faces east. A one-story porch with a front-gabled roof shields the front entrance. Three windows on the second story align with window and door openings on the first story. Above the second story, a narrow front-gabled dormer window projects out from the roof. The two-story section south of the entrance projects out slightly from the rest of the house and holds two stories of bay windows. The front-gabled roof over this section intersects with the hipped roof. South of the bay window section, a historic addition is set back from the facade. Groups of three windows are located on the first and second stories, and the side-gabled roofline connects into the main roof. Additional side-gabled roofs and wings project off of the north side of the house. All appear to be historic, according to building permits and Sanborn Fire Insurance maps. The wood clapboard siding on the house is painted blue and the wood trim is white. Rafter tails

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

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2000

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are exposed in the eaves and the peaks of the front-gabled roofs have turned spindles for decoration. Two large brick chimneys rise from the roof.

A large one-and-one-half-story, double-car garage is located at the rear of the property. The building has a tall hipped roof like that on the house. The building may be the original barn to the property.

## History

This house and a wood-frame barn were constructed in 1899 for Charles Henry Ross. Both were designed by architects McLeod and Lamoreaux, and W. O. Clark was the contractor. A front porch was added in 1902. The barn was altered in 1904. In 1910, a two-story, frame addition, designed by Long, Lamoreaux, and Long, was made to the building "for sleeping purposes." In 1922, an elevator was installed in the building. Lowell Lamoreaux was likely the principal designer for the property. Lamoreaux studied at the University of Minnesota and worked briefly for Cass Gilbert before starting his own firm with James McLeod. After dissolving the partnership in 1899, Lamoreaux joined the firm of Long and Long, and soon became a full partner. The company, later known as Long, Lamoreaux, and Long, was a prominent Minneapolis firm in the early twentieth century. Lamoreaux remained a partner until his death in 1922.

Charles Ross was born in Massachusetts and moved as a child with his family to Columbia, Wisconsin. He attended Lawrence University at Appleton, Wisconsin, and then became a cashier for a bank in Blue Earth, Minnesota. After gaining experience at several outstate Minnesota banks, Ross relocated to Minneapolis in 1892 where he became a stockholder and cashier of the Flour City Bank. He also was involved with some Saint Paul banks. As a business partner with C. H. Davidson in the firm Ross and Davidson, Ross acquired control of fifteen banks in North Dakota. One biographer described him as "a dominate figure in banking circles in Minneapolis and the Northwest." Ross died in 1911, but his widow, Mary, occupied the house until about 1921

## References

Minneapolis Building Permits B43764 (dated June 30, 1899), B53602 (dated November 20, 1902), B59062 (dated June 1, 1904), B89498 (dated September 13, 1910), and B164117 (dated October 12, 1922); Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 134-135; Marion Shutter, *History of Minneapolis: Gateway to the Northwest* (Chicago, Minneapolis: S. J. Clarke Publishing Company, 1923), II:582-586; "C. H. Ross Passes Away, Was Prominent as a Banker," *Minneapolis Tribune*, June 18, 1911; *Minneapolis City Directory* 1930.

## Recommendation

Many houses in the Kenwood neighborhood feature the Queen Anne or Craftsman styles, but many of these houses have been altered with large additions and other modifications. This house stands out for its distinct Queen Anne style and its excellent integrity, so it was evaluated under Criterion C for architectural significance. It is difficult to assess the significance of the property in the local context of Queen Anne-style architecture, however, because there is not sufficient scholarly research and evaluation covering that period of design in Minneapolis. Although the house was designed by a prominent Minneapolis architect, Lowell Lamoreaux, scholars have not identified it as one of his noteworthy designs.

The house is recommended as not eligible for listing in the National Register for its architectural significance under Criterion C.

**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2000

KENWOOD PKWY

MINNEAPOLIS

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2000 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6480

## Additional Addresses:

**Historic Name:** Ross, Charles H. and Mary E., House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1899

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.33

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475410.32

**Northing:** 4978846.96

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1899 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☒

**Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2001

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16625

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 020

**Acres:** 0.18

**UTM Coordinate:** 15 475485 4978849

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110026

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Jones, Harry Wild

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Queen Anne

**Noteworthy features/comments:**

Alterations to the eaves and siding

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

The house is two stories with a cross-gabled roof. A tower with a conical roof is nestled in the corner where the front-gabled section of the house meets the side-gabled section. A screened front porch covers half of the first story at the base of the tower. It has clapboard-covered piers with turned posts that support the roof. An oval-shaped window and a bay window cover the rest of the first story. The oval window is filled with leaded glass and the bay window has leaded-glass transom windows over plate-glass windows. On the second story, three windows are located on the tower section—two are small windows set high in the wall and the third is a one-over-one sash window. A bull's-eye window and three one-over-one sash windows are located on the rest of the facade. Three one-over-one sash windows, grouped together, sit in the third story of the tower section. A round-arched window, flanked by two small rectangular windows, is located in the peak of the front-gabled section of the house. The walls are clad in fish-scale shingles and clapboard siding that is painted a light blue-green. The trim is painted cream and dark red. The lack of reveal between the siding and the trim, and the absence of some trim, especially at the cornice-line of the tower, suggest that the exterior has been altered. The placement of some of the windows also indicates that they may be new

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

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to the building.

## History

According to architectural historian Elizabeth Vandam, this house was designed by architect Harry Wild Jones and built in 1888 for J. Arthur Ridgway. City records report that contractors Littlefield and Fall received a permit for the house's construction in 1887. A wood-frame barn was also built at the same time. In 1920, a porch was added to the house or an existing porch was altered. Repairs were also made to the house. More repairs were made to the house in 1944, but the permit does not specify what was done. The exterior siding, soffits, gutters, trim, turret, and porch were repaired in 1985. A few years later, in 1988, "miscellaneous alterations and remodeling" were completed on the house.

Ridgway worked for two companies: the World's Best Furnace Company and Ridgway and Company. The latter sold real estate. Ridgway had Harry Jones design several other houses for him in the area during this period. A city directory for 1891-1892 indicated that Mr. and Mrs. Ridgway lived at 2001 Kenwood, but they had moved by 1900, when the Everett Munn Warren family occupied the house. Subsequent residents, the M. A. Scheldrup family, had moved by 1911. The frequent changes in residents continued over the next decades. By 1930, Benjamin F. and Alma Newhouse occupied the house. Newhouse was president and treasurer of the Newhouse Paper Company.

## References

Elizabeth A. Vandam, Harry Wild Jones: American Architect (Minneapolis: Nodin Press, 2008), 128; Minneapolis Building Permits B13545 (dated December 21, 1887), B13546 (dated December 21, 1887), B145116 (dated October 8, 1920), and B538779 (dated August 27, 1985); Dual City Blue Book for 1891-1892; "With the Travelers," Minneapolis Tribune, June 27, 1911; Minneapolis City Directory 1930.

## Recommendation

While the house was designed by Harry Wild Jones, a noteworthy local architect, Alterations to the building in recent years have affected its historic integrity.

The building is recommended as not eligible for listing in the National Register.

**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2001 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16625

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 020

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475483.1

**Northing:** 4978849.02

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including alteration of the original porch and tower, window replacement, and addition of nonhistoric windows and bay.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2007

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16626

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1909

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 019

**Acres:** 0.18

**UTM Coordinate:** 15 475484 4978833

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110025

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Tudor Revival

**Noteworthy features/comments:**

Heavy stucco; flared second floor open eaves

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2007

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16626

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2007 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16626

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1909

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 019

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475483.62

**Northing:** 4978832.64

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2008

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16627

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 015

**Acres:** 0.18

**UTM Coordinate:** 15 475410 4978824

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110028

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Orff, G. W. and F. D.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Queen Anne

**Noteworthy features/comments:**

Very intact

**Integrity:** Excellent

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

David A. Lanegran and Ernest R. Sandeen, The Lake District of Minneapolis: A History of the Calhoun-Isles Community (Saint Paul: Living History Museum, 1979), 89.

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**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2008

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16627

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2008 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16627

## Additional Addresses:

**Historic Name:** Baker, George, House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 015

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475410.07

**Northing:** 4978824.42

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1887 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2011

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16628

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1911

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 018

**Acres:** 0.17

**UTM Coordinate:** 15 475484 4978817

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110024

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** American Four-square, Tudor, Colonial Revival

**Noteworthy features/comments:**

Stone entry surround

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2011

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16628

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2011 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16628

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1911

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 009

Lot: 018

Acres: 0.17

UTM Coordinates: Zone: 15N

Easting: 475483.95

Northing: 4978816.79

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411002

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2012

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16629

**Additional Addresses:** 2014 Kenwood Parkway

**Historic Name:** House

**Current Name:**

**Year Built:** 1956

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 016

**Acres:** 0.17

**UTM Coordinate:** 15 475410 4978809

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110029

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** English Medieval Revival

**Noteworthy features/comments:**

Stone on first floor; side gables

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2012

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16629

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2012 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16629

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1956

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 016

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475410.08

**Northing:** 4978808.92

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2015

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8811

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1901

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 017

**Acres:** 0.17

**UTM Coordinate:** 15 475484 4978802

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110023

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single Dwelling

**Architect/Engineer/Builder**

Anderson, Fred

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Colonial Revival

**Noteworthy features/comments:**

One-story entry porch with columns; open eaves with brackets; columns on dormer and pilasters at corners

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2015

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8811

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2015 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8811

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1901

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 009

Lot: 017

Acres: 0.17

UTM Coordinates: Zone: 15N

Easting: 475483.77

Northing: 4978801.6

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411002

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2016

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16630

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.26

**UTM Coordinate:** 15 475410 4978789

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110030

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Orff, G. W. and F. D.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** American Four-square, Colonial Revival

**Noteworthy features/comments:**

Many additions toward the street; enclosed porch

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

David A. Lanegran and Ernest R. Sandeen, The Lake District of Minneapolis: A History of the Calhoun-Isles Community (Saint Paul: Living History Museum, 1979), 88.

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**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2016

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16630

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2016 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16630

## Additional Addresses:

**Historic Name:** Hayden, E.V., House

**Common Name:** House

**Year Built (county):** 1886

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.26

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475410.4

**Northing:** 4978789.64

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411003

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including addition of a large enclosed porch on the primary facade, change to exterior wall material, and window replacement.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2019

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16631

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 016

**Acres:** 0.17

**UTM Coordinate:** 15 475484 4978786

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110022

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Queen Anne, Colonial Revival

**Noteworthy features/comments:**

Stone column bases; flared eaves, and flared second story walls

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2019

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16631

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2019 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16631

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 016

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475483.79

**Northing:** 4978786.41

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411002

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2022

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16632

**Additional Addresses:** 2024 Kenwood Parkway

**Historic Name:** House

**Current Name:**

**Year Built:** 1900

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.25

**UTM Coordinate:** 15 475411 4978765

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110031

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Multiple dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:**

**Noteworthy features/comments:**

Lots of architectural details are no longer extant; inappropriate stucco

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2022

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16632

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2022-2024 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16632

## Additional Addresses:

**Historic Name:** Howe, C.E., House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1886

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:**

**Acres:** 0.25

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475411.77

**Northing:** 4978765.61

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411003

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1886 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2025

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16633

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1922

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:** 015

**Acres:** 0.17

**UTM Coordinate:** 15 475484 4978771

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110021

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Same footprint and details as 1977 Kenwood Parkway; brick walls with brick quoin details at corners and window openings

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2025

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16633

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2025 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16633

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1922

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 009

Lot: 015

Acres: 0.17

UTM Coordinates: Zone: 15N

Easting: 475483.46

Northing: 4978771.07

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411002

Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2027

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16634

Additional Addresses:

Historic Name: House

Current Name:

Year Built: 1890

Plat Name: KENWOOD MPLS

Block: 009

Lot:

Acres: 0.24

UTM Coordinate: 15 475483 4978753

USGS Quad: Minneapolis South Township: 29 Range: 24 W Section: 32 QTRQTR: NE QTR: NE

PID No.: 3202924110020

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Category: Domestic

Subcategory: Single dwelling

Architect/Engineer/Builder

Architect

Engineer

Builder

Artist

☐☐☐☐

Style: Colonial Revival

Noteworthy features/comments:

One-story wrap around porch with pedimented entry

Integrity: Very good

Recommendation:

Listed on the NRHP ☐

Considered Eligible for the NRHP ☐

No Potential ☒

Phase 2 ☐

Eligible for NRHP ☐

Not Eligible for NRHP ☐

Historic District:

Contributing to District ☐

Non-contributing to District ☐

Surveyor Name: Linda Pate

Company: Hess, Roise and Company

Fieldwork Date: 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2027

KENWOOD PKWY

MINNEAPOLIS 55405

HE-MPC-16634

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2027 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16634

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1890

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 009

Lot:

Acres: 0.24

UTM Coordinates: Zone: 15N

Easting: 475483.34

Northing: 4978752.65

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411002

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2028

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16635

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 020

**Acres:** 0.2

**UTM Coordinate:** 15 475413 4978742

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110032

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Orff, G. W. and F. D.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Colonial Revival/Tudor Revival

**Noteworthy features/comments:**

Open eaves; replaced windows

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

David A. Lanegran and Ernest R. Sandeen, The Lake District of Minneapolis: A History of the Calhoun-Isles Community (Saint Paul: Living History Museum, 1979), 89.

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2028

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16635

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2028 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16635

## Additional Addresses:

**Historic Name:** Bishop, W.K., House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1886

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 020

**Acres:** 0.2

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475413.61

**Northing:** 4978742.35

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411003

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1886 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2035

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16636

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1895

**Plat Name:** KENWOOD MPLS

**Block:** 009

**Lot:**

**Acres:** 0.23

**UTM Coordinate:** 15 475484 4978730

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110019

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Harry Wild Jones

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Eclectic Queen Anne, Italian Renaissance

**Noteworthy features/comments:**

Side entry no overhang on gable end. Originally built for M. E. Moren.

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

Elizabeth Vandam, Harry Wild Jones: American Architect (Minneapolis: Nodin Press, 2008), 127.

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2035

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16636

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2035 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16636

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1900

Year Built (survey): 1895

Plat Name: KENWOOD MPLS

Block: 009

Lot:

Acres: 0.23

UTM Coordinates: Zone: 15N

Easting: 475483.37

Northing: 4978730.79

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411001

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

Noteworthy features/comments: Date of construction updated to 1895 based on the building permit.

## Integrity:

## Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2036

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16637

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1909

**Plat Name:** KENWOOD MPLS

**Block:** 010

**Lot:** 021

**Acres:** 0.18

**UTM Coordinate:** 15 475415 4978721

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110033

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Arts and Crafts

**Noteworthy features/comments:**

Open eaves; shed roof dormer

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2036

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16637

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2036 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16637

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1909

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 010

Lot: 021

Acres: 0.18

UTM Coordinates: Zone: 15N

Easting: 475415.57

Northing: 4978720.76

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411003

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2101

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16638

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1910

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 027

**Acres:** 0.18

**UTM Coordinate:** 15 475500 4978696

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110128

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Enclosed porch alters form

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2101

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16638

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2101 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16638

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1910

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 027

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465430.86

**Northing:** 4978696.06

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including large two-story addition to the primary facade and change to exterior wall materials.

## Integrity:

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2104

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6481

---

**Additional Addresses:**

**Historic Name:** Davis, Spencer, House

**Current Name:**

**Year Built:** 1892

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.35

**UTM Coordinate:** 15 475432 4978671

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110053

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Stebbins, Edward

**Architect**



**Engineer**



**Builder**



**Artist**



**Architect/Engineer/Builder**

McClay, J. H.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Queen Anne

**Noteworthy features/comments:**

"Mary Tyler Moore" house; some replaced windows

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

The house sits on a prominent corner lot and is two stories with a high cross-gabled roof that adds a half story to the height. A round tower is located on the north end of the main facade. The first story is clad in rusticated stone and is dominated by a full-width screened porch on the main facade. The glazing in and around the main entrance has been modified and now has a mirrored finish. The windows on the main facade within the porch are not clearly visible. The remaining windows on the first story are one-over-one sash or plate glass with a transom. The second story and the half story at the roofline are covered with narrow clapboard siding painted light gray. The windows on the upper stories are one-over-one sash. The trim on the building is painted cream and gray. The cornices on the porch and the upper stories are lined with small brackets. The porch roof is covered with either asphalt shingles or rubber membrane roofing. The main roof is covered in what appears to be slate.

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2104

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6481

---

An addition has been made to the rear of the building. The garage, which was free standing at the rear of the lot, was enlarged with a second story and connected to the house by a substantial one-and-one-half-story section. The additions were made beginning in 2005.

## History

The house and wood-frame barn were built in 1892 by Spencer E. Davis. Edward S. Stebbins, a prominent Minneapolis architect, designed the building. In 1923, a two-story porch was added to one of the side facades and additional alterations were made to the building. The property was owned by the Davis estate at that time. In 1971, the house was converted into a duplex.

Spencer Davis, a native of New York, relocated to Horicon, Wisconsin, in 1866 to work as the superintendent of Mayville Iron Works. By 1870, he had joined with W. A. Van Brunt to form the Monitor Manufacturing Company, which produced farm implements. T. B. Walker encouraged Davis to relocate his business to Minneapolis. Davis made the move in 1891 and reestablished his factory, known as the Monitor Drill Company, in Saint Louis Park. In 1908, the company was purchased by the Moline Plow Company. Davis also had livestock and land interests in Wyoming and Texas. He died at the age of 71 in 1913. His widow continued to occupy the house until at least 1923.

In the late twentieth century, the exterior of the house was portrayed in a television situation comedy, "The Mary Tyler Moore Show," as Moore's residence. The interior of the building was not used in the show. Despite its tenuous relationship to the program, the house has been a popular tourist stop for fans of the show.

## References

Minneapolis Building Permits B27366 (dated April 6, 1892), B27367 (dated April 6, 1892), B61198 (dated November 29, 1904), B168085 (dated April 30, 1923), and B428826 (dated June 2, 1971); Spencer Davis Is Stricken," Minneapolis Tribune, April 5, 1913; Marion Shutter, History of Minneapolis: Gateway to the Northwest (Chicago, Minneapolis: S. J. Clarke Publishing Company, 1923), II: 506–509; Minneapolis City Directory 1930.

## Recommendation

The original house was an excellent example of the Queen Anne style, which is prevalent in the Kenwood neighborhood, and Spencer Davis, the original owner, was an important local businessman. Recent alterations to the building, including a large addition to the rear of the house, have negatively affected its historic integrity, disqualifying it for consideration for the National Register under Criterion C for its design. This also weakens the case for its significance under Criterion B for its association with Davis. In addition, other properties associated with Davis might better represent his role in area of industry in the late nineteenth and early twentieth centuries.

Given the property's compromised integrity, it is recommended as not eligible for listing in the National Register under Criterion B for its association with Davis or Criterion C for architectural significance.

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**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2104

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6481

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2104 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6481

## Additional Addresses:

**Historic Name:** Davis, Spencer, House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1892

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.35

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475427.95

**Northing:** 4978669.77

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1892 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2107

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16639

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1919

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.22

**UTM Coordinate:** 15 475507 4978680

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110127

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Neo-Classical, Greek Revival

**Noteworthy features/comments:**

Terra cotta roof; six-over-one windows; terrace with stone balustrade

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2107

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16639

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2107 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16639

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1919

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.22

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465443.09

**Northing:** 4978680.77

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2108

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16640

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1903

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.18

**UTM Coordinate:** 15 475442 4978648

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110054

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** American Four-square

**Noteworthy features/comments:**

Open eaves; flared eaves; very good condition; historic sidelight at front entrance

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2108

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16640

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2108 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16640

## Additional Addresses:

**Historic Name:** House

**Common Name:**

**Year Built (county):** 1903

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475442.72

**Northing:** 4978648.41

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Nonextant. Building demolished in fall 2013.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☐

**Non-contributing  
to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

None.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2112

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16641

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1890

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 004

**Acres:** 0.14

**UTM Coordinate:** 15 475451 4978636

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110055

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Jones, Harry Wild

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Eclectic Greek Revival

**Noteworthy features/comments:**

Lovely wrap around porch; replacement windows. Originally built for Frank B. Daniels.

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

Elizabeth Vandam, Harry Wild Jones: American Architect (Minneapolis: Nodin Press, 2008), 126.

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2112

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16641

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2112 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16641

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1890

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 004

**Acres:** 0.14

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475451.96

**Northing:** 4978636.35

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1890 based on the building permit.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2115

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16642

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1890

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinate:** 15 475517 4978661

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110126

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Queen Anne

**Noteworthy features/comments:**

Some replaced windows; porte-cochere; handsome heavy door hardware

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2115

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16642

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2115 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16642

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1890

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465457.83

**Northing:** 4978661.97

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.



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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2116

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16643

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 005

**Acres:** 0.14

**UTM Coordinate:** 15 475458 4978625

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110056

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

Stebbins, Edward

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Italian Renaissance

**Noteworthy features/comments:**

Two-story porch addition on front

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**References**

David A. Lanegran and Ernest R. Sandeen, The Lake District of Minneapolis: A History of the Calhoun-Isles Community (Saint Paul: Living History Museum, 1979), 86.

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2116

KENWOOD PKWY

MINNEAPOLIS 55405

HE-MPC-16643

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2116 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16643

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** 1887

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 005

**Acres:** 0.14

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475458.8

**Northing:** 4978624.8

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Date of construction updated to 1887 based on the building permit. Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including large addition with upper level balcony and terrace to the primary facade, window replacement, and change to exterior wall material.

## Integrity:

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2117

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16644

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1895

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.27

**UTM Coordinate:** 15 475529 4978640

**USGS Quad:** Minneapolis South **Township:** 29 **Range:** 24 W **Section:** 32 **QTRQTR:** NE **QTR:** NE

**PID No.:** 3202924110125

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

One-story addition on side of house alters form

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☐

**Phase 2** ☒

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☒

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Description**

The house is two-and-one-half stories with double side-gabled roofs. The roofs are intersected on the front by a gambrel roof and on the rear by a front-gabled roof. Additions on the south side and rear of the house have flat roofs. The front facade is dominated by the gambrel-roofed section, which projects out from the rest of the building. Under the section, the main entrance is located in a recessed porch. A shallow bay window is next to the doorway, which has a sidelight. A plate-glass window with a transom is set in the first story on the main part of the house. A one-story addition on the south side of the building is recessed from the front facade. A one-over-one window is set in the addition. A new deck has been added to the roof of the addition. On the second story of the gambrel-roofed section, two one-over-one sash windows with round-arched transoms are set close together, connected by a coffered panel. A small one-over-one sash window is set in the wall near the peak of the gambrel roof. A twelve-over-one sash window is located on the second story of the main part of the house. The house is clad in narrow clapboard siding that is painted yellow. The trim is painted white and black.

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2117

KENWOOD PKWY

MINNEAPOLIS 55405

HE-MPC-16644

Large additions have been made to the rear of the house, including a garage. Second stories have been added to historic one-story additions on the south side and rear.

## History

In November 1895, the C. F. Haglin Company began constructing the house. Alterations were made to the building in 1902, and in 1950, the house was converted into a duplex. A detached garage was built in 1952, and the house was re-sided in 1952. Between 1986 and 1988, the house was reroofed and the windows replaced "size to size." The dates of other alterations are not known.

The 1897–1898 Dual City Blue Book shows a Mr. and Mrs. F. R. Collins at this address. Frank R. Collins was a bookkeeper at Crane and Ordway, purveyors of plumbing and steam fitting supplies.

## References

Minneapolis Building Permits B35730 (dated November 4, 1895), B331822 (dated November 13, 1952), B549728 (dated April 16, 1987), and B558518 (dated June 16, 1988); Minneapolis City Directory, 1930.

## Recommendation

Additions to the house have impacted its architectural integrity, and its owners and occupants do not appear to be historically significant.

The house is recommended as not eligible for listing in the National Register.

**Surveyor Name:** Linda Pate and  
Elizabeth Gales

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010





# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2117 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16644

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1894

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.27

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465472.93

**Northing:** 4978639.85

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2120

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16645

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**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1925

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 006

**Acres:** 0.15

**UTM Coordinate:** 15 475462 4978612

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110057

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Metal roof; side gable and chimney; possibly removed porch

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2120

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16645

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2120 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16645

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1925

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:** 006

**Acres:** 0.15

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475463.04

**Northing:** 4978612.19

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District due to compromised integrity, including window and door replacement, change to exterior wall material, addition of skylights in metal roof, loss of all architectural detailing and porch.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2124

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8779

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1925

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.17

**UTM Coordinate:** 15 475467 4978598

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110058

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single Dwelling

**Architect/Engineer/Builder**

Van Dyck, A.R.

**Architect**



**Engineer**



**Builder**



**Artist**



**Architect/Engineer/Builder**

MacDonald Builders, Inc.

**Architect**



**Engineer**



**Builder**



**Artist**



**Style:** Colonial Revival

**Noteworthy features/comments:**

Round one-story entry porch

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010



# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2124

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8779

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2124 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8779

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1925

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 014

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475469.21

**Northing:** 4978598.57

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411005

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2125

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16646

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1913

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 021

**Acres:** 0.19

**UTM Coordinate:** 15 475542 4978623

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110124

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Added dormers; enclosed entry porch; parged chimney; side gable shed roof dormers

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2125

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16646

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2125 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16646

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1913

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 021

**Acres:** 0.19

**UTM Coordinates:** **Zone:** 15N

**Easting:** 465492.44

**Northing:** 4978624.57

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2129

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16647

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1948

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 020

**Acres:** 0.15

**UTM Coordinate:** 15 475555 4978616

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110123

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** English Medieval Revival

**Noteworthy features/comments:**

Second floor overhang and pendants; new bay windows and entry door

**Integrity:** Poor

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2129

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16647

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2129 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16647

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1948

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 020

**Acres:** 0.15

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475554.93

**Northing:** 4978617.35

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:** Recommended non-contributing to Kenwood Parkway Historic District because the property was constructed outside the period of significance for the historic district.

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☐

**Non-contributing to District:** ☒

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2133

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6482

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1904

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.18

**UTM Coordinate:** 15 475567 4978608

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110122

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Prominent wall dormers; dentils

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2133

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6482

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2133 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6482

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1904

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.18

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475567.68

**Northing:** 4978609.57

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2200

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8719

---

**Additional Addresses:**

**Historic Name:** Moore, J. E., House

**Current Name:**

**Year Built:** 1915

**Plat Name:** KENWOOD MPLS

**Block:** 015

**Lot:**

**Acres:** 0.21

**UTM Coordinate:** 15 475509 4978555

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110082

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single Dwelling

**Architect/Engineer/Builder**

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Prairie School

**Noteworthy features/comments:**

Wide eaves

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2200

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8719

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2200 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-8719

## Additional Addresses:

**Historic Name:** Moore, J.E., House

**Common Name:** House

**Year Built (county):** 1915

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 015

**Lot:**

**Acres:** 0.21

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475508.39

**Northing:** 4978558.32

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411008

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2201

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16648

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1902

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.17

**UTM Coordinate:** 15 475581 4978601

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110121

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Eclectic Colonial Revival

**Noteworthy features/comments:**

Three ornate dormers with flared eaves; fish scale shingles and ornate verge board

**Integrity:** Very good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/22/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2201

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16648

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2201 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16648

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1902

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.17

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475581.03

**Northing:** 4978600.64

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

## Noteworthy features/comments:

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2205 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9696

**Additional Addresses:**

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1900

**Year Built (survey):** c 1890

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 017

**Acres:** 0.17

**UTM Coordinates:** 15N 475592E 4978590N

**USGS Quad** Minneapolis South **Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

**Additional PID Nos:**

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Architect/Engineer/Builder:** Unknown

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Tudor Revival

**Noteworthy features/comments**

**Integrity:** Good

Rectangular plan; asphalt shingle roof; irregular roof line; double-hung replacement windows; stucco and half-timbered (not original, according to the owner); roof dormer; end chimney; two-story front gable addition with second story porch; terrace added to primary facade. Date of construction updated to c.1890 based on field survey. Not individually eligible but contributing to the recommended eligible Kenwood Parkway Historic District.

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☐

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013



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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2205 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9696

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** c 1900

**Year Built (survey):** c 1890

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:** 017

**Acres:** 0.17

**UTM Coordinates:**

**Zone:** 15N

**Easting:** 475592.38

**Northing:** 4978589.76

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411012

## Additional PID Nos:

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Noteworthy features/comments:** Rectangular plan; asphalt shingle roof; irregular roof line; double-hung replacement windows; stucco and half-timbered (not original, according to the owner); roof dormer; end chimney; two-story front gable addition with second story porch; terrace added to primary facade. Date of construction updated to c.1890 based on field survey. Not individually eligible but contributing to the recommended eligible Kenwood Parkway Historic District.

**Integrity:** Good

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☒

**Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Five, Supplemental Report Number Two, Additional Areas/Properties in the following survey zones: St. Louis Park and Minneapolis West Residential" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2208

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6483

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1916

**Plat Name:** KENWOOD MPLS

**Block:** 015

**Lot:**

**Acres:** 0.18

**UTM Coordinate:** 15 475532 4978555

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110083

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**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Craftsman

**Noteworthy features/comments:**

Band of brick at foundation; stucco walls; hipped roof

**Integrity:** Good

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

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**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2208

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6483

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2208 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-6483

## Additional Addresses:

Historic Name: House

Common Name: House

Year Built (county): 1916

Year Built (survey):

Plat Name: KENWOOD MPLS

Block: 015

Lot:

Acres: 0.18

UTM Coordinates: Zone: 15N

Easting: 475529.08

Northing: 4978551.73

USGS Quad Minneapolis South

Township: 29

Range: 24

Section: 32

QTRQTR: NE

QTR: NE

PID No: 053-320292411008

## Additional PID Nos:

Segment A ☒ Segment C1 ☐ Segment C2 ☐ Segment 1 ☐ Segment 3 ☐ Segment 4 ☐

Survey Zone: Minneapolis West Residential

Property Category:

Property Subcategory:

## Noteworthy features/comments:

Integrity:

Recommendation:

Listed on the NRHP ☐ Considered Eligible for the NRHP ☐ No Potential ☐ Phase 2 ☒

Eligible for NRHP ☐ Not Eligible for NRHP ☐

Surveyor Name: Mead & Hunt, Inc.

Fieldwork Date: August 2013

Historic District: Kenwood Parkway Historic District

Contributing  
to District: ☒

Non-contributing  
to District: ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2211 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9697

**Additional Addresses:**

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1918

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinates:** 15N 475602E 4978573N

**USGS Quad** Minneapolis South **Township:** 29 **Range:** 24 **Section:** 32 **QTRQTR:** NE **QTR:** NE

**PID No:** 053-320292411011

**Additional PID Nos:**

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Architect/Engineer/Builder:** Unknown

**Architect**

☐

**Engineer**

☐

**Builder**

☐

**Artist**

☐

**Style:** Mediterranean

**Noteworthy features/comments** Rectangular plan; two-story; recessed entry supported by arched brick supports; terrace; square bay with shed roof on primary (west) elevation; replacement casement windows; brick and stucco wall material; wide eave overhang; tile roof. Not individually eligible but contributing to recommended eligible Kenwood Parkway Historic District

**Integrity:** Very Good

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☐

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013



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# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2211 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-9697

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1918

**Year Built (survey):**

**Plat Name:** KENWOOD RGT MPLS

**Block:**

**Lot:**

**Acres:** 0.23

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475602.22

**Northing:** 4978573.07

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411011

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:** DOMESTIC

**Property Subcategory:** single dwelling

**Noteworthy features/comments:** Rectangular plan; two-story; recessed entry supported by arched brick supports; terrace; square bay with shed roof on primary (west) elevation; replacement casement windows; brick and stucco wall material; wide eave overhang; tile roof. Not individually eligible but contributing to recommended eligible Kenwood Parkway Historic District

**Integrity:** Very Good

## Recommendation:

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing to District:** ☒

**Non-contributing to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Five, Supplemental Report Number Two, Additional Areas/Properties in the following survey zones: St. Louis Park and Minneapolis West Residential" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2216

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16649

---

**Additional Addresses:**

**Historic Name:** House

**Current Name:**

**Year Built:** 1901

**Plat Name:** KENWOOD MPLS

**Block:** 015

**Lot:**

**Acres:** 0.21

**UTM Coordinate:** 15 475540 4978537

**USGS Quad:** Minneapolis South

**Township:** 29

**Range:** 24 W

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No.:** 3202924110084

---

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Category:** Domestic

**Subcategory:** Single dwelling

**Architect/Engineer/Builder**

**Architect**

**Engineer**

**Builder**

**Artist**

☐☐☐☐

**Style:** Colonial Revival

**Noteworthy features/comments:**

Entryway and shutter alteration

**Integrity:** Fair

**Recommendation:**

**Listed on the NRHP** ☐

**Considered Eligible for the NRHP** ☐

**No Potential** ☒

**Phase 2** ☐

**Eligible for NRHP** ☐

**Not Eligible for NRHP** ☐

**Historic District:**

**Contributing to District** ☐

**Non-contributing to District** ☐

---

**Surveyor Name:** Linda Pate

**Company:** Hess, Roise and Company

**Fieldwork Date:** 3/23/2010

# MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Southwest Transitway Survey, Hennepin County, Minnesota

2216

KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16649

---



# Minnesota Architecture-History Inventory Form

Southwest Transitway Survey, Hennepin County, Minnesota

2216 KENWOOD PKWY

MINNEAPOLIS

55405

HE-MPC-16649

## Additional Addresses:

**Historic Name:** House

**Common Name:** House

**Year Built (county):** 1901

**Year Built (survey):**

**Plat Name:** KENWOOD MPLS

**Block:** 015

**Lot:**

**Acres:** 0.21

**UTM Coordinates:** **Zone:** 15N

**Easting:** 475543.05

**Northing:** 4978537.71

**USGS Quad** Minneapolis South

**Township:** 29

**Range:** 24

**Section:** 32

**QTRQTR:** NE

**QTR:** NE

**PID No:** 053-320292411008

**Additional PID Nos:**

**Segment A** ☒ **Segment C1** ☐ **Segment C2** ☐ **Segment 1** ☐ **Segment 3** ☐ **Segment 4** ☐

**Survey Zone:** Minneapolis West Residential

**Property Category:**

**Property Subcategory:**

**Noteworthy features/comments:**

**Integrity:**

**Recommendation:**

**Listed on the NRHP** ☐ **Considered Eligible for the NRHP** ☐ **No Potential** ☐ **Phase 2** ☒

**Eligible for NRHP** ☐ **Not Eligible for NRHP** ☐

**Surveyor Name:** Mead & Hunt, Inc.

**Fieldwork Date:** August 2013

**Historic District:** Kenwood Parkway Historic District

**Contributing  
to District:** ☒

**Non-contributing  
to District:** ☐

## Description

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## History

See inventory form for Kenwood Parkway Historic District (HE-MPC-18059).

## References

The Phase I inventory form for this property was completed for "Phase I/Phase II Architecture History Investigation for the Proposed Southwest Transitway Project, Hennepin County, Volume Two, Minneapolis West Residential, Minneapolis South Residential/Commercial, Minneapolis Downtown, Minneapolis Industrial, and Minneapolis Warehouse survey zones" Report and is incorporated herein by reference.

## Recommendation

The Kenwood Parkway Historic District is locally significant under Criterion A: Community Planning and Development as a distinctive, early, and productive example of the interplay of two significant trends in the development of Minneapolis that gave the city its high quality of life. It is recommended eligible for the National Register.

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