

United States Department of the Interior
National Park Service

1096



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Cedar Square West

other names/site number Riverside Plaza

2. Location

street & number 1600 South Sixth Street not for publication N/A

city or town Minneapolis vicinity

state Minnesota code MN county Hennepin code 052 zip code 55454

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 at the following level(s) of significance:

national statewide local

Michael J. Fox
Michael J. Fox, Deputy State Historic Preservation Officer
Signature of certifying official

11.5.10
Date

Minnesota Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

Joe Elsen
Signature of the Keeper

12-28-10
Date of Action

Cedar Square West
Name of Property

Hennepin County, MN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 15 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 15 | | Total |

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- DOMESTIC / multiple dwelling
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / specialty store

- DOMESTIC / multiple dwelling
- COMMERCE/TRADE / specialty store
- EDUCATION / school

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MODERN MOVEMENT

foundation: CONCRETE
walls: CONCRETE
BRICK
roof: SYNTHETICS / rubber
other:

Cedar Square West
Name of Property

Hennepin County, MN
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheet.

Narrative Description

See continuation sheet.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 7 Page 1

DESCRIPTION

Summary Paragraph

Cedar Square West is located southeast of downtown Minneapolis, Minnesota, in an area known as the West Bank, which is separated from the rest of the city by the Mississippi River and Interstates 35W and 94. Cedar Square West occupies 8.7 acres of a super block bounded by Cedar Avenue South, South Sixth Street, Fifteenth Avenue South, and South Fourth Street. The property comprises several multifamily towers and low-rise buildings, commercial buildings, and a parking garage that are structurally integrated and linked by plazas, stairways, and pedestrian bridges. The buildings have rectangular forms with board-formed concrete walls, color-coated concrete walls, and brick walls. The property's tall towers dominate the skyline of the West Bank and make it a visual landmark from all directions.

Narrative Description

Exterior

Cedar Square West and the surrounding street grid are situated on a northeast-southwest axis. To simplify the following description, the northeast side will be referred to as the north side, the southeast side as the east side, and so on. The property is on a superblock that was created from the consolidation of five city blocks. The east side of the super block is angled, paralleling the alignment of the adjacent Cedar Avenue. Several small late nineteenth- and early twentieth-century commercial buildings that front on Cedar are not part of the development. The west edge of the block—approximately the west half of the two city blocks that were originally between Fifteenth and Sixteenth Avenues—also holds several older buildings and is not included.

The property comprises fifteen buildings: ten multifamily residential buildings, four commercial buildings, and one parking garage with a rooftop plaza. The site also contains two courtyards and three surface parking lots (see figures 1 and 2). Post-tensioned, concrete-slab construction physically binds together the structural systems of many of the buildings and the parking garage/plaza. These structures are also linked by shared stairwells and pedestrian bridges.

Forms and finishes are repeated throughout the property. All of the buildings have rectangular forms, flat roofs, and concrete post-tension slab structures. The wall finishes include concrete with impressions from board forms, concrete that has a colored coating, and light-brown brick panels. Balconies with minimal, painted steel railings are located on all of the residential buildings.

The property is dominated by a cluster of four tall towers—McKnight Building, Chase House, D Building, and E Building—and one shorter tower, B Building. McKnight is the tallest building at thirty-nine stories. Chase House has twenty-five stories, D Building has twenty-one stories, E Building has twenty stories, and B Building has ten stories. Their rectangular forms feature wide primary facades and very narrow secondary facades. The primary facades are clad in solid-colored concrete panels. The colors include red, yellow, dark blue, light blue, pale gray, dark brown, and peachy pink. Most of the windows and all of the balconies are located on the primary facades of the towers. There are no balconies on the upper floors, where wind currents are too strong for balconies to be practical. A pair of concrete elevator shafts, attached to the north facade of McKnight in 1989, extends from the ground floor to the twenty-first floor. The secondary facades on all of the buildings are board-formed concrete. Single columns of windows for corridors and apartment units run up the sides of some of the secondary facades. All of the residential windows have black, insulated aluminum frames with sliding sashes. The sliding doors that lead onto the balconies also have black, aluminum frames.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 7 Page 2

The remaining residential buildings on the site include the fourteen-story F Building, the five-story F Annex, the four-story B Annex, the four-story Skyway Building, and the four-story D Annex. The primary facades of these buildings have light-brown brick walls rather than colored concrete panels. The narrow secondary facades resemble those on the towers, and the windows and patio doors are also the same. The balconies alternate floors because the apartments in these buildings have two stories.

The lower floors of most of the residential buildings have common areas with walls of board-formed concrete and floor-to-ceiling windows. The windows have black, hollow, steel frames and single glazing. Many of the large plate-glass sections have been subdivided with aluminum mullions. Some of the common areas have black, aluminum-frame sliding doors that open onto plazas and courtyards.

Four commercial buildings are sited in the midst of the residential buildings. All are clad in cream-colored stucco. Three are grouped together on the west side of the development and are collectively known as D1. The two northernmost of this group stand on both the parking garage and a lower courtyard that is at grade. Elevated, open-air walkways connect the buildings. The third building is two stories and sits on top of the parking garage. A large, flat roof extends over the two north buildings and connects to the third building at its first story. The third building also has a flat roof. Clerestory windows project above the rooflines of all three. The buildings currently house the administrative and security offices for the property, a child-care center, a women's arts center, and a grocery store.

The fourth commercial building, D2, is located on the east side of the development. Part of the structure sits on the parking garage, while the rest edges an at-grade courtyard. The building's second story bridges an exterior ramp that connects the plaza and courtyard levels. An open balcony is cantilevered along the second story on the entire north side. The flat roof is punctuated with clerestory windows. A charter school is the building's only occupant.

The parking garage is three to four stories tall. Its structure is integrated with the structures of all of the buildings on the property except for F Building, F Annex, and B Annex. Aligned on an east-west axis, the garage has automobile entrances on all sides and a loading dock on the west. It can be reached by person doors from the basement levels of most of the buildings and from entrances incorporated into the plaza on its roof. Doors within the garage provide access to four of the property's six mechanical rooms, which are located in the basement levels of the adjacent buildings.

The plaza on the garage roof and two courtyards that flank the garage at grade are landscaped. The northernmost courtyard, known as "F Building courtyard" because of its proximity to that building, is subdivided by an irregular diagonal grid of concrete sidewalks. Some of the areas between the sidewalks have sand surfaces and contain modern playground equipment. The area originally held a patio with pavers, a planting area edged by a concrete retaining wall, and lawn.

A number of exterior stairways rise to the plaza level including a two-flight "grand" stairway beneath three bays of the McKnight Tower. A playful pipe fountain on a cruciform concrete base is the focal point of the west half of the plaza. Because of problems with the fountain's operation and maintenance, it now serves as a sculpture, with lights instead of water in the pipes. A row of concrete pylon light fixtures is to the north of the fountain and a concrete clock tower is to the northwest. An amphitheater with original light fixtures, smaller planters, and broad steps that could serve as seating is situated on the far west end of the plaza. The plaza is at two elevations because the height of the garage changes from three to four stories. On the plaza, this transition in grade is made by stairs and by slopes edged with concrete retaining walls and landscaped with grass, shrubs, and other materials. There are concrete planters, kiosks, benches, and retaining walls throughout the plaza, and concrete pavers cover walking surfaces. The plaza is open beneath the Skway Building, which bisects it. The east half of the plaza is dominated by large planting areas that slope down to Building D2. A grouping of original light fixtures

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 3

sits between the planters. A stepped, circular planter on the plaza was originally a sandbox. A walkway at the east end of the plaza terminates abruptly where a pedestrian bridge over Cedar Avenue has been removed. The walkway was intended as a link to later phases of the Cedar-Riverside development that were never completed.

A ramp leading beneath Building D2 leads to the south courtyard, which is at grade. A swimming pool once occupied most of the space. The pool was filled in to create another playground area, which holds modern equipment.

Three surface parking lots are located around the periphery of the property. The landscaping around the lots is informal and includes trees, shrubs, grass, and some perennials and annuals. A grassy area next to the southeast parking lot, on the northwest corner of Cedar and Sixth Street, once held a tot lot.

Interior

Like the exterior, the interior has standard finishes that are repeated throughout the property. In the commercial spaces and common areas, including hallways, the ceilings are suspended acoustic tile with fluorescent light fixtures. The walls are painted gypsum board and the floors are quarry tile, vinyl composite tile, and commercial-grade carpet. Within the residences, the ceilings are gypsum board with a "popcorn" textured finish. The apartment walls are painted gypsum board and the floors are vinyl composite tile with rubber baseboards. Interior doors and frames are metal, and millwork is limited to kitchen and bathroom cupboards. Elevators are located in all of the residential buildings, and all of the buildings have stairwells. The elevator lobbies are finished in the same materials as the common areas. The stairwells have concrete ceilings, walls, and staircases, and the railings are rectangular metal tubes.

Integrated mechanical systems for the property are housed in five of the buildings. The McKnight Building has a boiler room with equipment that provides the domestic hot water for the building and heating for all of the residential buildings. Two massive boilers, each approximately the size of a railroad car, produce hot water for the heating system. A chiller room is also located in McKnight. It holds two large cold water tanks that are part of the central air-conditioning system for all of the residential buildings except F Building and F Annex. Two cooling towers, which stand on a concrete pad just north of the McKnight Building, are also part of the air-conditioning system. F Building and F Annex, the first components of the property to be developed, have individual air-conditioning units mounted in the walls of each apartment. A mechanical room in the basement of Building D2 holds pumps for the heating and air-conditioning systems, and a domestic hot water tank that serves D Building, D Annex, and B Annex. Concrete tunnels carry water pipes to each building through the parking garage. Building D2 has its own hot water heater and pump system. Chase House has a mechanical room that serves Chase House, B Building, and the Skyway Building through a tunnel system. A tank provides domestic hot water for the three buildings and pumps circulate water for the heating and air-conditioning systems. E Building and F Building have their own mechanical rooms, with the latter serving F Annex as well. The buildings in the D1 commercial area have their own hot water heater and pump system, similar to Building D2.

Cedar Square West
Name of Property

Hennepin County, MN
County and State

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1973-1974

Significant Dates

1973-1974

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architects: Ralph Rapson and Associates; Gingold-Pink; Miller, Melby and Hanson

Landscape Architects: Lawrence Halprin and Associates; Sasaki, Walker Associates

Contractor: Bor-Son Building Corporation

Period of Significance (justification)

The period of significance begins in 1973, when the first tenants moved in, and ends in 1974, when the construction was finished and the units were 93 percent occupied.

Criteria Considerations (explanation, if necessary)

Although this property has achieved significance within the past fifty years, it meets Criteria Consideration G because of its exceptional importance as the first project in the country to qualify for the Title VII program, a major redevelopment initiative of the recently established U.S. Department of Housing and Urban Development. Cedar Square West was a national model for the New Town-In Town approach to urban renewal.

Cedar Square West
Name of Property

Hennepin County, MN
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

See continuation sheet.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation sheet.

Developmental history/additional historic context information (if appropriate)

See continuation sheet.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 1

SIGNIFICANCE

Statement of Significance Summary

As a well-preserved, nationally significant example of urban redevelopment in the last half of the twentieth century, Cedar Square West qualifies for National Register designation under **Criterion A**. It is significant under the Area of Significance of Community Planning and Development because it physically transformed a highly visible area of Minneapolis and, in the process, was a national model for the experimental concept of New Towns-In Town. Cedar Square West was the first project in the country to receive Title VII funds from the U.S. Department of Housing and Urban Development (HUD), and it is the larger of only two New Towns-In Town that ultimately qualified for that program. Title VII was an important step in the country's efforts to address acute housing shortages and overall deterioration in the nation's urban areas in the decades after World War II. These efforts evolved, both in language and philosophy, from "slum removal" to "urban renewal." Finally, with Title VII, the focus became community building. While most of the funds from Title VII and related HUD programs supported the development of satellite communities, such as the contemporary Jonathan, Minnesota, Cedar Square West addressed a pressing inner-city need in an innovative and idealistic way. It received national attention as a prototype for this approach. Like comparable HUD projects from the period, it did not live up to the dreams of its developers. Intended to be the first phase in the redevelopment of the entire Cedar-Riverside neighborhood, Cedar Square West was, in the end, the sole product of this grand plan. The project did, however, serve as a catalyst to the neighborhood's transformation, and it stands today as an exceptionally important representation of a distinct epoch in American history.

Cedar Square West also qualifies under **Criterion C**. It is significant under the Area of Significance of Architecture because it is one of the most important designs of Minneapolis architect Ralph Rapson (1914-2008). Its significance under this criterion is statewide. Ralph Rapson's achievements have been heralded by many awards, including the AIA Minnesota Gold Medal in 1979 and the Topaz Medallion for architectural education in 1987. As the head of the University of Minnesota's Architecture School from 1954 to 1984, Rapson influenced a generation of architecture students. Given Cedar Square West's proximity to the university campus, the property was an inevitable model for those students. The multicolored towers are prominently sited at the intersection of two major interstate freeways on the edge of downtown Minneapolis, guaranteeing their status as visual landmarks to the broader public as well. Cedar Square West brought high-style mid-twentieth-century design to the state on a large scale.

Construction of the project began in earnest in 1970. The period of significance starts in 1973, when the first tenants moved in, and ends in 1974, when the construction was finished and the units were 93 percent occupied. This is less than fifty years ago, so the property must be of exceptional importance to qualify for the National Register under **Criteria Consideration G**. The country's urban redevelopment efforts in the decades after World War II have been the subject of extensive analysis for many years, so it is possible to have an objective perspective on key periods and projects related to that context. Cedar Square West is clearly a pioneering urban redevelopment project resulting from a major federal initiative. As a result of the project's exceptional national importance, it qualifies for the National Register under Criteria Consideration G.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 2

Narrative Statement of Significance

The Accidental Developers

Cedar Square West was the product of the idealism that characterized the 1960s. A handful of individuals were responsible for its genesis, particularly Gloria Segal, Keith Heller, and architect Ralph Rapson. In 1962, Gloria Segal and her husband, Martin, a doctor, sought advice on investments and estate planning from Keith Heller, who taught at the University of Minnesota's School of Business Administration. Heller recommended investing in real estate, which served as a tax shelter and offered the possibility of appreciation. Heller believed that the area around the University of Minnesota's Minneapolis campus had particular potential for long-term investment. The post-war baby boom was swelling the student population, and university dormitories could accommodate only a fraction of the demand for housing. Acting on this advice, the Segals purchased an apartment complex, University Court, in southeast Minneapolis, and hired Heller to manage it.¹

Soon thereafter, the Segals began to think about redeveloping the site. They talked to Ralph Rapson, the head of the university's School of Architecture, who drew up initial sketches for a new apartment complex with 300 to 350 units. Although the Segals did not proceed with the University Court project, they became acquainted with Rapson and had a brush with real estate development that whetted their interest in that process.²

This was further reinforced as they invested in more real estate, in partnership with Heller. He had switched his focus across the Mississippi River to an area know by the name of two major streets that intersected there: Cedar-Riverside. Starting in 1963, the partnership gradually acquired small parcels in the residential area east of Cedar Avenue. Other investors were active in the neighborhood as well, including the real estate brokerage company B. W. and Leo Harris, which concentrated on industrial and commercial land west of Cedar. In 1963, a major local contractor, the Knutson Company, retained Rapson to create a master plan for the entire area. While that plan was not implemented, it reflected a common belief that the neighborhood needed large-scale redevelopment.³

From Snoose Boulevard to the Electric Fetus: Cedar Riverside's Colorful History

It was understandable that many felt the area, which had long served as an entry point for new arrivals to the country and a low-rent housing district for university students, was down on its heels. It had acquired a reputation as a first stop for new immigrants in the late nineteenth century, when a preponderance of just-off-the-boat Scandinavians and their ever-present snuff earned Cedar Avenue the nickname "Snoose Boulevard."

The area was included in the original boundaries of Minneapolis, which was incorporated in 1856. It was east of the commercial node that became the city's downtown, and not far from the lumber and

¹ Judith Martin, *Recycling the Central City: The Development of a New Town-In Town* (Minneapolis: Center for Urban and Regional Affairs, 1978), 31. Martin's book provides an excellent history of the Cedar-Riverside project. A more recent thesis by Caroline Stephenson gives additional context and considers preservation issues from the perspective of the twenty-first century (Caroline R. Stephenson, "Preserving the First New Town-In Town: A Case for Ralph Rapson's Cedar-Riverside" (master's thesis, Columbia University, 2009).

² Martin, *Recycling the Central City*, 31-32.

³ *Ibid.*, 32.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 3

flour mills that soon clustered around Saint Anthony Falls on the Mississippi River. By the 1860s, Scandinavian immigrants were pouring into Minneapolis, encouraged by railroads and other businesses eager to attract settlers to the frontier. A concentration of Scandinavians first formed near the Milwaukee Road Depot on Third and Washington Avenues, then gradually moved southeast down Washington. In 1880, five of the community's six Norwegian churches were in the vicinity of Cedar-Riverside. The area developed rapidly as it became more accessible by horse cars, then streetcars. In 1883, the Scandia Bank was erected at the intersection of Cedar-Riverside to serve the growing business and residential community. The location of the bank, in turn, stimulated the establishment of Scandinavian retail shops, grocers, service organizations, and entertainment venues along Cedar Avenue. "Beginning in the mid-1880s," a historical report explains, "the Cedar Riverside area became noted for its abundance of saloons, theaters, and ethnic meeting halls."⁴

As the immigrants became successful and joined mainstream society, they moved away from the densely developed area. Their place was taken by other ethnic groups. These new groups and the Scandinavians that remained sometimes had a harder time achieving the American dream. Housing in the Bohemian Flats area along the riverbank, which frequently flooded, was woefully substandard, and residences on higher ground also became more marginal as they aged and maintenance declined. The neighborhood's saloons and theaters began drawing a seedier clientele, further stimulating the flight of prosperous businesses and residents to other locations.

The Great Depression provided another blow. In *Social Saga of Two Cities*, an authoritative book on conditions in the Twin Cities in the 1930s, Calvin Schmid includes an annotated map of downtown Minneapolis and adjacent areas. The area north and west of the intersection of Cedar and Riverside is labeled "slum," while the neighborhood east of Cedar and south of Riverside is identified as "residential, lower middle class."⁵ Things had not improved by 1949 when the city conducted a survey of blighted areas. A number of blocks in the Cedar-Riverside area were found to contain a substantial percentage of deteriorated housing.⁶

This was, from some perspectives, not entirely bad. By the 1960s, thanks to the nearby University of Minnesota campus, the area's coffeehouses, bars, and cheap housing attracted a bohemian culture exemplified by its most famous member, Bob Dylan, and its most infamous record/head shop, the Electric Fetus.

The city, however, felt otherwise. In 1962, the Minneapolis Housing and Redevelopment Authority (HRA) initiated the area's redevelopment with the construction of three apartment buildings for senior citizens. The buildings, each estimated to cost \$753,280, were on the south side of Sixth Street South, directly across from the future site of Cedar Square West. Two city blocks and parts of additional blocks, all occupied by commercial and residential buildings, were cleared and the streets between the blocks were vacated for the senior housing project.⁷ The opposite side of the neighborhood, on the

⁴ Norene Roberts and Lynne VanBrocklin Spaeth, "Historic Survey of the Cedar-Riverside Commercial Area," August 1979, 11-29, prepared by Heritage Preservation Associates.

⁵ Conrad F. Schmid, *Social Saga of Two Cities: An Ecological and Statistical Study of Social Trends in Minneapolis and St. Paul* (Minneapolis: Minneapolis Council of Social Agencies, 1937), 38.

⁶ "South Minneapolis Area Surveyed for Blight," *Minneapolis Tribune*, September 30, 1949.

⁷ Minneapolis Building Permits B37709, B377410, and B37411, all dated February 2, 1962.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 4

bluff above the Mississippi River gorge, was also experiencing change. The University of Minnesota, pressed for space on its historic campus on the Mississippi's east bank, began planning to expand to the west bank in the late 1950s. It pushed across the river in the early 1960s.

Concrete Idealism: The New Communities Programs

Real estate investors—including the Segals and Heller—were closely monitoring these developments. In a remarkably short time, their concentration of small parcels east of Cedar Avenue became the springboard for a comprehensive plan for a one hundred-acre “New Town-In Town,” an idealistic development that anticipated a mixed-income, ethnically diverse, multigenerational population of 30,000.

It was not surprising that this idea took wing. In the mid-twentieth century, massive redevelopment projects were encouraged by federal urban renewal programs. The idea of establishing planned new towns in America, however, dates back to the Euro-American settlement period. Philadelphia, Savannah, and Salt Lake City are among the cities that still carry the framework established by their founders. Riverside, Illinois, Radburn, New Jersey, Sunnyside Gardens in the New York borough of Queens, and Greenbelt, Maryland, are examples from the late nineteenth and early twentieth centuries. Prominent new communities from the post-World War II period include Reston, Virginia, Columbia, Maryland, and Irvine Ranch, California. In 1969, the federal government identified sixty-three new communities that had been completed or were under construction from 1947 to 1969. Although they were scattered across twenty states, 50 percent were in California, Arizona, and Florida. Most were targeted at middle-class, young to middle-aged, Caucasian families.⁸

By the 1930s, the federal government was involved in many major community developments. After World War II, the programs became larger, and often encouraged private investment by federal guarantees for funding sources. By this time, federal guarantees of home mortgages were fueling the flight to suburbia. This accelerated the deterioration of urban areas, already weakened by years of neglect during the Depression and war. Massive urban renewal programs launched with federal encouragement in the 1950s sometimes produced the exact opposite of the revitalization they intended to stimulate in blighted areas. With continued deterioration of the nation's housing stock and a mushrooming population—projected to grow by 100 million people in the last three decades of the twentieth century—a new approach to address the shortage of good-quality housing was desperately needed.⁹

The idea of starting with a fresh slate was appealing. The federal Department of Housing and Urban Development was established in 1965. In the next five years, Congress passed three “new communities” programs, which are outlined in the following table (the titles are commonly referred to by Roman numeral, as highlighted in the table):¹⁰

⁸ Alan Turner, “New Communities in the United States: 1968-1973, Part 1: Historical Background, Legislation and the Development Process,” *The Town Planning Review* 45 (July 1974): 261.

⁹ *Ibid.*, 260.

¹⁰ Table adapted from Table 1 in Hugh Mields, Jr., *Federally Assisted New Communities: New Dimensions in Urban Development* (Washington, D.C.: Urban Land Institute, 1973), 22.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, MinnesotaCounty and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 5

| <i>Program Title</i> | <i>Legislative Source</i> | <i>Primary Purpose</i> |
|--------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title X Mortgage Insurance for Land Development and New Communities | Housing and Urban Development Act of 1965 | To insure mortgages for land acquisition and site improvement by private developers. |
| Title IV New Communities Program: Loan Guarantees and Supplementary Grants | Housing and Urban Development Act of 1968 | To guarantee bonds, debentures, and notes of private new community development and to assist in the development of new community facilities through supplementary grants. |
| Title VII New Communities Assistance Program | Housing and Urban Development Act of 1970 | To guarantee bonds, debentures, and other financing of private and public new community developers and to provide other development assistance through interest loans and grants, public service grants, planning assistance, etc. |

Each successive program was less timid than the previous one, and had progressively more effect as a result. Title X, which provided mortgage insurance to private developers for improving vacant land, initially had a \$10 million cap and could only cover 50 percent of the raw land value and 90 percent of the anticipated cost of the development. This was not enough to attract the attention of many developers. By mid-1972, HUD Title X guarantees totaled only about \$50 million spread over approximately twenty-five projects.¹¹

Title IV, passed in 1968, increased the amount that could be insured to \$50 million, but HUD was hesitant to implement the program. It took a year and a half for the agency to issue instructions for how to apply, and program regulations were not finalized until early 1970. Significantly, the act listed four types of new communities that could qualify for the program: free standing, satellites of existing metropolitan areas, extensions of smaller towns, and new-towns-in-town. The latter were included to mollify urban mayors, who had opposed the legislation initially.¹²

By the time Title IV was finally operational, Title VII was on the verge of Congressional approval. It passed in December 1970. To counteract HUD's lethargy with the Title IV program, "a separate corporation within HUD was established to assure that the new towns program would have special identification, would be highly visible, and that it would focus on the clear mandate in the Bill from Congress to actively and positively encourage large-scale, rational development. The Community Development Corporation was set up as one way of giving the program a 'production' orientation so

¹¹ Ibid., 24.

¹² Ibid.; Helene V. Smookler, "Administration Hara-Kiri: Implementation of the Urban Growth and New Community Act," *Annals of the American Academy of Political and Social Science* 422 (November 1975): 132.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 6

that the Administration would be encouraged to move the program ahead."¹³

In raising the ceiling on guarantees for new communities to \$500 million, Title VII made truly large-scale projects feasible. The program included a number of other provisions that supported planning for urban development and funded new public services. Importantly for the Cedar-Riverside project, the law "significantly expanded the concept of urban renewal to permit acquisition of land which was not blighted, including low utility land, inappropriately used land, [and] marginal land . . . for renewal purposes. This was done primarily to encourage and enable cities to undertake large-scale urban redevelopment projects, in effect, new-towns-in-town."¹⁴

As a 1973 Urban Land Institute study noted: "A Title VII commitment bestows almost instant credibility on the developer in the financial community, since it legally allies the federal government with the developer. It also reassures the local governments and communities affected of the developer's real obligation to meet the planning, development, and environmental standards contained in federal law."¹⁵ Title VII was the ideal catalyst for the nation's first New Town-In Town: the Cedar-Riverside New Community.

Forming the Vision

The boundaries of the Cedar-Riverside neighborhood were clearly defined by the construction of Interstate 35W to the west and Interstate 94 to the south in the early 1960s. The Mississippi River, which had a large bend to the northeast, edged the north and east sides. There were 340 acres of land within these boundaries. Five hospitals and schools, the 1962 senior housing complex, and city parks occupied 240 of those acres (see figure 3). The plan for the Cedar-Riverside New Community anticipated redevelopment of the remaining 100 acres with 12,500 new residential units and 1.5 million square feet of commercial space (see figures 4 and 5).¹⁶

The concept, publicly introduced in 1966, had originally been called Cedar Village. It came from a collaboration between the Segals and Heller, who controlled a majority of the property east of Cedar Avenue, and the B. W. and Leo Harris Company, investors west of Cedar. The city was also involved after the city council directed its planning commission to prepare a redevelopment plan for the area in 1965.¹⁷

In August 1966, the Minneapolis Planning Commission issued a report on "Riverside: The Next Twenty Years," which proposed eliminating some streets to create superblocks for redevelopment. The Minneapolis HRA's Cedar-Riverside Urban Renewal Plan was introduced in November 1967. In September of the following year, the Minneapolis City Council adopted the plan.¹⁸

¹³ *Ibid.*, 26.

¹⁴ *Ibid.*

¹⁵ *Ibid.*, 3.

¹⁶ Ralph Rapson and Associates, "Cedar-Riverside New Community, Minneapolis, Minneosta [*sic*]," n.d., in Rapson Papers, at Ralph Rapson and Associates, Minneapolis (hereafter cited as Rapson Papers). The authors wish to thank Toby Rapson at Ralph Rapson and Associates for access to this collection.

¹⁷ James H. Mildes, "Cedar Riverside Multi-Discipline Design Team," n.p., n.d., and Keith Heller, "A General Chronological History of the Cedar-Riverside Area of Minneapolis," February 11, 1988, both in Rapson Papers.

¹⁸ Heller, "A General Chronological History."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 7

In the meantime, planning for Cedar Village was not going smoothly. The two main players—the Segals and Heller east of Cedar and the Harris Company to the west—had different priorities and approaches. Fortunately, someone with sufficient capital and interest appeared on the scene: state senator and philanthropist Henry McKnight. From a wealthy and politically active family, McKnight had experience with business and real estate. He was already involved with the development of Jonathan, an innovative exurban new community west of Minneapolis. On February 13, 1970, Jonathan was the first project in the country to receive Title IV insured funds from the federal New Communities Program passed two years earlier. McKnight had connections both to the Twin Cities business community and to the political establishment in Washington, D.C.¹⁹

In February 1969, McKnight purchased the property west of Cedar Avenue that had been assembled by the Harris Company. Later that month, he joined forces with the Segals and Keller, establishing Cedar-Riverside Associates (CRA) and Cedar-Riverside Properties. Stage I of the development, which became known as Cedar Square West, was on the superblock west of Cedar Avenue between Fourth and Sixth Streets.²⁰

Cedar Square West: Design and Construction

Gloria Segal recalled the sequence of events that led to Cedar-Riverside being the nation's first New Town-In Town: "In February of 1970 we proposed a first stage project to the Minneapolis Housing and Redevelopment Authority. Preliminary approval was given in April of 1970. That spring a number of people began urging us to consider a New Communities loan guarantee application. A preliminary application was submitted in June and accepted in August of 1970. Final application documents were then prepared and a letter of commitment for a \$24,000,000 guarantee was received June 28, 1971." The project was to include housing for a range of incomes: 117 public housing units, 552 units subsidized by the FHA 236 program, 408 units targeted at middle-income tenants, and 223 "semi-luxury" units.²¹

The architects primarily responsible for the design, Ralph Rapson and Associates, approached the challenge of this large, diverse project with substantial idealism: "The development of Cedar Riverside is based on the belief that it is possible to build a high density quality environment that will provide the setting for healthful and rewarding living within the central city; further, this philosophy believes that out of coordinated planning, representing all aspects of community design, a heterogeneous community will evolve that wishes to live close to major educational, health and cultural institutions. Planning goals and objectives have been directed at this total environment; concern for the individual and for construction designed at the human scale have been major objectives."²²

Rapson wanted the project's "architecture to reflect and accommodate the social diversity of its inhabitants," according to his biographers. "Accordingly, he pushed for variety in building height and scale as well as in floor plans and the number of rooms in a given dwelling." The master plan called for four residential neighborhoods and a "centrum" which, in addition to holding housing, would include a

¹⁹ Martin, *Recycling the Central City*, 54-55.

²⁰ Heller, "A General Chronological History,"

²¹ Gloria Segal, photocopy of partial article, n.p., n.d., in Rapson Papers.

²² Ralph Rapson and Associates, "Cedar-Riverside New Community, Minneapolis, Minnesota [sic]."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 8

hotel and conference facilities, community rooms, offices, and retail space. These areas would be linked to each other and the university campus by an elevated trolley line. The ambitious plan would be completed in phases over a twenty-year period.²³

Rapson had a number of young architects in his office who shared his vision including Michael Niemeyer, Frank Nemeth, Richard Morrill, James McBurney, Joseph Vano, and Dennis Reseutek. His son, Toby, was also involved.²⁴ The team identified four systems that would serve as a general framework for the development (see figure 6):

1. Land use: "Overall use of the land . . . will be devoted to institutions, parks and open space, housing and supporting commercial facilities." The first phase would be primarily residential, although "there will be some convenience commercial within the interconnected central elevated walkway plaza. Additionally, cultural, educational and community activities and amenities will be provided to insure a well balanced and active neighborhood."
2. Pedestrian circulation and open space: The development would be connected by "major pedestrian ways" separated from vehicular traffic. "By closely coordinating the parking structures and pedestrian systems, it is possible to extend the walkways through a series of landscaped rooftop plazas on or adjacent to which a variety of recreational, educational and other amenities and community services will be located." Bicycle paths were also included in the plans.
3. Vehicular circulation and parking: For the first phase, "a central covered parking structure fulfills mandatory off-street parking while providing a large low base for the elevated pedestrian walkway system and activities plaza." The plaza "will form the 'heart' of community activity."
4. Climate and site considerations: "Broad climatic considerations, optimum orientation and views and noise factors generally directed the location, size and shape of structures."²⁵

For the first phase, "The building form is composed of contiguous structures varying in height from four to forty stories. All buildings are linked by skyways and elevated pedestrian plazas creating a variety of spaces with separation of traffic systems. Resident parking is provided in a garage below the plaza. Edging the plaza and providing a transition to grade are commercial, education, day care, and health care facilities. Common laundry areas and community gathering areas are located throughout the buildings" (see figures 8-10). Structural and operational issues were also addressed as interconnected systems: "The structure throughout is reinforced concrete with post-tensioned slabs, and heating and air conditions [*sic*] are from a central facility. Facades are a combination of precast elements and masonry infill panels."²⁶

²³ Jane Hession, Rip Rapson, and Bruce Wright, *Ralph Rapson: Sixty Years of Modern Design* (Afton, Minn.: Afton Historical Society Press, 1999), 194-196; Ralph Rapson and Associates, "Cedar-Riverside New Community, Minneapolis, Minnesota [*sic*]," n.d.

²⁴ Cedar-Riverside Associates, "Cedar-Riverside Development Program—Stage One," [1970?], n.p.

²⁵ *Ibid.*

²⁶ Ralph and Rapson Associates, "Cedar-Riverside New Community, Minneapolis, Minnesota," n.d., photocopy, in Rapson Papers.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 9

The development featured the latest in technology. The central heating and cooling plant utilized “a high-temperature hot water distribution system instead of steam, a relatively new method for such a community-wide utility,” according to a contemporary source. Another described this “central ‘hydronic’ high pressure-high temperature system” as a “major innovation.” It was implemented in collaboration with two local utilities. In addition, the developers planned “for making maximum use of cable television for broadcasting, intercoms, public security and schools by laying the cable before building construction begins.” Gloria Segal’s vision of this technology’s potential, which she discussed in a *Harper’s Magazine* interview, was far ahead of its time: “If you are not feeling well,’ Mrs. Segal explained, ‘you can flick on your TV and report to the local health station. And you might do your shopping the same way. You could make up your grocery order from a list on the TV screen, a computer would register it, and in due course a box would appear at your door.’”²⁷

To accommodate the heterogeneous tenant mix that was anticipated, four types of housing units were planned for the development. High- to mid-rise towers would contain two types of units: standard single-story apartments arrayed along central corridors, and two-story “maisonettes” with interior stairs linking the living room/dining room and bedroom levels (see figure 12). Buildings with maisonettes would be served by two-floor skip-stop elevators. Three-floor skip-stop elevators would be in low-rise buildings containing “apartments with multiple exposures and through ventilation above and below the corridor level apartments.” Multilevel townhouses, usually with an outdoor patio at grade or plaza level, were larger for families.²⁸

Although economic and functional issues forced some modifications to the design, including substitution of commercial space for the townhouses, this vision was essentially what became reality at Cedar Square West, “Stage I” of the project’s phased implementation (see figures 1 and 2). Design development was clearly influenced by contemporary European architecture. An early model for the project had a dense grouping of high- and low-rise buildings. The rectilinear volumes were enlivened by offset massing, roof monitors, and an almost organic accretion of boxy, projecting balconies. As the design evolved—and as projected construction costs began affecting design considerations—the aesthetic moved from the chunky Brutalism of Moshe Safdie to the lighter forms of Josep Sert and Le Corbusier. Some of Rapson’s drawings for Cedar Square West show a lacy framework of balconies similar to Sert’s Peabody Terrace in Cambridge, Massachusetts, but the final design bears a greater likeness to Le Corbusier’s Unité d’Habitation. The first example of this design, Citié Radieuse, opened in Marseille, France, in 1952. Le Corbusier used a similar concept for several other developments in the following decade, including one at Firminy-Vert, France. (see figure 7)

The project was directly shaped by national and international perspectives. CRA assembled a team of advisors with broad credentials. As Rapson’s biography noted, “As the parameters of the project began to expand, CRA invited international planning professionals to bring their expertise to Minneapolis. This wise and unique decision generated national interest in Cedar-Riverside.”²⁹ The team included planner

²⁷ John Fischer, “The Easy Chair: The Possibly Glorious Dream of Mrs. Gloria Segal,” *Harper’s Magazine*, July 1973, 15; Bryan, “New Town/In Town”; Miels, *Federally Assisted New Communities*, 166; Leonard Downie, Jr., “The Midwest: An Unlikely Laboratory for New Towns,” *Alicia Paterson Foundation Newsletter*, 1971.

²⁸ *Ibid.*

²⁹ Hession, Rapson, and Wright, *Ralph Rapson*, 195; Ralph Rapson and Associates, “Cedar-Riverside New Community, Minneapolis, Minneosta [sic],” n.d.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 10

Heiki von Hertzen, who had developed a well-publicized new town, Tapiola, in his native Finland, as a consultant for community development. Dr. David Cooperman was a specialist in "social planning." Architects assisting Rapson included local firms Gingold-Pink and Miller, Melby and Hanson. The prominent San Francisco landscape architecture firm Lawrence Halprin and Associates, which was responsible for designing the original Nicollet Mall a few years earlier, was also on board for environmental planning, although Halprin and CRA parted ways before the Cedar Square West design was completed. Peter Walker, a principal of landscape architects Sasaki Walker Associates in Sausalito, California, was championed by Heller, and his firm was ultimately responsible for the landscape design. Chicago planners Barton-Aschman Associates did engineering and traffic studies; their local office would eventually be in one of the commercial buildings at Cedar Square West. A Twin Cities construction company, Bor-Son Building Corporation, served as the general contractor, and also had a financial interest in the project. Minneapolis engineers Michaud, Cooley, Hallberg, Erickson designed the energy and mechanical systems; Crosier, Greenberg and Partners from Winnipeg were the team's structural engineers. The economic side of the project was directed by consultants Hammer-Greene-Siler Associates, based in Washington, D.C.³⁰

Land clearance for Cedar Square West began in earnest in 1970 (see figures 11 and 13). CRA received a building permit for F Building, the first structure in the project, in June 1971. By November, construction was underway on the rest of the complex (see figure 15). HUD Secretary George Romney attended the dedication ceremony in May 1972, and by December of that year McKnight Tower was topped out. In the same month, the project lost an important proponent with the death of Henry McKnight, an event that would have significant consequences when the project hit rough seas in the years ahead. F Building was ready for occupancy in January 1973, but because of issues with FHA related to the Section 236 subsidized units, residents did not begin to move in for several months.³¹

An advertisement in March 1973 announced that units in Cedar Square West were "now renting for spring occupancy." Amenities included state-of-the-art technology such as "a master TV antenna, connected to TV outlets in each apartment by a network of wiring conduits," and "an air circulation system created by positive pressure in the hallways [that] forces air from hallways into apartments and out through continuously operating kitchen and bathroom exhausts. This effectively controls odors and keeps hallways and apartments fresh." Units also had access to an observation deck on the top of McKnight Tower. Some ideas seemed ahead of their time. Buildings had disposal chutes for dropping trash to a compactor and "research is underway on [the] feasibility of converting compacted waste to energy that will heat the apartments."³²

A neighborhood newspaper, *Many Corners*, reported that "the very first 'pioneers' moved in during the first week in April," and by July "Cedar Square West is coming alive with people." In May, the Cedar Square West Residents Association had its inaugural meeting. "The diversity of people living in the

³⁰ James H. Mildes, "Cedar Riverside Multi-Discipline Design Team," n.p., n.d., in Rapson Papers; Heller, "A General Chronological History"; Martin, *Recycling the Central City*, 55-56. Barton-Aschman was the original tenant in Building D2, which is now occupied by a charter school.

³¹ Heller, "A General Chronological History."

³² "Cedar Square West," *Many Corners*, March 1973. *Many Corners* was originally published by CRA; it later apparently became independent. The authors thank Norma Nelson, who worked for CRA when the project was under construction, for providing copies of this publication.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 11

new apartments was evident, with persons ranging in age from one to eighty-one, and coming from varied backgrounds." By September 1974, all of the buildings were finished and occupancy stood at 93 percent (see figures 14, 16, and 17).³³

The Cedar Avenue corridor benefited from the new development to the west. In December 1973, *Many Corners* noted: "For the past few weeks, they have been planting honey locusts trees along Cedar Avenue and putting the finishing touches to new terrazzo sidewalks. A skyway has been erected. The avenue has been remodeled by the Minneapolis Housing and Redevelopment Authority." The skyway was to connect the pedestrian plaza on the roof of Cedar Square West's parking garage with the commercial centrum east of Cedar, which would be built in a later phase of the development.³⁴

CRA's plans had anticipated the eventual demolition of most of the late nineteenth- and early twentieth-century commercial buildings along Cedar and Riverside Avenues. In the meantime, though, it encouraged cultural groups to come to the area "through subsidies, rent preferences and direct gifts to several organizations," according to a contemporary article. "As a consequence the Cedar Theatre, formerly an 'adults only' movie house, is now the home of a ballet group, one of two in the area. Three art galleries, several theater groups (including Theatre in the Round), numerous small shops selling hand-made goods and the Center Opera Company of Minneapolis have moved into the area." The Minnesota States Arts Council dedicated \$20,000 of a National Endowment for the Arts grant to support cultural development in the neighborhood.³⁵ This attracted the attention of a writer in *Harper's Magazine* in 1973: "The project already has a thicker concentration of experimental theaters, handicraft shops, dance groups, leather boutiques, coffeehouses, and alternative-culture hangouts than any community I know of between Greenwich Village and San Francisco."³⁶

The social and cultural impacts of the project were particularly important to Gloria Segal, who wanted "the existing community [to] be maintained and nurtured through the development process." In an interview in the early 1970s, she contrasted this approach to "the old urban renewal," which she described as "coming in, building a parking lot, going out for bids, looking for developers and then waiting for construction." In the Cedar-Riverside neighborhood, "you have a very lively, diverse community already in existence that can only become more diverse with new construction."³⁷

Segal knew that urban living would not appeal to everyone. "Realistically, . . . the blue-collar worker with eight children will probably still far prefer Burnsville, or Bloomington, where his kids have space to run around, than the inner city. However, the craftsman, the businessman, the teacher and the student will live here. If you're an 'inner city person' and like the inner city—like the theater, concerts, the lecture hall and the bar—then I think you're going to enjoy living in Cedar-Riverside."³⁸

³³ Cedar Square West Residents Association, "Resident Association Begins Forming," *Many Corners*, July 1973; Heller, "A General Chronological History."

³⁴ "Grand Opening of New West Bank," *Many Corners*, December 1973.

³⁵ Roy M. Close, "Creative City Excitement and Urban Renewal," article without citation, circa 1973, in Rapson Papers; Jack Bryan, "New Town/In Town: Cedar-Riverside," *Journal of Housing* 3 (April 1972).

³⁶ Fischer, "The Easy Chair," 14.

³⁷ Close, "Creative City Excitement and Urban Renewal."

³⁸ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 12

New Community vs. Old Neighborhood

As 1973 drew to an end, plans were advancing for Riverbluff, Stage II of the Cedar-Riverside New Community.³⁹ By this time, Cedar Square West was attracting a variety of tenants and seemed to be meeting many of the developers' idealistic goals. Its physical presence, however, had galvanized the opposition that had been present since the New Town plans had been unveiled. The opponents drew from a number of groups including social activists concerned about the displacement of low-income residents and small businesses, preservationists opposed to the wholesale demolition of a vintage neighborhood, and citizens worried about the impact of high density on air quality, traffic, and crime. With Riverbluff on the horizon, the opposition took action.

Several young lawyers and community organizers formed the Cedar-Riverside Environmental Defense Fund (CREDF) and filed a lawsuit against HUD and CRA, charging that there had not been a proper environmental impact statement (EIS) prepared for Stage II—and for the project as a whole. In response, HUD hurriedly prepared an EIS, issued in October 1974. Hearings to obtain public comment on the EIS, held in November 1974, reflected the evolving tactics of the project's opponents. *Many Corners* reported: "CREDF and its supporters stated that they did not oppose 'high density' housing *per se* (as they had previous to the hearing) nor did they want to bankrupt the project. . . . CREDF advocated cooperative housing, including transforming Cedar Square West into a cooperative project." Also represented was the Cedar Square West Residents Association. They said that they "like living in the new town and like the basic concept. On the other hand, . . . there are many areas where improvements might be made and some of them are significant."⁴⁰

In spring 1975, Judge Miles Lord sent the issue to a special master, who concluded in October that the EIS was incomplete and that the proposal for the New-Town-In-Town was contrary to public policy. Among the findings were that "the final EIS for the Cedar-Riverside project, both Stage II and the project at maturity, fails adequately to describe the proposed action and its environmental impact as required by NEPA [National Environmental Protection Act]. . . . The Cedar-Riverside EIS fails to adequately disclose and discuss reasonable alternatives. . . . The EIS does not meet the standard of objective good faith required by NEPA." All in all, one of the project's critics observed, "The EIS demonstrates a pattern showing bias on the part of HUD toward justifying a previously made decision."⁴¹

Minneapolis mayor Al Hofstede convinced Judge Lord to postpone signing the order so that Minneapolis HRA staff, members of the Cedar-Riverside Project Area Committee (PAC), and other parties could meet and try to come up with a compromise. *Many Corners* noted: "The mayor is particularly committed to getting construction started at the Riverbluff Stage II site, with or without

³⁹ *Ibid.*

⁴⁰ "Environmental Impact Hearings," *Many Corners*, Holidays Issue, 1974; "A Circle of Impact," *Many Corners*, Holidays Issue, 1974. An account of this dispute and its aftermath, with a definite bias towards the community activists, is in Randy Stoeker, *Defending Community: The Struggle for Alternative Redevelopment in Cedar-Riverside* (Philadelphia: Temple University Press, 1994).

⁴¹ "Findings of Fact," *Many Corners*, Special Autumn Arts Issue, 1975; "Historic Cedar-Riverside Environmental Decision probably Will Halt Further Development until New Impact Statement Prepared," *Many Corners*, Special Autumn Arts Issue, 1975; Jack Cann, "Summary of the Special Master's Opinion," *Many Corners*, Special Autumn Arts Issue, 1975.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 13

Cedar-Riverside Associates. It should be clear to everyone by now that if community support for development in Cedar-Riverside is to be forthcoming, it will only be on condition that CRA not be a developer."⁴²

Much to the surprise of many, the Minneapolis HRA and other groups reached a compromise as a result of their meetings after the special master's findings. A key point was reducing the density of the proposed development by about one-half. The compromise was almost derailed in December 1975 when Mayor Hofstede, apparently bowing to constituent pressure, withdrew his support for Riverbluff and publicly stated that the development in any form was not financially feasible. Despite this opposition, the Minneapolis HRA accepted a revised urban renewal plan for Cedar-Riverside that month.⁴³

CRA's problems, however, were far from over. In the same month, some tenants of Cedar Square West filed a federal class action lawsuit against HUD and two subsidiaries of CRA, University Community Properties and Stage Land I Company.⁴⁴ Because of the project's financial and legal woes, HUD agreed to a two-year "forbearance plan." During that period, *Many Corners* reported, "HUD would not collect interest and principal payments from CRA . . . while CRA made improvements in the complex, especially in the Chase House luxury unit (to attract new tenants)" and obtain higher rents. "These actions would presumably put the complex into a self-sustaining financial condition at the end of two years."⁴⁵

Another chapter in the Riverbluff saga began in March 1976, when Judge Lord signed an order requiring that a new EIS be prepared.⁴⁶ The momentum for the new community slowed. In 1977, the city council established a task force, which concluded that 2,000 new housing units should be developed in the area and many of the existing residences should be rehabilitated. The new plan was endorsed by the Minneapolis HRA, the mayor's office, and neighborhood groups. It did not, however, meet with HUD's approval. William White, director of HUD's New Communities program, felt that the redevelopment should be on a larger scale. In spring 1978, a *Many Corners* headline asked: "Is HUD Blocking a Cedar-Riverside Solution?"⁴⁷

In the end, changes in HUD programs, political opposition, and lawsuits stopped the project from reaching the scale envisioned by its developers. Of the 12,500 residential units planned for the Cedar-Riverside New Community, only the 1,300 in Cedar Square West became a reality. Beset by problems,

⁴² "Hofstede Obtains Delay in Lawsuit: Cedar-Riverside Project Area Committee Censures Mayor and Seeks Guarantees," *Many Corners*, Special Election Issue, 1975; "The Mayor Intervenes," *Many Corners*, Special Election Issue, 1975; "MHRA Approves Principle of Revised Urban Renewal Plan; Hofstede Pessimistic; Alderman Green and PAC Optimistic," *Many Corners*, Special Holiday Issue, 1975; "Revising the Urban Renewal Plan," *Many Corners*, Special Holiday Issue, 1975.

⁴³ "West Bank Residents, Business Community and Public Officials Meet to Revise Urban Renewal Plan," *Many Corners*, July-August 1975; "MHRA Approves Principle of Revised Urban Renewal Plan"; "Revising the Urban Renewal Plan."

⁴⁴ "Cedar West Tenants File Lawsuit in Federal Court," *Many Corners*, Special Holiday Issue, 1975.

⁴⁵ *Ibid.*

⁴⁶ "Judge Lord Amends the EIS Order," *Many Corners*, June 1976.

⁴⁷ "Is HUD Blocking a Cedar-Riverside Solution?" *Many Corners*, April-May, 1978.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 14

Cedar Square West went into receivership in 1985, and HUD foreclosed on its loan the following year. To control the project's future, the City of Minneapolis bought it in 1987. It was purchased a year later by a coalition of private and nonprofit groups that promised to maintain its mixed-income housing. To mark this transition of ownership, the project was rechristened Riverside Plaza.⁴⁸

Today, the complex continues the neighborhood's tradition of fostering new immigrants. A recent article in the *Minnesota Daily* reported that "about 60 to 70 percent of the [property's] residents are Somali immigrants, with a noticeable population of Ethiopian and Vietnamese immigrants as well." Commercial tenants include the East African Women's Center and a charter school.⁴⁹

Analysis of Historical Significance

Cedar-Riverside is the fruit of intensive study and forthright planning but it also is an experiment which could produce guidelines for the future.

—Donald W. Hassenstab, Executive Director, Minnesota Society of Architects⁵⁰

Writing in 1970, on the verge of the groundbreaking for Cedar Square West, Hassenstab, expressed the sentiment of many who watched the evolution of plans for the Cedar-Riverside development with great interest and hope. At the time, planners assumed that over one hundred new communities, both in town and exurban, would be established by the year 2000.⁵¹

In a profile of Gloria Segal in *Harper's Magazine* in 1973, John Fischer opined: "If this large, economy-size dabble works out according to Mrs. Segal's dream, it could change the life-style of millions of Americans. For Mrs. Segal hopes to create not only better homes but a new kind of urban environment, a potential model for much of the building this country must undertake during the next half-century. (It will not be the sort of environment I would choose, but Jane Jacobs and the Rolling Stones should love it.) Even if it falls short—and the risks are high—its failures will provide some useful lessons for every American city."⁵²

The stimulus for creating new communities came from the federal government. Political scientist Helen Smookler wrote in 1975: "When the Urban Growth and New Community Development Act was passed in 1968, it was heralded as one of the landmark pieces of legislation on urban affairs of this generation. Many persons interested in housing and urban development saw in the federal legislation some seeds of hope for producing an alternative to monotonous and inadequately serviced suburban sprawl. This optimism was given some credibility by the stated provisions of the 1970 act."⁵³

The involvement of Heike von Herten ensured that Cedar-Riverside would be subjected to international influences—and, in turn, be the subject of international scrutiny. A contemporary

⁴⁸ Nancy A. Miller, "Arrested Development," *Architecture Minnesota*, January-February 2006, 56.

⁴⁹ Alex Holmquist, "Riverside Plaza to Be Renovated," *Minnesota Daily*, April 6, 2010.

⁵⁰ Donald W. Hassenstab, "Cedar-Riverside Points the Direction of Current Trends," *Northwest Architect*, March-April 1970.

⁵¹ William K. Woods, "An Urbanologist's Notebook, I," *North American Review* 255 (Spring 1970): 27-33.

⁵² Fischer, "The Easy Chair," 14.

⁵³ Helene V. Smookler, "Administration Hara-Kiri: Implementation of the Urban Growth and New Community Act," *Annals of the American Academy of Political and Social Science* 422 (November 1975): 130.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 15

explained that “von Herten deserves to be called the father of Finland’s new town movement.” Trained as a lawyer, he became dedicated to building a new town outside of Helsinki to address housing shortages following World War II. The result was Tapiola, which had a population of 17,000 by 1970. About 45 percent of the residents were low- to moderate-income families. This was an important model for Cedar-Riverside. There were, though, significant differences. To raise funds to complete Tapiola, von Herten’s group sold land to developers who agreed to build according to the master plan’s specifications. The developers sold the units to their occupants, resulting in a home-ownership rate of 90 percent. Also, while the development included condominium apartments, semidetached houses, and single-family houses, the density was 35 dwelling units per acre—in contrast to the 125 units per acre proposed for Cedar-Riverside.⁵⁴

Von Herten visited Minneapolis twice in 1969 to advise on the project’s plans. He “alert[ed] CRA to his concern about the density of the proposed development,” according to geographer Judith Martin in a historical report on the project. “In basic form and concept, however, he approved the Cedar-Riverside plan heartily.” She adds: The value to CRA of having von Herten involved had little to do with the volume or quality of planning ideas they expected him to contribute. Rather it had to do with the fact that, as the developer of perhaps the most successful New Town in the world, von Herten’s attachment to Cedar-Riverside, however peripheral, was singularly impressive.⁵⁵

Von Herten’s involvement is one of the many reasons that Cedar Square West, although not yet fifty years old, has received a good deal of attention over time. As the nation’s first New Town-In Town, it has been analyzed from the time its doors opened to the present by an array of national and international professionals including urban planners, architects, and historians. Although Cedar-Riverside was only partially implemented, Cedar Square West had a broad national influence as the country’s first recipient of Title VII New Community funds from HUD. In 1973, shortly after the first residents moved into the complex, the Urban Land Institute issued a “Landmark Report” entitled *Federally Assisted New Communities: New Dimensions in Urban Development*. The author reported that “two programs—New Communities Program: Loan Guarantees and Supplementary Grants (Title IV) and New Communities Assistance Program (Title VII)—have resulted in 13 new towns being launched between 1970 and the end of 1972. Prospects for the next year are for approximately 10 to 12 more new towns to be begun under the new communities legislation.” Despite this optimistic projection, the number of communities with funding commitments from HUD had grown to only fourteen by 1975.⁵⁶

There were only eleven HUD-funded communities as of July 1972. Nine, including Jonathan, were satellites of established metropolitan areas and ranged in area from 2,350 to 16,937 acres. These dwarfed the only New Town-In Town, Cedar-Riverside, which was anticipated to occupy around 100 acres.⁵⁷

The Urban Land Institute study noted: “Although satellite new town developments seem destined to

⁵⁴ William K. Woods, “An Urbanologist’s Notebook, II,” *North American Review* 255 (Summer 1970): 61-73.

⁵⁵ Martin, *Recycling the Central City*, 63.

⁵⁶ Miels, *Federally Assisted New Communities*, 1; Smookler, “Administration Hara-Kiri,” 129.

⁵⁷ Harold Brodsky, “Land Development and the Expanding City,” *Annals of the Association of American Geographers* 63 (June 1973): 162.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 16

assume the largest share of Title VII activity for the next few years, increasing numbers of public development agencies are in the process of considering new-town-in-town applications to revitalize the nation's older central cities."⁵⁸ As it turned out, only one other urban project—on Roosevelt (formerly Welfare) Island in New York—received support. The others were in suburbia or exurbia. The difficulty of undertaking such a wide-reaching redevelopment in a built-up area underscores the achievement that Cedar Square West represents, even if it was the only part of the Cedar-Riverside New Community to be produced.

The failure of Cedar-Riverside to achieve its creators' ambitious vision did, in fact, conform to the pattern of contemporary HUD-funded projects. CRA was not alone in having financial problems. An analysis of the fourteen such projects in 1975 found that all "are behind in their development schedules, and most are near financial collapse." Some of this was due to the era's run-away inflation and other turmoil during an economic recession. As one contemporary noted: "The lack of mortgage money and the high interest rates have all but stopped construction of residential units—in new towns and everywhere else." In addition, the election of President Richard Nixon in 1968 resulted in a gradual shifting of priorities in Washington. "Although the Republican administration claimed initially to support the New Communities Act, it has always viewed it as a Democratic program." A 1973 article saw a "somber omen" in "the Nixon administration's cutback last January of federal housing and rent-subsidy programs." The cutback "probably will not much affect the present stage of the Cedar-Riverside development, for which funding is already committed, but unless new government money begins to flow again within a year or so, the future stages may be hard to finance."⁵⁹

Such proved to be the case. Regardless, the project has generated a lot of interest from government officials, academic researchers, the press, and the general public over time and it continues to be a subject of scholarship. A recent example is architectural historian Nancy Miller's feature article, "Arrested Development," in the January-February 2006 issue of *Architecture Minnesota*. The same is true for the project's urban renewal context, on both a local and national level. The idealism of mid-twentieth-century urban planners—and the realities that tempered that idealism—transformed American cities. Cedar Square West, as the country's first urban "new town," was a pioneering model. Rapson had to take Siegel and Heller on a tour of projects in Europe in the 1960s to help them understand his vision. Even there, nothing matched the massive scale of Rapson's concept.⁶⁰

In a 2003 article on "The Legend and the Landmark," which highlighted Rapson and Cedar Square West, William Swanson described the project as "almost breathtakingly larger and more complicated than anything anyone was doing, or had ever done, in this part of the country, or, for that matter, in most parts of the country." He quoted Thomas Fisher, the head of the University of Minnesota's College of Architecture and Landscape Architecture: " 'We'd just walked on the moon. . . . We thought we were going to eradicate poverty and injustice. We thought we could do just about anything, and, frankly, I'd never want to be the one who says we were wrong to think so.'⁶¹ Cedar Square West epitomizes the spirit of that era, which was characterized by an optimistic outlook and very big plans.

⁵⁸ Ibid., 4.

⁵⁹ Smookler, "Administration Hara-Kiri," 129, 138-139; Fischer, "The Easy Chair," 19.

⁶⁰ William Swanson, "The Legend and the Landmark," *Minneapolis-Saint Paul*, November 2003, 160, 171.

⁶¹ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 17

Analysis of Architectural Significance

A monograph entitled *Ralph Rapson, Sixty Years of Modern Design* was published in 1999. In it, Rapson is credited as being “the most influential Minnesota architect of the twentieth century.” The book notes that “the building for which Rapson is perhaps best known, Minneapolis’s Guthrie Theater, was completed in 1963.” Coming only a few years after that project, Cedar Square West shares design characteristics with the theater: a modular approach to exterior facades, an irregular interplay of rectangular forms, and accents in primary colors, as displayed in the Guthrie’s seats and on the apartment tower panels. The plaza at Cedar Square West incorporates an amphitheater, a nod to Rapson’s enduring interest in performance spaces. The last chapter of the monograph discusses Cedar Square West, which can be seen as the culmination of Rapson’s long career, although he continued his practice until his death. The book notes: “The fact that all goals of the project were not achieved does not invalidate the ideals and aims of the original vision—the creation of a diverse, thriving, renovated urban community for people of a wide range of ages, cultures, abilities, incomes, and interests.” Rapson maintained his office in a building on Cedar Avenue, directly across the street from Cedar Square West, until he passed away at the age of ninety-four in 2008. Commenting on the project decades after its opening, he stated: “I think it has worked well.”⁶²

As the first to be awarded AIA Minnesota’s Gold Medal in 1979, Rapson’s professional leadership has been acknowledged. A fellow of the AIA, he was also twice a finalist for the highest national award, the AIA Gold Medal. With the loss of other key works by Rapson, including the Guthrie Theater on Vineland Place in Minneapolis and the Pillsbury House on Lake Minnetonka, Cedar Square West “will soon stand as Ralph Rapson’s most visible built legacy in Minnesota,” according to architectural historian Miller.⁶³

The importance of the project at the time of its construction was recognized in 1975 by a first honor award from the American Institute of Architects (AIA), as well as the AIA Bartlett Award for Handicapped-Accessible Design. The project also received other awards including a HUD Bicentennial Urban Design Award and a HUD Honor Award for Urban Design in the same year. The long-term importance of the project was confirmed in 2004 when the Minnesota chapter of the American Institute of Architects bestowed its “Twenty-five Year Award” on the project. The chapter established this award in 1981 “to recognize architectural projects which have withstood the test of time.”⁶⁴

The buildings and the overall composition of the project retain very good integrity, despite some alterations. One of the most noticeable changes was the removal of an elevated concrete walkway over Cedar Avenue, intended to connect with a phase of the project that was never built. Some landscape features have been altered—the swimming pool has been filled in, for example, and that location covered by a playground—but a whimsical fountain (albeit no longer functional), period light fixtures, and the general circulation system remain.

⁶² Hession, Rapson, and Wright, *Rapson*, book jacket, xvii, 193-201.

⁶³ Miller, “Arrested Development,” 40.

⁶⁴ Hession, Rapson, and Wright, *Rapson*, 199.

Cedar Square West
Name of Property

Hennepin County, MN
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheet.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Ralph Rapson and Associates, Minneapolis, MN

Historic Resources Survey Number (if assigned): HE-MPC-4641

10. Geographical Data

Acreage of Property Approx. 8.7 acres
(Do not include previously listed resource acreage.)

UTM References NAD 27

(Place additional UTM references on a continuation sheet.)

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|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>15</u> | <u>480460</u> | <u>4978540</u> | 3 | <u>15</u> | <u>480500</u> | <u>4978210</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u>15</u> | <u>480450</u> | <u>4978520</u> | 4 | <u>15</u> | <u>480260</u> | <u>4978330</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description (Describe the boundaries of the property.)

Note: Although the property is not aligned on cardinal points, this boundary description assumes the same orientation that is used through the rest of this nomination (e.g., assumes South Sixth Street runs east-west).

The boundary begins at the northwest corner of the intersection of Cedar Avenue South and South Sixth Street, extending westerly along Sixth Street for approximately 782'. It turns north at a 90-degree angle to reach the south wall of the parking garage, turns west along the south wall of the garage, and continues north along the west wall of the garage, maintaining that alignment until reaching South Fourth Street. It turns east, edging Fourth Street for approximately 355', and makes a 90-degree turn to the south just beyond the east end of Parking Lot F. It follows a jagged line behind commercial buildings fronting on Cedar Avenue, running in a southerly direction for approximately 205', then east 91.3', south 125', east 67.3', south 92.5', east 77', south 81', east 23', south 97.5', and east 131.7'. The boundary then parallels Cedar Avenue in southeasterly direction for 129' until reaching the point of beginning.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 9 Page 3

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Cedar Square West
Name of Property

Hennepin County, MN
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the property historically associated with Cedar Square West.

11. Form Prepared By

name/title Charlene K. Roise and Elizabeth A. Gales
organization Hess, Roise and Company date August 9, 2010
street & number 100 North First Street telephone 612-338-1987
city or town Minneapolis state MN zip code 55401
e-mail roise@hessroise.com / gales@hessroise.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheet.

Cedar Square West
Name of Property

Hennepin County, MN
County and State

Property Owner:

(Complete this item at the request of the 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.460 et seq.).

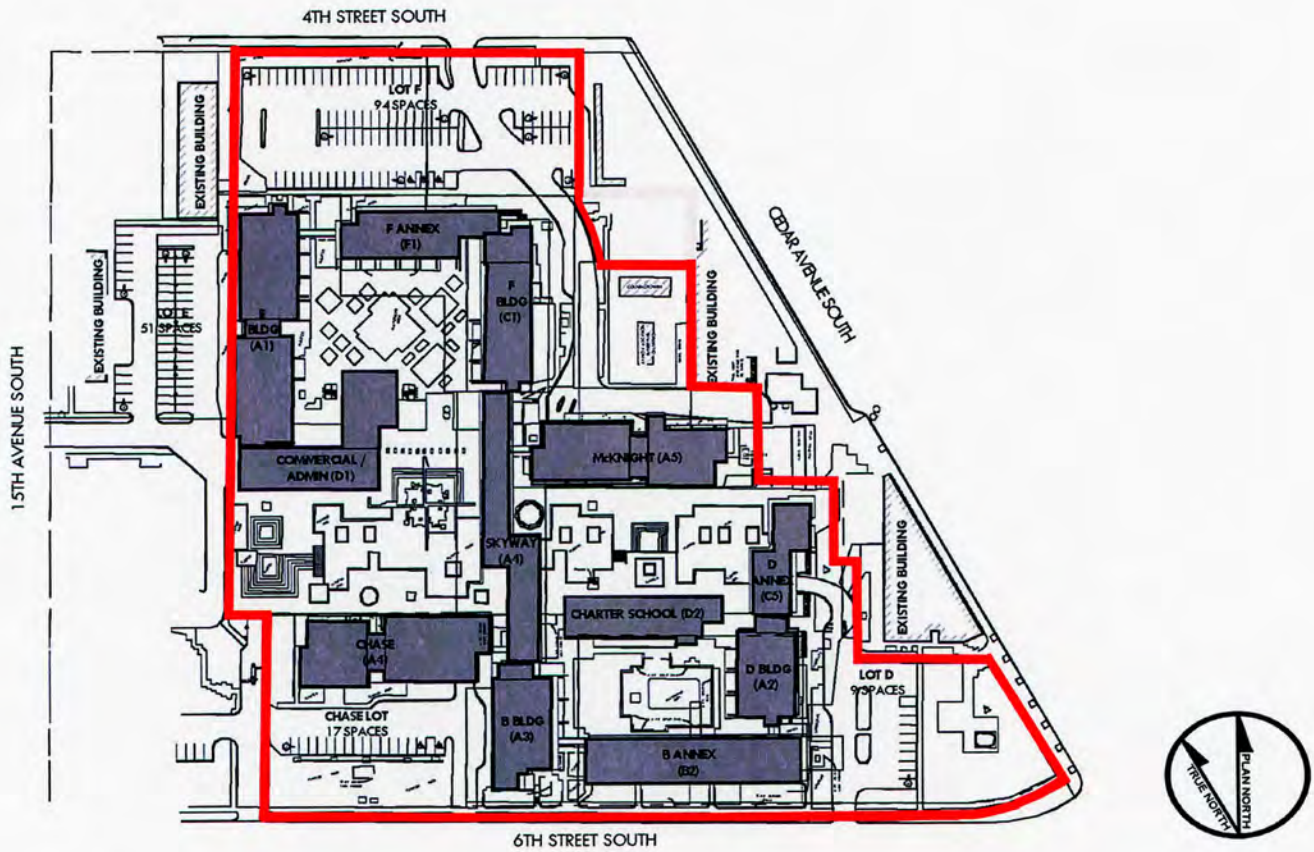
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Boundary Map Page 1



Approximate Scale: 1"=185'

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 1

INDEX OF FIGURES

Figure 1. Site plan of Cedar Square West with current and former building names. (Blumenthals/Architecture, December 23, 2009)

Figure 2. Three-dimensional drawing of Cedar Square West with current building names. (Blumenthals/Architecture, December 23, 2009)

Figure 3. Location map showing relationship of Cedar-Riverside project to major freeways and city streets, downtown Minneapolis, the University of Minnesota and other institutional land uses in the area (Fairview Hospital, Saint Mary's Hospital, Saint Mary's Junior College, and Augsburg Collge), and the Mississippi River. (Cedar-Riverside Associates, "Plan TYP4, Cedar Riverside Development Program," prepared by Ralph Rapson and Associates and Gingold-Pink Architecture, June 1971)

Figure 4. "Design Districts—Cedar-Riverside Development Program." (Cedar-Riverside Associates, n.d.)

Figure 5. Overview of Cedar-Riverside development. Stage 1—the Cedar Square West project—is part of the cluster of buildings to the left. The Arrival Area, Centrum and Cedar Avenue would provide the major north-south axis. (Provided by Ralph Rapson and Associates)

Figure 6. "Perspective—Cedar Avenue, Cedar-Riverside." (Ralph Rapson and Associates, n.d.)

Figure 7. Le Corbusier's first Unité de Habitation was completed in Marseille in 1952. He adopted a similar design for several other developments over the next two decades including this structure in Firminy-Vert, France. (Charlene Roise photograph, January 2002)

Figure 8. "Elevated Plaza/Walkway System," looking east. Skyway Building is in foreground. (Ralph Rapson and Associates, n.d.)

Figure 9. "Plaza/Parking Below." D2 Building is on left, Chase House is in background center, and McKnight Building is on right. The plaza is on the garage roof. (Ralph Rapson and Associates, n.d.)

Figure 10. "Plaza Activity," showing an early version of the amphitheater at the west end of the plaza. (Ralph Rapson and Associates, n.d.)

Figure 11. "Site Plan—Demolition." Future apartment/commercial building footprints are superimposed on existing conditions in dark shading; the garage/plaza is the lighter form running east-west. (Cedar-Riverside Associates, "Plan TYP5, Cedar Riverside Development Program," prepared by Ralph Rapson and Associates and Gingold-Pink Architecture, June 1971)

Figure 12. Floor plan of two-story unit showing living and sleeping levels. (Ralph Rapson and Associates, n.d.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 2

Figure 13. Aerial of area before redevelopment. Interstate 94 is under construction at the bottom of the photograph. The complex with three towers near the road's west terminus (left-center of photograph) is the senior public housing project south of Sixth Street, directly south of the Cedar Square West site. Cedar Avenue runs at a diagonal near the center of the photograph. A cluster of buildings of the University of Minnesota's West Bank Campus are right-center, by a bridge over the Mississippi River. The bridge under construction upstream is for Interstate 35W. (Photograph provided by Ralph Rapson and Associates)

Figure 14. Aerial of area with development completed. Cedar Square West is just to the left of Cedar Avenue, near the center of the photograph. A tower has been added to the housing project south of Sixth Street. The University's West Bank Campus and the bridge over the Mississippi are near the upper right-hand corner. (Photograph provided by Ralph Rapson and Associates)

Figure 15. Cedar Square West under construction, looking north, circa 1972. Sixth Street runs along the bottom of the photograph. (Photograph provided by Norma Nelson)

Figure 16. Cedar Square West, looking northwest. (From marketing brochure, "Cedar-Riverside Alive and Aware," produced by Cedar Riverside Associates)

Figure 17. Cedar Square West, with downtown Minneapolis in background. (Photograph provided by Ralph Rapson and Associates)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 3

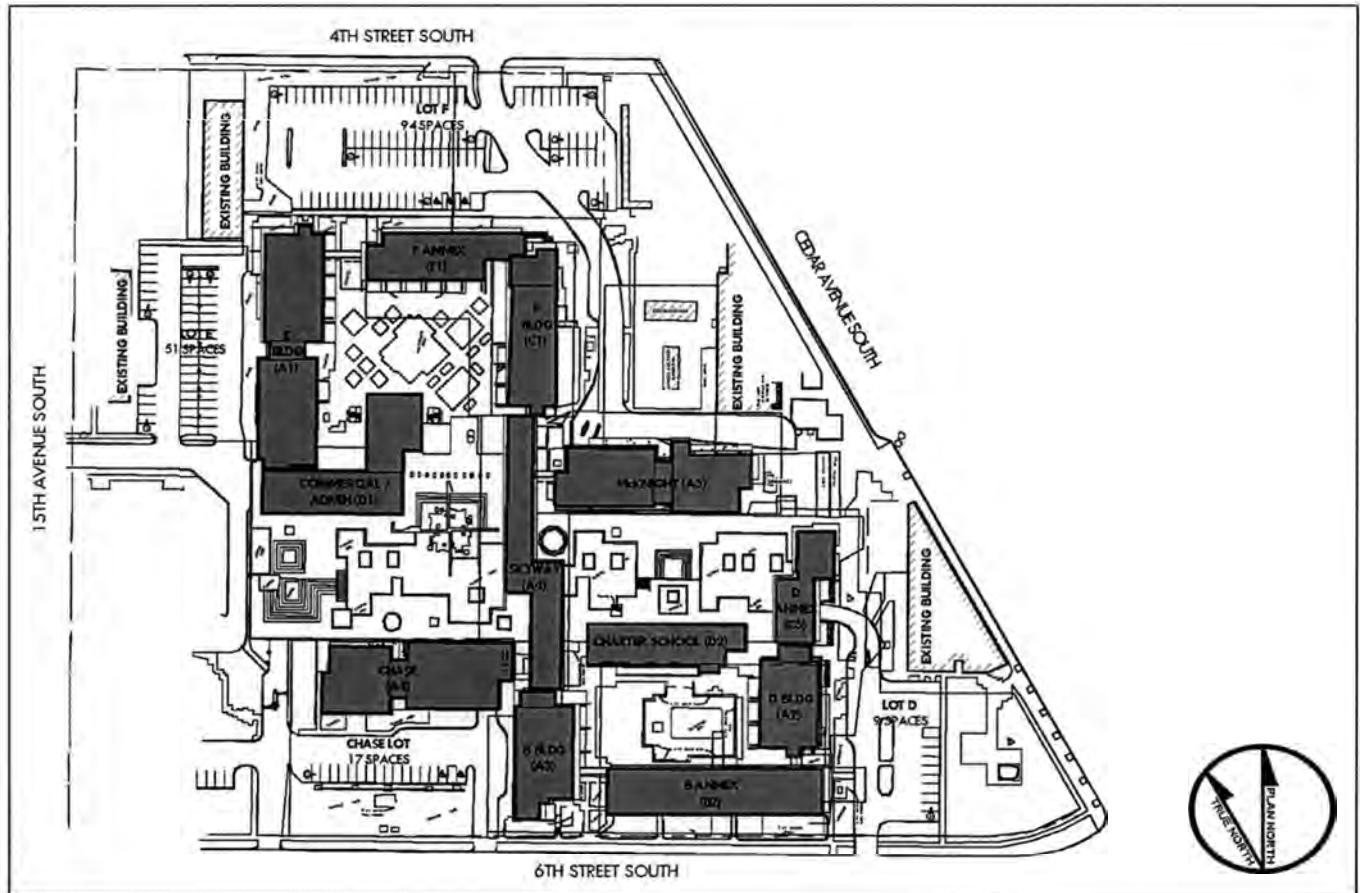


Figure 1

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 4

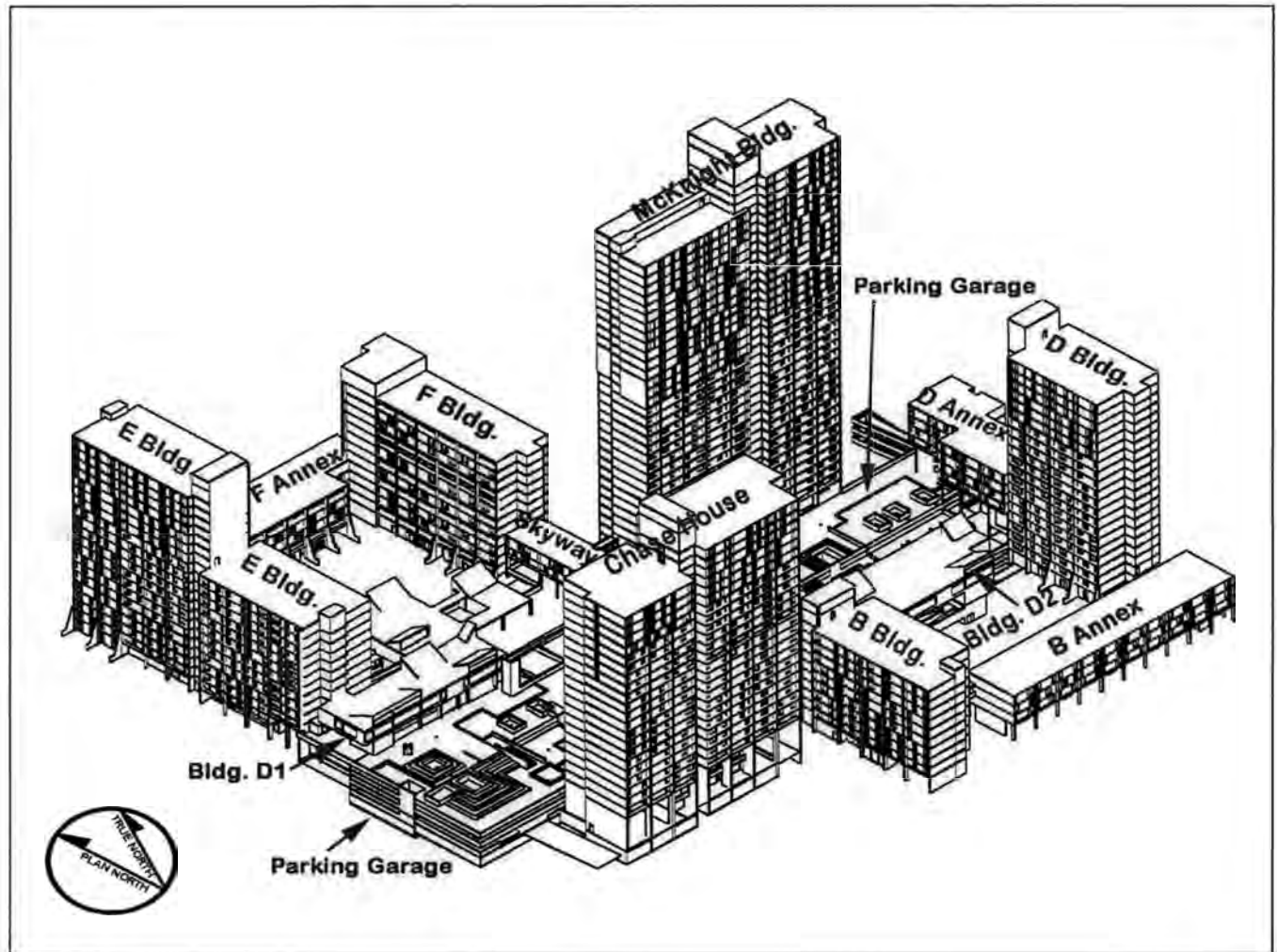


Figure 2

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 5

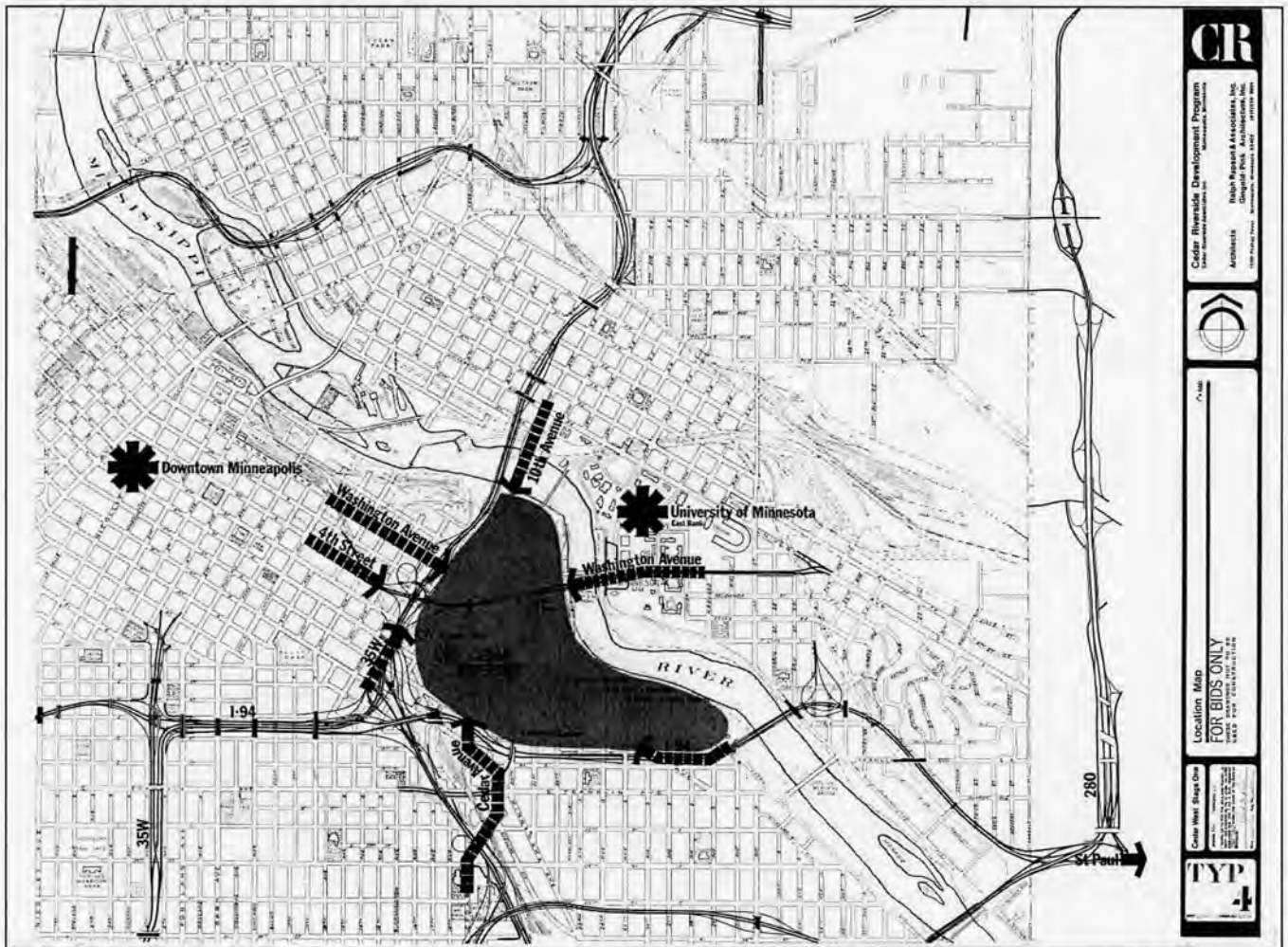


Figure 3

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 6

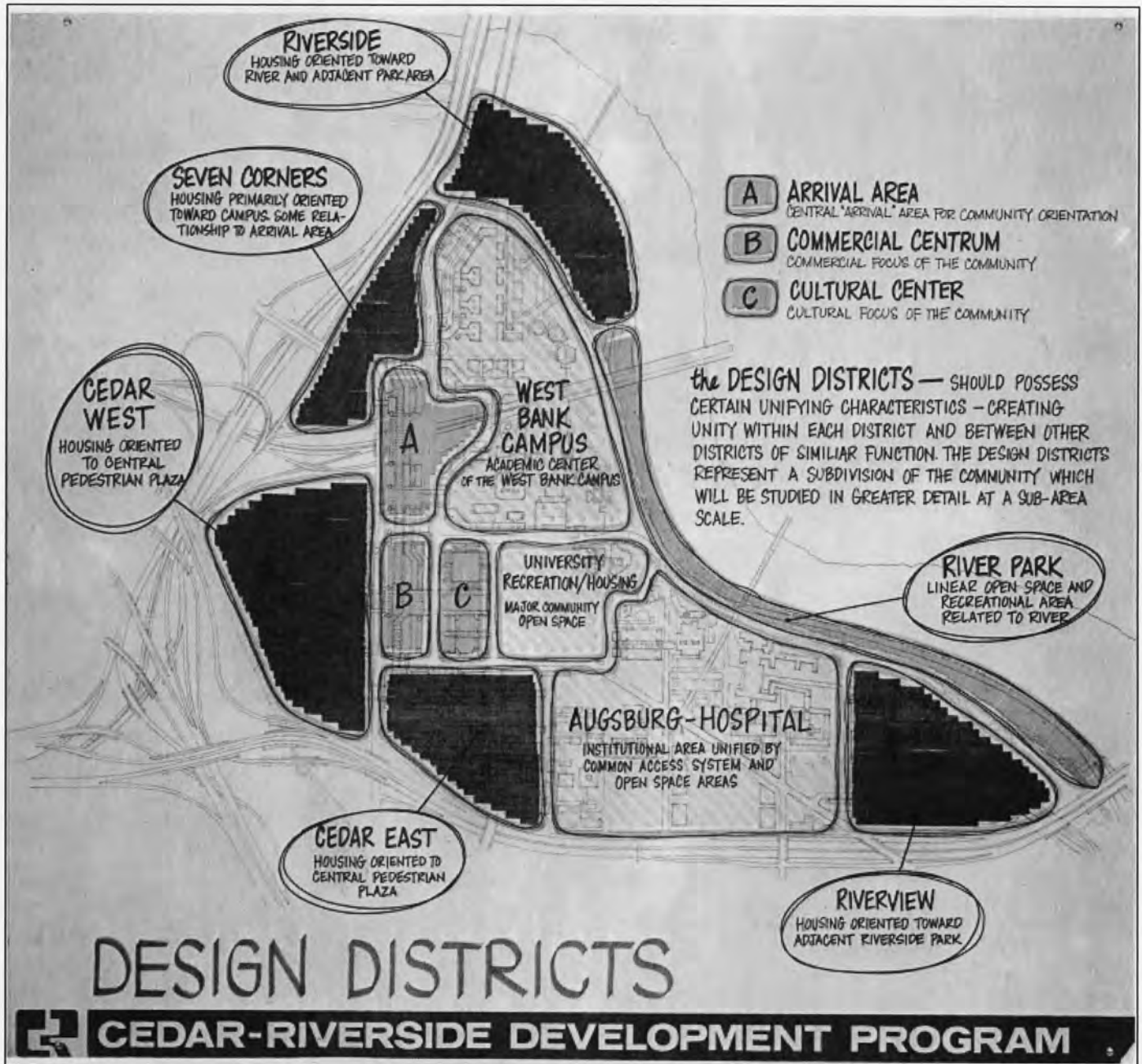


Figure 4

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 7

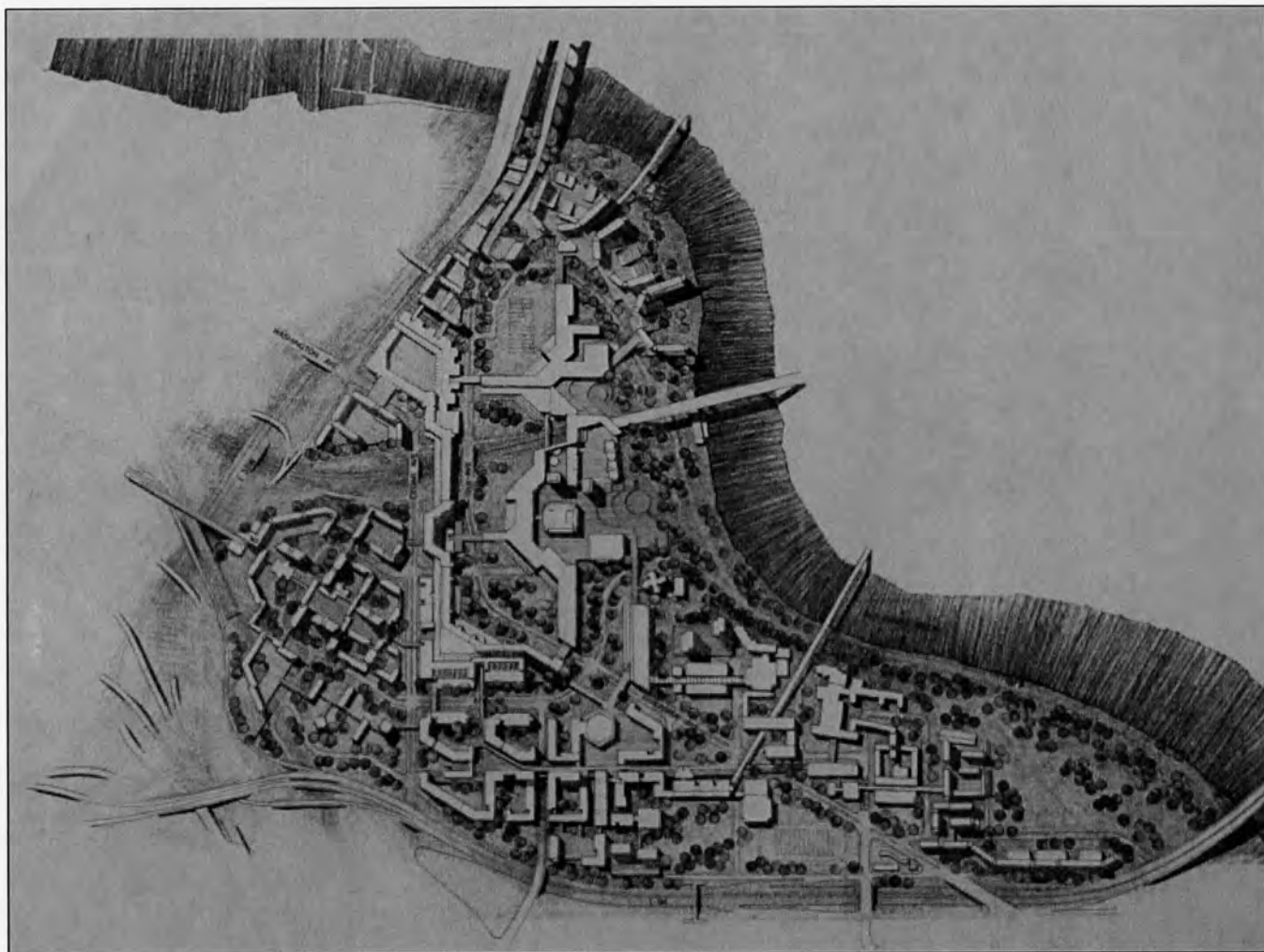


Figure 5

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 8

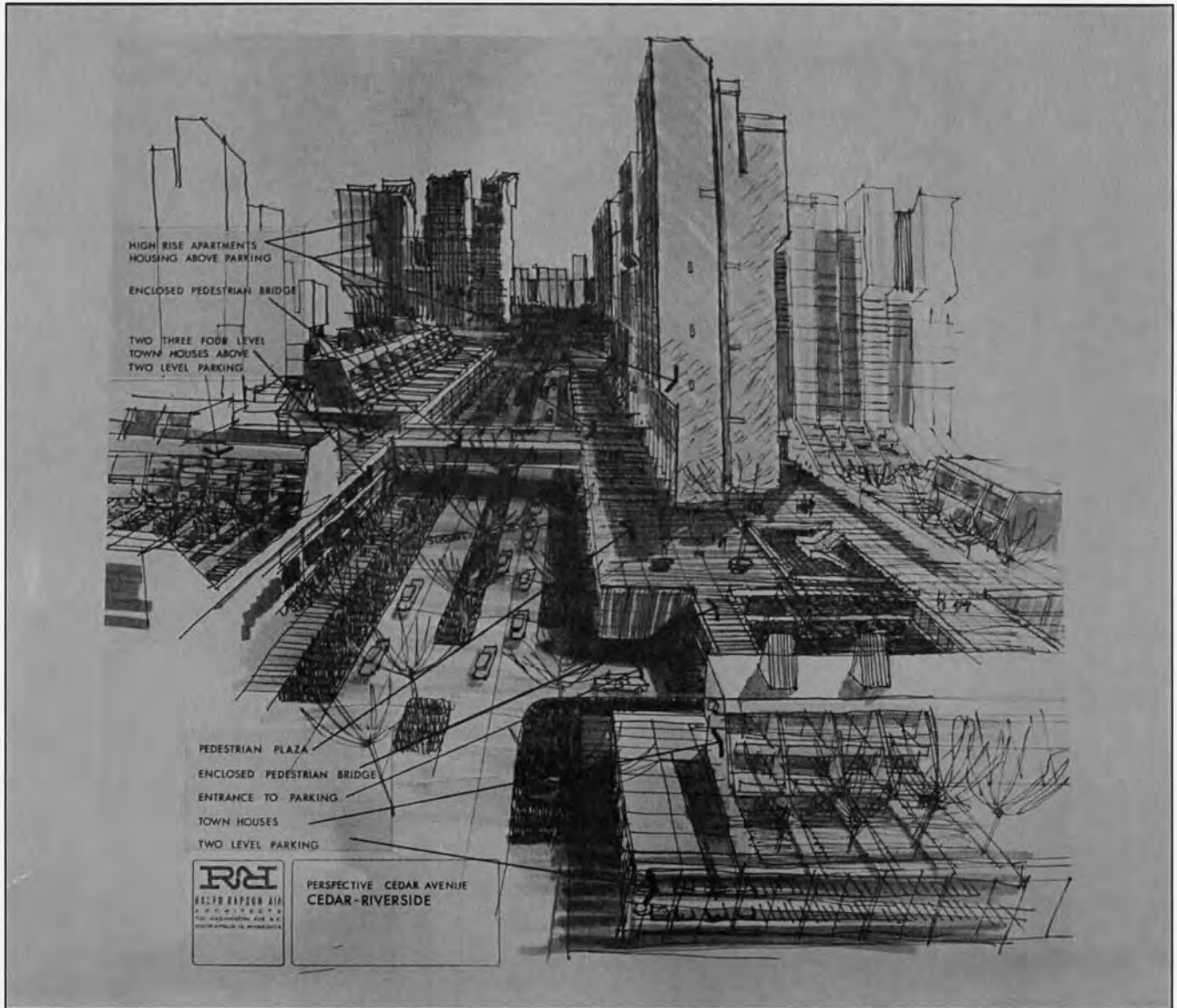


Figure 6

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 9



Figure 7

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Additional Information Page 10

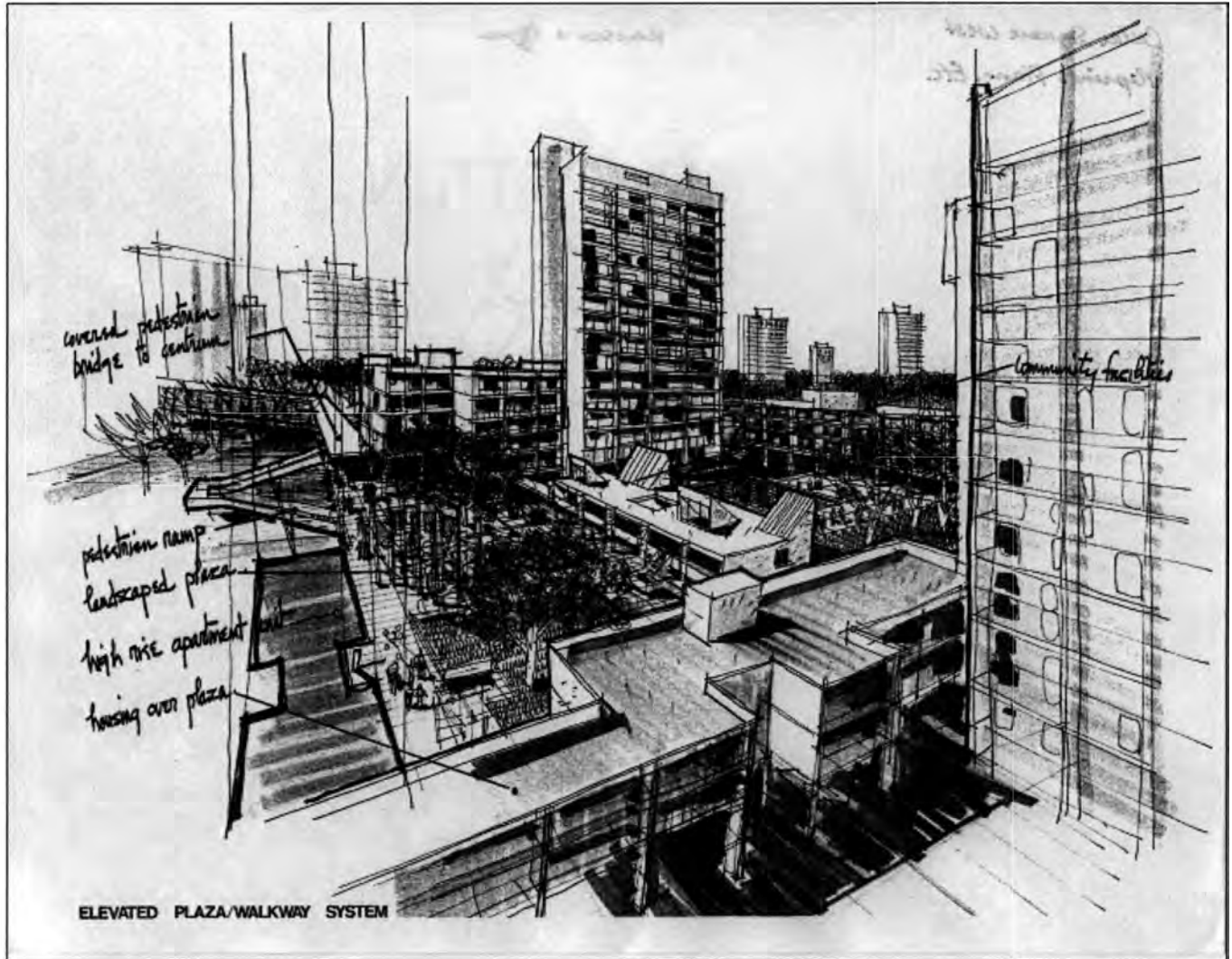


Figure 8

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 11

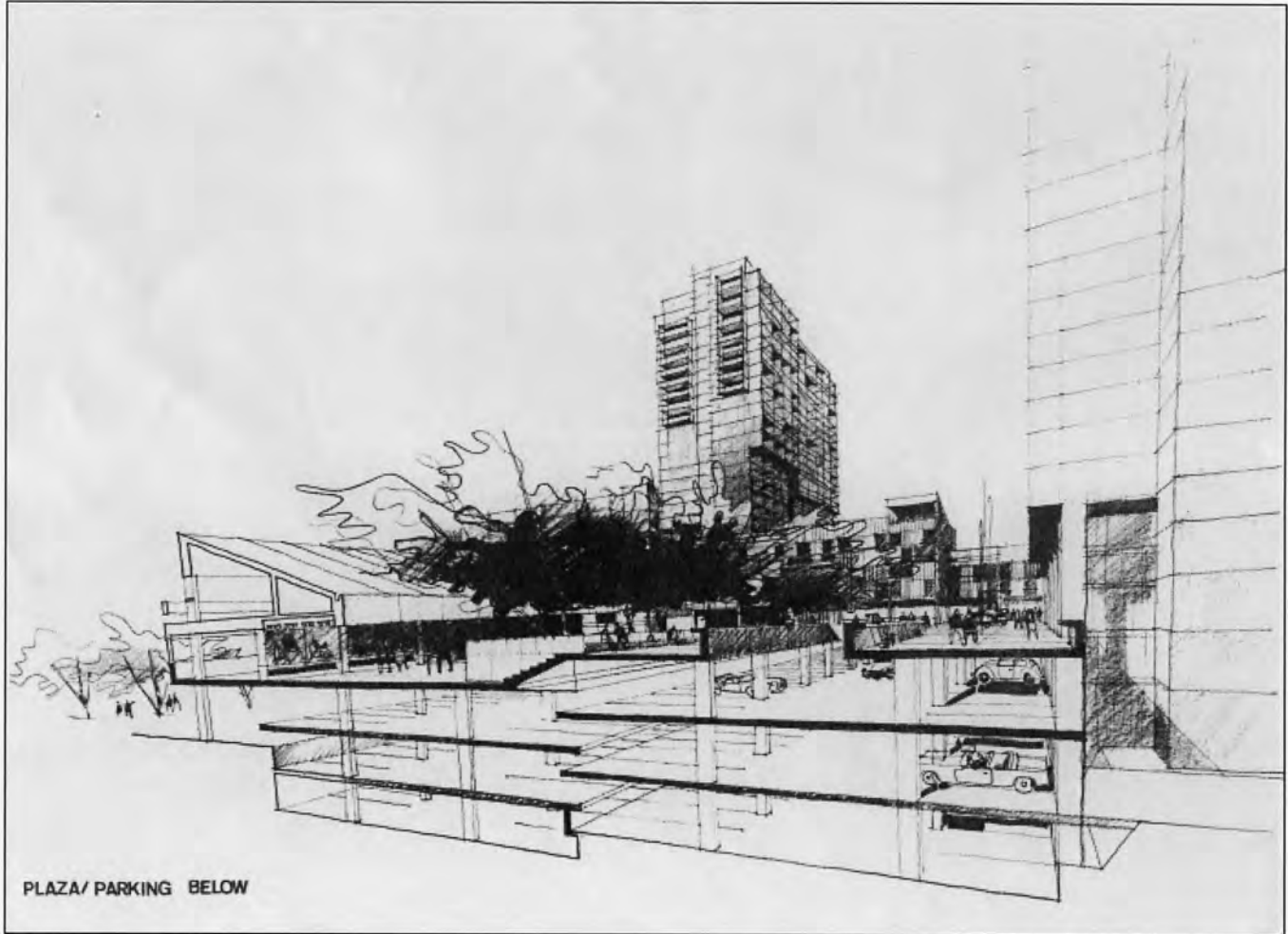


Figure 9

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 12

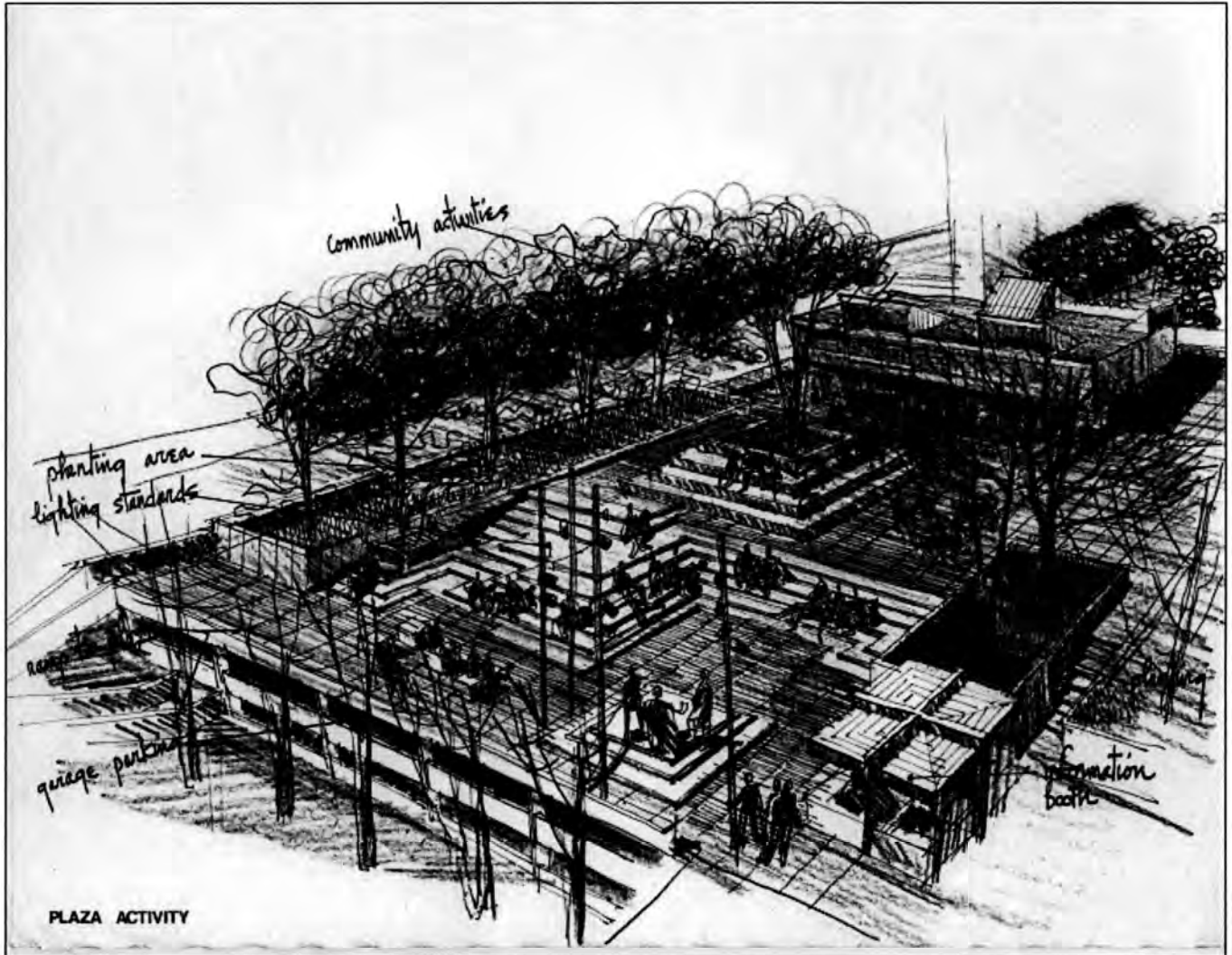


Figure 10

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Additional Information Page 13

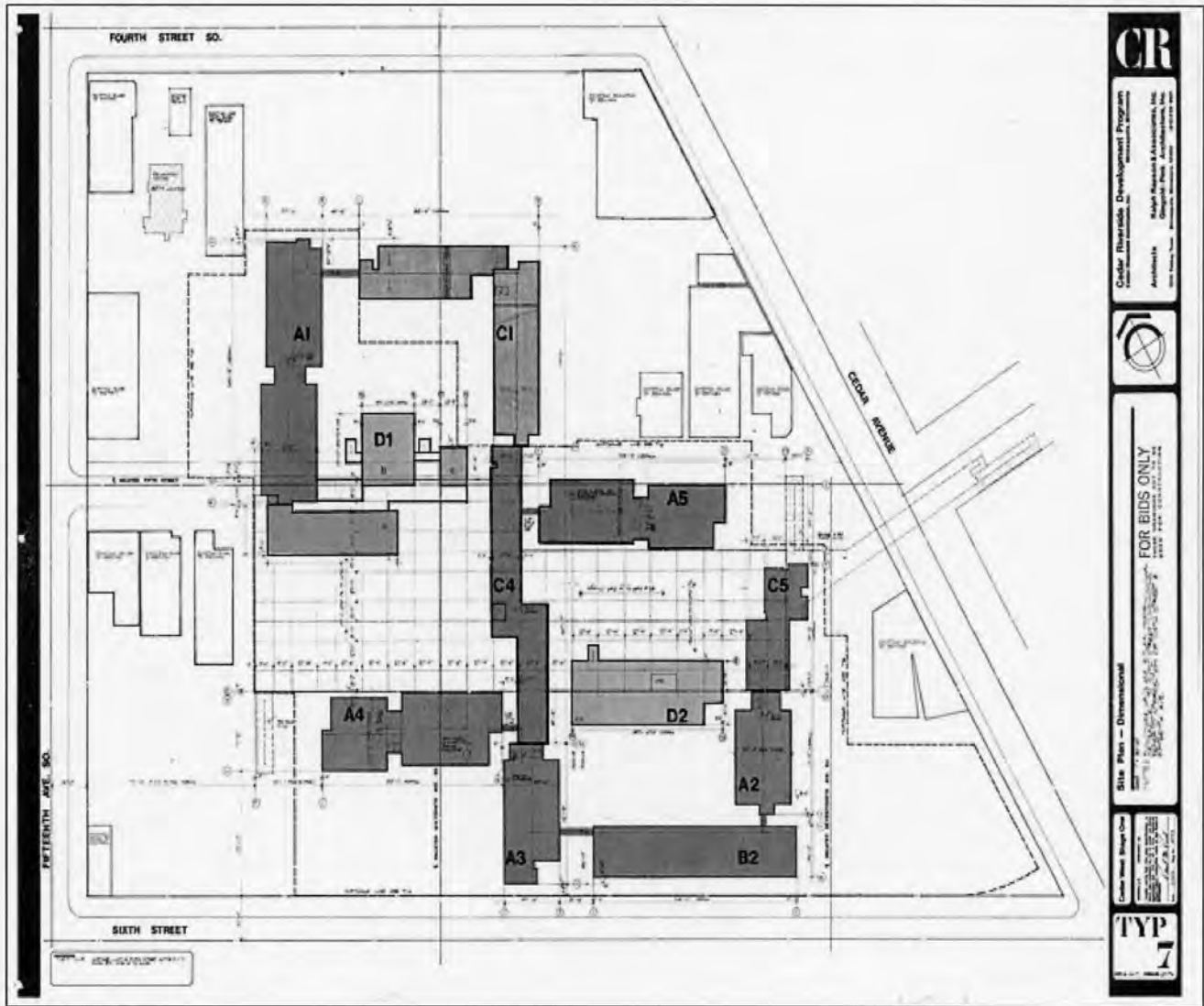


Figure 11

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 14

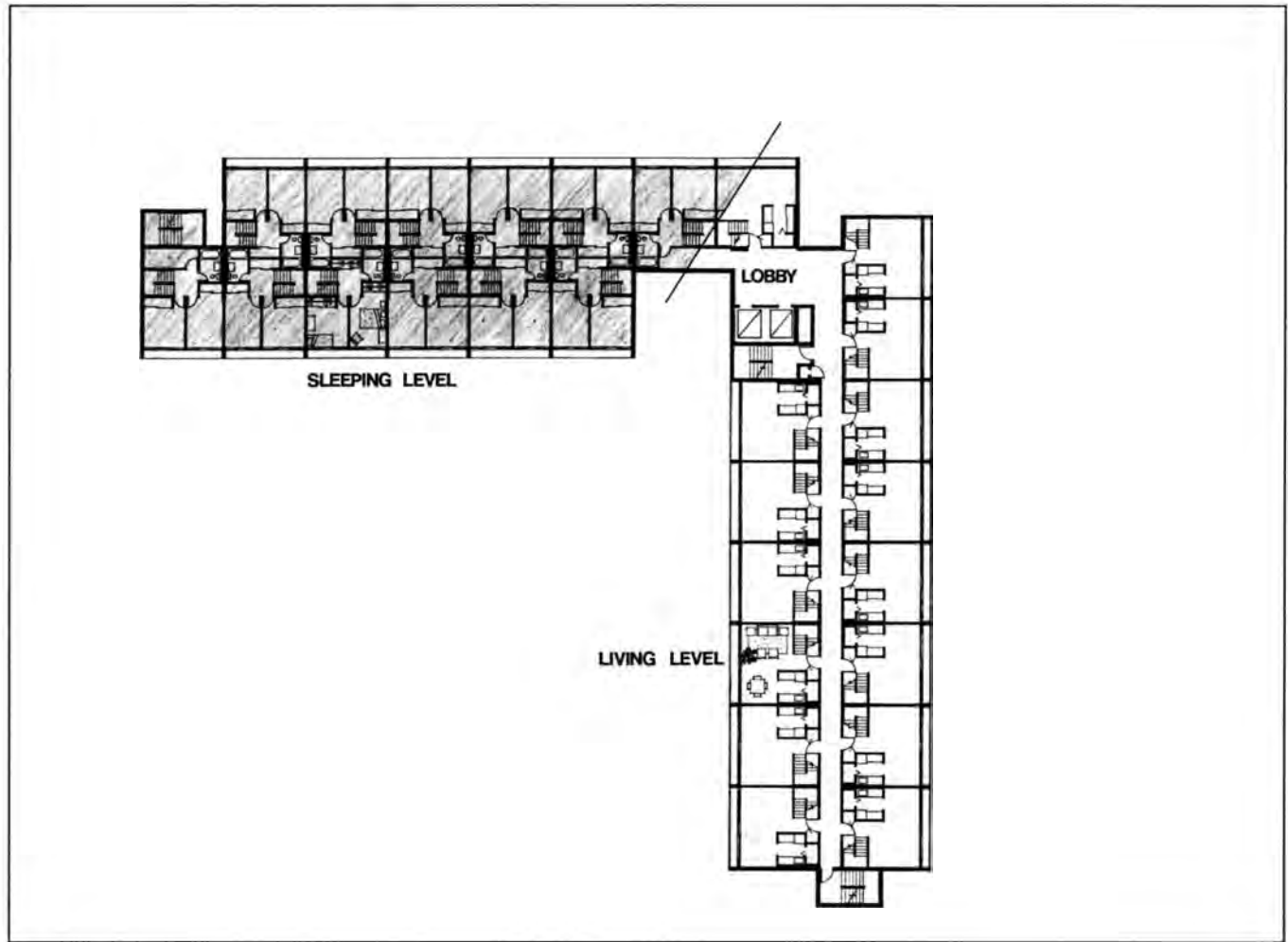


Figure 12

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Additional Information Page 15



Figure 13

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 16



Figure 14

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Additional Information Page 17



Figure 15

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Cedar Square West

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Additional Information Page 18



Figure 16

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Additional Information Page 19



Figure 17

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number Photographs Page 1

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0001

East facade, D Building (left); south and east facades, McKnight Building (right), camera facing northwest.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Charlene Roise

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0002

East facade, D Building (left); east facade, D Annex (center); and south and east facades, McKnight Building (right), camera facing northwest.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0003

North facade, McKnight Building (left); north facade, F Building (near left); north facade, Chase House (center); and north facade, E Building (right), camera facing south.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Photographs Page 2

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0004

Elevator addition, north facade, McKnight Building, camera facing southeast.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0005

Grand staircase and parking ramp entrance, north facade, McKnight Building, camera facing south.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0006

West facade, E Building (left and center); north and west facade, Chase House (right), camera facing southeast.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0007

West facade, E Building (left); west facade, D1 commercial area and parking garage (center foreground); west facade, McKnight Building (center background); and north and west facades, Chase House (right), camera facing east.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cedar Square West

Name of Property
Hennepin County, Minnesota

County and State
N/A

Name of multiple listing (if applicable)

Section number Photographs Page 3

State: Minnesota

Photographer: Charlene Roise

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0008

West and south facades, Chase House (left); west facade, B Building (center); and west facade, D Building (right), camera facing northeast.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0009

West facade, F Building (left foreground); north and west facades, McKnight Building (left background); west facade, Skyway Building (center background); north facades, D1 commercial area (center foreground); plaza (center background); and north facade, Chase House (right background), camera facing northwest.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0010

F Building courtyard (foreground); north facades, D1 commercial area (center); plaza (background); and east facade, E Building (right), camera facing southwest.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0011

Amphitheater, plaza (center); south facade, D1 commercial area (right), camera facing northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number Photographs Page 4

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0012

Plaza (foreground); D1 commercial area (background); west facade, F Building (right background); and west facade, Skyway Building (right), camera facing north.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0013

South facade, McKnight Building (left); Plaza (center); staircase and west facade, Building D2 (right); and west facade, D Annex (background), camera facing east.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0014

West facades, D Annex and D Building (left); plaza (foreground); north facade and roof, Building D2 (center); swimming pool courtyard (center background); north facade, B Annex (background); and east facades, B Building and Skyway Building (right), camera facing south.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: July 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|------------------------------------------------|
| Cedar Square West |
| Name of Property Hennepin County, Minnesota |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number Photographs Page 5

MN 55401

MN_HennepinCounty_CedarSquareWest_0015

East facade, B Building (left); pedestrian bridge (center); west facade, B Annex (right); south facade, Building D2 (center background); and south facade, McKnight Building (background), camera facing north.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0016

Entrance lobby, E Building, camera facing north.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0017

Apartment kitchen and living room, Unit 2406, Chase House, camera facing south.

Name of Property: Cedar Square West

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographer: Elizabeth Gales

Date Photographed: May 2010

Location of Original Digital Files: Hess, Roise and Company, 100 North First Street, Minneapolis, MN 55401

MN_HennepinCounty_CedarSquareWest_0018

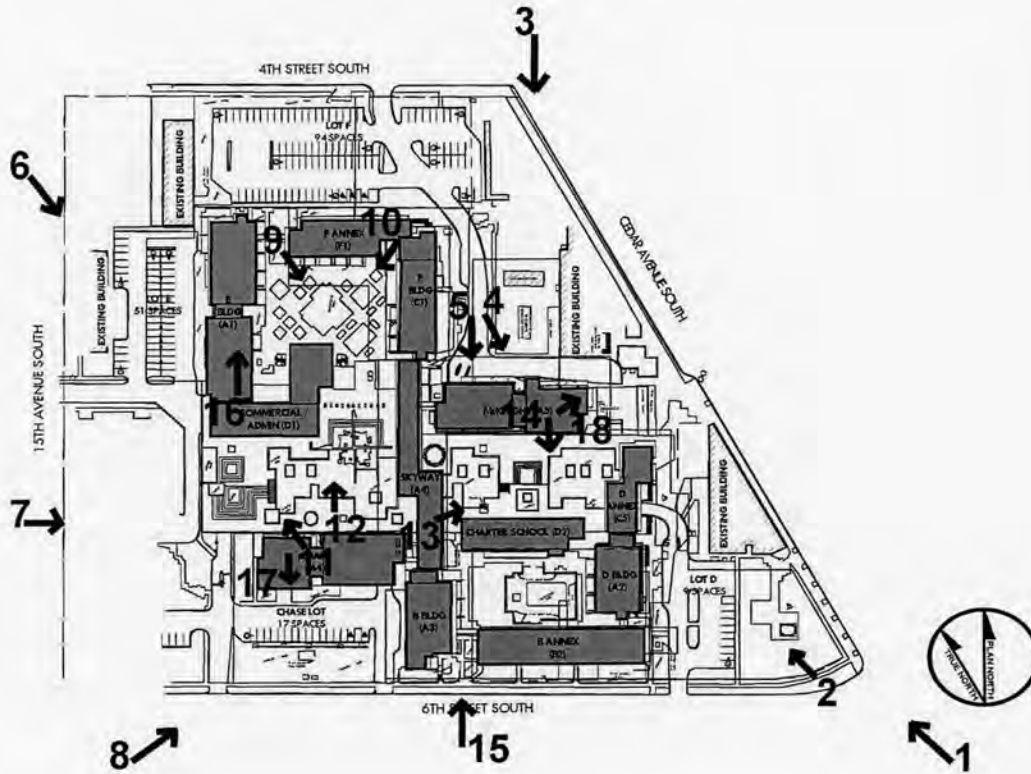
Apartment living room, Unit 3903, McKnight Building, camera facing northeast.

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Continuation Sheet

| |
|------------------------------------------|
| Cedar Square West |
| Name of Property |
| Hennepin County, Minnesota |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number _____ Photographs _____ Page _____ 6 _____



EXISTING CONDITIONS
 VERIFY ALL DIMENSIONS, LEVELS, MATERIALS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT.
 ALL NEW CONSTRUCTION AS REQUIRED.

| | | | |
|-------------|--------|----------|----------|
| PROJECT NO. | 608-18 | SITE NO. | |
| ARCHITECT | | DATE | 12/22/09 |
| AUT. | | DATE | |
| DATE | | DATE | |
| DATE | | DATE | |
| DATE | | DATE | |
| DATE | | DATE | |

Blumentals / Architecture Inc.
 1000 HENNINGTON AVENUE
 MINNEAPOLIS, MN 55414
 612-251-2722
 815771-0274



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: **10001090**

Date Listed: **12/28/2010**

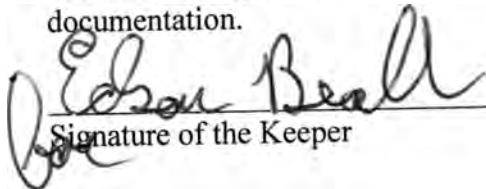
Property Name: **CEDAR SQUARE WEST**

Multiple Name:

County: **HENNEPIN**

State: **MINNESOTA**

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

12.28.10
Date of Action

Amended Items in Nomination:

Section 3- State/Federal Certification is amended to state that Cedar Square West meets National Register Criterion C- Architecture at the statewide level of significance and Criterion A- Community Planning and Development at the local level of significance with Criteria Consideration G.

Section 5- Classification is amended as follows:

- Property Resource Count: 15 contributing buildings; 3 contributing sites (the landscaped parking garage plaza and 2 landscaped courtyards); 1 contributing structure (water fountain); and 4 non-contributing sites (1 children's playground, 3 surface parking lots).
- The Property Category is changed to "District," instead of "Building" because Cedar Square West contains multiple, related contributing resources with multiple, related functions that contribute to both the architectural and community planning/development of significance the property.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cedar Square West
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MINNESOTA, Hennepin

DATE RECEIVED: 11/12/10 DATE OF PENDING LIST: 12/13/10
DATE OF 16TH DAY: 12/28/10 DATE OF 45TH DAY: 12/28/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001090

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: Y

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER DISCIPLINE

TELEPHONE DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 1 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205381W3 30R0002.jpg



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 2 OF 18

RRRRRRR 07/26/10 035 National Camera CV
120538193 70R0003 .jpg



CEDAR SQUARE WEST
HENNEPIN CO., MN

PHOTO 3 OF 18

XXXXXXXX 07/26/10 035 National Camera CV
1205381W3 30R0004.jpg



CEDAR SQUARE WEST

HENNEPIN CO., MN

PHOTO 4 OF 18

RRRRRRR 07/26/70 035 National Camera Co
120538193 0080005.319



CEDAR SQUARE WEST
HENNEDIN CO., MN
PHOTO 5 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205381W3 30R0006.jpg



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 6 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205383W3 20R0007.jpg



RIVERSIDE PLAZA

RIVERSIDE PLAZA
RESIDENCE CENTER

Mechanical
INC
1100

CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 7 OF 18

NNNNNNNN 07/26/10 035 National Camera CV
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タカノカンパニー
タカノビル

CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 8 OF 18

XXXXXXXX 07/26/10 035 National Camera CV
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CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 9 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205381W3 30R0010.jpg



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 10 OF 18

RRRRRR 07/26/10 035 National Camera CV
120538193 3080011 .jpg



CEDAR SQUARE WEST
HENNEDIN CO., MN
PHOTO 11 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205381W3 30R0012.jpg



CEDAR SQUARE WEST
HENNAPIN CO., MN
PHOTO 12 OF 18

NNNNNNNN 07/26/10 035 National Camera GV
1205381W3 30R0013.jpg



RIVERSIDE PLAZA
CEDAR RIVERSIDE COMMUNITY SCHOOL #100 →
1610 S. 6TH ST. #200 ↑

CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 13 OF 18

XXXXXXXX 07/26/10 035 National Camera CV
1205381W3 JOR0014.jpg



CEDAR RIVERSIDE
COMMUNITY SCHOOL

1610

GRADES
K - 8

CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 14 OF 18

XXXXXXXXXX 07726710 035 National Camera CV
1205381W3 JOB0015.jpg



CEDAR SQUARE WEST

HENNEPIN CO., MN

PHOTO 15 OF 18

RRRRRRRR 07/26/10 03: National Camera CV
120538193 5080016.109



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 16 OF 18

NNNNNNNN 07/26/10 035 National Camera CV
1205381W3 JOR0017.319



CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 17 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
1205381W3 JOR0018.jpg

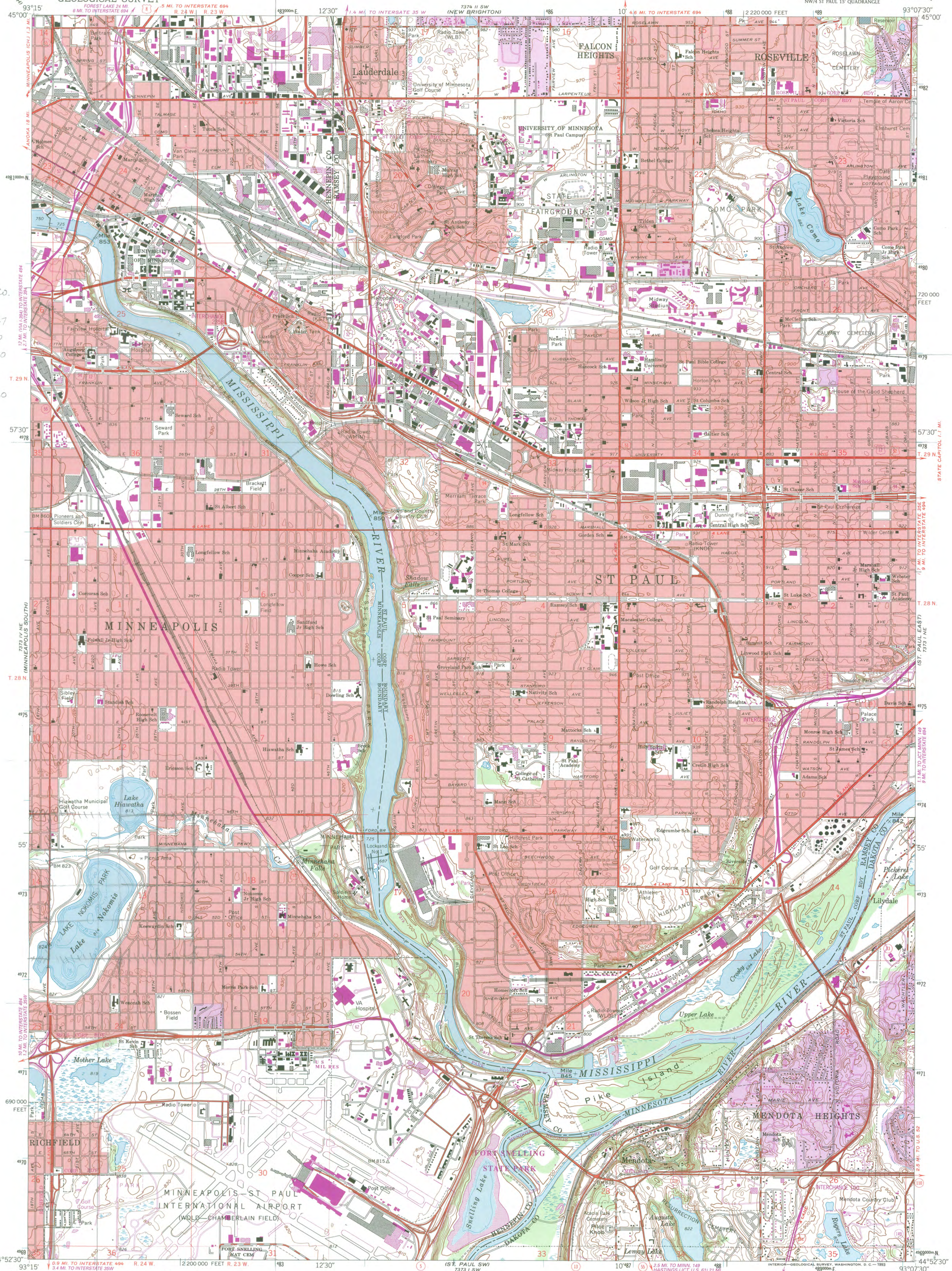


CEDAR SQUARE WEST
HENNEPIN CO., MN
PHOTO 18 OF 18

RRRRRRRR 07/26/10 035 National Camera CV
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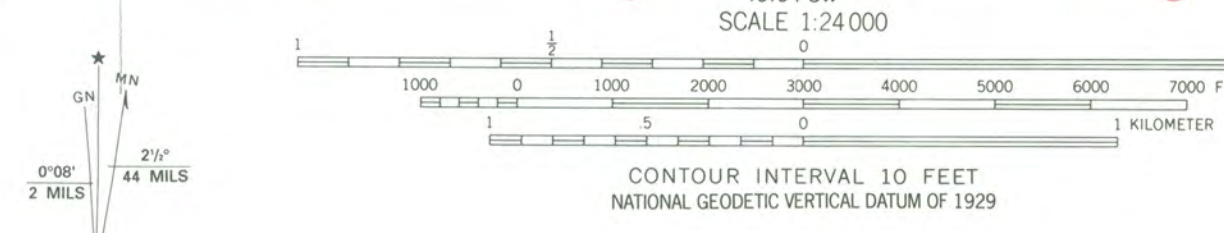
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ST PAUL WEST QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)



CEDAR SQUARE WEST
MINNEAPOLIS, HENNEPIN CO.
MINNESOTA
UTM REFERENCE: NAD 27
1.E 480460 N 4978540
2.E 480450 N 4978520
3.E 480500 N 4978210
4.E 480260 N 4978330

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1947. Field checked 1961. Revised from aerial photographs taken 1966. Field checked 1967. Map edited 1967
Projection and 10,000-foot grid ticks: Minnesota coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown
Dotted land lines established by private survey



ST PAUL WEST, MINN.
NW 1/4 ST PAUL 15' QUADRANGLE
44093 H2-TF-024
1967
REVISED 1993
DMA 7373 1 NW - SERIES V872

Revisions shown in purple and woodland compiled in cooperation with State of Minnesota agencies from aerial photographs taken 1991 and other sources. Contours not revised. This information not field checked. Map edited 1993
Purple tint indicates extension of urban areas



preserve minneapolis

3609 14th Ave. South, Minneapolis, MN 55407

www.preserveminneapolis.org

October 12, 2010

Secretary, State Review Board
c/o Susan Roth
National Register, State Historical Preservation Office
Minnesota Historical Society
345 Kellogg Boulevard West
St. Paul, MN 55102-1903

Subject: Cedar Square West (Riverside Plaza) Nomination for National Register of Historic Places

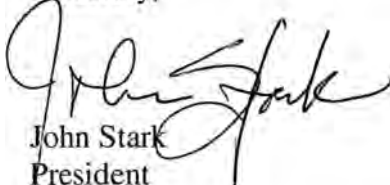
Dear members of the State Review Board;

The board of directors of Preserve Minneapolis has reviewed the nomination for the Cedar Square West (Riverside Plaza) complex and supports adding this landmark property to the National Register of Historic Places. Preserve Minneapolis is a nonprofit organization dedicated to improving the quality of life in Minneapolis by recognizing, preserving and revitalizing the architectural and related cultural resources of the city of Minneapolis.

We recognize that the nomination of Cedar Square West is controversial because it represents a design era and style that is not yet universally accepted as "historic" and worthy of preservation.

We believe, however, that the nomination provides a thorough, well-researched and convincing case for why this property merits designation. The Cedar Square West complex is a signature accomplishment of a modernist architectural master, Ralph Rapson. In addition, it is emblematic of an important and then-new model for urban revitalization and community building. It would be a worthy addition to the National Register.

Sincerely,


John Stark
President

**Community Planning & Economic Development
Planning Division**
250 4th Street South, Room 300 PSC
Minneapolis, MN 55415



City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D., 612-673-2830
DATE: October 12, 2010
RE: National Register of Historic Places Nomination – Cedar Square West

Background

On August 19, 2010 the Minnesota Deputy State Historic Preservation Officer (SHPO) sent the Minneapolis Heritage Preservation Commission a letter requesting comments on the nomination of Cedar Square West to the National Register of Historic Places by Hess, Roise, and Company (Attachment B). The property is located on numerous parcels between 4th Street South, 15th Avenue South, 6th Street South, and Cedar Avenue South in the Cedar Riverside neighborhood. More recently the property has been known as Riverside Plaza.

As a Certified Local government, the Commission is required by federal law to participate in the National Register nomination process as follows:

- Afford the public a reasonable opportunity to comment on the nomination;
- Prepare a report as to whether or not the subject property is eligible for National Register listing; and
- Have the chief local elected official (the Mayor) submit this report and his/her recommendation to the Minnesota State Historic Preservation Officer within sixty days of notice from the SHPO.¹

The Owner has retained Hess, Roise, and Company to nominate the subject property to the National Register of Historic Places as the first step in seeking financial aid for a substantial

¹ More than a simple comment letter, this report provides the City with significant decision making power in the matter. If both the commission and the chief local elected official recommend that the subject property not be nominated to the National Register, the SHPO shall take no further action, unless within thirty days of the receipt of such recommendation by the SHPO an appeal is filed with the State. If such an appeal is filed, the State shall follow the procedures for making nomination pursuant to established procedures. Even then, the City's report and recommendations are included with the nomination submitted by the State to the Keeper of the National Register.

rehabilitation of this income-producing property. The Owner seeks city funds, state historic preservation tax credits, and federal historic preservation tax credits to accomplish this goal; the latter two of which require:

- The property to be listed in the National Register of Historic Places;
- The work to consist of a substantial rehabilitation (an amount greater than the pre-rehabilitation cost of the building(s));
- The work meet the *Secretary of the Interior's Standards for Rehabilitation*; and
- The property's historic character be maintained for five years.

Attachment B includes a copy of the nomination for your review and comment.

The National Park Service has issued a preliminary determination that the property is eligible for listing in the National Register of Historic Places along with comments on the nomination (Attachment C).

Nomination Review

To be eligible for listing in the National Register of Historic Places, a property must be significant within a given context and retain its integrity, defined as its ability to communicate that significance.

Significance

Hess, Roise, and Company has conducted excellent research into the history of Cedar Square West. The research team consulted numerous sources to develop a long, detailed statement of significance. The nomination states that the subject property meets National Register criteria A (events) and C (architecture) due to associations with the federal New Towns-In Town program and architect Ralph Rapson. Properties less than fifty years old or whose period of significance ended less than fifty years ago are not considered eligible for nomination to the National Register of Historic Places unless they possess exceptional importance, meaning that they are associated with an extraordinarily important event or are in a category of resources so fragile that survivors of any age are unusual.² This "exceptional" requirement is intended to ensure their significance will stand the test of time and is not simply a fad. While the nomination makes the case that the subject property is historically significant, it does not demonstrate that the federal New Towns-In Town program was an extraordinarily important event. The nomination does note that only two New Towns-In Town ever qualified for that program, but includes no comparison of the subject property with the other development, only stating that Cedar Square West was the first

² National Park Service, *How to Apply the National Register Criteria for Evaluation* (Washington: U.S. Government Printing Office, 1998) 41-42; National Park Service, *How to Complete the National Register Registration Form* (Washington: U.S. Government Printing Office, 1997) 42.

the property. Staff also recommends the nomination include additional information on extant and missing historic materials and spaces, keyed to individual buildings and site areas, as those will also be used in determining the appropriateness of repairs, replacements, and additions in the upcoming rehabilitation of the subject property.

Staff Recommendation:

The Applicant team has prepared an extensive nomination that clearly indicates their consideration of the subject property's contributions to the history of our city, state, and nation. Staff applauds their investigation, and encourages its continuance. CPED recommends that the Commission adopt this report (with suggestions), approve the nomination, and direct staff to transmit the report to the State Historic Preservation Officer.



**Community Planning &
Economic Development**
Planning Division
250 South 4th Street – Room 110
Minneapolis MN 55415

Office 612 673-2597
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October 15, 2010

Britta Bloomberg
Deputy State Historic Preservation Officer
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. West
St. Paul, MN 55102-1906

RE: Certified Local Government Comment on the nomination of: **Cedar Square West (Riverside Plaza) 1600 S. 6th Street, Minneapolis, Hennepin County** to the National Register of Historic Places

Ms. Bloomberg:

On behalf of the Chair of the Heritage Preservation Commission of the City of Minneapolis, I am pleased to submit the enclosed comments on the nomination of: Cedar Square West (Riverside Plaza) 1600 S. 6th Street, Minneapolis, Hennepin County to the National Register of Historic Places. The Heritage Preservation Commission reviewed the nomination, accepted public comment before and during their October 12, 2010 meeting, and unanimously resolved to adopt the attached report (with suggestions), approve the nomination, and direct staff to transmit the report to the State Historic Preservation Officer, as indicated in the enclosed actions.

Please let me know if you have any questions.

Sincerely,

John Smoley, Ph.D.
City of Minneapolis
Preservation and Design Team
250 South 4th Street, Room 300
Minneapolis, MN 55415
612-673-2830
john.smoley@ci.minneapolis.mn.us

cc: Susan Roth, Minnesota State Historic Preservation Office
Cedar Riverside LLC c/o Sherman Associates, Inc.
Charlene Roise, Hess, Roise and Company
Malt Goldstein, City of Minneapolis CPED
Cara Letofsky, Office of Mayor R.T. Rybek
Property File



funded and the larger of the two. The nomination provides no details about this other development, to include whether it is extant and listed in the National Register of Historic Places. Staff recommends further research into the property's significance be conducted.

Context

Further research is also recommended in relation to the significance of Title VII of the Housing and Urban Development Act of 1970 and its New Towns-In Town program within the context of other federal urban renewal programs. The nomination discusses in general several decades worth of urban renewal programs and related development projects encouraged by federal urban renewal programs. The nomination does not, however, distinguish Title VII of the Housing and Urban Development Act of 1970 from these other programs, other than to say that it was less timid than its predecessor and had progressively more effect. The nomination could do a better job discussing the importance of the New Towns-In Town program within this context as well. It does note that this program only spawned two actual developments, one of which (the subject property) was publicly panned and halted after its very first phase of development. With such modest success, further exploration into the significance of these programs within the context of urban renewal history seems appropriate.

The nomination also notes that the subject property is one of the most important designs of Ralph Rapson in the state. This statement indicates that other important Rapson work exists within and outside of Minnesota. The nomination notes the awards the project garnered and notes several of Rapson's commissions that have been demolished, but does not consider the project within Rapson's extant work in Minnesota. Staff recommends that this be context be researched in greater depth as well. Exploring the importance of Cedar Square West within the context of Rapson's other extant work should highlight the importance of both the development and its architect.

Integrity

The National Register of Historic Places divides integrity into seven aspects: location, design, setting, materials, workmanship, feeling, and association. Possessing several, and usually most of these aspects allows resources to successfully communicate their historical significance within a given context.³ While the evaluators describe the property in detail, the nomination's short paragraph on the integrity of the property does not do justice to this expansive development. An expanded analysis that considers each aspect of integrity is warranted, given the relatively young age of the property, the size of the development, and the importance of ideals expressed through its architecture and programmatic genesis. Identifying character defining features and historic uses within each building during the period of significance (1973-1974) is also important, since these will be crucial factors used in applying the *Secretary of the Interior's Standards for Rehabilitation* during the upcoming rehabilitation of

³ National Park Service, *How to Apply the National Register Criteria for Evaluation* (Washington: U.S. Government Printing Office, 1998) 44-49.

Roth, Susan

From: ehberg@mnpreservation.org
Sent: Tuesday, October 26, 2010 9:34 AM
To: Roth, Susan
Subject: Letter of Support - Cedar Square West NRHP Nomination

Dear Susan:

Please forgive the informality of this message. (I am writing from Austin, TX, where I am attending the National Trust conference this week.) I will put this on our letterhead and submit a hard copy for your records when I return to the office.

I am writing to express the Preservation Alliance of Minnesota's support for the nomination of Cedar Square West (Riverside Plaza) to the National Register of Historic Places. As was so effectively explained in the excellent narrative of the nomination, Cedar Square West is closely associated with Federal housing and planning initiatives of the 1960s and 1970s, and was designed by one of Minnesota's most accomplished architects. Cedar Square West effectively conveys both the optimism of design and planning and the challenges of society that were so characteristic of this period in American and local history. We believe that sufficient time has passed to allow us to have perspective, understanding, and appreciation of this time in history, and that Cedar Square West is of exceptional importance to satisfy Criteria Consideration G. Ralph Rapson's body of work, and specifically Cedar Square West, have been the subjects of extensive research and scholarship, further supporting the significance of this historic complex.

We believe that the architecture and history embodied in Cedar Square West are worth preserving for future residents, citizens, and scholars, and we recommend that the State Review Board accept its nomination to the National Register.

Sincerely,

Erin Hanafin Berg
Field Representative, Preservation Alliance of Minnesota in partnership with the National Trust for Historic Preservation

sent from my Verizon Wireless Phone - 651.353.1394

Minnesota Historical Society
State Historic Preservation Office
345 Kellogg Blvd West, St. Paul, Minnesota 55102
651/259-3451



TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Susan Roth, National Register Historian

DATE: November 5, 2010

NAME OF PROPERTY: Cedar Square West

COUNTY AND STATE: Hennepin County, MN

SUBJECT: National Register:
 Nomination
 Multiple Property Documentation Form
 Request for determination of eligibility
 Request for removal (Reference No.)
 Nomination resubmission
 Boundary increase/decrease (Reference No.)
 Additional documentation (Reference No.)

DOCUMENTATION:

- Original National Register of Historic Places Registration Form
 - Multiple Property Documentation Form
 - Continuation Sheets
 - Removal Documentation
 - Photographs
 - CD w/ image files
 - Original USGS Map
 - Sketch map(s)
 - Correspondence
 - Owner Objection
- The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS: