

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stevens Square Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by E. 17th St., 3rd Avenue S., Franklin  not for publication N/A  
and 1st Avenues S.

city or town Minneapolis  vicinity N/A

state Minnesota code MN county Hennepin code 053 zip code 55403

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Ian R. Stewart, Deputy State Historic Preservation Officer,

State of Federal agency and bureau Minnesota Historical Society

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

for Signature of the Keeper

entered in the  
National Register Date of Action

George Sapsley

7/1/93

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
53	9	buildings
1	7	sites
		structures
		objects
54	16	Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions  
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification  
(Enter categories from instructions)

Late 19th and Early 20th Century Revivals/  
Renaissance Revival, Late Gothic Revival,  
Mediterranean Revival.

Materials  
(Enter categories from instructions)

foundation concrete, stone, brick  
walls brick  
roof tar, gravel, asphalt, tile  
other pressed metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Social History

**Period of Significance**

1912-1926

**Significant Dates**

1912

1926

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Crosier, Perry; Dorr, Adam L.; Lindstrom, John W.; Overmire, Edwin P.; Westphal, O.K.; Whitney, William Channing (architects)

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Minneapolis Heritage Preservation Commission

Stevens Square Historic District  
Name of Property

Hennepin/Minnesota  
County and State

**10. Geographical Data**

**Acreeage of Property** 24 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 5	4 7 8 1 2 0	4 9 7 9 0 4 0
	Zone	Easting	Northing
2	1 5	4 7 8 5 2 0	4 9 7 9 0 4 0

3	1 5	4 7 8 5 2 0	4 9 7 8 6 4 0
	Zone	Easting	Northing
4	1 5	4 7 8 1 2 0	4 9 7 8 6 4 0

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Carole Zellie

organization Landscape Research date January 5, 1993

street & number 1466 Hythe Street telephone (612) 641-1230

city or town St. Paul state MN zip code 55108

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Stevens Square Historic District, Hennepin County, MN

The Stevens Square Historic District is a high-density residential area at the southern edge of downtown Minneapolis. The primary building type is a 3 1/2-story dark red or dark brown brick apartment constructed between 1912 and 1926. This building type, although lacking a well-developed nomenclature, has been described as a "midwestern walk-up" which includes buildings which contain 1- to 3-room dwelling units.<sup>1</sup> There are sixty-two buildings in the District. A total of fifty-four are apartment buildings of similar size and character, and have not been significantly altered since construction. Nine buildings, including two former single-family dwellings and three garages, are non-contributing. The apartment buildings occupy one to four standard city lots, and there are seven vacant or parking lots within the area. Most of the apartment buildings are rectangular in plan and closely sited, with a fairly uniform setback. However, a number of U- and E-plan buildings oriented around courtyards provide some diversity of setback. Architecturally, the buildings are good examples of twentieth-century revival styles from the first three decades of the twentieth century, including Renaissance Revival, Collegiate Gothic, and Mediterranean Revival, and comprise an unusually coherent grouping. Stevens Square, a 2.48 acre, one-block public park, is the central focus of the District. The Square is located between 18th and 19th Avenues South between Stevens and 2nd Avenues South. Fourteen contributing buildings front directly on the Square or frame it at the corners.

Franklin Avenue provides a strong physical separation from the Washburn Fair Oaks Historic District (HPC) to the south.<sup>2</sup> This District includes many palatial residences. Large one and two-family residences, most dating from ca. 1885-1900, are scattered throughout the area surrounding Stevens Square, and there are a number of apartment buildings dating from ca. 1900-1940. However, none of the apartment buildings occur in the density found around Stevens Square.

Interstate 94, constructed in the 1960s, physically disconnects the area from its otherwise close connection to downtown Minneapolis at the north. Nicollet Avenue (two blocks to the west of Stevens Square) and 3rd Avenue (bordering the District at the east) are both major arteries which further serve to define the physical boundaries of the neighborhood. Freeway construction and urban renewal have altered the original physical continuity with downtown and the Loring Park area, but vistas of the downtown skyline frame the area at the north.

*Architectural Character*

The Stevens Square Historic District provides an overview of apartment designs popular in Minneapolis in the period 1912-1926. A standard Renaissance Revival formula is evident on the exterior of most apartment buildings in the District. There is great uniformity in the treatment of the flat-roofed building mass, which is usually rectangular, the exterior material, which is usually brick, sometimes with stone trim, and of windows, which are usually rectangular with double hung sash. Nearly all buildings have dark red or dark brown face brick at the facade, and, except for those at corner locations, most are constructed of a light tan common brick at the sides and rear. A prominent cornice is also a standard feature. Variants of the Renaissance Revival Style are evident with Mediterranean and Collegiate Gothic examples, but most adhere to the same basic elements with tile or ornamental ironwork providing diversity. Most buildings in the District can

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Stevens Square Historic District, Hennepin County, MN

be characterized as utilitarian, but with a successful veneer of pretentious architectural forms which resulted in a substantial appearance.

A general lack of modernization of the exterior is a standard characteristic and most of the individual features described are in original or near-original condition. Most of the buildings are in fair to excellent overall exterior condition. Name plaques, when present, appear above the entry and are cast from concrete, stone, or pressed in metal.

The Renaissance Revival Style treatment of regularly-spaced elements organized between a prominent cornice at the roofline and a plain wall surface is represented by the first apartment built to face Stevens Square, the Stevens Court Apartments at 128-132 E.18th Street (1912, by W.P. Holtgren for the DeLaney Company, owner).<sup>3</sup> The Anita, at 1900 3rd Avenue S. (1914; H.H. Placke, owner) is representative of a popular design articulated by beltcourses and corner quoins. The builders of each exterior of the nine buildings constructed that year in the District used a similar treatment. The Anita rests on a concrete foundation and ornamental details are also concrete; the cornice is pressed sheet metal. No basement apartments were included in the 3-story design. Of similar design, but with a full basement level and a rusticated base is the 3 1/2-story Browndale and Glendale buildings at 1700 and 1706 Stevens Avenue (1919; Joseph M. Baltuff, contractor and owner). No architects are documented in the design of any of these buildings.

Renaissance Revival motifs were employed in the design of several courtyard complexes including the Stevens Court Apartments noted above. Most notable is the Vesta, at 1817-25-31 2nd Avenue. Designed by O.K. Westphal for the Ambassador Holding Company in 1922, the 67-unit building is the largest in the District. The 3 1/2-story brown brick building has an E-shaped plan and rests on a high limestone foundation. The quoins, cornice, parapet and entry trim are also executed in stone. Other notable Renaissance Revival complexes include the U-shaped Gladstone at 10-20 E. 19th Street (1915; E.O. Gaus, architect, for J.H. Viner), and the U-shaped Blackstone at 102-108 E. 19th Street (1915, by Anderson and Nelson Construction Company, builder and owner).

Some of the designers and builders of the apartments constructed in the 1920s utilized Collegiate Gothic and Mediterranean Revival Styles and employed tile at the rooflines, and glazed brick and tile set in geometric patterns at the cornice line. Tudor arch and Gothic ornamental details were crafted in limestone on Collegiate Gothic Style examples such as the Darthmouth and Castleton buildings at 214 and 220 E. 19th Street, designed by O.K. Westphal for the Ambassador Holding Company and constructed in 1922. The Darthmouth and Castleton are also notable for their comprehensive landscape design, which united the two buildings with courtyards, paths, brick gateposts and ornamental ironwork.

The finest examples of the period were designed by Alex Rose for the Superior Holding Company. Completed in 1924, two 26-unit, 3 1/2-story tan brick apartment buildings at 1812 and 1820 1st Avenue South show Mediterranean and Moorish influences. The parapet is decorated in blue and tan glazed tile, and the entry is flanked by slender roped columns with palmate capitals.

Contractors as well as architects are associated with some of the most handsome examples. However, twelve Minneapolis architectural firms are documented in the design of fifteen buildings in the District, and are associated with some of the most ambitious examples.

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Several, such as Perry E. Crosier (1890-1953) and John W. Lindstrom (1874-1962), designed a large number of apartment complexes across the Twin Cities. For at least three and possibly as many as eleven buildings in the Stevens Square Historic District, Crosier generally favored the Renaissance Revival Style. An architect who worked for Harry W. Jones, he founded a construction company in 1914. He also had a long-term business relationship with contractors Louis and Samuel Fleisher, and may have provided quick sketches for many buildings for which he is not credited on building permits. His design for the St. George Apartments at 137-47 E. 17th Street, dating from 1919 and built by the Fleisher Construction Company, is typical of his Renaissance Revival Style work. Lindstrom illustrated a notable collection of apartment designs in his *Duplex and Apartment Houses*, published in Minneapolis ca. 1923.

O.K. Westphal (1868-1935) designed four buildings near or around Stevens Square. As described above, the Vesta, the Darthmouth, and the Castleton are among the finest examples of complexes in the area. Little is known of the architect except that he designed the now-raised Alhambra Theatre on Penn Avenue North.

Historic landscape design of the grounds around the apartment buildings appears to have been minimal, since most buildings fully occupied their sites. Courtyard landscape design, where it existed, was enhanced by fences and gates of brick and ornamental iron. The most notable example is at the Darthmouth and Castleton Apartments at 214 and 220 E. 19th Street, dating from 1922 and designed by O.K. Westphal. A landscape designer, if any, has not been identified.

#### Stevens Square

Stevens Square is a 2.48 acre park bounded by Stevens Avenue at the west, 2nd Avenue at the east, E. 18th Street at the north, and E. 19th Street at the south. The topography is elevated, and rises to a small hillock at the center. A variety of hardwood trees of varying age and condition are dispersed across the park. Modern playground equipment and a brick and wood pergola structure and gate are concentrated near the center of the park. Modern reproduction lighting has also been installed in various locations. A curvilinear path leads from the concrete sidewalk which defines the park perimeter.

The landscape design of Stevens Square reflects that of small urban parks created in the city after ca. 1900. Initial improvements included the removal of "superfluous" trees, the planting of 98 new trees, and the planting of flowers. A tennis court and some playground equipment were installed, but the square was otherwise left in its natural state with a high ungraded elevation at the center. Further improvements were made in 1911 under the direction of Park Superintendent Theodore Wirth.<sup>4</sup>

The following site numbers ( ) are used on the accompanying sketch map. They correspond to the numbering system used for the locally-designated Stevens Square Historic District (1989). All buildings are contributing unless noted.

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**1st Avenue South**

(18). 1711-25 1st Avenue South  
Abbott Hospital Dunwoody Building  
1910  
Hoglin and Stahr Co. (contractor)  
W.H. Dunwoody (original owner)  
William Channing Whitney (architect)

Janney Building 1919

Later additions: 1950s-1966

The hospital complex consists of several wings, all executed in dark brown brick. The original, 1910 portion of the building is three stories, with a hipped-roof, a hipped roof dormer, and broad overhanging eaves. The basement story of this section has a rusticated treatment repeated in the two story portico. The portico, which sets off the original portion of the building from later additions, has a rusticated arcade at the first story supported by a colonnade of four Doric piers at the second story. The piers are brick, with stone bases. The classical balustrade is also executed in stone. A portion of the southern wing of this building, which had a hipped roof and a two-story sunporch, was demolished ca. 1960 for the construction of an addition. The result is a somewhat abbreviated building, but one which maintains much of its original integrity.

The Janney Building, a four-story addition at the north, which dates from 1919, repeats the rusticated base of the Dunwoody Building, and is organized around a stone-trimmed recessed entry with a broken pediment and entry flanked by panelled pilasters. Stone consoles carry an entablature and a balcony. Later additions to the building, the most recent in 1966, are of modern design, scale and materials which do not contribute to the historic character of the District. The complex is now used as the Ebenezer Caroline Home.

(57). 1801 1st Avenue South  
1914  
Nels Bruce (contractor)  
O.H. Bruce (first owner)  
Lindstrom and Almars (architect)

This 20-unit, 3 1/2-story brown brick apartment building has a rectangular building mass terminated by an overhanging wood cornice with a stamped zig-zag motif. The cornice is carried by wood brackets at the corners, and is continued down the E. 18th Street elevation. Above the cornice, the brick parapet is stepped at the ends and decorated with polychrome stone set in a geometric pattern. This decorative step, which encloses the chimney stack, is repeated along the north E. 18th Street elevation (but not on the south elevation) and a slight projecting bay is incorporated at each step along the E. 18th Street elevation. A prominent projecting bay is incorporated into a two-story brick portico. Two wood canopies, also decorated with a zig-zag motif, shelter the entry and projecting bay. The principal windows of the facade are tripartite, with double-hung sash, and the entry has a glazed door and sidelights.



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(56). 1805 1st Avenue South  
1914

Anderson Nelson Construction Co. (contractor and first owner)

This 19-unit, 3 1/2-story brown brick apartment building has a Renaissance Revival facade with standard features. The broad, overhanging cornice has a dentil course and rests below a brick parapet at the flat roof. The plain surface of the facade is relieved by brick coursing under the cornice and vertical coursing at the corners. The windows at the facade are tripartite, with double-hung sash and stone sills. The brick entry portico has stone coping above the cornice. The original design of the three-part entry has been altered.

(55). 1811 1st Avenue South  
1915

John R. and Joseph A. Bursh (first owners)

This 36-unit, 3-story tan brown brick apartment building has an eclectic facade with some standard, original features and what appears to be later additions. The broad, overhanging cornice with modillions rests below a brick parapet at the flat roof. The primary windows at the facade are tripartite, with stone sills. A rusticated limestone facing is applied to the basement story, and carried around the entry. The entry canopy is metal, with modernized doors. The limestone and entry canopy appear to be ca. 1950s modernizations.

(59). 1812 1st Avenue South  
1924Carlsted Bros. (contractor)  
Superior Holding Co. (first owner)  
Alex Rose (architect)

This 26-unit, 3 1/2-story tan brick apartment building is among the most architecturally distinguished in the District. The eclectic design shows Mediterranean and Moorish influences. The flat-roofed building rests on a high rusticated basement story. The five-bay facade is divided by brick piers with Doric capitals which rise to a broad cornice line. The frieze is decorated with blue and tan glazed tile set in geometric patterns. Two stone-trimmed stepped parapets rise at the corners and flank a short tile roof. The principal windows of the facade are 4 over 4, double-hung or casement sash with three units per bay, per floor. The stone faced central entry features stone piers flanking recessed, arched, glazed entrance doors surmounted by a glazed transom. The piers carry large urns, and are flanked by slender roped columns with palmate capitals. Ornamental ironwork rests between the bases of the urns. A low brick wall runs along the front property line and is setback for brick steps. The steps have had a variety of repairs and modernizations over the years including a stucco cladding.

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(54). 1815 1st Avenue South  
The Viola  
1916  
P.H. Phillips (first owner)  
Lindstrom and Almars (architects)

This 26-unit, 3 1/2-story brown brick apartment building has a Renaissance Revival facade with standard features. The broad, overhanging cornice of the flat roof rests below a brick parapet. The plain surface of the facade is relieved by brick lintels and stone sills at the windows and a stone watertable. The windows at the facade are paired, with double-hung sash. The brick entry portico has a stamped metal canopy and a glazed entry door with multi-paned sidelights. The steps are flanked by stone-trimmed brick piers. The building appears to be in poor condition.

(60). 1820 1st Avenue South  
1924  
Carlsted Bros. (contractor)  
Superior Holding Co. (first owner)  
Alex Rose (architect)

Like its twin at 1812, this 26-unit, 3 1/2-story tan brick apartment building is among the most architecturally distinguished in the District. The eclectic design shows Mediterranean and Moorish influences. The flat-roofed building rests on a high rusticated basement story. The five-bay facade is divided by brick piers with Doric capitals which rise to a broad cornice line. The frieze is decorated with blue and tan glazed tile set in geometric patterns. Two stone-trimmed stepped parapets rise at the corners and flank a short tile roof. The principal windows of the facade are 4 over 4, double-hung or casement sash with three units per bay, per floor. The stone-faced central entry features stone piers flanking recessed, arched, glazed entrance doors surmounted by a glazed transom. The piers carry large urns, and are flanked by slender roped columns with palmate capitals. Ornamental ironwork rests between the bases of the urns. A low brick wall runs along the front property line and is setback for brick steps. The steps have had a variety of repairs and modernizations over the years. A pair of light standards of unknown date and with Colonial Style fixtures flank the entry along the walk.

(53). 1821 1st Avenue South  
1915  
Anderson Nelson Construction Co. (contractor and first owner)

This 19-unit, 3-story brown brick apartment building has a Renaissance Revival facade composed of a modillioned cornice below a brick parapet, stone belt courses and corner quoins, a concrete-faced basement story, and regularly-spaced tripartite windows with double-hung sash and stone sills. The entry has been modernized.

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Stevens Square Historic District, Hennepin County, MN

(62). 1900 1st Avenue South  
1919Lawrence Construction Co. (contractor)  
Benjamin A. Paust and W.C. Redlin (first owners)

This 26-unit, 3 1/2-story flat-roofed brown brick apartment building has a Renaissance Revival facade with standard features. The broad, overhanging cornice has modillions and rests below a brick parapet. The plain surface of the facade is relieved by brick coursing under the third story windows and at the watertable. The primary windows at the facade are tripartite, with double-hung sash and stone sills. The upper sash have six lights. A blind arch with tapestry brick infill and a stone keystone surmounts the lower stairhall window, which consists of a pair of narrow windows with multi-paned sash. The entry has a concrete surround and consists of Doric columns and entablature framing a glazed transom, multi-paned sidelights, and multi-paned glazed entry.

(63). 1904 1st Avenue South  
1919Lawrence Construction Co. (contractor)  
Benjamin A. Paust and W.C. Redlin (first owners)

This 26-unit, 3 1/2-story tan brick apartment building is somewhat similar to its twin at 1900 1st Avenue South. However, the Renaissance Revival facade has standard features typical of its period, but with some variations. The broad, overhanging cornice has modillions and rests below a stepped brick parapet. The plain surface of the facade is relieved by brick coursing under the third story windows and a stone watertable. The primary windows at the facade are paired, with double-hung sash and stone sills. The upper sash have six lights. A blind arch with tapestry brick infill and a stone keystone surmounts the upper stairhall window, which consists of a pair of narrow windows. The prominent entry has a stone surround and consists of broad corner piers capped with brick capitals and an inset granite veneer panel. The piers rise above an entablature which frames multi-paned sidelights, and a multi-paned glazed door under a low-pitched arch.

(51). 1905 1st Avenue South  
1913Nels Bruce (contractor)  
Albert Hammar (first owner)  
Lindstrom and Almars (architects)

This 13-unit, 3-story flat-roofed apartment building is painted brick and has a rusticated base. The primary windows of the facade are tripartite and have double-hung sash. Alterations appear to have been made to the roofline. The entry has been modernized and has a modern metal entry hood.

(50). 1909-11 1st Avenue South  
1904

Frances Bresky (first owner)

This 4-unit, 2-story brown brick Classical Revival apartment building is the smallest apartment unit in the District. The building's size and design somewhat obscure its

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multiple-family use. The classical cornice at the flat roof has modillions and a broad frieze. Regularly-spaced tripartite windows, each with a transom with beveled glass, flank the entry and balcony at the second floor. A two-story portico with paired Ionic columns rises the full height of the building from brick piers flanking the steps. The columns and balusters are painted wood. The building appears to be in poor condition.

(64). 1910 1st Avenue South  
The Shieldsville  
1923  
Anderson Nelson Construction Co. (contractor)  
A.J. Kelly (first owner)

This 26-unit, 3 1/2-story brown brick Renaissance Revival Style apartment building rests on a stone-faced basement story, with stone quoins articulating the corners, and arched Tuscan-inspired corbeling and stone trim at the roofline. The regularly spaced tripartite windows at the facade have stone sills and corner trim. The stone-faced entry surround features wide pilasters and concrete consoles. The three-part entry consists of a glazed transom, sidelights, and a single door.

(65). 1912 1st Avenue South  
J.M. Davis House  
1892  
J.M. Davis (first owner)  
S.J. Bowler (architect)  
(NONCONTRIBUTING)

This 2-story, wood-frame dwelling rests on a limestone foundation. It has an asymmetrical hip and gable roofline with an open gable at the front elevation. A portion of the original wood vergeboard survives. The original shingle and clapboard siding has been altered with wide aluminum siding, and much original wood trim at the windows has been covered over. Standard windows are long rectangular units with double-hung sash. An oriel window in a curved bay is located immediately to the north of the extensively modernized front porch. The alterations have resulted in a loss of integrity of material, design, and workmanship and the property is also non-contributing because of its date of construction and building type. A one story wooden garage of undetermined date is located at the rear of the lot and is non-contributing (65A).

(49). 1915 1st Avenue South  
The Sherwood Flats  
1904  
D.C. Daily (first owner)  
E.P. Overmire (architect)

This 13-unit, 3 1/2-story brick apartment building is white-painted brown brick. Regularly-spaced, double-hung windows have beveled glass transoms. The windows have painted brick voussoirs and the corners are accented with quoins, but these and other exterior brick details have been covered over with paint. The stairhall windows have been blocked off. A sheet metal cornice with modillions is intact. The wooden porch, which rests on a high brick and concrete base, is supported by Doric columns. The porch ceiling

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is stamped metal. The entry has sidelights and a glazed transom. Porch balusters are among missing exterior features.

(66). 1916 1st Avenue South  
The Brownstone  
1915  
P.C. Giguere and Son (contractor)  
Thomas O'Brien (first owner)

This 4-unit, 2-story flat-roofed brick apartment building has a Renaissance Revival facade with few embellishments except a broad cornice. The wood cornice has regularly spaced modillions below a low parapet. The regularly spaced windows are tripartite, with double-hung sash and stone sills. The upper sash retain their original six-paned division. The entry and central bay are deeply set back. The three-part entry is well-conserved, with multi-paned sidelights and door. A one story wooden garage of undetermined date is located at the rear of the lot and is non-contributing (66A).

(68). 1921 1st Avenue South  
1916  
Albert Anderson (contractor and first owner)  
G.O. Huey (architect)

This 18-unit, 3 1/2-story brown brick apartment building rests on a rusticated basement story and has a broad overhanging cornice with modillions. Its design shows the influence of Renaissance Revival and Mediterranean Revival Styles. The rustication is carried across shallow pilasters which extend the length of the building at the bays and are terminated with shallow stone capitals. Stone insets articulate the corners of the first and second story windows. The original tripartite windows have been replaced with modern sliding units, and the entry has been modernized.

**2nd Avenue South**

(24). 1706 2nd Avenue South  
1950  
J.L. Crouse (contractor)  
Haws Realty Co. (first owner)  
Perry E. Crosier (architect)  
(NON-CONTRIBUTING)

With its twin at 1710 2nd Avenue South, this flat-roofed, 18-unit, 2 1/2-story brick apartment building was among the last apartment additions to the District. Its design shows the influence of the International Style on vernacular apartment construction, while Crosier's earlier work is notable for its historicist detail. The facade is finished in tan brick with concrete window sills, overdoor, and trim. The central entry and stairhall are lit by a multi-paned glazed window which extends two stories in height, and the facade is divided by regularly-placed, horizontal casement windows. The building is non-contributing because it was constructed well beyond the district's period of significance.

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(25). 1710 2nd Avenue South  
1950  
J.L. Crouse (contractor)  
Haws Realty Co. (first owner)  
Perry E. Crosier (architect)  
(NON-CONTRIBUTING)

With its nearly-identical neighbor at 1706 2nd Avenue South, this flat-roofed, 18-unit, 2 1/2-story brick apartment building was among the last apartment additions to the District. The design shows the influence of the International Style on vernacular apartment construction, while Crosier's earlier work is notable for its historicist detail. The facade is finished in tan brick with concrete window sills, overdoor, and trim. The central entry and stairhall are lit by a multi-paned glazed window which extends two stories in height, and the facade is divided by regularly-placed, horizontal casement windows. The building is non-contributing because it was constructed well after the district's period of significance.

(26). 1714 2nd Avenue South  
1884  
W.C. Pike (contractor)  
Sylvester Chase (first owner)  
(NON-CONTRIBUTING)

This 2-story wood and stucco duplex is one of only three non-apartment buildings in the District. However, the original hipped-roof design which featured gable-roofed wings flanking the main building has been significantly altered. The windows and entry, and all exterior surfaces have been completely altered with subsequent loss of integrity of material, design, and workmanship. The property is also non-contributing to the district because of its date of construction and building type.

(3). 1717 2nd Avenue South  
Clara Doerr Club  
1725 2nd Avenue South  
Lindley Hall  
1925  
S.M. Klarquist and Sons. Inc. (contractors) for Women's Christian Association Hotel (first owner)  
Dorr and Dorr (architects)

Prominently sited on a three-lot tract at the intersection of E. 18th St. and 2nd Ave. S., at the northeast corner of Stevens Square, this flat-roofed complex consists of two adjoining buildings facing a courtyard. They are constructed of reddish-brown brick with stone beltcourses and window sills. Slender brick quoins accentuate the corners. The Clara Doerr Club, at 1717, is a 4 1/2-story building with an overhanging sheet metal cornice. The double-hung windows are regularly spaced and some are surmounted by blind arches with tapestry brick infill. Lindley Hall, at 1725, has no cornice and the otherwise plain wall surface is relieved by brick lintels.

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(2). 1728 2nd Avenue South  
1939

U.S. Construction Co. for Joseph Bassin (first owner)  
(NON-CONTRIBUTING)

This 4-unit, 2 1/2-story apartment building reflects the influence of pre-World War II Revival styles, particularly Mediterranean. It is finished in brown brick with contrasting limestone details. The windows of the symmetrical facade have single and paired double-hung sash. They are organized around a central entry surmounted by two tall, multi-paned fixed windows. The stone-faced entry portico supports a small balcony with a wrought-iron railing. The stone treatment is carried into the window surround in polychrome bands. The roofline is framed by corner piers, and a prominent central parapet with an inset stone panel rises above a low-pitched tile roof which runs only across the facade. The building is otherwise flat-roofed. The building is non-contributing because it was constructed well beyond the district's period of significance.

(4). 1801 2nd Avenue South  
The Grandview  
1914

Gust Johnson (first owner)  
A.C. Anderson (architect)

This flat-roofed, 24-unit, 3 1/2-story brown brick apartment building has a symmetrically organized elevation with Renaissance Revival details, most notably a prominent sheet metal cornice with modillions just below the low brick parapet surrounding the flat roof, and a cast concrete watertable. Windows on the two principal facades are tripartite or paired, with double-hung sash. The projecting main entry contains a modernized glazed door with sidelights. The building faces Stevens Square.

(5). 1807 2nd Avenue South  
Ste-Van Apartments  
1915

Fleisher-Rose (contractor)  
H.H. Placke (first owner)

This flat-roofed, 19-unit, 3 1/2-story brown brick apartment building (and its nearly identical neighbor at 1811) has a symmetrically organized facade with Renaissance Revival details, most notably a prominent pressed metal cornice with modillions just below the low brick parapet surrounding the flat roof, a stone watertable and belt courses, and very prominent corner quoins. Windows are tripartite, with double-hung sash and stone sills. An overdoor hood at the entry has been removed. The building faces Stevens Square.

(6). 1811 2nd Avenue South  
Parkhurst Apartments  
1916

H.H. Placke (contractor-first owner)

This flat-roofed, 18-unit, 3 1/2-story brown brick apartment building, like its neighbor at 1807 has a symmetrically organized facade with Renaissance Revival details, most

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notably a prominent pressed metal cornice with modillions just below the low brick parapet surrounding the flat roof, a cast concrete watertable and belt courses, and very prominent corner quoins. Windows are tripartite, with double-hung sash and stone sills. A simple overdoor hood at the entry is intact. The building faces Stevens Square.

(7). 1817, 1825, 1831 Second Avenue South

The Vesta

1922

Nels Bruce (contractor) for Ambassador Holding Co. (first owner)

O.K. Westphal (architect)

This flat-roofed, 67-unit, 3-story brown brick apartment building facing Stevens Square is one of the largest in the district. Stylistically, the building is a variant of the Renaissance Revival seen throughout the area. The plan is E-shaped, with two courtyards facing the Square framed by the building; the central wing has less projection than the two outer wings. The roofline has a continuous stone-trimmed parapet with shallow corbelling decorated with stone insets. Each wing has a prominent central entry and symmetrically-organized paired windows with double-hung sash. Ornamental details in stone unify the large scale of the complex: the raised basement is stone-faced, and belt courses and sills are stone. The outer bay at each wing is articulated with stone quoins. The entry in each wing is stone trimmed and has a large glazed transom.

(42). 1915 2nd Avenue South

1913

C.A. Anderson (contractor)

E.G. Rochat (first owner)

This 19-unit, 3 1/2-story apartment building has a modillioned, pressed metal cornice. Regularly-spaced windows at the facade are paired and have double-hung sash; most of the upper sash retains the original six paned division. The central entry of the Renaissance Revival facade has suffered the removal of the original hood, and has been replaced by a modern awning. The entry is flanked by multi-paned sidelights.

**3rd Avenue South**

(30). 1728 3rd Avenue South

1916

Joseph M. Baltuff (contractor and first owner)

This 27-unit, 3 1/2-story dark brown brick apartment building has a Renaissance Revival facade, including a classical cornice with modillions. Regularly-spaced windows at the facade are paired and have double-hung sash, and sills and lintels articulated by brick header courses. The central entry has suffered the removal of the original hood and surround, and has been replaced by a modern awning. The entry has also been modernized with a glass door and metal surround.



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(31). 1800 3rd Avenue South  
The Rexor  
1917

Anderson Nelson Construction Co. (contractor)  
G.A. and C.A. Anderson and G.A. Nelson (first owners)

The Rexor is a 32-unit, 3 1/2-story flat-roofed apartment building consisting of a rectangular mass broken by four projecting bays on the north and south elevations. The original balconies tucked into the corners of the bays, of unknown design, have been replaced by modern balconies. The dark brown brick facade is otherwise typical of the Renaissance Revival Style as seen locally in apartment construction. A classical cornice with modillions crowns the building, and a low brick parapet rises above it. Regularly-spaced windows at the facade are single or paired and have double-hung sash. Window sills are stone. The stone-faced central entry has a classical enframing with splayed pilasters carrying a full pediment.

(32). 1806 3rd Avenue South  
The Northcraft  
1916

G.A. and C.A. Anderson and G.A. Nelson (contractors and first owners)

This 25-unit, 3 1/2-story dark red brick apartment building has a standard Renaissance Revival facade, but the broad overhanging cornice below the flat roof and parapet has been removed. The windows are tripartite, with double-hung sash and stone sills. A stone watertable at the basement story and brick lintels at the windows relieve the otherwise plain surface of the facade. The entry is generally intact, with glazed sidelights, single entry door flanked by Doric columns and a classical entablature.

(33). 1810 3rd Avenue South  
The Malbrook  
1919

Joseph M. Baltuff (contractor and first owner)

The Malbrook is a 31-unit, 3 1/2-story flat-roofed apartment building consisting of a rectangular mass with regularly-spaced double hung windows, set singly and in pairs. Some windows retain 6-pane divisions in the upper sash. The facade is typical of the Renaissance Revival Style as used locally in apartment construction. A simple cornice crowns the building, and a low brick parapet rises above it. The entry has a brick surround and metal canopy. The entry doors have been modernized.

(36). 1900 3rd Avenue South  
The Anita  
1914

H.H. Placke (first owner)

The Anita is a 19-unit, 3-story, flat-roofed brown brick apartment building exemplary of the Renaissance Revival Style used around Stevens Square. The building rests on a concrete foundation and has concrete watertable, beltcourses, quoins, and window sills. A pressed-metal name plaque is set above the stairhall windows. The windows are regularly spaced

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organized in tripartite groups at the facade. The windows contain double-hung sash. A modillioned sheet metal cornice and brick parapet define the roofline. The entry has a brick portico with sheet metal entablature and cornice surmounted by a wrought iron railing. The entry doors have been modernized.

(37). 1906 3rd Avenue South  
1915

Anderson Nelson Construction Co., (contractor)  
H.H. Placke (first owner)

This 19-unit, 3-story brown brick, flat-roofed apartment building is very similar to the Anita, next door to the north. The Renaissance Revival building rests on a concrete foundation and has concrete watertable, beltcourses, quoins, and window sills. The windows are regularly spaced and organized in tripartite groups at the facade. The windows contain double-hung sash. A modillioned pressed metal cornice and brick parapet define the roofline. The original entry portico has been removed and the entry doors are modern units.

(38). 1912 3rd Avenue South  
1914

Anderson Nelson Construction Co, (contractor)  
E.G. Rochat (first owner)

This 19-unit, 3-story brown brick, flat-roofed apartment building is very similar to its neighbors immediately to the north. The Renaissance Revival building rests on a concrete foundation and has concrete watertable, beltcourses, quoins, and window sills. The windows are regularly spaced and organized in tripartite groups or pairs. The windows contain double-hung sash. A modillioned pressed metal cornice and brick parapet define the roofline. The original entry door has been altered, but the brick entry portico with pressed metal cornice and entablature is intact.

(39). 1918 3rd Avenue South  
1912

J.F. Crichton and Co. (contractor and first owner)

This 6-unit, 3-story tan brick apartment building is of the same Renaissance Revival Style as others on the block, but the stuccoing of projecting sunroom bays has greatly altered its appearance. The building has corner quoins, an altered single-door entry, and a pressed metal cornice with modillions.

(40). 1920 3rd Avenue South  
1915

The Mononah  
Fleisher Rose Construction Co. (contractor)  
Samuel Fleisher (first owner)

This 19-unit, 3-story brown brick, flat-roofed apartment building is a twin of the Anita at 1900 3rd Avenue. The Renaissance Revival building rests on a concrete foundation and has concrete watertable, beltcourses, quoins, and window sills. The windows are regularly

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spaced and organized in tripartite groups at the facade. The windows contain double-hung sash. A modillioned sheet metal cornice and brick parapet define the roofline. An entry portico or hood has been replaced, and the entry doors have been modernized.

(41). 1926 3rd Avenue South  
The Lonoke  
1915  
Fleisher Rose Construction Co. (contractor)  
Samuel Fleisher (first owner)

This 19-unit, 3-story brown brick, flat-roofed apartment building is a near twin of the Anita at 1900 3rd Avenue, but with significant variation of the entry. The Renaissance Revival building rests on a concrete foundation and has a concrete watertable, beltcourses, quoins, and window sills. The windows are regularly spaced and organized in tripartite groups at the facade. The windows contain double-hung sash. A modillioned sheet metal cornice and brick parapet define the roofline. The entry and tripartite stairhall windows above have been treated with a painted, Moderne Style surround which appears to post-date the original construction, possibly in the 1930s.

**E. 17th Street**

(23). 137-147 E. 17th Street  
The St. George Apartments  
1919  
Fleisher Construction Co. (contractor)  
Mrs. J.E. Lilly (first owner)  
Perry Crosier (architect)

This flat-roofed, 32-unit, 3 1/2-story brown and red polychrome brick apartment building has a rectangular main mass which is interrupted by a pair of projecting bays which flank the north, E. 17th Street entry. The primarily Collegiate Gothic exterior is faced in two shades of brown brick, with the darker brick used in the basement story. Symmetrically organized, double-hung sash were employed in the bays, while tripartite windows pierce the stair halls and the east and west elevations. Dark brick banding surrounds each window and the parapet. A stone watertable, entry surround, and medallions at the parapet accent the north elevation. The entry portico is flanked by cast concrete consoles. A multi-paned, arched transom and multi-paned sidelights surround the door.

(27). 203 E. 17th Street  
1910  
John Hoglund and Co. (contractor)  
J.W. Cockburn (first owner)  
Lindstrom and Williams (architects)

This flat-roofed, 4-unit, 2-story brown brick apartment building has a utilitarian facade embellished only by an overhanging sheet metal cornice and a classical entry with a pediment carried by piers. Regularly-spaced windows have double-hung sash and rusticated stone sills.

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Stevens Square Historic District, Hennepin County, MN**E. 18th Street**(1). 128-132 E. 18th Street  
1912Stevens Court Apartments  
W.P. Holtgren (contractor)  
The DeLaney Co. (first owner)

This flat roofed, 41-unit, 3 1/2-story brown brick apartment building faces Stevens Square. The Renaissance Revival Style building mass consists of three sections arranged around a courtyard in a U-shaped configuration. The building rests on a basement story articulated by a brick watertable. The regularly-spaced windows are paired, with double hung sash. Some have been altered. A brick parapet surmounts a prominent overhanging cornice with modillions. Three entries, each with a three part enframement of glazed, sidelights and transom, are enclosed with a brick portico surmounted by a cornice and ornamental iron balustrade. The metal-and glass-cased lighting flanking the entry may be original. Tall, tan brick gateposts and iron fencing enclose the shallow courtyard. They appear to date approximately from the period of construction.

**E. 19th Street**(61). 10-20 E. 19th Street  
The Gladstone  
1915J.H. Viner (first owner)  
E.O. Gaus (architect)

Another of the large complexes in the district, this flat-roofed, 40-unit, 3-story brown brick apartment building has a U-shaped plan with a central courtyard facing E. 19th Street at the south. Regularly-spaced, tripartite windows have double-hung sash and a single contrasting stone keystone above the central unit. The sheet metal cornice has prominent modillions and classical detail. The three entries contain modern doors but the original arched wooden overdoors are intact.

(52). 102-108 E. 19th Street  
The Blackstone  
1915

Anderson and Nelson Construction Co. (contractor and first owner)

This flat-roofed, 44-unit, 3-story apartment building (like the Gladstone opposite on 1st Avenue), has a U-shaped plan with a central courtyard facing E. 19th Street at the south. Tan, glazed brick details were applied lavishly on the dark brown brick exterior, with a Greek key motif used in the glazed brick frieze below the classically detailed sheet metal cornice. Tripartite and paired windows have double-hung sash and glazed brick surrounds. The south and west entries have classical surrounds, faced in stone with a transom, sidelights and a pedimented overdoor.

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(10). 143 E. 19th Street

Lowe House

1960

Dawson Construction Co. (contractor)

Abbott Hospital (first owner)

Armstrong and Schlichting, Inc. (architects)

(NON-CONTRIBUTING)

This modern, flat-roofed 3-story red brick nurse's dorm has a steel-and-glass facade, windowless entry facade, and a steel entry canopy. Although of the same general building type as surrounding structures, it does not contribute to the architectural or historic character of the district. The building faces Stevens Square.

(9). 203 E. 19th Street

The Minola

1913

H.H. Placke (contractor)

W.M. Anderson (first owner)

The flat-roofed Minola is slightly setback on its site at the southeast corner of Stevens Square. The rectangular, 3 1/2-story, 19-unit building mass of brown brick rests on a stone-faced raised basement, and is crowned by a prominent sheet metal cornice with modillions and a dentil course. Renaissance Revival details include stone quoins which accentuate the corners, and the tripartite windows rest on stone sills. A brick entry portico contains a door flanked with multi-paned lights and is surmounted by ornamental ironwork.

The Minola is nearly identical to 1807 (1915) and 1811 Second Street (1916), also built for H.H. Placke.

(8). 209 E. 19th Street

1917

Chas. A. Anderson (contractor)

E.G. Rochet (first owner)

This flat-roofed, 18-unit, 3-story brown brick apartment building reflects the standard Renaissance Revival formula of a rectangular building mass crowned by a prominent cornice with modillions. The brick parapet has been clad over or replaced by modern metal sheeting. The historic cornice is sheet metal. The basement story is accentuated by lighter brownish-red brick. The stairhall is lit by somewhat altered tripartite windows, and the units facing E. 19th Street are lit by paired windows with double-hung sash. The multi-paned entry door is flanked by multi-paned sidelights. An overdoor has been removed.

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(34). 214 E. 19th Street  
The Darthmouth  
1922

Nels Bruce (contractor)  
Ambassador Holding Co. (first owner)  
O.K. Westphal (architect)

This flat-roofed, 25-unit, 3 1/2-story brown brick apartment building is one-half of an imposing complex at the corner of E. 19th Street and 3rd Avenue South. Its architectural details are primarily of Collegiate Gothic derivation. The two-building complex occupies several lots, on one part of which a large, late nineteenth-century residence formerly stood. On E. 19th Street the front lots are enclosed by a wrought iron fence with square, stone-capped brick posts. Curved concrete walks lead from two entrance gates to a central entry. The building has a rectangular mass with a prominent cornice carried by paired brackets. The brackets and cornice support a tile roof which terminates in a brick parapet. Regularly-spaced windows at the facade are paired, with double-hung sash. The upper sash have six lights. The entry bay is slightly recessed. The entry is surrounded by a recessed low-sprung Gothic arch executed in stone and is surmounted by a leaded glass transom. Other stone trim on the facade includes a watertable. The building name, Darthmouth, is carved in upper-case serif letters set in a rectangular frame with lancet arched corners. The brass and glass lighting fixtures flanking the entry appear to be original, although the door and sidelights have had slight modernizations. The entry detail is repeated at the west elevation. The buildings are joined by a flat-roofed, one-story corridor at the basement story level constructed of brick.

(35). 220 E. 19th Street  
The Castleton  
1922

Nels Bruce (contractor)  
Ambassador Holding Co. (first owner)  
O.K. Westphal (architect)

This flat-roofed, 25-unit, 3 1/2-story brown brick apartment building is one-half of an imposing complex at the corner of E. 19th Street and 3rd Avenue South. Its architectural details are primarily of Collegiate Gothic derivation. The two-building complex occupies several lots, on part of which a large late nineteenth-century residence formerly stood. On E. 19th Street the front lots are enclosed by a wrought iron fence with square, stone capped brick posts. Curved concrete walks lead from two entrance gates to a central entry. The building has a rectangular mass with a prominent cornice carried by paired brackets. The brackets and cornice support a tile roof which terminates in a brick parapet. Regularly spaced windows at the facade are paired, with double hung sash. The upper sash have six lights. The entry bay is slightly recessed. The entry is surrounded by a recessed low-sprung Gothic arch executed in stone and is surmounted by a leaded glass transom. The brass and glass lighting fixtures flanking the entry appear to be original, although the door and sidelights have had slight modernizations. The entry detail is repeated at the east elevation. Other stone trim on the facade includes a watertable. The building name, Castleton, is carved in upper-case serif letters set in a rectangular frame with lancet arched corners. The buildings are joined by a flat-roofed, one-story basement level corridor constructed of brick.

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Stevens Square Historic District, Hennepin County, MN**Stevens Avenue**

(20). 1700 Stevens Avenue  
The Glendale  
1919  
Joseph M. Baltuff (contractor-first owner)

Like the adjacent Browndale, this 25-unit, 3 1/2-story brown brick building has a severe rectangular mass. A Greek key motif executed near a shallow parapet at the flat roof provides the only embellishment at the cornice line. The regularly spaced windows are paired or tripartite casement units, most retaining their original multi-paned lights. Stone details include keystone and sills, and a name plaque inset above the stairhall windows at the third story. A well-detailed classical entry, with fluted Doric columns carrying a simple entablature and cornice, is executed in cast concrete. A fanlight surmounts the double, modernized doors.

(21). 1705-07 Stevens Avenue  
The Mauna Loa  
1913  
Twin City Construction Co. (contractor)  
C.L. Marey (first owner)  
O.K. Westphal (architect)

The Mauna Loa is an 18-unit, 3 1/2-story brown brick apartment building which rests on a prominent rusticated basement story. The rusticated base is executed in a darker red-brown brick than the rest of the facade. The upper stories are decorated with a stone waterable, and stone insets. The regularly spaced windows are single or paired with double-hung sash. Three balconies, one at each story and carried by large consoles, are positioned between the two ground floor entries at the front and rear. The railings on the balconies have been modernized. The building is terminated with a tile roof which rises to a flat roof above a classical cornice. The cornice is carried by large paired corner brackets.

A simple one-story garage is located at the rear of the building. It is constructed of concrete block and each of 20 stalls has a modern garage door. It is the only outbuilding of its type in the district. Its date of construction appears to be somewhat later than the Mauna Loa and the building is non-contributing (21A).

(19). 1706 Stevens Avenue  
The Browndale  
1919  
Joseph M. Baltuff (contractor-first owner)

Like the adjacent Glendale, this 31-unit, 3 1/2-story brown brick apartment building has a severe rectangular mass and a flat roof. A Greek key motif executed near a shallow parapet provides the only embellishment at the cornice line. The regularly spaced windows are paired or tripartite double-hung or casement units, some retaining their original multi-paned lights. Stone details include keystone and sills, and a name plaque inset above the stairhall windows at the third story. A well-detailed classical entry, with fluted Doric

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columns carrying a simple entablature and cornice, is executed in stone. A fanlight surmounts the double, multi-paned doors.

(22). 1715 Stevens Avenue  
c. 1925

This 2 1/2-story brick apartment building shows the influence of the Moderne Style, particularly at the entry. The rectangular building mass rests on a brown brick basement story and the two corner bays are outlined by glazed tan brick. Carved consoles carry the entrance hood at the projecting brick portico, which is surmounted by a glazed transom. Extensive rebuilding of the south bay in a slightly different color brick is evident, as are modern window replacements.

(17). 1800 Stevens Avenue  
The Eichenwald Apartments  
1914  
W.S. Chase (contractor and first owner)

Although it occupies a corner lot facing Stevens Square and has a finished brick surface along the E. 18th Street elevation, this 31-unit, 3 1/2-story brown brick apartment building is otherwise nearly identical to its neighbors at 1816 and 1808 Stevens. The rectangular building mass features a deeply recessed central bay with brick-faced balconies. Regularly spaced modillions carry a broad, overhanging cornice. A concrete watertable defines the basement story and brick coursing relieves the wall under the cornice line. The regularly spaced windows at the facade are paired double-hung units; the balconies have a tripartite organization with a door and sidelights. Beveled glass was used in the transoms over the doors. The entry steps are concrete and are flanked by stone-trimmed brick piers.

(16). 1808 Stevens Avenue  
The Eichenwald Apartments  
1914  
W.S. Chase (contractor and first owner)

This 32-unit, 3 1/2-story brown brick apartment building facing Stevens Square is nearly identical to its neighbors at 1816 and 1800 Stevens. The rectangular building mass features a deeply recessed central bay with brick-faced balconies. Regularly spaced modillions carry a broad, overhanging cornice. A stone watertable defines the basement story and brick coursing relieves the wall under the cornice line. The regularly spaced windows at the facade are paired double-hung units; the balconies have a tripartite organization with a door and sidelights. Transoms over the balcony doors have leaded and beveled glass. The entry stairs are brick and concrete and are flanked by stone-trimmed brick piers.



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1913

Charles C. Chase (contractor and first owner)

This 32-unit, 3 1/2-story brown brick apartment building facing Stevens Square is nearly identical to its neighbors at 1808 and 1800 Stevens. The rectangular building mass features a deeply recessed central bay with brick-faced balconies. Regularly spaced modillions carry a broad, overhanging cornice. A concrete watertable defines the basement story and brick coursing relieves the wall under the cornice line. The regularly spaced windows at the facade are paired double-hung units; the balconies have a tripartite organization with a door and sidelights. Transoms over the balcony doors have leaded and beveled glass. This building has a modern awning partially covering the entry portico. The entry stairs are concrete and are flanked by stone-trimmed brick piers.

(14). 1820 Stevens Avenue

The Chelsea

1914

Charles C. Chase (contractor)

Chase Investment Co. (first owner)

This 38-unit, 3 1/2-story brown brick apartment building facing Stevens Square is one of three similarly detailed buildings in this block. The flat-roofed building is a severe rectangular mass. Shallow piers rise from the lighter colored brick base. A Greek key motif executed near a shallow parapet provides embellishment at the cornice line, under a broad overhanging cornice. A corbel course provides additional relief to the plain wall surface. The regularly spaced windows are paired double-hung units. A stone-trimmed entry portico has a modern cloth awning and shelters an entry flanked by sidelights. The entry door has the building name lettered in gold italic script.

(13). 1830 Stevens Avenue

The Oakland

1917

Chase Investment Co. (owner)

Harold Turner (architect)

This 39-unit, 3 1/2-story brown brick apartment building facing Stevens Square is one of three similarly detailed buildings in this block. The flat-roofed building is a severe rectangular mass relieved by a corbel course, flat pilaster strips and a lighter face brick at the basement story. A Greek key motif executed near a shallow parapet provides embellishment at the cornice line, under a broad overhanging cornice. The regularly spaced windows are paired double-hung units. A stone-trimmed entry portico has a modern cloth awning and shelters an entry flanked by sidelights. A six stall garage once occupied the vacant lot between 1830 and 1820.

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(12). 1900 Stevens Avenue  
Coral Gables Apartments  
1926  
Ecklund Building Company (contractor and first owner)  
W.W. Purdy (architect)

This 20-unit, 3 1/2-story brick apartment building at the southwest corner of Stevens Square has had a number of alterations to its original design. The facade of the rectangular building mass has regularly-organized tripartite windows with double-hung sash. Although the original appearance is unknown, the central bay appears to have been stuccoed over and the stairhall windows replaced with modern units. Glass block has been introduced at the basement level windows and in the sidelights flanking the entry. There have been extensive repairs to the brick at the roofline on the E. 19th Street elevation. The stone-trimmed entry with trefoil arches in low relief over the door is otherwise intact, except for a replacement reproduction door and reproduction "Colonial" Style lighting.

(11). 1901-03 Stevens Avenue  
The Cheslake  
1919  
Lawrence Construction Co. (contractor)  
W.C. Redlin and Benjamin A. Panst (first owners)

This 26-unit, 3 1/2-story brown brick apartment building is situated at the southwest corner of Stevens Square, with its E. 19th Street elevation fronting the park. The Cheslake has a Renaissance Revival facade embellished with stone details. The cornice line at the flat roof is articulated by modillions below a stepped parapet. The regularly spaced windows are tripartite, with double-hung sash. They have brick lintels set in a tapestry pattern. The upper sash retain their original six- or four-paned division. The first story windows are divided by fluted pilaster strips. The lower single-unit, double-hung stairhall window is surmounted by a blind arch with stone keystone trim. The prominent entry surround is executed in stone. The glazed door, sidelights and transom are flanked by Doric columns on high stone bases and an entablature with a modillioned cornice.

(46). 1905 Stevens Avenue  
1919  
Lawrence Construction Co. (contractor)  
Benjamin A. Paust (first owner)

This 26-unit, 3 1/2-story brown brick apartment building has a Renaissance Revival facade embellished with stone details. The cornice line is articulated by a modillioned sheet metal cornice, and stone beltcourses were employed at the third and basement story levels. The regularly spaced windows are paired, with double-hung sash. The upper sash retain their original six-paned division. The tripartite stairhall window is surmounted by a tapestry brick blind arch with stone keystone trim. The prominent entry surround is executed in stone. The sidelights and modernized door are flanked by pilasters carrying an entablature with a modillioned cornice.

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(83). Stevens Avenue between E. 18th and E. 19th Streets, Stevens and 2nd Avenues  
1908  
Stevens Square

Stevens Square is a 2.48 acre park bounded by Stevens Avenue at the west, 2nd Avenue at the east, E. 18th Street at the north, and E. 19th Street at the south. The topography is elevated, and rises to a small hillock at the center. A variety of hardwood trees of varying age and condition are dispersed across the park. Modern playground equipment and a brick and wood pergola structure and gate are concentrated near the center of the park. Modern reproduction lighting has also been installed in various locations. A curvilinear path leads from the concrete sidewalk which defines the park perimeter.

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Stevens Square Historic District, Hennepin County, MN

The Stevens Square Historic District is significant under National Register of Historic Places Criterion A in the area of Community Planning and Development and Social History because it represents a distinctive collection of early twentieth-century middle-class housing. It is significant as the most physically and visually coherent example of World War I-era, high-density residential development remaining in Minneapolis. The period of significance, 1912-1926, is represented by an outstanding collection of three-story brick apartment buildings, sixteen of which frame a one-block public park known as Stevens Square. While the general pattern of land development in Stevens Square mirrors much of that seen across the south and southwest portion of Minneapolis in the late nineteenth and early twentieth centuries, the density of development, repetition of building types and architectural treatment, and overall level of integrity distinguish it from other apartment areas. The district is significant within the state context *Urban Centers 1870-1940* and is also related to the local Minneapolis contexts, *Business and Industry* and *Residential Development*.

The following narrative examines the development of the area relative to other high density residential development in the city and examines the events which created an area significant as a total expression of the convergence of development trends, housing markets, design, building regulations, and land available as a result of unique historical circumstance, at a particular moment in Minneapolis history.

*Apartment Building in Minneapolis: 1912-1927*

Despite several decades of debate in popular literature about the suitability of the apartment house for the middle class, the development of early twentieth-century multiple family housing in Minneapolis was greatly influenced by precedents in New York, Chicago, and other metropolitan areas.<sup>5</sup> Between 1912 and 1927, 942 apartment buildings were constructed in Minneapolis, an increase of 55% over the units existing in 1912.<sup>6</sup> The growth of downtown employment after the turn of the century and the migration of single native-born young persons from rural areas to the city created a market which was a strong force in city development after 1910. In the period 1910-1912, construction of single-family dwellings fell off 27 percent, and duplexes, 40 percent, while apartment units increased 400 percent.<sup>7</sup> In the first 10 months of 1912, apartments accounted for more building permits in Minneapolis than other type of large structure. Although varying in size, plan, and architectural description, most were situated around the south and southwestern periphery of the central downtown. Early land use regulations, including the Restricted Residential District (RRD), which after 1913 prohibited apartment construction in certain single family areas, encouraged growth in this zone.<sup>8</sup> Although never implemented, Edward Bennett's *Plan of Minneapolis* of 1917, commissioned by the Minneapolis Civic Commission, illustrated grand boulevards lined with apartment buildings in the section just south of downtown. The *Plan* reinforced the idea that apartments could be a desirable part of the city.<sup>9</sup> More importantly, the growth of an efficient and inexpensive streetcar system in the first decades of the twentieth century defined desirable areas for apartment development.

During the period 1912-1927, there was an evolution of apartment types, from an initial mixture of four-flats, six and eight-flats, row flats, and large apartment houses to a concentration on the larger apartment house. The 18 to 24-unit building, with a long

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narrow footprint conforming to the dimensions of a single lot, enjoyed great popularity among builders.

After the turn of the century, apartment development corporations increasingly formed to mobilize investors' capital. Their speculative investment in construction was encouraged by a growing national economy, with production and employment rising through the 1920s. Apartment buildings were frequently traded or sold, generating the cash flow some builders needed to stay in business. Some, such as the Fleischer Construction Company, were responsible for the construction of dozens of buildings. Developers kept their buildings within the three-story height limit required of non-fireproof residential structures, accepted the brick walls also required by fire codes for residential buildings over two stories, and exploited the minimal limits of the State Housing Code on land coverage and building separation. The three and one-half story walk-up with 18-24 units was the result. The basic formula could also be configured in larger, multi-building designs which opened on a small, street-facing courtyard. Leading architects, including J.W. Lindstrom of Minneapolis, promoted the economy, practicality, and convenience of their apartment designs, and originality of exterior or interior design does not seem to have been a primary consideration. As J.W. Lindstrom noted in his book of apartment plans published in 1923, "all of these designs have been built, some of them many times, in various localities throughout the country."<sup>10</sup>

*The Early Development of Stevens Square*

The area which now encompasses the Stevens Square Historic District was platted in 1856 and included a portion of Jackson, Daniel and Whitney's Addition to the City of Minneapolis. The configuration of blocks and lots in the original plat was compatible with those in the surrounding area, and included 16 lots per block and provided north-south alleys. The block now occupied by Stevens Square was also originally platted into blocks and lots. This plat, like hundreds around it, was laid out far in advance of any significant construction, awaiting the expansion of the city's residential core which radiated from original plats of Minneapolis and Saint Anthony and which was originally focused on the waterpower district at the Falls of Saint Anthony.

By 1874, the bulk of the land had been acquired by two owners: Richard J. Mendenhall and Dr. Nathan B. Hill. Mendenhall, a pioneer banker in Minneapolis, owned all the land in the area west of Stevens Avenue, on which he had built a Second Empire Style House and garden on the present Ebenezer Caroline Home site.<sup>11</sup> The Mendenhall residence was among a number of stylish houses concentrated south and southwest of downtown belonging to civic and business leaders. Hill, an early Minneapolis aleopathic physician related to the Mendenhall family by marriage, owned most of the land east of Stevens Avenue. Both holdings, although platted, had no streets other than Stevens Avenue graded through them between Nicollet and 3rd Avenue, and between 17th Street and Franklin Avenue, in 1874.

Development of horse-car surface transit after 1874 radically altered the city's settlement pattern, encouraging the construction of housing along transit lines, and clusters of new development where the lines ended. The first horse-car line reached the Stevens Square area in 1876 on 4th Avenue, terminating at E. 17th Street. Two years later, it was extended to 24th Street. The steam, narrow-gauge "Motor Line" was intended as an

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excursion railway to the southwest lakes but soon became a thriving commuter line. It began service from downtown out Nicollet Avenue to 31st Street in 1879. While the Stevens Square area thus possessed ample transit service to develop as a residential neighborhood, much as did the areas immediately to the north and east, it remained surprisingly undeveloped into the first decade of the twentieth century.

The city's development history shows many examples of areas between early transit routes bypassed by residential settlement, as new subdivisions served by transit developed at greater distances from the city center. Such pockets of vacant land resulted from a variety of reasons, including farm and truck garden use resistant to rapid sale, or less convenience to transit than blocks immediately adjacent to car lines. Excessive prices paid for tracts during periodic, speculative real-estate booms also kept land vacant when owners could not realize a profit on sales in later, depressed markets.

*Horticultural Land Use as a Deterrent to Development*

Greenhouses in the Stevens Square area, and in the area immediately across Franklin Avenue to the south and Nicollet Avenue to the west as well as the presence of large land holdings by wealthy owners also discouraged sale or rental of land for other than a few large homes on very large lots. The special use of one such holding kept Stevens Square an oasis of open land until 1912, when its sudden availability for development would make it the highest density neighborhood in Minneapolis--a distinction it retains to the present day.

Mendenhall, a pioneer Minneapolis banker and later a city officer and civic leader involved in a number of enterprises, was also an avid amateur horticulturist. Following the demise of his banking business after the Panic of 1873, he developed a floral business near his elegant house on 1st Avenue South. In the 1890s, the Mendenhall greenhouses covered nearly the entire block bounded by 1st Avenue S. at the west, E. 18th Street at the north, Stevens Avenue at the east, and E. 19th Street at the south. Absence of development on adjacent blocks owned by Mendenhall suggest that these also contained gardens, seedlings, and storage.

While the lack of early development in most of the Stevens Square area was attributable to horticulture, by 1885 there was a scattering of single-family houses of substantial character, particularly along 3rd Avenue South. A general lack of development also characterized the land in the estate of Dr. Nathan B. Hill, who died in 1875.

*The Development Pattern: 1905-1912*

The Mendenhall nurseries were relocated to 38th Street and 28th Avenue South about 1905. In 1906, David P. Jones, a prominent real estate dealer, joined with property owners in the area to petition the Board of Park Commissioners to acquire the block now occupied by Stevens Square from the heirs of N.B. Hill. The property was purchased by the Park Board in 1907 for \$41,600.

It is likely that the heirs of Mendenhall and Hill as well as other area property owners decided to put their land holdings on the market, with Jones as their agent, and sought to secure the park as an amenity to help promote sales. The block offered for the park, whose

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land rose above the street grade to a small hill, was least easily developed. In 1908, the Park Board named the new park in honor of the City's founder, Col. John P. Stevens. Improvements were made in 1908 and 1911.<sup>12</sup>

In 1911, the first Abbott Hospital building was constructed on the northeast corner of E. 18th Street and 1st Avenue South. The hospital was founded by Dr. Amos Abbott (1844-1927) in 1902 in a (now-razed) rowhouse building at 10-12 E. 17th Street and then expanded to the new building designed by William Channing Whitney on the E. 18th Street site.<sup>13</sup> Nurses were first housed on the top floor of the new building, then in a nearby, now-razed house on Stevens Street, and later in the area's many apartment buildings. The presence of the hospital, well situated on a streetcar line, would prove to be an important determinant of some of the early demographic character of the community.

*Apartment Construction: 1912-1926*

The first apartment building with a definite orientation to Stevens Square was constructed in 1912. The 41-unit Stevens Court at 128-132 E. 18th Street, directly faced the park. It was built by the Delaney Company on two parcels from the N.B. Hill holdings. Two small frame dwellings were razed for its construction. Six more apartments rose in 1913, all on vacant parcels, in scattered locations throughout the area. Two were built on Mendenhall's former property on Stevens Avenue, three on former Hill property, and one on a block formerly owned by James Dillingham at 1st Avenue and 19th Street. Although the uniformity of design in the Stevens Square area might suggest some kind of planned development, the sequence of construction instead suggests the interplay of the marketplace and its individual actors. These buildings represented six different developers. Two, Charles C. Chase and E.G. Rochet, would go on to develop a number of buildings in the area, while two contractors among the six (H.H. Placke and C.A. Anderson) would subsequently become developers.

The first rush on vacant land was over by 1917, and diversion of capital and energy in the First World War probably accounted for the lack of any new construction in the Stevens Square area in 1918. After the War, development boomed again in 1919 with seven new apartment buildings. Developers Benjamin Paust and Joseph M. Baltuff accounted for six of the structures. Other than one new apartment building on former Hill property in 1920 and expansion of Abbott Hospital in 1919, no major new construction appeared until 1922, when the Ambassador Holding Company built three apartment structures on sites formerly occupied by a large house in the block east of Stevens Square. Three buildings in 1923 and 1924 on 1st Avenue (two by the Superior Holding Company), the Clara Doerr Club Women's Residence of the Woman's Christian Association at 1717 2nd Avenue in 1925, and a final apartment in 1926 at 1900 Stevens by the Ecklund Building Company marked the close of the area's significant period of development, with nearly every lot near Stevens Square occupied by an apartment building.

Little physical change occurred in the district between 1926 and the end of the Second World War. The few remaining single-family houses in the district were converted to multiple-family use. After the War, the high density of the area discouraged further redevelopment. The construction of I-94, which began in the 1960s, resulted in the removal

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of all of the buildings north of E. 17th Street, including those on the north side of that street.

*Social Character: 1912-1926*

As indicated by city directories from the period 1912-1926, a good number of the original inhabitants of the apartments in the district were middle-income downtown workers, including many sales people from downtown department stores.<sup>14</sup> Single men and women were attracted to the compact efficiency and one-bedroom units offered in most of the buildings. This pattern is in some contrast to nearby Loring Park, which had a great variety of apartment buildings, many with spacious units and suitable for families. A number of Loring Park buildings were organized as apartment hotels, and offered meals, staff, and other services.<sup>15</sup> In 1925, the construction of the Young Women's Christian Association residential units, Lindley and Clara Doerr Halls, made the Stevens Square area particularly attractive for single young women seeking a home in the city. Particularly after 1911 and the construction of the Dunwoody Building, the presence of Abbott Hospital also ensured that the area would be attractive to nurses and hospital employees. Phillip Wagner's examination of the social characteristics of Minneapolis apartment buildings in the 1920s revealed that apartment dwellers in the south and southwestern apartment zone were native-born whites; he noted that immigrants were most often housed as boarders in single-family houses owned by other immigrants.<sup>16</sup>

Wagner and others also discuss how the architectural form and even the name of apartment buildings were composed to enhance the respectability of the apartment unit.<sup>17</sup> Because of the considerable criticism that early apartment houses received, particularly in New York City, as contributing to the decline of the moral character of the community, builders relied on Collegiate Gothic and Renaissance Revival Style exteriors to provide a degree of architectural pretension. The exterior provided an air of social stability, as did prominently displayed building names. Building names--which in Stevens Square as elsewhere often reflected Collegiate and Anglo-European themes and place names--were chosen with care. While the Mauna Loa at 1705 Stevens Avenue (1913) is testament to the then-popular ukulele craze, the majority of building names are distinctly non-exotic, as the Castleton, Darthmouth, Eichenwald, Blackstone, Gladstone and others attest.

*Stevens Square After World War II*

After World War II and the movement of residents to the suburbs, with building ownership changes, and with the deterioration of buildings, a pattern of lower-income tenants was gradually established. New construction at Abbott Hospital in the 1960s, which expanded it to fully occupy the block between Stevens Avenue and 1st Avenue S., required the demolition of several dwellings formerly in use as nurse's residences. Needed revitalization of the housing units in the area was initiated by Jim Larson with the purchase of 1807 2nd Avenue South in 1968 and the acquisition of other properties under the name of Stevens Court Inc. The renovated units were successfully marketed to young downtown workers, as well as students and elderly persons. In 1974, General Mills, Inc. invested in Larson's company, Stevens Community Associates. The firm's financial support was intended to rebuild the inner city. In 1980, General Mills sold their interest in the company to the Boston-based March Corporation. In 1980, Jim Larson owned or managed,



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either through SCA, Larson Management, Inc., or private limited partnerships, 22 of the buildings within the proposed Stevens Square Historic District and several more in the neighborhoods bordering the district.<sup>18</sup>

Renovation of the neighborhood continues today. In the late 1970s, there was a limited amount of condominium conversion, but most buildings remain in use as apartments. Consequently, the Stevens Square area is today inhabited by a very similar profile of people to those who lived there when the neighborhood was first developed. The Stevens Square Historic District, with approximately the same boundaries, was designated as a local historic district by the Minneapolis Heritage Preservation Commission in 1989.<sup>19</sup>

The Stevens Square Historic District is a relatively intact expression of the convergence of transportation advancements, a rapidly changing housing market, well-codified architectural design, new building and zoning regulations and a tract of available land which resulted from a unique circumstance at a particular moment in Minneapolis history.

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- <sup>1</sup> Wagner, Phillip K. "The Historical Geography of Apartment Housing in Minneapolis, Minnesota 1870-1930." (Ph.d. diss., University of Minnesota, 1991), 69.
- <sup>2</sup> The Washburn Fair Oaks Historic District Nomination, 1988. Heritage Preservation Commission, Minneapolis City Planning Department.
- <sup>3</sup> Minneapolis Building Permits and the Stevens Square Historic District Designation (1989), 12-17, provided attributions for architects and builders.
- <sup>4</sup> Stevens Square Historic District Designation (1986); see also Theodore Wirth, *The Minneapolis Park System, 1883-1944* (Minneapolis: Board of Park Commissioners of Minneapolis, 1945).
- <sup>5</sup> Elizabeth Collins Cromley, *Alone Together: A History of New York's Early Apartments*. (Ithaca and London: Cornell University Press, 1990), 20-31.
- <sup>6</sup> Wagner, "The Historical Geography of Apartment Housing," 162.
- <sup>7</sup> Stevens Square Historic District Designation (1989), 5.
- <sup>8</sup> Wagner, "The Historical Geography of Apartment Housing," 237.
- <sup>9</sup> Wagner, 239.
- <sup>10</sup> J.W. Lindstrom, *Duplex and Apartment Houses* (Minneapolis: privately published, 1923), introduction.
- <sup>11</sup> See numerous biographical citations for Mendenhall and Hill in Issac Atwater, *History of the City of Minneapolis* (New York: Munsell and Company, 1893). Photographs of Mendenhall's house and greenhouse are held in the collections of the Minnesota Historical Society and the Minneapolis Public Library, Minneapolis History Collection.
- <sup>12</sup> Stevens Square Historic District Designation (1989), 4.
- <sup>13</sup> A history of the early Abbott Hospital is included in the Amos Abbott and Family Papers, Minnesota Historical Society. An extensive photo collection, including early views of the area, is found in the Abbott Northwestern Hospital photo collection at the Minnesota Historical Society.
- <sup>14</sup> The *Dual City Bluebook*, which provided good reporting on the apartment dwellers in larger units and apartment hotels like those around Loring Park, was not as useful for the smaller units around Stevens Square. The *Minneapolis City Directory* (Minneapolis: R.L. Polk and Company, 1912, and the Minneapolis City Directory Company, 1919-1927) was more useful for indication of the early demographic character of the area.
- <sup>15</sup> See Burt Burlowe, et. al. *Reflections in Loring Pond: A Minneapolis neighborhood examines its first century*. (Minneapolis: Citizens for a Loring Park Community, 1986) for a characterization of Loring Park's multiple family building types. See also Steve Trimble, *In the Shadow of the City: A History of the Loring Park Neighborhood* (Minneapolis: Minneapolis Community College Foundation, 1990) and Michael Koop, "Odgen Apartment Hotel National Register of Historic Places Registration Form," 1991. (On file at the State Historic Preservation Office, Minnesota Historical Society.)
- <sup>16</sup> Wagner, 197-214.
- <sup>17</sup> Wagner, 147-162.
- <sup>18</sup> Stevens Square Historic District Designation (1989), 7.
- <sup>19</sup> Ibid.

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Photo Collections

Minnesota Historical Society  
Minneapolis Collection, Minneapolis Public Library

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## Verbal Boundary Description

The boundary of the Stevens Square Historic District includes a grouping of brick apartment buildings constructed around Stevens Square, a one block public park located in the center of the district. The District is bounded on north by 17th Street East, on the east by 3rd Avenue South, on the south by Franklin Avenue East, and on the west by 1st Avenue South. This boundary is shown as the broken black line on the accompanying map entitled, "The Stevens Square Historic District" and is drawn to a scale of 1 inch equals 170 feet.

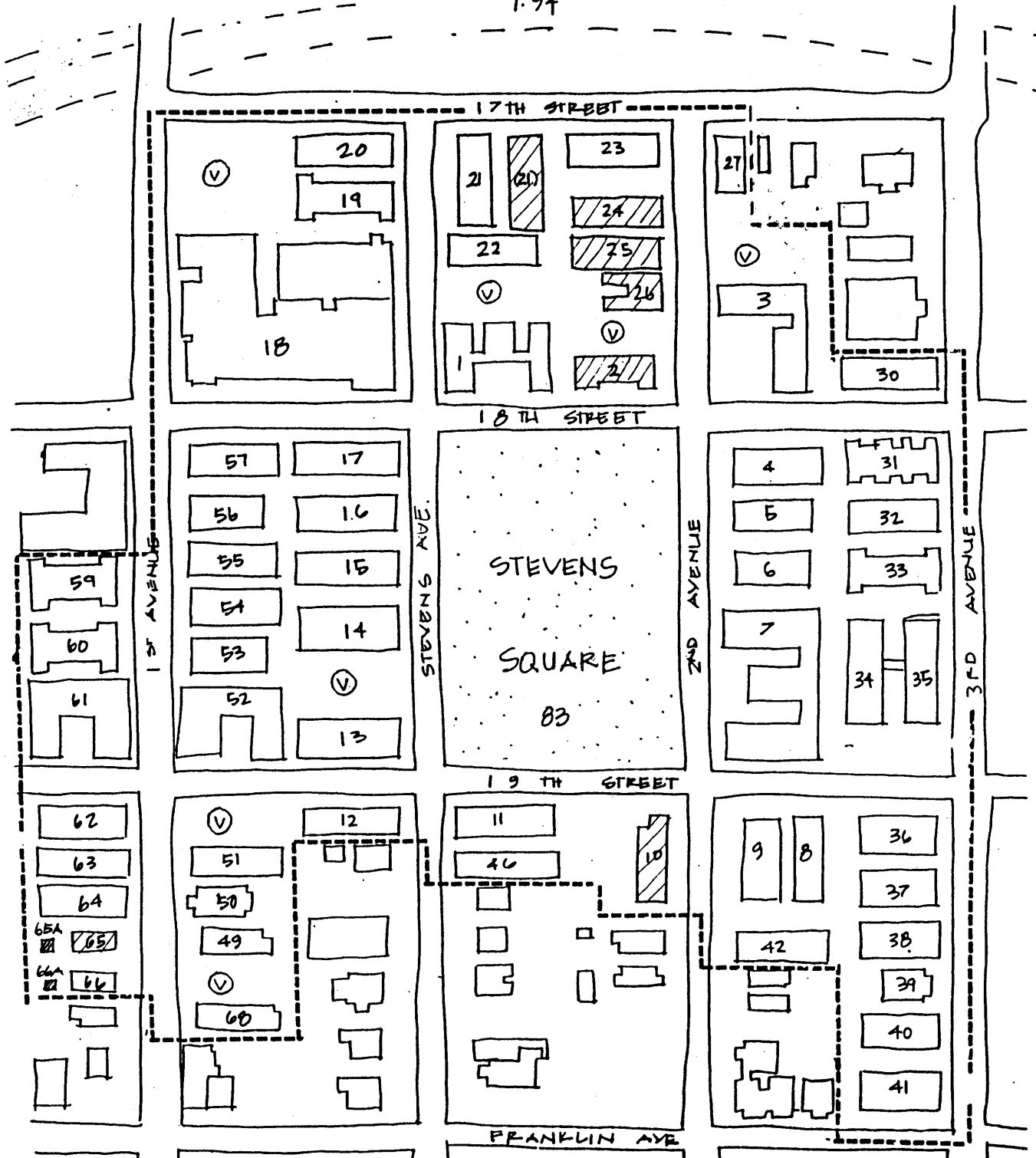
## Boundary Justification

The boundaries include a visually and historically cohesive area around Stevens Square. The boundaries are confined as strictly as possible to the period of significance, 1912-1926, and to the primary building type, the apartment house. As the north (East 17th Street), east (3rd Avenue South), and west (1st Avenue South), apartment houses from this time period consistently define the edge of the District. The inclusion of Abbott Hospital on 1st Avenue South recognizes an important land use in the area which contributed to the early demographic character of the District. As the south, the boundary is configured to omit duplexes, single-family houses, commercial buildings, and a discontinuous apartment building flanked by non-contributing dwellings.

# THE STEVENS SQUARE HISTORIC DISTRICT

Minneapolis, Hennepin County, Minnesota

1.94



Contributing Building		Non-contributing Building		Vacant Lot	
Contributing Site		Non-contributing Site		1" = 170'	

North

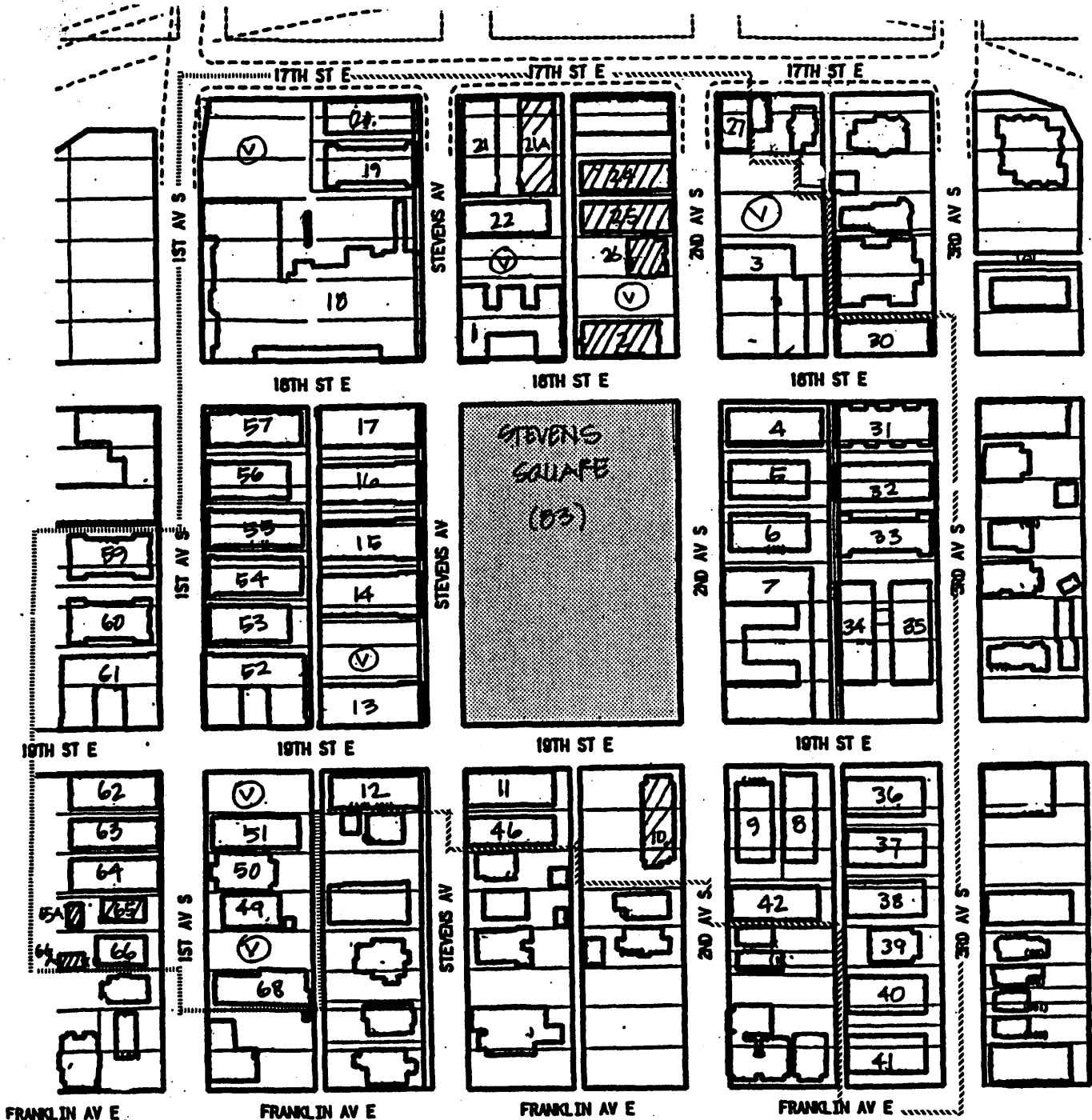
1/1/93

# THE STEVENS SQUARE HISTORIC DISTRICT

Minneapolis, Hennepin County, Minnesota

## 10. Boundary Description

Map Source: Minneapolis Planning Department, 2/1/93



Contributing Building



Non-contributing Building



Vacant Lot (V)

Contributing Site



Non-contributing Site



1" = 170'

North

1/1/93