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United States Department of the Interior  
National Park Service

# 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 Prospect Park Residential Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by University and Williams Avenues SE, Emerald Street SE, and Interstate 94

N/A

not for publication

city or town Minneapolis

N/A

vicinity

state Minnesota code MN county Hennepin code 053 zip code 55416

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X 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 X 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

Barbara Howard

March 20, 2015

Signature of certifying official/Title Barbara Mitchell Howard, Deputy SHPO MNHS

Date

State or Federal agency/bureau or Tribal Government

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:)

[Signature]

5/12/15

Signature of the Keeper

Date of Action

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
683	295	buildings
9	6	sites
		structures
		Objects
692	301	<b>Total</b>

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

N/A

**Number of contributing resources previously listed in the National Register**

3

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC / single dwelling

LANDSCAPE / park

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC / single dwelling

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

See continuation sheet.

**Materials**  
 (Enter categories from instructions.)

foundation: STONE; CONCRETE

walls: WOOD; BRICK; STONE; STUCCO;  
 ASBESTOS; SYNTHETICS

roof: ASPHALT; TERRA COTTA; STONE;  
 METAL / copper

other: Chimneys (BRICK, STONE / limestone,  
 Sandstone, METAL); Porches (WOOD,  
 BRICK, STUCCO)

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**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.

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**Narrative Description**

See continuation sheet.

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**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.)

SOCIAL HISTORY

**Period of Significance**

1884-1968

**Significant Dates**

1884

1890

1960

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

BAKER, SAMUEL HARLAN

GILMORE, JOSEPH H.

**Period of Significance (justification)**

1884-1968

See continuation sheet.

**Criteria Considerations (explanation, if necessary)**

Criterion Consideration G: Properties That Have Achieved significance Within the Last Fifty Years

See continuation sheet.

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

See continuation sheet.

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

See continuation sheet.

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**Developmental history/additional historic context information** (if appropriate)

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**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: Minneapolis Heritage Preservation Commission

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 138 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>482897</u>	<u>4979683</u>	3	<u>15</u>	<u>482948</u>	<u>4979688</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>483946</u>	<u>4979713</u>	4	<u>15</u>	<u>482972</u>	<u>4979711</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

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

The district is bounded by the diagonal line of University Avenue on the north; Emerald Street, the boundary line with Saint Paul and Ramsey County, on the east; the diagonal sound barrier wall that separates the historic district from Interstate 94 on the south; and portions of Arthur Avenue, Williams Avenue, and Malcolm Avenue on the west.

**Boundary Justification** (Explain why the boundaries were selected.)

University Avenue is a major commercial street and transportation route; Emerald Street is the boundary line with the city of Saint Paul. The sound barrier wall is a major physical boundary; and portions of the sound barrier wall create boundaries at Arthur Avenue and Malcolm Avenue, while the western side of Williams Avenue contains a housing project and recreational field, which are very different in character from the district.

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### 11. Form Prepared By

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name/title Charlene Roise, Stephanie K. Atwood, and Marjorie Pearson  
organization Hess, Roise and Company date August 2014  
street & number 100 North First Street telephone (612) 799-8259  
city or town Minneapolis state MN zip code 55401  
e-mail roise@hessroise.com

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### Additional Documentation

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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.)

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### Photographs:

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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.

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**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.



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**DESCRIPTION**

**ARCHITECTURAL CLASSIFICATION**

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Stick/Eastlake

LATE VICTORIAN: Shingle Style

LATE 19th AND 20th CENTURY REVIVALS: Classical Revival

LATE 19th AND 20th CENTURY REVIVALS: Colonial Revival

LATE 19th AND 20th CENTURY REVIVALS: Tudor Revival

LATE 19th AND 20th CENTURY REVIVALS: Late Gothic Revival

LATE 19th AND 20th CENTURY REVIVALS: Mission/Spanish Colonial Revival

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: Commercial Style

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: Prairie School

MODERN MOVEMENT: International Style

OTHER

MIXED

NO STYLE

**NARRATIVE DESCRIPTION**

The Prospect Park Residential Historic District is located in Southeast Minneapolis, adjoining the western border of Saint Paul. It is set apart from the surrounding area by virtue of its topography and its geography. The Prospect Park Water Tower is at the crest of Tower Hill Park off University Avenue (both NRHP, 1997) and dominates the skyline. Because of its irregular hilly topography, much of the historic district is laid out with a curvilinear street plan with named streets that have their own numbering system, rather than the strict rectangular grid that characterizes much of the city. The district also includes the Malcolm and Nancy Willey House (NRHP, 1984). The district is bounded by University Avenue on the north; Emerald Street, the boundary line with Saint Paul and Ramsey County, on the east; the sound barrier wall that separates the historic district from Interstate 94 on the south; and portions of Arthur Avenue, Williams Avenue, and Malcolm Avenue on the west.

The Prospect Park Residential Historic District is residential in character with related resources such as three churches, one school, and three small-scale commercial buildings that reinforce the architectural character and history of the area. The majority of the residences were built as single-family dwellings. Two-family duplexes, which are similar in form and style to the single-family dwellings (many have been converted from single-family houses), and small-scale multiple dwellings are also significant resources in the district. Many of the residences were built with small barns (later converted to garages) or garages that adjoin alleys or driveways. In some cases, barns were moved to new sites within the district and converted to houses during the first two decades of the twentieth century. Many of the multiple dwellings were also built with garages.

The district has major landscape features that arise from the topography and the curvilinear street plan. In addition to Tower Hill Park, these include planted triangles at the intersections of streets, stone

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and concrete retaining walls, and street trees. These features contribute to the district.

**Residential Buildings of Prospect Park**

***Single-family and two-family dwellings***

The historic district contains 540 buildings in this category. They range in date from 1884 (the year after the area was initially platted) to 2011, although the period of significance ends in 1968. Stylistically, they represent the major architectural styles seen in the residential areas of Minneapolis during these years, ranging from the Queen Anne to the modern and contemporary. Rather than rising from the relatively flat landscape and rectilinear grid that characterizes so much of the city, the residential architecture of the district has been adapted to the varied topography and irregularly sized lots of the district plats. The size and shape of the lots, the relation of the houses to each other, and their relation to the street are determined largely by the topography. For example, on lots with steep slopes, houses are set well back from the street. Where the lot width is narrow, houses are generally set close together, unless the original owner or developer acquired more than one lot to create space around the dwelling. On the blocks at the south end of the district, the land slopes are not as extreme, the lots are more regular in shape, and the houses tend to be set closer to the street.

***Multiple dwellings***

Twenty-five small-scale multiple dwellings are located throughout the district. They range in date from ca. 1910 to the 1970s. Most were built with four, six, or eight units and are compatible in height, width, and materials to the other residential buildings in the district. Although more symmetrical in form, they often employ the same range of architectural styles as the houses, including Colonial Revival, Craftsman, Prairie School, Tudor Revival, and Mission. Most are placed on more than one lot. They usually have similar setbacks to the houses. Because of the topographic challenges, most of the multiple dwellings are built on lots that are relatively flat or have gentle slopes.

**Architectural Styles and Construction Techniques**

The residential Queen Anne style can be seen throughout the district. Notable examples are located on Arthur, Clarence, and Malcolm Avenues. Buildings in this style were built between the early 1880s and mid-1890s. The Queen Anne style is characterized by its richly ornamented, asymmetrical composition based on an irregular plan and massing and contrasting textures and materials. Characteristic features included steeply pitched multi-planed roofs, towers with conical roofs, pedimented dormers, projecting gables with recessed surfaces, carved panels, open porches, projecting bays, and wood shingles applied in patterns. A variant, known as the Shingle Style, is characterized by smooth, curvilinear surfaces covered with wood shingles. Some of these houses were designed by architects, but many were built by local contractors or builders using designs from plan books.

In the district, the Colonial Revival style falls into two eras, approximately 1890 to 1905 and 1920 to 1940, and is one of the most prevalent styles in the Prospect Park neighborhood. Houses from both periods are characterized by their regular, rectangular plans, surmounted by gabled roofs. In the earlier period, the gable end usually fronts the street, while in the second period, the gables are at the ends

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with fluted columns and Corinthian capitals. Porches may be enclosed with screens and/or storm windows. Fanlights or pediments and sidelights often mark the doorways. In the earlier period, the classically inspired details that are the hallmark of the style are interpreted in a rather fanciful way, while in the second period the style is a more accurate reproduction of the colonial prototypes. A subcategory of the Colonial Revival style, referred to as "Dutch," incorporates a gambrel roof. Some of these houses are architect-designed, but the symmetrical forms and easily duplicated details made the style popular with builders and contractors.

Many residences were constructed in traditional form types, based on overall plan and roof shapes, but do not adhere to a particular style overall. These and many foursquare residences are found throughout the district and range in date from the mid-1880s to about 1920. While simple in design, Queen Anne vernacular houses reference that popular style. Most have front gables and are one and one half or two stories in height. Others, though, may have intersecting gables and be one story tall. The foursquare residence is cube-shaped and incorporates four rooms on the main floor, with a hipped or cross-gable roof, wide unsupported eaves, a simple front porch, often enclosed with screens and/or storm windows, and little ornamentation. Many of these houses have been altered with additions and replacement siding, such as asbestos-cement shingles, stucco, or more recent replacement materials. Ornamental detail may have been altered or removed.

The Craftsman style (derived from the Arts and Crafts movement) was very popular throughout Minneapolis, Saint Paul, and the surrounding communities between 1905 and 1925.<sup>1</sup> The Prospect Park neighborhood was no exception. The style in residential architecture emphasizes low horizontal massing, open interior floor plans, and contrasting combinations of materials such as stucco, brick and/or stone veneers, wood clapboards, and wood shingles. Characteristic features include low-pitched roofs, wide eaves, exposed roof rafters, horizontally grouped windows, front porches (often enclosed with screens and/or storm windows), and sun porches. The Craftsman style acquired its name from the early-twentieth-century magazine of that name that popularized it. One-story houses in the style are often called bungalows. A variation called the English Cottage style appeared between 1920 and 1935. Usually asymmetric in plan, houses in the style are faced with stucco with fieldstone trim and often have steep, sloping roofs. Plans for Craftsman houses were widely disseminated in books and magazines and readily available to contractors and builders.

Related to the Craftsman style is the Prairie or Prairie School style, popularized by Frank Lloyd Wright and a group of architects working with and around him in Chicago in the early twentieth century. Two of that group who had worked with Louis Sullivan, William Gray Purcell and George Grant Elmslie, established an architectural firm, along with George Feick, in Minneapolis in 1910. Although there are no houses by the firm in Prospect Park, their work was important in disseminating the style. As the style is interpreted in Prospect Park, the houses are often cubical in form, faced in stucco, and have hipped roofs with wide eaves. The style was also used for a number of multiple dwellings in the district.

Also related to the Craftsman style is the Swiss Chalet style, notable for its prominent roof forms and intricate exterior wood detailing, including projecting eaves, porches, and balconies.

<sup>1</sup> For a discussion of the sources and impact of the Arts and Crafts movement in Minneapolis see Patty Dean, " 'It is Here We Live': Minneapolis Homes and the Arts and Crafts Movement," *Minnesota History* 57 (Spring 2001): 245-262.

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with the front roof slope pierced by dormers. Wood clapboard and shingle siding are the typical facing materials during both periods. In the first period, houses are often fronted by one- or two-story porches with fluted columns and Corinthian capitals. Porches may be enclosed with screens and/or storm windows. Fanlights or pediments and sidelights often mark the doorways. In the earlier period, the classically inspired details that are the hallmark of the style are interpreted in a rather fanciful way, while in the second period the style is a more accurate reproduction of the colonial prototypes. A subcategory of the Colonial Revival style, referred to as "Dutch," incorporates a gambrel roof. Some of these houses are architect-designed, but the symmetrical forms and easily duplicated details made the style popular with builders and contractors.

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Also related to the Craftsman style is the Swiss Chalet style, notable for its prominent roof forms and intricate exterior wood detailing, including projecting eaves, porches, and balconies.

In addition to the Colonial Revival, other period Revival styles were popular in the Prospect Park neighborhood between 1900 and 1940. They include the Tudor Revival and the Mission and Spanish Eclectic or Spanish Revival. Tudor Revival houses are often faced with stucco and brick and have applied half-timbering, set below intersecting gabled roofs. Similar details can be found on some of the multiple dwellings. Mission and Spanish Eclectic houses are faced with stucco and brick veneer and incorporate bold ornamental detail. Roofs can be hipped or gabled and sometimes covered with tiles. The style was also used for multiple dwellings. Because the designs were less easily duplicated, many of the buildings in these styles in the district were designed by architects, rather than contractors or builders. Examples of buildings in these styles can be found on Barton, Clarence, Malcolm, and Seymour Avenues.

Prospect Park stands apart from many neighborhoods in Minneapolis in its concentration of architect-designed modern houses, as well as a scattering of house types and styles popular with mid-twentieth-century builders such as the Cape Cod (a variation of the earlier Colonial Revival style), the Ranch, and the Rambler. Modern residential designs disdain ornamentation and tend to favor low-pitched or flat roofs, cantilevered overhangs, and extended, smooth wall surfaces, often of glass. The house that Frank Lloyd Wright designed in 1934 for Malcolm and Nancy Willey, 255 Bedford Street (NRHP, 1984), is a precursor to his Usonian style. Across the street is the modern International Style house designed in 1938 by Winston Close and Elizabeth Scheu (Close) for Willem Luyten. The house was expanded in 1940 for Benjamin and Gertrude Lippincott. While these two houses predate World War II, most of the modern examples were constructed from the late 1940s onward, on sites that had not been built on previously. Many of the sites have steep slopes, and the houses are ingeniously adapted to their conditions. Roy Thorshov, Robert Cerny, and Carl Graffunder are other architects who designed modern houses in the 1940s, 1950s, and 1960s. See Section 8 for more detailed information on these architects. A small number of contemporary residences were built after the period of significance.

Almost all the buildings in the district, including the multiple dwellings, are of wood-frame construction. In the houses, the wood structure is covered with wood clapboard or wood shingles or a combination or brick veneer. The use of stucco facing over a wood-frame structure for both houses and multiple dwellings began to gain popularity for new construction in about 1915. In addition, stucco began to be used as a replacement material for wood siding, whether to simplify maintenance, provide an up-to-date appearance, or both. In Prospect Park this often occurred when buildings were moved from one site to another or relocated on an existing lot, or when single-family houses were remodeled into duplexes. Calvin Schmid, in his extensive study of Minneapolis and Saint Paul (published in 1937), discussed the popularity of stucco as a building material, as compared to its use as a building material in cities of comparable size elsewhere in the United States. He does not discuss why it became so popular, but its ready adaptability to the popular Craftsman style is probably an important factor. In some areas of the country, stucco is applied over walls of fireproof terra-cotta tile. In the Prospect Park district, fireproof terra-cotta tile was occasionally used for early garages where fear of fire was a factor.<sup>2</sup>

<sup>2</sup> Calvin F. Schmid, *Social Saga of the Twin Cities: An Ecological and Statistical Study of Social Trends in Minneapolis and St.*

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Other materials that have been used as replacements for wood siding include asbestos-cement shingles, which began to be used in the 1920s, and aluminum and vinyl siding, both products of the mid- to late twentieth century. These materials were intended to imitate the wood elements they replaced. Sometimes the wood siding and details were removed; in other cases, the new material was placed over the existing wood. An increasing appreciation of original character has led some property owners in the district to restore the original wood siding.<sup>3</sup>

The type of material used for the foundation can be an important indicator of a building's date. Until about 1900, buildings were constructed on foundations of locally quarried limestone that was readily available from nearby sites. The rough-cut limestone blocks are in shades of gray and beige and are relatively soft and subject to spalling. Rusticated concrete blocks began to become popular in the early twentieth century and were widely used until about 1920. Most were manufactured by local firms and marketed as economical substitutes for stone.<sup>4</sup> Advances in the technology of concrete manufacture led to the use of poured concrete foundations in the 1920s, often coupled with stucco facades that extended almost to ground level. By the 1930s the standardized, smooth-faced, concrete blocks that were readily available had become the preferred alternative. Older houses that were moved to new locations from the 1920s on, are generally set on concrete-block foundations. Garages from the 1920s were often constructed entirely of concrete blocks.

### Other Historic Resources

#### *Barns and garages*

Small barns were frequently built in conjunction with houses constructed during Prospect Park's first three decades, before the widespread adoption of the automobile. Depending on the financial resources of the owner, the barn might house a cow to provide milk for the household, chickens for meat and eggs, or a horse to draw the family carriage. In the twentieth century, barns that survived were converted to other uses, such as garages for motorcars, and sometimes remodeled as

*Paul* (Minneapolis: Minneapolis Council of Social Agencies, Bureau of Social Research, 1937), 194–197. Anne Grimmer, *Preservation Briefs 22: The Preservation and Repair of Historic Stucco* (Washington, D.C.: National Park Service, 1990), provides some historic background on the use of stucco, as well as its physical composition, in the United States.

<sup>3</sup> With time, asbestos-cement shingles have been judged as historic materials that deserve careful analysis before they are replaced. For more information, see National Park Service Technical Preservation Services, "From Asbestos to Zinc: Roofing for Historic Buildings," <http://www.cr.nps.gov/hps/tps/roofingexhibit/introduction.htm>; Erin M. Tobin, "When the Imitation Becomes Real: Attitudes Toward Asphalt and Asbestos-Cement Roofing and Siding," *APT Bulletin* 31 (2000): 34–37; Amy Lamb Woods, "Keeping a Lid on It: Asbestos-Cement Building Materials. In *Preserving the Recent Past 2*, ed. Deborah Slaton and William G. Foulks (Washington, D.C.: Historic Preservation Education Foundation, Association for Preservation Technology, and National Park Service, 2000).

<sup>4</sup> The manufacture of concrete blocks became practical after Harmon S. Palmer invented a machine that allowed for the easy molding of hollow concrete blocks. The Miracle Company of Minneapolis was a prominent local maker of concrete blocks and the machines that formed them. See Pamela H. Simpson, *Cheap, Quick, and Easy: Imitative Architectural Materials, 1870–1930* (Knoxville: University of Tennessee Press, 1999), 11–16, 21–27. The Minneapolis Collection of the Minneapolis Central Library has trade catalogs from the Miracle Pressed Stone Company, including "Miracle Concrete" and "Miracle Wonder Face Down Machine for Making Concrete Building Blocks." See "List of Trade Catalogs Available in the Minneapolis Collection," 1997, Minneapolis Central Library.

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residences. Some examples can be discerned from their gabled form and materials, typically wood siding, as well as such features as hayloft openings in the gable ends. These are best seen by strolling along the alleys of the neighborhood. Former barns are identified in the table in this section.

With the increasing popularity of automobiles, garages began to be built along with houses or were built later on the same lots, behind the houses, either adjacent to alleys or adjacent to driveways from the street. On some particularly steep sites, garages were built at the base of the slopes, close to the street. The historic garages are usually gable-roof or hipped-roof wood-frame structures with wood siding, large enough for one or two cars. Some of the earlier garages were constructed of rock-faced concrete blocks, which enhanced their fireproof qualities. Garages that are at least fifty years old are identified as historic in the table in this section.

Approximately 400 freestanding garages and converted barns are located in the district; 161 have been identified as historic.

Changes in building codes allowed for the construction of attached garages or tuck-under basement-level garages beginning in the 1920s. Most of the modern and contemporary houses in the district were built with attached garages. Attached and basement-level garages are also identified in the table in this section but are not counted as separate buildings.

***Churches and school***

Prospect Park Methodist Episcopal Church (now Prospect Park United Methodist Church), 22 Orlin Street, at the intersection of Malcolm Avenue (Photograph 4). The picturesque Tudor Revival church building was built in 1914, replacing a small church building of 1902. Designed by Edward Roy Ludwig, the wood-frame building with brick and stucco cladding is sited to take advantage of its corner location. A gabled entrance wing with a low gabled entrance porch is flanked by intersecting gabled-roof wings that contain the auditorium and the church hall. The overhanging roof eaves are outlined by bargeboards. A cross rises from the ridge of the front gable.

Saint Timothy's Episcopal Mission (now Korean Seventh-day Adventist Church), 21 Clarence Avenue (Photograph 13). This Late Gothic Revival church building was built in 1911 and designed by Long, Lamoreaux, and Long. Located on a steep site opposite Tower Hill Park, it has been modified over time to accommodate the needs of changing congregations and the adjacent property owners. The gable-roof main building is marked by buttresses at the front and rear and is fronted by a gable-roof enclosed front entrance porch. Both roofs have overhanging eaves outlined by bargeboards. The entrance porch and the main building have pointed-arch window openings.

Prospect Park Lutheran Church (now Saint Panteleimon Russian Orthodox Church), 138–140 Emerald Street. This Classical Revival style building, built in 1906, became the Prospect Park Norwegian Lutheran Church when it was moved to this site in 1912.<sup>5</sup> The building was later modified by two successive congregations, Prospect Park Community Baptist Church and the present Saint Panteleimon congregation, which added the onion domes over the main section, the entrance porch,

<sup>5</sup> "First Service Tonight in New Lutheran Church," *Minneapolis Journal*, June 30, 1912.

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and the wing, apparently in several stages between 1973 and 1985.<sup>6</sup> The wood-frame building is faced with stucco. It has a gable-roof main section and gable-roof entrance porch supported by columns. A continuous cornice creates pediments in the gable ends. Round-arched windows light the main section of the building. Greek crosses rise from the roof ridge and the onion domes.

Sidney Pratt School, 66 Malcolm Avenue at Orlin Avenue (Photograph 3). This Georgian-inspired Colonial Revival style school building is located at a prominent intersection at the base of Tower Hill Park and across from Prospect Park United Methodist Church. The first section of the building was built in 1898; it was enlarged in 1906 and again in 1926 as the number of pupils increased. Edward S. Stebbins, the architect to the Minneapolis Board of Education between 1897 and 1907, was the architect for the first two sections. The building is of cream-colored brick above a limestone base. It originally was built with the entrance facing Sidney Place. The current pedimented entrance bay rises above a double flight of steps. The windows with multi-pane sash are set below rusticated stone lintels. When built, the school had a prominent hipped roof with overhanging eaves that was surmounted by a copper-clad cupola. As the building was expanded, the roof was largely concealed by parapet walls, now coped by a stylized cornice, and the cupola was relocated. The entrance was reoriented to Orlin Avenue. The building was renovated in 1999 under the direction of Gar Hargens, Close Associates. At the same time, a landscaped play area with a pergola was created along the Malcolm Avenue side of the building.<sup>7</sup>

**Commercial buildings**

Store Building, 50 Bedford Street (Photograph 14). This commercial-style store building was constructed for Michael Zipoy in 1912 by architects Haley and Johnson to serve as a neighborhood grocery store. For many years it was known as Tower Grocery. It is close to the intersection of Bedford Street and University Avenue, which was a streetcar stop. The one-story brick building has a prominent storefront of glazed white, green, and brown brick with large show windows and a cornice set on stylized brackets. The building was rehabilitated in 2007–2008 to restore much of its original character.

Prospect Park Pharmacy (now Schneider Drug), 3400 University Avenue. This two-story brick building was constructed in 1908 by F. F. Lindsay as a store building with flats above. It occupies a prominent location at the intersection of Bedford Street and University Avenue, which was a streetcar stop. The building has retained some original architectural detail at the upper story in the overhanging cornice and window surrounds. The first-story storefront has been modified by the replacement of the original show windows with stuccoed infill. A chiropractic clinic and a barbershop are located in the storefronts

<sup>6</sup> The church is pictured without onion domes in Ann Wick, "Prospect Park One-of-a-Kind Neighborhood," *Hennepin County History* 32 (Spring 1973): 13. "Centuries-old Traditions Is Kept at St. Panteleimon's," *Minneapolis Tribune*, December 7, 1980, cites a "small, gold-colored onion-shaped cupola . . . on the building's roof." *Southeast*, February 1985, pictures the onion-domed bell tower on the wing.

<sup>7</sup> See E. S. Stebbins Papers (N74), Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis. A photograph of the building as built is in "Minneapolis Public Schools Historic Context Study," 2005, report by Landscape Research for the Minneapolis Heritage Preservation Commission, 12. See also "Pioneers of Pratt School Will Open \$95,000 Addition," *Minneapolis Journal*, February 7, 1927; Prospect Park History Committee, *Under the Witch's Hat: A Prospect Park East River Road Neighborhood History*, ed. Dean E. Abrahamson (Minneapolis: Prospect Park East River Road Improvement Association, 2003), 62–64.



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to the west of the drugstore. The upper story is still apartments, and a one-story extension has been added along Bedford Street.

Store and Flats (now Signature Cafe), 130 Warwick Avenue. This two-story building was constructed in 1922 for Joseph Pehoushek by W. A. Batdorf and Son as a grocery store building with flats above. It is located in the middle of an otherwise residential block. The walls are faced with stucco and terminate in a curving cornice. The ground-floor storefront consists of two show windows above bulkheads with a center doorway. The window openings at the second story, which still houses an apartment, have been modified.

***Public works***

Prospect Park Water Tower and Tower Hill Park, 55 Malcolm Avenue (NRHP, 1997) (Photograph 11). The water tower, which stands at one of the highest topographical points (917 feet) in the city of Minneapolis and at the center of Tower Hill Park, is the signature piece of the neighborhood. Designed by city engineer F. W. Cappelen, it was constructed in 1913–1914 to improve the local water pressure. The circular form of the tower, with its walls of reinforced concrete and brick (now covered in shotcrete), is surmounted by an open loggia and a distinctive conical roof (nicknamed the “witch’s hat”) clad in terra-cotta tiles. A brick pump house, built at the same time and part of the site at the base of the hill on Malcolm Avenue, has a tiered hipped roof.<sup>8</sup>

***Landscape features and topography***

Landscape patterns and topography are the most important features that set Prospect Park apart from other communities of Minneapolis and help to define its essential character. The underlying geology was formed by two ice sheets. The Keewatin glacier extended down from Canada through what are now the Red River and Minnesota River valleys and into eastern Minnesota. The gray drift moraine from this ice sheet partially covered the red drift moraine that was carried from the northeast by the Patrician glacier. The result was a series of roughly rolling hills formed of granite and quartzite boulders known as “hardheads.” These hills extend from the Saint Anthony Park area of Saint Paul into the Prospect Park area of Minneapolis, dropping off into sand dune tracts close to the Mississippi River. The summit of this moraine comprises Tower Hill Park, approximately 917 feet above sea level at its peak. Prior to settlement, these hills were covered by deciduous hardwood trees, primarily ash and oak. A significant number of oak trees remain in Tower Hill Park and elsewhere in the neighborhood. Tower Hill Park is the most prominent landscape feature of the community by virtue of its size, 4.7 acres, and its location on University Avenue, the major artery that traverses the area on the north.<sup>9</sup>

Other landscape features are derived from the street patterns. The intersections of the curvilinear

<sup>8</sup> For an extensive discussion of the water tower and the park, see Christine A. Curran and Charlene K. Roise, “Prospect Park Water Tower and Tower Hill Park,” June 1997, National Register of Historic Places Registration Form, available at the State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

<sup>9</sup> Curran and Roise, “Prospect Park Water Tower and Tower Hill Park,” 7–6; George M. Schwarz, *The Geology of the Minneapolis-St. Paul Metropolitan Area* (Minneapolis: University of Minnesota Press, 1936), 86–87; Daniel E. Willard, *The Story of the North Star State* (Saint Paul: Webb Publishing Co., 1922), 56–59, 316.

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streets have resulted in the creation of spaces that have allowed for the insertion of landscaped triangles, bounded by concrete curbs. The triangle at the intersection of Malcolm Avenue and University Avenue contains a freestanding boulder inscribed with the name "Prospect Park" and plantings. The triangle at the intersection of Clarence Avenue and University Avenue contains plantings, as does the triangle at the intersection of Clarence Avenue and Seymour Avenue (Photograph 13). These three triangles are adjacent to Tower Hill Park, although they are not located on park property. Photographic evidence suggests that at least the triangle by Malcolm and University was in place by 1925. That triangle, as well as the triangles by Clarence and University and Clarence and Seymour, is visible in a 1937 aerial photograph. The Prospect Park boulder along University Avenue is illustrated in a 1936 photograph.<sup>10</sup>

Other landscaped triangles are located at the intersection of Arthur and Orlin Avenues (Photograph 2), the intersection of Orlin and Melbourne Avenues (Photograph 22), and the intersection of Barton and Malcolm Avenues. The latter two are mapped parkland acquired by the Minneapolis Board of Park Commissioners in 1915. Three other mapped triangles, Clarence Avenue at Bedford Street, Bedford Street at Orlin Avenue, and Bedford Street at University Avenue have been removed to improve traffic flow. Consequently, the Bedford-University triangle is now noncontributing. A curvilinear landscaped island is situated on Franklin Avenue, west of Bedford Street. This island, sometimes called the Franklin Oval (Photograph 33), was created when the route of the street, originally named Hamline Avenue, was straightened in conjunction with the construction of the Cappelen Memorial Bridge between 1919 and 1923.<sup>11</sup>

The construction of Interstate 94 in the 1960s required the removal of houses and produced several dead-end streets. It also resulted in the creation of two small parks, one at the west end of Melbourne Avenue that serves as a right-of-way for the Department of Public Works and the other at the intersection of Arthur, Sharon, and Seymour Avenues, named Chergosky Park (Photograph 39). These are considered noncontributing to the district because houses were removed from the sites, even though they fall within the period of significance. Chergosky Park is also noncontributing because it was first designed as a park in 1982, after the period of significance.

It is likely that the landscaped triangles were created in conjunction with the tree-planting program in Prospect Park. The streets are still enhanced by trees along the sidewalks. Many of the elms first planted by the Board of Park Commissioners survive. Those that succumbed to Dutch elm disease have been replaced by more resistant species of trees.

<sup>10</sup> The 1925 photograph is looking toward University Avenue from the water tower; Minnesota Historical Society, location no. MH5.9 MP1i p21, neg. no. 1495-B. The 1936 photograph is Minnesota Historical Society, MH5.9 MP4.1 r17, neg. no. 2395-A. The 1937 aerial photograph was taken on July 1, 1937, and is available at the John R. Borchert Map Library, O. Meredith Wilson Library University of Minnesota, Minneapolis.

<sup>11</sup> C. Ben Wright, "Minneapolis Parks and Recreation: A History of the Park and Recreation Board Since World War II" [1980], unpublished typescript prepared for the Minneapolis Park and Recreation Board, Appendix II; *Hudson's Dictionary of Minneapolis: A Guide and Handbook* (Minneapolis: Hudson Company, 1925), 120–124. All five triangles owned by the Minneapolis Park and Recreation Board are still depicted on official plat maps, even though two of the triangles have been removed. The other triangles and the Franklin Oval are under the jurisdiction of the Minneapolis Department of Public Works; they are not depicted on official plat maps.

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The cast-iron lamp standards that line the streets are based on a historic design that was adopted by the City of Minneapolis for installation throughout the city. The Prospect Park streetlights were installed in 2000.<sup>12</sup>

The boundaries of the historic district encompass an area that displays a variety of elevations and topographical features. The north section of the district, bounded on the south by Franklin Avenue, is hilly, with the highest point at Tower Hill Park. In response to the topography, most streets are curvilinear, even in the flatter sections around the perimeter, and most blocks and lots are irregularly shaped.<sup>13</sup>

South of Franklin Avenue, the streets are platted in a traditional grid pattern. The land slopes gently from north to south and east to west, as it approaches the valley of the Mississippi River to the southwest. The southern two blocks of Bedford (Photograph 43) and Emerald Street are on flat terrain, creating streetscapes with long, uninterrupted views.

Builders took advantage of the terrain, incorporating terracing and picturesque masonry or concrete retaining walls into the overall landscaping. Some houses occupy elevated sites, with lawns that slope towards the street (Photographs 24 and 35). Many of the pre-existing oak trees were retained, which further enhances the area's naturalistic setting.<sup>14</sup>

### **Evaluation of Contributing Properties**

To be contributing to the historic district, a property must date from the period of significance (1884–1968) and have been built to serve one of the listed historic functions. Additionally, the property must retain most, if not all, of the seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association. The assessment of integrity is guided by the section “How to Evaluate the Integrity of a Property” in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The *Bulletin* outlines four steps to evaluate integrity:

- Define the essential physical features that must be present for a property to represent its significance;
- Determine whether the essential physical features are visible enough to convey their significance;
- Determine whether the property needs to be compared with similar properties; and,
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

<sup>12</sup> The funds for the streetlights were partially assessed against property owners and partially provided by Neighborhood Revitalization Program money. See Prospect Park History Committee, *Under the Witch's Hat*, 108–109.

<sup>13</sup> This change in elevation can be seen in Photograph 6. Houses on the west side of Arthur Avenue (left) on the exterior side of the district are on flat terrain, while properties on the opposite side of the street are on raised lots that accommodate the change in the terrain. This is also seen in Photograph 18, which shows Bedford Street at the east boundary of the district, and Photograph 17, the incline of Clarence Avenue from a similar vantage point.

<sup>14</sup> Significant landscape and site features are listed in the table in this section.

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***Defining the Essential Physical Features***

The *Bulletin* explains that for Criterion A, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)." A property in a historic district cannot be considered contributing if:

- it has been substantially altered since the period of the district's significance, or
- it does not share the historic associations of the district.

Section 8 of this nomination summarizes the historic district's significance: "The Prospect Park neighborhood is both representative and unique. Its cohesive sense of community was a pioneering model for Minneapolis neighborhoods, qualifying the district for the National Register under Criterion A in the area of Social History." Given this significance, the integrity of location, design, setting, feeling, and association are the most critical; materials and workmanship, while also important, are less essential for conveying the social history that the district represents.

Because most of the properties in the historic district have been continuously occupied since their time of the construction—a necessity for perpetuating the district's sense of community—most of the properties have received alterations in some form. Changes made during the period of significance reflect historic trends and are significant in their own right. For example, porches that were originally open have been enclosed, a typical modification to increase interior living space and provide protection against the climate. More living space was also created through additions. As the availability of automobiles increased and reliance and the streetcar system decreased, homeowners built attached or tuck-under garages. The application of new siding materials, particularly stucco, reflected a desire to keep up with popular housing styles and eliminate the maintenance associated with wood siding.

Landscapes are inherently subject to change over time. Like buildings, landscape features are considered contributing if they attained their current form during the period of significance.

The district has a number of buildings that were moved from other sites in the vicinity, usually because of commercial development or road improvements. If Prospect Park buildings were moved during the period of significance, they have integrity of location. If they sufficiently retain other aspects of integrity from that period, they are considered contributing to the district.

***Visibility of Physical Features***

The *Bulletin* explains that properties "must not only retain their essential physical features, but the features must be visible enough to convey their significance." It adds, however, that "if the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured." This is particularly relevant in Prospect Park, where buildings with exterior siding of aluminum or vinyl are considered to be contributing if they retain their massing and historic window and door configurations as viewed from the street. If modern siding does not resemble the historic siding and is unsympathetic to the building's character, it detracts from the historic integrity and the property is considered non-contributing.

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Additions dating from after the period of significance that are set back from the main massing and are not readily seen from the street usually do not affect a building's integrity; the assessment of the contributing status of properties with later additions has been made on a case-by-case basis.<sup>15</sup>

***Comparing Similar Properties***

Since Prospect Park is a unique neighborhood, this assessment is not particularly relevant beyond common-sense comparisons. The replacement of worn-out roofing materials is inevitable for any structure, for example, and does not impair integrity unless the original materials were a characteristic feature of the property.

***Determining the Relevant Aspects of Integrity***

Although changes after the period of significance have affected the integrity of individual properties, the district as a whole retains its historic character, with well-preserved residences displaying a spectrum of architectural styles lining narrow, tree-lined streets that wind through a hilly landscape. *Bulletin 15* states that "a basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today." In the Prospect Park Residential Historic District, a resident from the mid-twentieth century returning to the neighborhood today would feel very much at home.

***Conclusion***

The *Bulletin* notes that "ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant." Given the integrity assessment above, the properties in Prospect Park retain sufficient integrity to represent the "cohesive sense of community" that makes the historic district eligible for National Register designation.

***Table of Properties***

The following table lists and briefly describes all properties within the boundaries of the historic district. Each property is assigned a number. The table is organized numerically and alphabetically by address. Each property listing identifies the primary building or site by name and gives its status as contributing or noncontributing. If a house was built by or for its first occupant(s), the house is given that name. Each entry also lists property style, dates, description, architect (if any), and garage, gives its status as contributing or noncontributing, and identifies landscape and site features.

<sup>15</sup> An example of this is 102 Arthur Avenue SE (Photograph 5). Although the property seems to maintain its historic window and door openings, the vertical clapboard provides an inappropriate rustic appearance on what was probably a Colonial Revival Style house, rendering it non-contributing.

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### NARRATIVE STATEMENT OF SIGNIFICANCE

The civil engineers who laid out the Prospect Park plats, Samuel Harlan Baker and Joseph H. Gilmore, were influenced by the work of their contemporary, Horace William Shaler (H. W. S.) Cleveland, and the picturesque landscape designs that are a hallmark of the era. Upon the framework of these plats, the residents shaped Prospect Park's character and appearance. The neighborhood is significant as the home of the first community association in the city of Minneapolis, the Prospect Park Improvement Association (PPIA). The PPIA quickly established itself as a major influence, effecting changes ranging from the removal of weeds to the construction of the neighborhood's iconic water tower. The community's culture was enriched by its proximity to the University of Minnesota, which drew many academics to Prospect Park.

The Prospect Park Historic District is one of three suburban-type developments that were established in Minneapolis in the late nineteenth century. While the architectural design in the other two, Kenwood and Washburn Park, is relatively homogeneous, following the pattern of many of the city's neighborhoods, the houses in Prospect Park display a spectrum of the residential styles that appeared in Minneapolis during the late nineteenth century and the twentieth century. The inclusion of unique designs by Frank Lloyd Wright, Elizabeth and Winston Close, and other prominent local architects further diversifies the architectural range of the neighborhood. Many architects have chosen to live in Prospect Park.

The Prospect Park neighborhood is both representative and unique. Its cohesive sense of community was a pioneering model for Minneapolis neighborhoods, qualifying the district for the National Register under **Criterion A** in the area of **Social History**. The Prospect Park Water Tower and Tower Hill Park, which are important features in the historic district, are already listed in the National Register under **Criterion C**. The historic district's period of significance begins when both divisions of Prospect Park were officially recognized by the City of Minneapolis in 1884. It ends in 1968 with the construction of Interstate 94, which decisively delineated the south boundary of the district.

#### Criteria Considerations

Prospect Park as a whole was laid out in the nineteenth century, and the majority of houses and other resources in the district are more than fifty years old. There are also houses less than fifty years of age that conform to the historic plan and continue the diverse architectural tradition of Prospect Park. As a result, these houses are contributing resources under **Criterion Consideration G**. For this reason, and because of the importance of Interstate 94 in further defining the community, the period of significance extends to the freeway's construction in 1968.

### LATE NINETEENTH-CENTURY SUBURBAN DEVELOPMENT : THE NATIONAL AND LOCAL CONTEXT

#### A Time of Upheaval

In his classic study, *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900*, Sam Bass Warner observed that during that era, "three sets of experiences and three associated ideas informed men's life in the city: The increasing industrialization of work was accompanied by the idea of romantic capitalism; The experience of immigration gave rise to nostalgic nationalisms; The impact of ever more

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intensive urbanization called forth the emotional reaction of the rural ideal." Warner wrote that the prosperity associated with industrialization "gave contemporary enterprise a romantic quality. For the majority of men prosperity and happiness in this capitalistic era required the acceptance of its three disciplines: hard work, thrift, and education."<sup>1</sup>

There were comparable sentiments in Minneapolis, where the population skyrocketed from 32,721 in 1875 to 129,200 in 1885, 202,718 in 1900, and 380,582 in 1920. The city boomed as lumber milling and, to an even greater extent, flour milling, went from being small-scale, local operations to international industries that demanded massive facilities and legions of workers. At the same time, economic and political conditions in Europe compelled millions of people to leave their homelands and journey to the United States in search of a better life. Warner noted that "industrialization and immigration together fired the economy of nineteenth century Boston." This was equally true in Minneapolis where foreign-born whites were 32 percent of the population in 1880 and peaked at 36.8 percent in 1890. That proportion had dropped to 23.1 percent by 1920, but the absolute number of foreign-born whites reached a record of 88,032 that year. There was also internal migration as young people, particularly women, were lured away from rural America to burgeoning urban centers. According to sociologist Calvin Schmid: "In an agricultural region like Minnesota, women have many more economic opportunities in large cities than on farms. . . . Women, especially young women, manifest a definite inclination to migrate urbanward." This enormous influx of immigrants and youth, while necessary to sustain the industrial expansion, brought a sense of instability to urban communities.<sup>2</sup>

Norms were also challenged as the middle class, swelled by the professionals and managers associated with the new industrial order, became a prominent social and economic force. "For the average Boston family the formula of hard work, thrift, and education meant a 48- to 55-hour work week for the father, little vacation for the family, and emphasis on the education of the children and financial gain," Warner explained. "The ultimate test of the family's success and the key to its social standing rested within the capitalist framework—how much money did the family have, how much property did it control? To have such goals, and to live such a life, was, in the nineteenth century, to be a middle class American." Warner added: "Such goals were generally shared in the society, as can be seen by the rapid multiplication of stores and businesses; the increase in home ownership; the frequent use of the words 'middle class' as a term of wide inclusiveness; the constant repetition of capitalist goals in popular literature; and, in family histories and reminiscences, the almost universal description of success by thrift, hard work, and education."<sup>3</sup>

A similar pattern was seen in Minneapolis, where local industries helped to propel the rise of the middle class. Historian Lucille Kane noted that the mills at Saint Anthony Falls employed thousands of workers and produced millions of dollars of goods, but added: "Impressive as these statistics are, they do not measure the total importance of the water-power industries in the economic life of Minneapolis during

<sup>1</sup> Sam Bass Warner, Jr., *Streetcar Suburbs: The Process of Growth in Boston, 1870–1900* (New York: Atheneum, 1969), 5, 7.

<sup>2</sup> *Ibid.*, 5; Calvin 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, Bureau of Social Research, 1937), 5–6, 105–106, 129–131.

<sup>3</sup> Warner, *Streetcar Suburbs*, 8.

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this period. They do not reflect, for example, the main activities which were related to the mills at the falls—the manufacturing of water wheels, milling equipment, and flour barrels, the cutting, driving, and booming of logs, the outfitting of lumbermen, the trading and storage of wheat, and the transportation, sale, and marketing of raw materials and manufactured products. Nor do the figures take into account the hundreds of bankers, doctors, lawyers, teachers, merchants, millwrights, and others who were drawn to the community to provide the services needed by the growing population.”<sup>4</sup>

As the middle class grew, young people were no longer required to work at an early age and the concept of childhood blossomed. The greater availability of education led to a profound change in expectations for how the first decades of life would be spent. At the same time, more training was required to get ahead in the workplace. As Warner noted, “Education was both a tool and a source of status and pleasure. At the lowest level the new industrial society created jobs that needed workers who could read, write, and do arithmetic. The well-paid and rewarding jobs in law, engineering, finance, and business increasingly required educated men who could handle words, numbers, and ideas. With the elaboration of the society and its tools, high school, technical school, and even college and professional education became every year more necessary job criteria. In addition education brought social standing, for people tended to associate class with different levels of training and rising scales of financial reward.”<sup>5</sup>

Education was a priority even before Minnesota became a state. A law passed by the territorial legislature in 1849 required free schooling for anyone between the ages of four and twenty-one. This early interest, according to historian Theodore Blegen, was “evidence of the stalwart pioneer belief in education throughout its range from common schools to college and university. Land and the means of subsistence were essential, but not in themselves the end of the rainbow. Native-born and immigrants alike had dreams of opportunity for their children, and education was regarded as the road to their realization.” The public school infrastructure evolved in subsequent decades and became well-established in the early twentieth century. Writing in the late 1930s, Schmid commented that “the pronounced increase in the senior high school enrollment for Minneapolis since 1900 is especially noteworthy.”<sup>6</sup>

The foundation was also laid for the University of Minnesota in the mid-nineteenth century. It gained momentum in 1869 with the arrival of William Watts Folwell as president and the launch of a college curriculum. Only two students participated in the first graduation ceremony in 1873, but enrollment soon grew. A graduate school was founded in 1905 and specialized professional programs were added steadily, including the first collegiate School of Nursing in 1909. In addition to its substantial role in education, the university became an important economic influence, providing employment for a large cadre of academics, administrators, and other staff. Many looked for housing in the vicinity, influencing the development and character of a nearby neighborhood, Prospect Park.<sup>7</sup>

<sup>4</sup> Lucille M. Kane, *The Falls of St. Anthony: The Waterfall that Built Minneapolis* (1966; updated edition, Saint Paul: Minnesota Historical Society, 1987), 98–99.

<sup>5</sup> Warner, *Streetcar Suburbs*, 8.

<sup>6</sup> Theodore C. Blegen, *Minnesota: A History of the State* (1963; Minneapolis: University of Minnesota, 1975), 186; Schmid, *Social Saga of Two Cities*, 32.

<sup>7</sup> Blegen, *Minnesota: A History of the State*, 420–424.



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### Minneapolis's In-Town Suburbs

Given all of these social and economic changes, the nineteenth century was a time of upheaval and it is not surprising that nostalgia grew for an earlier era, before cities developed an insatiable appetite for people and land. The "rural ideal" was brought into the city by picturesque parks produced by the newly emerging profession of landscape architecture. The concept of the picturesque landscape that was the rage in Europe was embraced with open arms on this side of the Atlantic. Dramatic natural landscapes were exploited as settlement moved west—and naturalistic landscapes were created where they did not exist for those who had the money. Wealthy patrons supported not only the improvement of their own estates but often helped to established urban park systems in the nascent communities that were growing with great vigor across the country. This was enlightened self-interest: in addition to providing an amenity to attract and retain workers for their businesses, it raised the value of their speculative real estate investments. The economic motive was overtly discussed by the promoters behind the creation of Minneapolis's exceptional park system.

On a smaller scale, the rural ideal was sometimes applied to residential subdivisions. This was not common within the boundaries of the city of Minneapolis. More frequently, on the flat terrain that generally characterized the edge-of-prairie landscape, Minneapolis developers took the easy route and imposed a grid on the land.

There were a few noteworthy exceptions, though, where suburban-type developments were laid out in Minneapolis in the late nineteenth century: Kenwood, Washburn Park, and Prospect Park. The genesis of each shared several factors. The first was topography, thanks to the influences of glacial activity thousands of years ago. Kenwood had a ridge nicknamed the "Devil's Back Bone," Washburn Park had the gorge of Minnehaha Creek, and Prospect Park had a rugged hill, the highest point in Minneapolis. All were located at relatively high elevations. As a result, it was difficult to procure adequate water pressure from the existing municipal system, so each received a water tower. Kenwood, Washburn Park, and Prospect Park claimed the only three water towers in the city, and these structures quickly become emblematic for their respective neighborhoods. Residents also had access to natural water bodies: Lake of the Isles, Minnehaha Creek and Lake Harriet, and the Mississippi River, respectively. These amenities were promoted by boosters who shared endless enthusiasm and an unwavering belief in the superiority of the areas they promoted—until proven otherwise, in some cases, by a dearth of buyers.

This was not a problem for Kenwood, which was platted by 1880 on one of the highest elevations in the city, a "gently undulated plateau, which forms the bluffs westerly from [Loring] Park and Hennepin Avenue to Cedar Lake."<sup>8</sup> The area was close to the city's burgeoning park system, which included the Chain of Lakes and Kenwood Parkway. The latter roadway was soon lined with substantial, architect-designed houses. Nearby Lake of the Isles underwent several dredging campaigns in the late nineteenth and early twentieth centuries that transformed it from a mosquito-breeding marsh into a fashionable address.<sup>9</sup>

<sup>8</sup> David A. Lanegran and Ernest R. Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (Saint Paul: Living Historical Museum, 1979), 33, 86.

<sup>9</sup> *Ibid.*

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Even more than these amenities, though, Kenwood's proximity to downtown Minneapolis stimulated its development. Early advertisements boasted that Kenwood was only a "five minute drive" to Hennepin Avenue and promised that city water pipes were being laid to the neighborhood. The promotion drew three dozen residences by 1892, and by the turn of the century, Kenwood was almost completely developed. Because of the rapidity of the build-out, the housing stock was very homogeneous, reflecting the stylistic preferences of the day. Most of the residences were large, frame Queen Anne-influenced residences.<sup>10</sup>

Washburn Park had a more unusual history and saw less success in attracting homeowners in its early years. Development began in the area in 1882 when Cadwaller C. Washburn, former Wisconsin governor and Minneapolis flour baron, passed away, leaving \$375,000 to found and endow an orphan's home at Minneapolis. His will stipulated that the site be outside of the city limits, have plenty of shade, and be a convenient distance from downtown. Washburn's brother, William, chose a "beautifully wooded tract" at Nicollet Avenue and Fiftieth Street for the Washburn Memorial Orphan Asylum, which opened in November 1886.<sup>11</sup>

The orphanage was situated in the Washburn Park plat, which was included in a large area annexed by Minneapolis in 1887. At the same time, the Nicollet Line of the streetcar system was extended to Fiftieth Street, enabling easy access between Washburn Park and the rest of the metropolitan area. The plat had the cache of being designed by Horace Cleveland only a couple of years after the city's park commissioners had retained him to lay out a comprehensive park and parkway system for Minneapolis. Whereas Kenwood was valued for its close proximity to the downtown, Washburn Park was advertised as a place "where the men of business can get away from the noise of the city and inconvenience of small lots and crowded neighborhoods." None of these reasons, though, was a strong enough draw to bring the sort of quick-paced development seen in Kenwood. Its "large rustic lots" were slow to sell. Only twenty houses were constructed during the first three decades after its platting. The pace did not pick up until after 1910, when the Thorpe Brothers Realty Company purchased a large section of the undeveloped area, subdivided the lots into smaller parcels, and realigned some of the streets. The population soon boomed to nearly 150 households.<sup>12</sup>

Prospect Park faced a challenge similar to that of Washburn Park. It was located three miles from downtown Minneapolis, a substantial distance in the 1880s. After an initial period of slow growth, the pace picked up with the introduction of an interurban line between Minneapolis and Saint Paul in 1890 and, more importantly, the launch of streetcar service on University Avenue in 1896. A residential island edged by industrial and institutional land uses, including the University of Minnesota, Prospect Park was to have a unique evolution that distinguished it from the other in-town "suburbs" of Kenwood and Washburn Park.<sup>13</sup>

<sup>10</sup> Ibid.

<sup>11</sup> Thomas W. Balcom, "A Tale of Two Towers: Washburn Park and Its Water Supply," *Minnesota History* 49 (Spring 1984): 20.

<sup>12</sup> Ibid., 21, 23-24; Susan Granger and Scott Kelly, "Final Report of the I-35W Standing Structures Survey," May 1994, prepared by Gemini Research for the Minnesota Department of Transportation, 29.

<sup>13</sup> Curran and Roise, "Prospect Park Water Tower and Tower Hill Park," 8-3.

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### PROSPECT PARK, AN URBAN SUBURB

#### The "Park" Is Platted

Prospect Park is located at the eastern boundary of Minneapolis, adjacent to the city of Saint Paul. Originally part of Ramsey County, which was established in 1849, the area was transferred to Hennepin County in 1856 and became part of the town of Saint Anthony. The City of Minneapolis did not annex this section until 1883 during a period when the city's boundaries were substantially expanded. Real estate developer Louis F. Menage (1850–1924)<sup>14</sup> had purchased a large undeveloped tract of land in the town of Saint Anthony in 1878 and subsequently hired the civil engineering team of S. Harlan Baker and J. H. Gilmore to survey and plat the area for development. Shortly after the area was annexed by Minneapolis, Menage petitioned the city council in 1883 and 1884 to accept two plats: Prospect Park, First Division, and Prospect Park, Second Division. By 1892, the two divisions were split into three, the First Division Revised, Second Division Revised, and Third Division. Menage's plats were bounded by Emerald Street (the city limit) on the east; a portion of Territorial Road (later Fourth Street Southeast) and University Avenue on the north; portions of Williams Avenue and Arthur Avenue to the line of Orlin Avenue on the west; Seymour Avenue between Orlin and Sharon on the west; and Sharon Avenue on the south. Both plats incorporated curvilinear street patterns and irregular lot sizes that accommodated the topography, although the four blocks in the Second Division between Franklin Avenue (originally called Hazel and later Hamline Avenue) and Sharon Avenue are rectilinear in form. The lots in the First Division (north of Orlin in the east section and a line extending west from Orlin) have wider frontages, usually fifty feet, while the lots in the Second Division are only twenty-five feet wide in front, except those at the ends of the blocks, which are thirty-five feet wide.<sup>15</sup>

#### Early Residential Construction

With the acceptance of the plats, Menage turned to the Minneapolis real estate company of Farnsworth and Wolcott to promote Prospect Park. The company took out advertisements in local periodicals extolling the area. One read:

<sup>14</sup> Menage was born in Rhode Island and raised in Massachusetts. After coming to Minnesota in 1871, he began to buy land throughout much of Minneapolis for residential development during the decade. He extended his real estate empire to the Pacific Northwest, but his financial backing was shaky. As the head of Northwestern Guaranty Loan Company, he commissioned its home building. Better known as the Metropolitan Building, it was most famous skyscraper of the nineteenth century in downtown Minneapolis and was designed by E. Townsend Mix around a twelve-story central atrium. After the company defaulted on its many unsecured loans in the wake of the Panic of 1893, Menage fled to Guatemala with his wife and daughter, returning to stand trial in 1899. The charges were dismissed by the Hennepin County attorney due to lack of witnesses and the previous failure to convict William Streeter, the company vice president. Menage then relocated to New Brunswick, New Jersey, and carried on real estate development in New York and New Jersey until his death. For background on Menage, see Loring Staples, "The Decline and Fall of Louis Menage," *Hennepin County History* (1983): 3–16; Penny Jacobson, "Platting Prospect Park was a Tortuous Affair," *Southeast* (Minneapolis), October 1986. In his book, *Lost Twin Cities*, author Larry Millett discusses the Northwestern Guaranty Loan Company Building and Menage's real estate investments. Larry Millett, *Lost Twin Cities* (Saint Paul: Minnesota Historical Society, 1992), 223.

<sup>15</sup> Menage's requests for his Prospect Park plats before the Minneapolis City Council are recorded in *City Council Proceedings* 9 (May 2, 1883): 45; (June 9, 1883): 97; 10 (October 1, 1884): 408; (October 15, 1884): 428; (October 22, 1884): 435. Jacobson reproduces a copy of the original plats signed by Menage, Baker, and Gilmore. The lot widths are depicted in G. M. Hopkins, *A Complete Set of Surveys and Plats of Properties in the City of Minneapolis* (Minneapolis: G. M. Hopkins, 1885), pl. 17. *City of Minneapolis* (Minneapolis: C. M. Foote and Company, 1892), pl. 32, shows the revised plats.

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Prospect Park is a high, finely wooded tract near the University of Minnesota, fronting on University Avenue—the main thoroughfare between Minneapolis and St. Paul. This is the finest residence property in Minneapolis, and commands a view of the entire city, of Hamline, Merriam Park, Minnesota Transfer, and a good share of St. Paul, with Fort Snelling in the distance. Arrangements have been recently made for the erection of \$40,000 of first-class residences the coming season. This property is offered on reasonable terms. . . . Plats, map of territory between Minneapolis and St. Paul, and all necessary information furnished on application.<sup>16</sup>

Construction began slowly, partly because of the topography and partly because of the relative isolation of Prospect Park from the rest of the city. The area was also bounded by two railroad lines, the Chicago, Milwaukee, and Saint Paul (also called the Short Line or Union Depot Line) with a spur line along the east bank of the river to the southwest, and the Saint Paul and Northern Pacific Railway from Saint Paul to Minneapolis (running over the Stone Arch Bridge) to the north. A depot was established at Eustis Street west of Malcolm Avenue.

Much of the early construction occurred on and close to University Avenue. One early investor was Benjamin D. Sprague, who purchased property in 1884 on Blocks 5 and 17 of the Prospect Park First Division (both blocks are in the east section) and built several houses during the next two years. He built a house for himself and his family in the middle of Lots 1 and 2 of Block 17 at the intersection of Seymour and Clarence that had the address of 11 Seymour. It was replaced in 1897 by the present house at 1 Seymour. Other surviving buildings by Sprague are at 15–17 Seymour Avenue (1885, Orff Brothers, altered to a duplex in 1914), 88 Orlin Avenue (1886, with additions in the 1950s and 1970s that have obscured its original appearance), and 52–54 Melbourne (1886, built as a barn, moved from 3314–3316 University in 1914 and converted into a duplex).<sup>17</sup>

The Reverend Thomas McClary, minister of the Thirteenth Avenue Methodist Episcopal Church, built a house at 73 Seymour Avenue in 1885. Closer to the west section of the Prospect Park First Division were two houses built by Alfred Humphreys: 34 Arthur Avenue (1885) was designed by architect W. S. Hunt, and 70 Arthur Avenue (1889) was designed by Graff and Chamberlin. Sarah A. McGeough built a house in 1886 at 119 Bedford Street in the Prospect Park Second Division. Another early investor was the architect Lowell A. Lamoreaux, who purchased a large piece of property at the intersection of Seymour and Clarence and built his own house (39 Seymour Avenue) and barn in 1887–1888. Several other houses were constructed in 1887 along Clarence Avenue: 25–27 Clarence Avenue for E. L. Manson; 54–56 Clarence Avenue for Nels A. Akerson; 64 Clarence Avenue for W. A. Alden, designed

<sup>16</sup> *The Northwest*, December 1884, 17. The company promoted the adjacent Meeker Island Land and Power Co. Addition to the west in the same ad, although that addition was oriented to manufacturing, as the Union Depot line of the Chicago, Milwaukee and Saint Paul Railroad ran through the property.

<sup>17</sup> The railroad lines and the depot are illustrated in *Davison's Atlas of the City of Minneapolis, Hennepin County, Minnesota* (Minneapolis: C. Wright Davison, 1887), pl. 38. For expansion of the Northern Pacific line see Richard S. Prosser, *Rails to the North Star: A Minnesota Railroad Atlas* (1966; reprint, Minneapolis: University of Minnesota Press, 2007), 159. The depot is also discussed in J. P. S. La Sha, "The Secret History of Prospect Park's Depot," *Tower Talks* 6 (July 1979): 10. For Sprague, see Allen H. Gibas, "The History of Prospect Park," research paper, Macalester College, 1965, 6; Prospect Park History Committee, *Under the Witch's Hat*, 15–17; *The Dual City Blue Book 1893–1894* (Minneapolis: R. L. Polk and Company, 1894). The building dates and addresses are taken from Minneapolis building permit records.

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by architect Fred E. Hoover; and 79 Clarence Avenue for M. E. Hinshaw.<sup>18</sup>

A handful of houses with dates of 1889 and 1890 are scattered throughout the district, but development did not begin in earnest until after 1890, when the first interurban street railway began serving University Avenue. Operated by the Minneapolis Street Railway and Saint Paul City Railway, later part of the Twin City Rapid Transit Company, the line connected downtown Saint Paul and downtown Minneapolis, while passing south of the University of Minnesota campus. The introduction of such a transportation line was a key element in establishing and promoting a suburban-type neighborhood.<sup>19</sup>

Construction occurred in all the platted divisions of Prospect Park during the 1890s and the first decade of the twentieth century. The portion of the Prospect Park First Division north of University Avenue was split off as the Prospect Park Third Division by 1892. (None of the lots in the Third Division are included in the historic district.) At about the same time, a section along the west and north side of Arthur Avenue was split off as Andrus's Addition. A section of Arthur Avenue that extended through the block to Williams Avenue was included in Oakhurst's Addition, platted in about 1884 (later Nickel's First Addition). It includes the addresses 92 through 138 Arthur Avenue and 142 Arthur Place; the earliest house in this section dates from 1901.

The southern parts of the Prospect Park area were platted for development in about 1903, extending south of Sharon Avenue between Seymour Avenue and Emerald Street and south of Melbourne Avenue between Malcolm Avenue and Seymour Avenue to the Chicago, Milwaukee and Saint Paul railroad right-of-way. In these plats—Prospect Park Heights, Watson's Prospect Place Addition, and Carter and Stone's Addition—the streets were primarily laid out with the more familiar rectangular grid pattern that characterizes most of the city, with relatively narrow, rectilinear lots. The terrain slopes down gradually from north to south and east to west, towards the valley of the Mississippi River to the southwest. While Seymour and Warwick Streets have notable inclines, the elevation of Emerald Street is flat.<sup>20</sup>

### A Community Grows

In part because of what was initially an isolated location, Prospect Park quickly developed a strong sense of community, a position that was reinforced by its organizations and institutions. The first of

<sup>18</sup> The addresses, dates, and owner names are taken from Minneapolis building permit records. Houses with two address numbers were later converted to duplexes. These are surviving houses; others built in the early years may have been moved or demolished. See also Prospect Park History Committee, *Under the Witch's Hat*, 15, 24.

<sup>19</sup> For De Lancey and Eustis Park, see J. P. S. La Sha, "The De Lanceys," *Tower Talks* 6 (March 1979): 3, and Peter La Sha, "Emily Samantha Eustis, Building of Eustis Park (4th St.)," *Tower Talks* 6 (March 1979): 2. John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota Press, 2007), 197–201, discusses the University Avenue streetcar line. On the importance of transportation lines for residential suburbs see Ames and McClelland, 16–20. The University of Minnesota campus was much smaller in 1890 than it is today and was concentrated in an area called the Knoll, just south of University Avenue near Fifteenth Avenue SE.

<sup>20</sup> The revised Prospect Park, First and Second Division, plats are shown on *City of Minneapolis* (1892), pl. 32, and *Atlas of the City of Minneapolis, Minnesota* (Minneapolis: C. M. Foote Publishing Company, 1898), pl. 32. The newly platted divisions—Prospect Park Heights, Watson's Prospect Place Addition, and Carter and Stone's Addition—are hand-drawn on plate 35 of James E. Egan, *Atlas of Minneapolis, Hennepin County, Minnesota* (Minneapolis: Minneapolis Real Estate Board, 1903).

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these organizations was the Prospect Park Study Club, a women's group founded in 1896, under the leadership of Effie Lindsay, the wife of Frederick F. Lindsay, to promote intellectual activities for its members. The group was formed from the first twenty families to settle in the neighborhood, and the members were among the socially prominent, upper-middle-class women of the area.<sup>21</sup> In 1899, a "Mothers' Circle of Prospect Park," also headed by Mrs. Lindsay, was founded for talks, readings, and discussions on child training and education. This was superseded by a Parent-Teachers Association (PTA) in 1916.<sup>22</sup>

The population of Prospect Park had increased enough by the end of the nineteenth century that the residents petitioned the Minneapolis Board of Education to construct an elementary school in the neighborhood. Until that time, the children of Prospect Park had attended the Motley School at University Avenue and Oak Street. As a result of this initiative, the Sidney Pratt School was built at 66 Malcolm Avenue, between Sidney Place and Orlin Avenue, in 1898. Designed by Minneapolis school architect Edward S. Stebbins, the building was constructed by Peter W. De Lancey. The school's namesake, Sidney Pratt, was the first Minnesota casualty in the Spanish-American War and the son of Robert Pratt, a former president of the Board of Education, who was the mayor of Minneapolis when the school was built. The senior Pratt was married to Irene Lamoreaux. Her relative, architect Lowell A. Lamoreaux, a ten-year Prospect Park resident, served as master of ceremonies for the opening of the school. Cyrus Northrop, president of the University of Minnesota, gave the opening remarks.<sup>23</sup>

Churches were another sign of the community's maturation, with three religious organizations established in the neighborhood by the early twentieth century. The Prospect Park Methodist Episcopal Church, now the Prospect Park United Methodist Church, was founded in 1902. The first church building was replaced by the present building at 22 Orlin Avenue in 1914 (Photograph 4). From its beginnings, the Methodist church members have played an active role in community affairs, and the building has been regularly used for local activities.<sup>24</sup> Saint Timothy's Episcopal Mission (an offshoot of Holy Trinity Episcopal Church located at Fourth Street and Fourth Avenue Southeast) was founded in 1910. Lamoreaux's architectural firm, by that time Long, Lamoreaux and Long, built the chapel at 21 Clarence Avenue in 1911 (Photograph 13). (It was later taken over by a New Apostolic Church

<sup>21</sup> The number of members seems to have been limited from 24 to 31, with 8 to 10 associate members, according to a review of published membership lists. Similar clubs were founded throughout Minneapolis and other Minnesota cities in the late nineteenth century. The clubs in turn were organized into the Minnesota Federation of Women's Clubs, founded in 1895. The records of the Prospect Park Study Club and many other clubs are available in the Minneapolis Collection, Minneapolis Central Library. See also Prospect Park History Committee, *Under the Witch's Hat*, 72; Claire Aronson, "A Few Good Fights," *Hennepin History* 54 (Winter 1995): 5. Notices of the meetings of the Prospect Park Study Club, as well as other social news, regularly appeared under the heading of "Prospect Park" in the *Minneapolis Tribune*, one of the local newspapers.

<sup>22</sup> Gibas, "The History of Prospect Park," 14; Prospect Park History Committee, 63.

<sup>23</sup> Sidney Pratt died in the Philippines of "typhoid malaria." Gibas, "The History of Prospect Park," 13-14; Prospect Park History Committee, *Under the Witch's Hat*, 62-64; "Honor to a Hero: Sidney Pratt School, in Prospect Park, Formally Opened," *Minneapolis Tribune*, November 26, 1898.

<sup>24</sup> Gibas, "The History of Prospect Park," 14-16; Wick, "Prospect Park One-of-a-Kind Neighborhood," 7; *Hudson's Dictionary of Minneapolis: A Guide and Handbook* (Minneapolis: Hudson Company, 1925), 102. For several years in the 1920s, the Men's Club of the Methodist Episcopal Church published a monthly Prospect Park Community Bulletin called the *Watchtower*, available at the Minnesota Historical Society. The addresses are taken from various editions of the *Dual City Blue Book* (Minneapolis: R. L. Polk and Company).

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congregation and now houses a Korean Seventh-day Adventist congregation.)<sup>25</sup> The third religious institution, the Prospect Park Norwegian Lutheran Church, was established in 1912 in a church building that had been moved from a site near the University of Minnesota and the Washington Avenue Bridge to 2210 Franklin Avenue, between Bedford Street and Emerald Street. The church was later occupied by the Prospect Park Community Baptist Church and is now Saint Panteleimon Russian Orthodox Church.<sup>26</sup>

The presence of churches in Prospect Park was not unusual; most Minneapolis neighborhoods held at least one religious building by the early twentieth century. Neighborhood schools were also common. Kenwood had an elementary school by 1889. Prospect Park's community organization, though, is a more unique resource, a hallmark of the neighborhood's historical development that remains an active force today. Founded in 1901, the Prospect Park Improvement Association (PPIA), later renamed the Prospect Park East River Road Improvement Association (PPERRIA), is one of the earliest organizations of its kind in the Twin Cities and the oldest in Minneapolis.

Residents established the PPIA "for the mutual good of the district and themselves" and to "defend the area with its hills and trees, its nearness to the restless Mississippi and its view of the Minneapolis skyline from the encroachment of industry." Among the association's founding members were Wilbur J. Hartzell, Jacob Hafstad, Harry Benton, Charles Ramsdell, and George Luxton. Hartzell, the organization's first president, was an officer of the Crescent Elevator Company and built the large Colonial Revival house at 1 Seymour Avenue in 1897. Hafstad, a Norwegian immigrant, was a master carpenter by trade who, in 1894, built the picturesque Queen Anne style house at 159 Arthur Avenue. Benton was the assistant city clerk. Ramsdell, a landscape architect, was the local representative of Boston landscape architect Warren H. Manning, who was planning parks for the Minneapolis Board of Park Commissioners. Luxton was chief photographer for the *Minneapolis Journal*. All built their houses after the founding of the association. In the association's first year, it instituted prizes for the best front yards and gardens. It worked for the installation of electric lights in houses, and in 1904 it lobbied the local alderman and representatives of the Minneapolis Gas Light Company to get more gas lighting in houses and on the streets. In the summers of 1908 and 1909, the association "spent quite a sum of money in cutting all the weeds from the vacant lots throughout the park."<sup>27</sup>

<sup>25</sup> Gibas, "The History of Prospect Park," 14–16; Wick, "Prospect Park One-of-a-Kind Neighborhood," 9; *Hudson's Dictionary*, 58.

<sup>26</sup> "First Service Tonight in New Lutheran Church"; *Hudson's Dictionary*, 98. A photograph dated 1935 shows the building as the Prospect Park Baptist Church; Prospect Park History Committee, *Under the Witch's Hat*, 70. Elvira Betlach, "Southeast History Told by Native Woman," *Minneapolis Argus*, October 3, 1963, October 10, 1963, includes a picture of the church, but gives an inaccurate account of its history.

<sup>27</sup> "To Improve Prospect Park," *Minneapolis Tribune*, November 4, 1901; Gibas, "The History of Prospect Park," 16–17. June Barnhill and J. P. S. La Sha, "Hafstad's House Now Historic," *Tower Talks* 9 (July–August 1982): 3, 11. Benton built a house at 112 Arthur Avenue in 1907, but the 1910 census shows him living at 92 Malcolm Avenue; 1910 United States Federal Census, Minnesota, Hennepin County, Minneapolis, Ward 2, Sheet 16A. "Community Notes," *Watchtower* 1 (March 1924): 4. Ramsdell built a house at 46 Barton Avenue in 1909. His association with Manning is noted in *Catalog of the First Annual Exhibition of the Minneapolis Architectural Club, 1909, in the Galleries of the Builders' Exchange, April 17 to May 3, 1909*. Luxton built his house at 138 Arthur Avenue in 1910, recording the process in a series of photographs. His photograph collection is now available at the Minnesota Historical Society. See Aronson, "A Few Good Fights," 5, for early association efforts. Many of the early houses built in the area had both gas piping and electric wiring. Prospect Park History Committee, *Under the Witch's Hat*, 9. For weed cutting: "Prospect Park Is Kept Spic and Span," *Minneapolis Tribune*, June 6, 1909.

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The PPIA enthusiastically supported the Minneapolis Board of Park Commissioners in the practice of planting trees along streets and boulevards, thus enhancing the attractiveness of the neighborhood. The trees lining University Avenue and the other streets of the neighborhood are very visible in historic views and aerial photographs. Charles M. Loring, the first president of the Board of Park Commissioners, is credited with implementing a tree-planting program that made Minneapolis "one of the most uniformly tree-adorned cities of the country." The board was authorized to plant trees along the streets and assess the costs to adjacent property owners.<sup>28</sup>

During the first two decades of its existence, the PPIA broadened its initiatives to improve the quality of life in the neighborhood. It defended the residential character of the neighborhood from threatened or suspected incursions from institutional and industrial land uses in surrounding areas. In 1910, a committee met with three telephone companies to discuss an overabundance of telephone poles cluttering streetscapes. The following year it made what the *Minneapolis Tribune* called "a declaration of war that it [would] not stand for leniency to persons found guilty of speeding." During World War I, PPIA members were involved in canvassing their district for the Liberty Loan Drive.<sup>29</sup>

After the war, the PPIA petitioned the city for a 75-foot- to 100-foot-wide, four-block-long mall along University Avenue that would "forestall industrial plans encroaching on Prospect Park and assure that section always remain a residence district." The economic effects of the Roaring Twenties were destabilizing for many, and members voted unanimously in expressing their favor for a home rule charter to "meet the emergencies of our local government, caused by the excessively high prices of labor and commodities and the general extraordinary conditions produced by the World War." The proposed charter called for increasing teachers' salaries and addressing the problems of the streetcars and gas company. The "inadequate trolley service" prompted the PPIA to draft resolutions to the charter commission to consider city-owned bus lines. Another resolution by the association encouraged the adoption of a citywide daylight saving plan.<sup>30</sup>

Its work to maintain the quality of life sometimes reflected contemporary prejudices that have been reproached by later generations. Such was the case in the early twentieth century when African Americans began moving into the neighborhood. The first was Madison Jackson, an African American railroad porter for the Soo Line, who built a substantial brick house in 1908 at 2003 Franklin Avenue. While Jackson was reluctantly tolerated, the atmosphere changed when W. H. Simpson, a friend of Jackson and fellow railroad porter, purchased a lot and started building a house near Jackson's on Melbourne Avenue. In October 1909, 125 "aroused citizens," including businessmen and professionals of Minneapolis, assembled at the Simpson home. A prepared paper was read to the family stating in

<sup>28</sup> Theodore Wirth, *Minneapolis Park System, 1883-1944* (Minneapolis: Minneapolis Board of Park Commissioners, 1945), 39, 207; Gibas, "The History of Prospect Park," 12, 18.

<sup>29</sup> "Phone Co.'s Plan Is Held Up," *Minneapolis Tribune*, April 23, 1910; "Mercy to Chauffeur Hit," *Minneapolis Tribune*, April 22, 1911; "Street Opening Is Favored," *Minneapolis Tribune*, August 19, 1911; "Prospect Park Body to Aid Liberty Campaign," *Minneapolis Tribune*, October 16, 1917.

<sup>30</sup> "University Avenue Mall Is Requested: Prospect Park Residents Would Forestall Encroachment of Industrial Plants," *Minneapolis Tribune*, September 11, 1919; "Prospect Park for Home Rule Charter," *Minneapolis Tribune*, April 15, 1920; "Short Cuts in City's News," *Minneapolis Tribune*, January 14, 1921; "Prospect Park Residents Urge Daylight Saving Plan," *Minneapolis Tribune*, April 21, 1921.



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part that "the white residents of this district do not want members of your race domiciled in our midst, if there is any way which men of judgment, prudence and determination can adopt to prevent it. . . . To wit: We do not want you." At a meeting of the PPIA in January 1910, two committees presented the results of their legal research to oust the Simpsons from the neighborhood. By the end of the month, negotiations between Simpson and the PPIA had broken down.<sup>31</sup>

Residents were also opposed to the operation of a social welfare organization, the Norwegian Lutheran Rescue Home, in the neighborhood. Founded to help get unwed, pregnant young women "back into the fold," the organization helped find families to adopt the newborns or homes for the mother and baby if they had no place to go. The organization had placed 167 children since opening and had spent more than \$3,000 during 1917. In November of that year, though, the health and hospitals committee of the city council bolstered the opposition of the Prospect Park residents, the PTA and the PPIA by voting to deny the home a license to operate at 64 Bedford Street. Although the city council granted the license, the home received a second round of resistance from the PPIA in 1919 when it went in for a license renewal. The opposition was again unsuccessful, and the home remained on the city's roster of reputed social welfare organizations.<sup>32</sup>

### A Prospect Park Landmark: The Witch's Hat Water Tower

Among the PPIA's most visible and long-lasting initiatives are the park and water tower that are central to the neighborhood's identity (Photograph 11). In the early twentieth century, the PPIA persuaded the Minneapolis Board of Park Commissioners to acquire the irregularly shaped block bounded by University, Clarence, Seymour, Orlin, and Malcolm Avenues (Block 6 of Prospect Park First Division Revised) as parkland. While that plat showed lots on this block (the lot divisions still appear on Hennepin County plat maps), the extreme slopes made residential construction highly unlikely. However, its geological formation made it potentially desirable as a gravel pit. Such a use would have been highly detrimental to the residential community. The park commissioners approved the purchase of the block in May 1906 for \$19,500, with the cost to be assessed against the property in the vicinity. The park was not actually named Tower Hill until 1909.<sup>33</sup>

A few years later, the PPIA turned to the issue of water pressure, which was poor in the hilly neighborhood and grew worse as more people moved to the area. At a PPIA meeting in August 1911,

<sup>31</sup> The *Minneapolis Tribune* covered the Simpson housing controversy over a period of months: "Race War Started in Prospect Park," October 22, 1909; "Church Not to Figure in Midway Race Issue," October 23, 1909; "Negro Willing to Settle Prospect Park Troubles," October 24, 1909; "Color Line Issue Avoided," October 25, 1909; "Negro Home Builders Defended by Minister," October 25, 1909; "End of Both Race Wars Believed Near at Hand," January 7, 1910; "Fairness to Negro Urged by Minister," January 10, 1910; "Negro's Demand Rejected," January 26, 1910. Simpson, his wife, Daisy, and five-year old Kenneth Carter were recorded living at 17 Melbourne in the April 1910 U.S. census. Jackson, his wife, Amy, and three daughters were recorded living at 2003 Hamline (now Franklin). All members of both families are described as "mulatto."

<sup>32</sup> K. A. Kasberg, ed., *Lutheran Almanac for 1919* (Minneapolis: Augsburg Publishing House, 1919), 45; "Rescue Home Location on Bedford St. Denied," *Minneapolis Tribune*, November 7, 1917; "Aasen Heads Twin City Lutheran Rescue Home," *Minneapolis Tribune*, January 16, 1918; "Rescue Home to Have Annual Donation Day," *Minneapolis Tribune*, September 29, 1918; "Prospect Park Against Home Is Heard," *Minneapolis Tribune*, January 14, 1919. Prior to moving to the Prospect Park neighborhood, the rescue home was located at 602 Pierce in Northeast Minneapolis. The house at 64 Bedford Avenue is indicated as being the residence of Mrs. L. H. Lucker as late as January 1917. *Davison's Minneapolis City Directory, 1916* (C. R. Davison: Minneapolis, 1916), 1594; "News of the Lodges," *Minneapolis Tribune*, January 28, 1917.

<sup>33</sup> Curran and Roise, "Prospect Park Water Tower and Tower Hill Park," 8-5.

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residents agreed that the construction of a tower would do much to improve Prospect Park's "water distribution conditions." After the meeting, the association approached the city waterworks committee and requested its help, but any assistance was deferred owing to the city's belief that a new water main would solve the water problem. The PPIA then sought cooperation of the Minneapolis park board to erect a water tower on Tower Hill Park. The park board had already envisioned an observation or lookout tower at that site; its 1912 annual report spoke of an "observation tower . . . [that] would offer a splendid view over a large part of this city and St. Paul."<sup>34</sup>

Months later, the PPIA met again to discuss "ways and means of inducing the city waterworks department to erect a water tower" as it was now understood that the water main would not solve the water pressure issues. In May 1913, the Standing Committee on Water Works finally agreed that "on account of the water pressure in Prospect Park it will be necessary to build a water tower so that during the summer months residents may have sufficient supply of water in that part of the city." The committee recommended that the city engineer, Frederick William Cappelen, construct a "suitable" water tower for Tower Hill that would connect with the city's water system. His steel standpipe design was approved by the city council in June 1913, and the tower was dedicated on July 28 of the following year.<sup>35</sup>

Cappelen's Romanesque Medieval structure is a product of contemporary water tower design as well as a thoughtful consideration of its surroundings. In 1890, the *Engineering Record* held a design competition for water towers and pumping stations. Among the winning designs was a medieval tower with windows in the shaft, a conical roof, and an arched belvedere. A similar design, published in the *Minneapolis Journal* on July 24, 1913, was indicated as the "water tower to be built on Tower Hill." During the late nineteenth and early twentieth century, historical references in architecture were prevalent, borrowing particularly from the Classical and Gothic styles. This architectural nostalgia was tied to the fast pace of development and industrialization. Architectural historian Leland Roth explains: "As the pace of technological and cultural change quickened and intensified, so the need for security through historical associationalism in architecture became more insistent."<sup>36</sup>

Additionally, such designs made water towers and pumping stations more attractive, integrating them into their residential settings. For neighborhoods like Prospect Park where many of the houses were designed in "picturesque interpretation" and traditional styles, Cappelen's romantic design for the water tower harmonized not only with the immediate, rolling park landscape but the neighborhood at large, with its curvilinear streets, wooded lots, and revival-style houses.<sup>37</sup>

The construction of the Prospect Park water tower was motivated by the 1910 construction of the Kenwood water tower. The latter structure was part of a citywide improvement and expansion of the water system coming on the heels of a typhoid outbreak that had resulted in several deaths. Designed by Cappelen's predecessor Andrew Rinker, the Kenwood water tower's Gothic Revival design is rendered in red brick and calls to mind a medieval fortification. While the design connotes strength and

<sup>34</sup> *Ibid.*, 8-7-8-8.

<sup>35</sup> *Ibid.*, 8-9, 8-11-8-12.

<sup>36</sup> *Ibid.*, 8-12-8-13.

<sup>37</sup> *Ibid.*, 8-14-8-15.

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resistance against disease, it does not mesh stylistically with what are predominantly ornate, frame Queen Anne residences of the Kenwood neighborhood.<sup>38</sup>

"Health" is also depicted in the design of the Washburn Park water tower. A predecessor water tower, built in 1893, was purchased by the city in 1915. Although its height was increased, its capacity proved inadequate for the swelling population. In 1931, it was torn down for a new tower designed by architect Harry Wild Jones in collaboration with engineer William S. Hewitt. Construction on the concrete tower was completed in the summer of 1932.<sup>39</sup>

Like the towers in Kenwood and Prospect Park, the structure had a medieval theme but now rendered in the contemporary Streamline Moderne style. Sculptor John K. Daniels had designed eight sixteen-foot-tall "guardians of health," images most likely inspired by scientific advances concerning waterborne disease. He also sculpted eight eight-foot-high eagles. One article describes the tower as "[resembling] a medieval fortress, sheltered within its forestlike setting in southwest Minneapolis."<sup>40</sup>

The three water towers constructed on three of Minneapolis's highest points are all interpretations of the medieval style. The Prospect Park tower, however, was particularly designed to work as a landscape feature of the parkland that surrounds it. Additionally, its picturesque design compliments the revival and romantic styles of many of the houses in the neighborhood built in the early decades of the twentieth century. While the designs of the Kenwood and Washburn Park towers are impressive in their own rights, they are in stark contrast to the residential design of the neighborhoods in which they were placed. Additionally, the latter two towers were constructed at the behest of the city. The Prospect Park tower was constructed because of the grassroots efforts of the local residents and their improvement association.

### Prospect Park in the 1920s

After World War I, rapid industrial and economic diversification created an expanding middle class that migrated toward American cities. Minneapolis saw its population increase by nearly 178,000 during the first two decades of the twentieth century, "a phenomenal growth spurt that reflected this burgeoning faction of middle-class professionals."<sup>41</sup>

Equipped with more expendable income than the previous generation, this new middle class could afford better living conditions than the crowded, often unsanitary conditions found in the inner cities. The streetcar was again a key force in the city's expansion. New neighborhoods developed along the city's outer ring. Among these developments was Nokomis Knoll, platted by a realty and development company Dickinson and Gillespie in the early 1920s. In its early days, it benefitted from easy access to the streetcar system, the usage of which peaked in 1923 and remained high throughout the 1920s. During that decade, nearly one-third of the Nokomis Knoll's housing stock was constructed.<sup>42</sup>

<sup>38</sup> Ibid., 8-6-8-7.

<sup>39</sup> Balcom, "Tale of Two Towers," 22-25.

<sup>40</sup> Ibid., 26-27.

<sup>41</sup> Christine A. Curran and Charlene K. Roise, "Nokomis Knoll Residential Historic District," August 1998, 8-2-8-3, National Register of Historic Places Registration Form, available at the State Historic Preservation Office, Minnesota Historical Society, Saint Paul.

<sup>42</sup> Ibid., 8-2-8-3, 8-6, 8-8-8-9.

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Around 38 percent of the first wave of houses built in Nokomis Knoll was directly commissioned from architects. The majority of the building contractors in Nokomis Knoll, however, used "architect-designed house plans" available in newspapers, magazines, and pattern books. Known as stock plans, these designs were an important source of residential house designs in Minneapolis in the late nineteenth and early twentieth centuries. These houses were intended for middle-class families who might not think of hiring an architect. Not high style or intimidating, the designs were picturesque interpretations of styles with broad appeal, including American and Spanish Colonial, English Tudor and Cottage, Italian Renaissance, and French Provincial.<sup>43</sup>

Stock plans were also used in Prospect Park, and one major source was the Architects Small House Service Bureau. Founded by a group of Minnesota architects and also headed by one, Edwin H. Brown, it promoted mail-order architect-designed house plans, providing working drawings and construction specifications. When the organization expanded nationally in 1920, the Minnesota group became the Northwestern Division. Two Colonial Revival style houses built in Prospect Park list the Architects' Small House Service Bureau or Company as architect: 237 Bedford Street (1925) and 100 Orlin Avenue (1922).<sup>44</sup>

An architect associated with the bureau, Robert Taylor Jones (1884–1963), lived in Prospect Park. A graduate of the University of Illinois, Jones had come to the University of Minnesota School of Architecture in 1919 as an assistant professor. In addition to teaching, Jones was a member of President Hoover's Conference on Housing in 1928, the Minneapolis Mayor's Housing Conference in the 1930s, and the Minneapolis City Planning Commission between 1945 and 1956. He served for a number of years as general manager of the Service Bureau and in that capacity wrote a newspaper column about small houses, edited the *Small Homes Magazine*, and published a book on small houses. Ironically, Jones lived in a house that had been designed by an earlier stock-plan promoter, the Keith Company. The Craftsman style house was erected at 44 Arthur Avenue in 1907. When interviewed in 1956, Jones described his house as " 'about 40 years old and of uncertain architectural character.' He characterized most Prospect Park homes as 'carpenter-esque,' which came into being when a carpenter was told to 'build me a house.' "<sup>45</sup>

Contractors and carpenters, who also acted as developers, continued to be active throughout the

<sup>43</sup> The Keith Company, continuing as the Keith Corporation, published *Beautiful Homes: 200 Plans* (Minneapolis: Keith Corporation, 1925). Many of the 1920s plan books have been reprinted by Dover Publications, often in cooperation with the Athenaeum of Philadelphia. Examples include Henry Atterbury Smith, compiler, *500 Small Houses of the Twenties* (New York: Dover Publications, Inc., 1990), first published by the Home Owners Service Institute, New York, 1923; and Gordon-Van Tine Company, *117 House Designs of the Twenties* (Philadelphia and New York: The Athenaeum and Dover Publications, Inc., 1992), originally published by the Gordon-Van Tine Company in 1923. For a succinct overview of pattern and plan books, see David Gebhard, "Pattern Books," in *Master Builders: A Guide to Famous American Architects*, ed. Diane Maddex, 68–73 (Washington, D.C.: Preservation Press, 1985). Curran and Roise, "Nokomis Knoll Residential Historic District," 8–8–9.

<sup>44</sup> See Dean, "It Is Here We Live," 261; Thomas Harvey, "Mail-Order Architecture in the Twenties," *Landscape* 25 (1991): 1–9.  
<sup>45</sup> Robert T. Jones, ed., *Authentic Small Houses of the Twenties* (1929; reprint, New York: Dover Publications, Inc., 1987); "R. T. Jones Dies at 78," *Northwest Architect* 27 (May–June 1963): 49; Abe Altowicz, "Prospect Park High and Haughty," *Minneapolis Star*, February 16, 1956. Jones's time at the University of Minnesota overlapped with that of the dean, Roy Child Jones, and they are sometimes confused with each other or their work is conflated.

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Prospect Park neighborhood from about 1905 until the late 1920s. Names that appear on many building permits during that era include Trygve Benson, I. C. Peek, C. O. Stocke, and A. H. and Rosa Selb. All lived and had their offices in the Prospect Park neighborhood. Sometimes they are also listed as the architects, even though they may have had no architectural training. The houses built by these developers were typically Colonial Revival or Craftsman in style. Other contractors constructed houses from plans that were available from local lumberyards or from magazines and newspapers. Like the architect plan books, such plans were in traditional revival styles that appealed to a wide range of tastes. Property owners often acted as their own contractors and hired day labor to do the construction work. The well-preserved houses in Prospect Park that date from the first four decades of the twentieth century represent the type and method of construction that appeared in many neighborhoods in Minneapolis, Saint Paul, and elsewhere in Minnesota during that period.

About half of the houses in the neighborhood were built between 1915 and 1930, many on sloping sites that must have challenged the ingenuity of their builders. Sites were developed a few houses at a time, often by builder-contractors who then sold the houses. Approximately thirty were constructed as duplexes, and in the years following World War I, other single-family houses were converted into duplexes. A number of multiple dwellings were built during this period; these buildings are usually two stories high with rectangular plans and incorporate four, six, or eight apartments. Also, many early houses were moved to their present sites from other locations in the area, and were often modified from single-family houses to duplexes in the process. Many were plucked from University Avenue as that street succumbed to the pressures of commercial development.<sup>46</sup>

The pressure continued as automobiles began outnumbering streetcars on the University Avenue corridor. To house the growing automobile population, barns were converted to garages and garages were added to lots with early houses. For new construction, garages were a required accompaniment—whether freestanding, attached to the house, or incorporated into the house at basement level.

Minneapolis adopted its first comprehensive zoning ordinance in 1924, which largely codified existing uses. It created residence districts for one- and two-family homes; multiple-dwelling districts; commercial districts that largely followed the streetcar lines; light-industrial districts; and heavy-industrial districts, primarily around railroad yards. Prospect Park was largely classified as either a residence district, limited to one- and two-family residences in the blocks around Tower Hill Park, or a multiple-dwelling district, which could also hold individual houses. The improvement association succeeded in having Arthur Avenue classified as a residential district rather than an industrial district. Landscape architect Charles H. Ramsdell saw the new law as an important vehicle for enhancing and expanding the residential character of Prospect Park.<sup>47</sup>

There was a small amount of commercial activity that was associated with the neighborhood. The

<sup>46</sup> Schmid, *Social Saga of the Twin Cities*, 190–191, compares the density of buildings in Minneapolis between 1892 and 1934 in two charts. Chart 100 shows only a sprinkling of buildings in 1892. Chart 101 shows that the Prospect Park area is very built up in 1934.

<sup>47</sup> Minnesota Works Progress Administration, *1940 Atlas of the City of Minneapolis, Minnesota* (Minneapolis: City of Minneapolis, 1941), contains the language of the zoning ordinance and the zoning map. Charles H. Ramsdell, "The New Districting Law," *Watchtower* 3 (April 1925): 1; Prospect Park History Committee, *Under the Witch's Hat*, 10.

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intersection of University and Bedford Avenues, a streetcar stop, attracted local services including the Prospect Park Pharmacy and flats at 3400 University Avenue (with a barbershop and a beauty shop in storefronts on Bedford), a shoe repair shop at 61 Bedford Street, and the grocery store at 50 Bedford Street (Photograph 14). The building at 130 Warwick Street housed the Pehoushek grocery store on the first floor and flats above. Constructed in 1922, two years before the zoning ordinance was adopted, it stands out because of its location in the middle of an otherwise residential block. Small buildings like this were constructed throughout the neighborhoods of Minneapolis and Saint Paul, but most occupied corner sites. The building at 146–148 Cecil Street at the corner of Sharon Avenue, now a duplex, was originally built as a store and flats building. Another commercial node, now largely cut off from the district by Interstate 94, was located at Franklin Avenue and Twenty-Seventh Avenue Southeast at the east end of the Cappelen Memorial (Franklin Avenue) Bridge.<sup>48</sup>

Construction continued through the 1930s, but at a much slower pace given the economic constraints of the period. It was during this time, however, that modern design, which was to characterize the final phase of the architectural development of the neighborhood, began making an appearance. The dynamic contrast between the earlier and new traditions is illustrated by the east and west frontages of Bedford Street south of Sharon Avenue. Two exceptional examples of the modern movement are at the south end of the street. The house at 255 Bedford (Photograph 45) was designed by the internationally prominent architect Frank Lloyd Wright and built in 1934 for Malcolm Willey, academic vice president of the University of Minnesota, and his wife, Nancy. Across the street at 252 Bedford (Photograph 44) is the first modern International Style–inspired house in Minnesota, designed by the Closes, and built in 1938 for Willem Luyten, a University of Minnesota astronomer. It was enlarged in 1940 for B. E. Lippincott, a professor of political science at the university, and his wife, Gertrude. These are counterbalanced by neighboring residences from the same period: a pair of Tudor-English Cottage style houses at 247 and 251 Bedford Street, built in 1932–1933, and the Colonial Revival style house at 248 Bedford Street, built in 1939.<sup>49</sup>

### Development after World War II

After the Second World War, the great demand for housing for returning servicemen and their families led to an enormous building boom and the rapid expansion of the “first-tier” suburbs around the Twin Cities. Although most sections of Minneapolis, including Prospect Park, had been developed earlier, there were still a few tracts in Prospect Park available for new construction, as well as other scattered lots that had been too difficult or too expensive to build on earlier.

Outside influences, however, were to play a more major role in shaping Prospect Park in the decades following the Armistice. The City of Minneapolis took advantage of two major postwar federal

<sup>48</sup> Gibas, “History of Prospect Park,” 18–19; Wick, “Prospect Park One-of-a-Kind Neighborhood,” 9; Prospect Park History Committee, *Under the Witch's Hat*, 88–94, 97–101. Descriptions of local businesses are also in Fraser, “The Arthur Avenue Gang: Prospect Park, Minneapolis in the 1920s and 30s,” and Pudvan, “Memories of Prospect Park, Circa 1910–1950, Minneapolis, Minnesota.” Advertisements in local papers such as the *Watchtower* suggest that Prospect Park residents also shopped somewhat farther east in Saint Paul, at stores near the intersection of University and Raymond. These businesses were on the University Avenue streetcar line, and many of them provided local delivery.

<sup>49</sup> The Willey House is listed in the National Register of Historic Places (1984). David Gebhard and Tom Martinson, *A Guide to the Architecture of Minnesota* (Minneapolis: University of Minnesota Press, 1977), 47; Larry Millett, *AIA Guide to the Twin Cities* (Saint Paul: Minnesota Historical Society Press, 2007), 142–143.

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programs, the Federal Housing Act of 1949 and the Federal Aid Highway Act of 1956, which were intended to reshape and revitalize U.S. cities. The housing act provided funds for a project that transformed a gravel and sand pit west of William Avenue, just outside the boundary of the Prospect Park historic district. The land became the site of the city's first postwar public housing project, Glendale Homes. The project's scale and the type of housing it provided effectively eliminated the possibility of extending Prospect Park's development pattern to the west.<sup>50</sup>

An even more definitive barrier was established to the south with the construction of Interstate 94, which was begun in 1960 to link the downtowns of Saint Paul and Minneapolis. Partially paralleling the Chicago, Milwaukee and Saint Paul railroad tracks, the interstate severed the residential neighborhood along the Mississippi River from Prospect Park much more starkly than the railroad tracks had done. An eleven-mile stretch of the highway officially opened on December 9, 1968. As originally proposed in 1956, the freeway route would have destroyed the Willey House and other houses at the south end of Bedford Street, obliterated parts of Arthur and Franklin Avenues, gone through the Prospect Field playground, and removed about half of the Glendale Homes complex. A community effort spearheaded by the Pratt School PTA demanded changes to the route. Appeals to Governor Orville Freeman, a former Prospect Park resident, intense lobbying by Prospect Park residents, and pressure from the Housing and Redevelopment Authority and the Minneapolis Park and Recreation Board ultimately led to a solution that followed the line of the railroad right-of-way and saved many of the threatened houses—although the Willey House and others lost their previously unimpeded views down the slope toward the river. The successful effort of the community to modify the interstate route helped reinforce the sense of neighborhood identity.<sup>51</sup>

Unattractive dead-end streets and the roar of traffic, however, remained as issues. Not content to let the scar of Interstate 94 mar the neighborhood, residents pressed to make the freeway a good neighbor. Community activists eventually convinced the state highway department to address the issue of noise, and sound walls were installed by 1970. To make lots partially occupied by the right-of-way more attractive, small park areas were created. One, now known as Chergosky Park (Photograph 39) at the foot of Seymour Avenue, was on land given by the state to the City of Minneapolis in 1942, apparently for the extension of Arthur Avenue. This never occurred and the land was used informally as open space until 1982 when Andrew Hargen, as part of an Eagle Scout public service project, worked with a landscape architect to convert the triangle into a small neighborhood park. It became part of the Minneapolis park system ten years later.<sup>52</sup>

<sup>50</sup> Aronson, "A Few Good Fights," 10–14; Prospect Park History Committee, *Under the Witch's Hat*, 107.

<sup>51</sup> "Central Corridor Hennepin and Ramsey Counties, Phase I and II Cultural Resources Investigations of the Central Corridor, Minneapolis, Hennepin County, and Saint Paul, Ramsey County, Minnesota," 1995–1996, prepared by BRW with Hess, Roise and Company and submitted to the Minnesota Department of Transportation, 8-12-8-13; "Freeway to Make Cities Truly Twins," *Minneapolis Tribune*, December 8, 1968; Aronson, "A Few Good Fights," 14–17; Prospect Park History Committee, *Under the Witch's Hat*, 110–117. Alan A. Altshuler, *The City Planning Process: A Political Analysis* (Ithaca, N.Y.: Cornell University Press, 1965), 40–48, 71–72, discusses the freeway project and its impact on residential communities. Over 100 houses in the Prospect Park-East River Road community were destroyed. Copies of correspondence between Prospect Park residents and Minnesota Highways officials can be found in Minnesota Department of Transportation Archives: Box P26B 23805 and Box H090 6170, Minnesota Historical Society Collections, Saint Paul.

<sup>52</sup> Prospect Park History Committee, *Under the Witch's Hat*, 117–118; Hennepin County Deeds Book 1519, Page 411 (recorded March 18, 1942); Linda Levitt, "Two Scouts from Prospect Park Achieve Eagle Rank," *Southeast* (Minneapolis), March 1983; David C. Smith, *Parks, Lakes, Trails and So Much More: An Overview of the Histories of MPRB Properties*,

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### A PROFILE OF THE PEOPLE

Many of the early residents of Prospect Park were typical of the newly prospering businessmen, attorneys, industrialists, and similar professionals found in other developing Minneapolis neighborhoods with scenic or landscape features. An examination of city directories suggests these associations. Accounts by local residents, as well as an examination of U.S. census enumeration records, depict the neighborhood as economically and ethnically diverse. The early residents were largely of the Yankee background—from New England, upstate New York, Pennsylvania, and older Midwest states—as was typical of the early settlement of Minneapolis. An influx of Scandinavian immigrants, however, soon made its mark. Many of them were skilled carpenters and masons who worked actively in the neighborhood and elsewhere in the city. The Cappelen Memorial Bridge, which opened in 1923, provided a connection to some of the earlier Scandinavian communities on the west side of the river. German immigrants, as well as immigrants from Czechoslovakia and other areas of Middle Europe, also moved into the neighborhood.<sup>53</sup>

Because of its proximity to both Twin Cities campuses, Prospect Park has long had associations with faculty and staff members at the University of Minnesota, as exemplified by the participation of university President Cyrus Northrop in the dedication of the Pratt School. By the early twentieth century, under the leadership of President George Edgar Vincent (1911–1917) and his successor, Lotus D. Coffman (1920–1938), the university began to expand, adding buildings, students, programs, and faculty. Marian Foster Fraser, the daughter of two University of Minnesota faculty members, describes growing up at 60 Arthur Avenue and her friendships with the children of faculty in the neighborhood. The 1900 and 1910 census enumeration records show a scattering of residents who are listed as professors or teachers at the University of Minnesota. The number increased by the time of the 1920 census, and the trend is very noticeable in the 1930 census. Prospect Park resident Dr. Richard Scammon, dean of medical sciences in the 1930s, exclaimed: “You ask me if there are a lot of professors living around here? Why . . . it’s getting so I can’t spit out of my upstairs window without hitting a Ph.D.!”<sup>54</sup>

available at [http://www.minneapolisparcs.org/documents/parks/Parks\\_Lakes\\_Trails\\_Much\\_More.pdf](http://www.minneapolisparcs.org/documents/parks/Parks_Lakes_Trails_Much_More.pdf), 31–32, City of Minneapolis, Petition No. 255507 (dated January 10, 1992); Richard L. Straub, letter to Tony Scallon, December 24, 1991; Sybil L. McMillan, email message to Penny Petersen, May 18, 2012. The land now occupied by Chergosky Park was historically Lots 14 and 15 of Block 2 of Carter and Stone’s Addition to Minneapolis. Lots south of it were absorbed by the construction of the interstate. Don Chergosky, who lived at 105 Warwick Street, opened the Prospect Park Food Market at 130 Warwick Street in 1949 after serving as a navy radioman in the South Pacific and receiving a political science degree from the University of Minnesota. Called the “watering hole, the focal point” of the neighborhood, the store was a favorite of children and adults alike. Chergosky died during heart surgery in 1975. His wife ran the store for a while before it became the Tulip Cafe in the early 1980s. See Prospect Park History Committee, *Under the Witch’s Hat*, 97–99; Neal Gendler, “Customers Mourn ‘Mr. Prospect Park,’” *Minneapolis Tribune*, July 12, 1975; and “Campus-Area Food Market Owner Dies,” *Minneapolis Star*, July 12, 1975.

<sup>53</sup> Marion Foster Fraser, “The Arthur Avenue Gang: Prospect Park, Minneapolis in the 1920s and 30s,” 1992, typescript, Minnesota Historical Society Collections, Saint Paul, and Joan Hunter Pudvan, compiler, “Memories of Prospect Park, Circa 1910–1950, Minneapolis, Minnesota,” 2001, typescript, Minnesota Historical Society Collections, Saint Paul. Both Fraser and Pudvan have written about the residents of the neighborhood as they were growing up.

<sup>54</sup> For the development and growth of the University of Minnesota see James Gray, *The University of Minnesota, 1851–1951* (Minneapolis: University of Minnesota Press, 1951), esp. books Four and Six. Scammon quote in Gibas, *History of Prospect*



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Other prominent neighborhood residents affiliated with the university were poet John Berryman, who taught at the university between 1955 and 1972 and lived at 33 Arthur Avenue; Dr. Owen Wangenstein, surgeon in chief at the university who lived at 145 Melbourne Avenue; Magnus Olson, a renowned zoologist who lived at 103 Arthur Avenue; and Frank A. Rarig, head of the speech department, who lived at 111 Orlin Avenue.<sup>55</sup>

There was also a strong connection between Prospect Park and architects associated with the university, as is discussed in the following section.

### PROSPECT PARK'S LANDSCAPE AND ARCHITECTURE

#### A Picturesque Landscape

When Menage hired S. H. Baker and J. H. Gilmore to plat Prospect Park in 1883–1884, he was following a tradition of romantic suburban landscape design that had been advocated by Andrew Jackson Downing in the mid-nineteenth century and refined by Frederick Law Olmsted in Riverside, Illinois, in the late 1860s. In 1872, Horace Cleveland, who was based in Chicago at the time, had devised a similar plan for Saint Anthony Park, at the northwest corner of what would become part of the city of Saint Paul. That same year Cleveland gave his influential talk in Minneapolis and Saint Paul, "Landscape Architecture as Applied to the Wants of the West." Cleveland also created a curvilinear, romantic plan in his design of the suburban Washburn Park neighborhood in 1886. Three years earlier, on June 2, 1883, Cleveland presented *Suggestions for a System of Parks and Parkways for the City of Minneapolis* to the newly created Minneapolis Board of Park Commissioners and was subsequently retained to plan the city park system. At the conclusion of *Suggestions*, Cleveland expressed his appreciation of the efforts of S. H. Baker, "who by his thorough familiarity with the topography of the country and his knowledge of metes and bounds, has greatly facilitated my labors."<sup>56</sup>

Prior to Prospect Park, Menage had acquired other large tracts in Minneapolis and hired Baker and Gilmore, as well as other civil engineers, to plat suburban subdivisions. George Cooley and Andrew Rinker (later the Minneapolis city engineer and a Prospect Park resident) laid out Lakeside Park, west of Lake Calhoun, for Menage in 1874. This area seems to have been incorporated into the Minnekahda Club. The First Addition of Remington Park, west of Lake Harriet, was platted by Baker and Gilmore for

*Park, 9. Under the Witch's Hat* describes many neighborhood residents with University of Minnesota affiliations. Mrs. Olson was one of the local leaders in the fight against Interstate 94. Prospect Park History Committee, *Under the Witch's Hat*, 50–57, 112–113.

<sup>55</sup> Ibid.

<sup>56</sup> David Schuyler, *Apostle of Taste: Andrew Jackson Downing, 1815–1852* (Baltimore: Johns Hopkins University Press, 1996), 204–208; Balcom, "Tale of Two Towers," 19–23; Carole Zellie, "The Romantic Landscape and Twin Cities Residence Parks," *Architecture Minnesota* 5 (February 1980): 39–40. Cleveland's 1872 talk was published as a book in 1873: H. W. S. Cleveland, *Landscape Architecture as Applied to the Wants of the West; with an Essay on Forest Planting in the Great Plains* (1873; repr., Amherst: University of Massachusetts Press, 2002). H. W. S. Cleveland, *Suggestions for a System of Parks and Parkways for the City of Minneapolis* (Minneapolis: Johnson, Smith, and Harrison, 1883), 15. In his excursions around the city of Minneapolis and its newly annexed sections, Cleveland focused on the river, the lakes, and the surrounding areas, so he would have seen the First Addition of Remington Park, west of Lake Harriet, as well as the Prospect Park area, east of the river. Prospect Park is also a continuation of the geological features that form Saint Anthony Park in Saint Paul.

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Menage in 1883.<sup>57</sup>

Samuel Harlan Baker (1846–1923?) was born in Pennsylvania and studied at the State Normal School (predecessor to Pennsylvania State), moving to Minnesota for his health in 1869. He spent about three years working as a surveyor for railroad lines, then returned to Minneapolis, where he opened up his own company. He was elected Hennepin County surveyor in 1876, serving two terms. Joseph H. Gilmore (1848–1915?) was born in Ohio and studied law in Illinois. He moved to Minneapolis in 1872 and was in the printing trade before joining Baker's civil engineering firm. He also acquired several farms. He became a Second Ward alderman and later a Hennepin County commissioner. Such an eclectic background was not unusual in residents of rapidly expanding cities of the west like Minneapolis. Clearly their engineering and surveying talents were sufficient to take advantage of the hilly topography of Prospect Park, and it is likely that they benefited from Baker's interactions with Cleveland earlier in 1883 as Cleveland was devising recommendations for the Minneapolis park system.<sup>58</sup>

### Architects Add to the Neighborhood

While unnamed architects designed the stock-plan houses built in the early twentieth century, the Prospect Park neighborhood also contains a significant number of houses designed by prominent local architects, although some of them were contractors or carpenters turned architect. Additionally, a number of notable architects have lived in the community, often designing their own residences. Since the establishment of the architecture school at the University of Minnesota in 1913, under the leadership of Frederick M. Mann, a number of neighborhood architects have been affiliated with that institution.

One of the first architects to practice in Prospect Park and one of the pioneers in the community was Lowell A. Lamoreaux (1861–1922) who designed for himself in 1887 one of the first houses constructed in Prospect Park. Prominently sited on a peninsular lot at the intersection of Seymour Avenue and Orlin Avenue, the house is a notable example of the Queen Anne style with a boldly scaled granite porch with carved columns. In addition to the wood shingles covering the wall surfaces, the house has unusual carved and rounded roof dormers. Lamoreaux had attended the University of Minnesota and worked in the family business, Lamoreaux Brothers, purveyors of wood and coal, before he began to list himself as an architect in the Minneapolis city directory in 1888–1889. He is said to have worked as a draftsman in the office of Cass Gilbert and James Knox Taylor (Gilbert and Taylor). By 1895, he had joined forces with James A. MacLeod (1869–1912) and set up offices in the

<sup>57</sup> Zellie, "Romantic Landscape and Twin Cities Residence Parks," 40, identifies, but does not discuss, these two residence parks. The First Addition of Remington Park is located in today's Linden Hills neighborhood. The Second Addition of Remington Park is east of Lake Calhoun on land that was part of the estate of Colonel William S. King. These holdings were included in a complex series of land transactions that resulted in several lawsuits involving Frederick Remington, the Kings, and Menage. See Loring Staples, "The Decline and Fall of Louis Menage," *Hennepin County History* (1983): 3–16. The area of Lakeside Park and the Remington Park additions are shown in the *1940 Atlas of the City of Minneapolis, Minnesota*, pls. 12A, 13B, 14B, 17A, 17B, 18B.

<sup>58</sup> George Warner and Charles M. Foote, eds., *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Company, 1881), 506, 550, and Penny Jacobson, "Platting Prospect Park Was a Tortuous Affair," *Southeast* (Minneapolis), October 1986, give background on Baker and Gilmore. The assigned death dates are derived from a review of the Death Certificate Index at the Minnesota Historical Society.

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Lumber Exchange.<sup>59</sup> In Prospect Park, the pair designed a Dutch Colonial Revival house (1897) for Mrs. A. T. Iverson at 51 Clarence Avenue; a Colonial Revival style house (1897) for Wilbur J. Hartzell at 1 Seymour Avenue; a Colonial Revival style house (1899) for Frank Dooley at 96 Clarence Avenue that was soon occupied by Justus L. Gable and his family. (By the 1920s, Justus's brother John F. Gable and his family were living in the house.) The Colonial Revival house at 25 Seymour Avenue, on a portion of the lot originally owned by Lamoreaux, was built in 1899 for Frederick F. Lindsay, one of the founders of the Prospect Park Methodist Church and a businessman who later rebuilt the store and flats building at 3400 University Avenue. (Effie G. Lindsay is listed as the owner of the house on the building permit.) Lamoreaux practiced by himself between 1900 and 1908. During this period he designed several other houses in Prospect Park: the Dutch Colonial Revival house (1904) for Mary E. Morgan at 2115 Franklin Avenue; the Swiss Chalet-style house (1906) commissioned by Justus L. Gable (apparently for a daughter since Gable and his wife continued to live at 15 Seymour Avenue) at 44 Clarence Avenue; and the Craftsman style house (1907) for W. J. Bowen at 60 Seymour Avenue. Following his solo stint, Lamoreaux joined the firm of Long and Long, successor firm to Long and Kees. When he became a partner in 1909, the firm became Long, Lamoreaux, and Long. MacLeod joined the firm at about the same time, after leaving his father-in-law's business. Under that name, the firm designed Saint Timothy's Mission Church (1911) at 21 Clarence Avenue (Photograph 13).<sup>60</sup>

In 1920 Olaf Thorshov (d. 1928), a Norwegian immigrant architect (who initially spelled his name Thorshaug), became a partner, and the firm was renamed Long, Lamoreaux and Thorshov. Thorshov also lived in Prospect Park, designing his own Swiss Chalet-inspired house at 208 Cecil Street (Photograph 37), built in 1912.<sup>61</sup> Thorshov and his family moved to Lamoreaux's house at 39 Seymour Avenue sometime after Lamoreaux's death. His son Roy Norman Thorshov (1905–1992) graduated from the University of Minnesota in 1928 and joined his father's firm. While still in school in 1925, he designed the garage at the rear of 39 Seymour Avenue. He and his widowed mother were living in the house when the 1930 census was taken. In 1941, Roy Thorshov designed the house at 104 Seymour Avenue for himself.

<sup>59</sup> MacLeod's name also appears in various records spelled as "McLeod," and his middle name appears as both "Alan" and "Allen."

<sup>60</sup> Lamoreaux also did work for the Minneapolis park system. His designs included service buildings at Lyndale Farmstead (1908); a sketch for Gateway Park (1908); the park building at Powderhorn Park (1908); and the design of the pavilion at Camden (Webber) Park (1908). He promoted the construction of the Prospect Park Water Tower and sketched a design that was the basis for Cappelen's work. Lamoreaux, working independently and in the firm of Long, Lamoreaux, and Long, achieved success in the design of large institutional and commercial buildings in Minneapolis, including the Dyckman (1909), Radisson (1908–1909), and Curtis (1910, 1919) Hotels; the Central YMCA (1917; listed in the National Register of Historic Places in 1995); the Syndicate Building (1911); the Palace Building (1910), Plymouth Building (1909, 1910); additions to Dayton's Department Store (1910, 1915, 1916, 1919, 1920); the City (1911–1913), Swedish (1907, 1914), and Eitel (1911) Hospitals; the Boyd Transfer Company Warehouse (1902); and the Twin City Telephone Exchange (1901), as well as the Main Building of Concordia College, Saint Paul (1917). Wirth, *Minneapolis Park System*, 169, 186; Curran and Roise, "Prospect Park Water Tower," 8-7; Cerny Associates Papers (N29), Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis; "L. A. Lamoreaux, Resident Half Century, Dead," *Minneapolis Tribune*, February 2, 1922; Marjorie Pearson, "Prospect Park, Minneapolis: An Historical Survey," October 2000, prepared by Hess, Roise and Company for the Prospect Park and East River Road Improvement Association, 21–22; Jack El-Hai, *Lost Minnesota: Stories of Vanished Places* (Minneapolis: University of Minnesota Press, 2001); Millett, *Lost Twin Cities*, 30, 254, 288–289; "James Alan MacLeod Dies," *Minneapolis Journal*, July 17, 1912.

<sup>61</sup> Paul Clifford Larson, "Olaf Thorshov House," 1984, National Register of Historic Places Registration Form, available at the State Historical Preservation Office, Minnesota Historical Society, Saint Paul.

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In 1942 Robert G. Cerny (1908–1985), another graduate of the University of Minnesota (B. Arch.), as well as Harvard University (M. Arch.), joined the firm, which became Thorshov and Cerny. Cerny also taught at the University of Minnesota between about 1936 and 1976 and was active in the design and construction of many residences, including 75–77 Barton Avenue (1940); the group at 125, 129, 133, and 137 Warwick Avenue (1946) acting as part of the contracting firm of Noble, Jensen, Tracy and Cerny; the group at 221, 225, 229, 233, 237, and 241 Arthur Avenue (1948); and the house at 33–35 Melbourne Avenue (1952).<sup>62</sup>

Menno S. Detweiler was responsible for the design of two large houses on Orlin Avenue. He built the first at 32 Orlin Avenue, in 1903, for himself and his family when he was in partnership with Frank W. Kinney. The second at 36 Orlin Avenue, built two years later for C. H. Crouse, was done in partnership with Charles H. Bell and is a picturesque Spanish Colonial Revival design. While in partnership with Bell, Detweiler also designed the picturesque group of Spanish Colonial Revival style duplexes and flats building (1905, 1908) at 23, 25, and 29 Sidney Place (Photograph 1).<sup>63</sup>

Edward Roy Ludwig (1886–1956) was active in the Prospect Park area, designing the Prospect Park Methodist Episcopal (now United Methodist) Church at 22 Orlin Avenue (Photograph 2). The cornerstone of the present building was laid on June 20, 1914. He also designed the D. R. Howell House at 66 Seymour Avenue (1916) and the Blessley House at 73 Arthur Avenue (1921). His wife, Mary Gable Ludwig, was the daughter of Justus L. Gable, one of the founders of the Methodist church. The Ludwigs lived at 147 Cecil Avenue in a house built in 1905.<sup>64</sup>

Perry E. Crosier (1890–1953), born in Minneapolis, began his career as a draftsman for Minneapolis architect Harry W. Jones. Between 1914 and 1916 Crosier headed a firm of architects and contractors, the Crosier Construction Company. During this period, the firm built several Craftsman and Prairie School–inspired residences in Prospect Park, 240–242 and 244–246 Bedford Street (1915) and 148 Malcolm Avenue (1916). He remodeled the house at 39–41 Clarence Avenue into a duplex in 1920. The Dutch Colonial Revival style house Crosier designed at 209 Bedford Street dates from 1925. His son Paul joined his architectural practice and designed the modern house (1946) at 124 Warwick Street.<sup>65</sup>

<sup>62</sup> See Cerny Associates Papers for more background on both Thorshovs and Cerny. Subsequently, the firm became the Cerny Associates Inc., Architecture Engineering Planning, and shifted its emphasis from residential to civic, religious, and commercial architecture. See *The Cerny Associates Inc.: Architecture, Engineering, Planning Minneapolis and St. Paul*, [1965], promotional brochure, Minnesota Historical Society Collections, Saint Paul.

<sup>63</sup> Around 1900, Frank W. Kinney joined with Menno S. Detwiler, and this firm designed several buildings such as a courthouse in Crookston, Minnesota (1900); a Methodist church in Cresco, Iowa (1900); the Clay County Courthouse, Spencer, Iowa (1900); a Presbyterian church in Brookings, South Dakota (1900); the Winnishiek County Courthouse, Decorah, Iowa (1902); the Beltrami County Courthouse, Bemidji, Minnesota (1902); and the Langlade County Courthouse, Antigo, Wisconsin (1904). Both Kinney and Detwiler relocated to Minneapolis around 1902, and the partnership with Detwiler apparently ended in 1904. Biographical material on Kinney was taken from files in the Buechner and Orth Papers (N 58), Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis.

<sup>64</sup> Both Minneapolis city directories and the index of Minnesota Death certificates, available at the Minnesota Historical Society, give Ludwig's first name as Edward, although it appears in some sources as Edwin.

<sup>65</sup> See Perry E. Crosier Papers (N121), Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis.

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Prospect Park became a haven for modern architecture early on, beginning in the 1930s with a work by the man who is arguably America's most famous architect, Frank Lloyd Wright (1867–1959). The neighborhood claims one of the ten buildings in Minnesota that Wright is credited with designing during the course of his long career. When Nancy Willey, wife of Malcolm Willey, a dean at the University of Minnesota, approached Wright about designing an artistic house in 1932, Wright was devoting most of his time to developing the Taliesin Fellowship because he received few commissions in the depths of the Depression. The Willey house (Photograph 44) is Wright's second Minnesota work, which was completed in 1934. It is a precursor to the so-called Usonian house type, first executed two years later in Madison, Wisconsin. At the time the Willey house was erected, the site at the south end of Bedford Street offered a dramatic view toward the Mississippi River.<sup>66</sup>

The Willeys' relationship to the university is part of a pattern of interconnections between that institution and Prospect Park. Ralph Rapson (1914–2008), one of Minnesota's foremost modern architects and the long-time dean of the university's architecture school, commented on the difficulty of finding clients for modern houses, except in special enclaves like University Grove.<sup>67</sup> Prospect Park and its progressive, academic residents were receptive to modern architecture. Another outstanding example, just across the street from the Willey House, is the first independent work of Winston Close (1906–1991) and Elizabeth Scheu Close (1912–2011), the first architects in Minnesota to base their practice on the International Style. The Bedford Street house is arguably the first single-family residence in that style in the Twin Cities.<sup>68</sup> The Closes, who were educated at the Massachusetts Institute of Technology, came to Minnesota in the 1930s to work for the firm Magney and Tusler on the Sumner Field Homes, Minnesota's first public housing project. They formed their own firm in 1938 and married soon thereafter. The house at 252 Bedford Street (Photograph 45) was built in 1938 for Willem Luyten and subsequently enlarged in 1940 for Benjamin and Gertrude Lippincott. Luyten was a professor in the political science department at the University of Minnesota and she was a dancer and dance teacher. The Close-designed house for Harold Deutsch, chairman of the University of Minnesota's history department, was built in 1950–1951 at 90 Seymour Avenue. In 1950, Winston Close joined the architecture faculty at the University of Minnesota, which was still under the direction of Roy Child Jones.<sup>69</sup>

<sup>66</sup> For the list of Wright's Minnesota commissions see William Allin Storrer, *The Frank Lloyd Wright Companion* (Chicago: University of Chicago Press, 1992), 478. The Willey House is discussed in entry S.229. Millett, *AIA Guide to the Twin Cities*, 142.

<sup>67</sup> Jeffrey A. Hess and Paul Clifford Larson, *Saint Paul's Architecture: A History* (Minneapolis: University of Minnesota Press, 2006), 197.

<sup>68</sup> Millett, *AIA Guide*, 142–143.

<sup>69</sup> This association brought the Close firm a number of university clients, primarily in University Grove, near the University of Minnesota campus in Saint Paul, although their first commission there dates from 1939. As advisory architect for the university, Winston Close oversaw the planning for the University's Morris campus, the Duluth campus, and the expansion of the Minneapolis campus on the West Bank. For the latter project, he worked closely with Ralph Rapson, who had become third head of the University's School of Architecture in the fall of 1954. Linda Mack, "Winston Close Dies at 90," *Minneapolis Star Tribune*, June 17, 1997, B7; Linda Mack, "Women Architects Make Their Way in an Old Boys' Profession, Lisl Close Has Always Been Ahead of Her Time," *Minneapolis Star Tribune*, April 5, 1992; Close Associates Papers (N78), Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis. For more information on the Lippincotts and Deutsch, see Prospect Park History Committee, *Under the Witch's Hat*, 21–22, 48.

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Ralph Rapson succeeded Roy Child Jones at the University of Minnesota. Trained at the University of Michigan and under Eero Saarinen at the Cranbrook Academy of Art, Rapson had been on the faculty of the architecture school at the Massachusetts Institute of Technology when he was invited to come to Minnesota and expand the program. He and his wife, Mary, purchased the large Colonial Revival house, designed by MacLeod and Lamoreaux and built in 1897 for Wilbur J. Hartzell, at 1 Seymour Avenue. The Rapsons modernized the interior, installing furnishings from Rapson-Inc., the furniture design firm they had founded in Boston. Rapson established an architectural practice in the Twin Cities, although he designed no new houses in Prospect Park. In addition to Robert Cerny, who was already on the faculty, Rapson brought numerous local practitioners to teach courses and invited guest lecturers. One notable speaker was Frank Lloyd Wright, who caused a sensation at Northrop Auditorium by speaking for two hours to a standing-room-only crowd.<sup>70</sup>

Another architect who embraced modernism and taught at the university was Carl Graffunder, who found receptive clients in Prospect Park, where he designed several notable modern houses: 91 Seymour Avenue (1955); 135 Malcolm Avenue for Richard Von Korff (1962); 163–165 Malcolm Avenue (1963); and 21 Seymour Avenue for Dr. R. Edith Stedman (Photograph 12), dean of students at the University of Minnesota (1964). Graffunder's business partner between 1956 and 1962, Norman Nagle, also taught at the university and was the architecture curator at the Walker Art Center between 1952 and 1958.<sup>71</sup> Thomas Hodne, who had a practice with James Stageberg, another university instructor, purchased the 1905 house at 100 Seymour Avenue (previously owned by Harold Deutsch) and in 1967–1969 added a modern extension to accommodate his large family. It is set at the rear of the original house and largely concealed by the sloping site. In 1970, Hodne/Stageberg designed the park building in Luxton Park (originally Prospect Field), which is nearby but outside the boundary of the historic district.<sup>72</sup>

Other clients turned to contractors to create modern houses, often on hilly sites, that are innovative and compatible with the architectural character of the neighborhood. A particularly interesting example is the house at 222 Melbourne Avenue, erected in 1941 by builder Henry J. Peterson for Starke Hathaway. Hathaway was a psychologist at the University of Minnesota Medical School and developed the Minnesota Multiphasic Personality Inventory test.<sup>73</sup>

Prospect Park also holds a scattering of houses of the same types that appeared throughout suburban communities in the Twin Cities after World War II—Cape Cods that are variations of earlier Colonial Revival styles, ramblers, and ranch houses. These wood-frame houses typically used standardized parts and plans that were widely available to builders and contractors.<sup>74</sup>

<sup>70</sup> The best source of information on Rapson and his career at the University of Minnesota is Jane King Hession, Rip Rapson, and Bruce N. Wright, *Ralph Rapson: Sixty Years of Modern Design* (Afton, Minn.: Afton Historical Society Press, 1999). Mary Rapson died in 2000; Ralph Rapson lived at 1 Seymour Avenue until his death. He was a great admirer of the Prospect Park Water Tower and drew it and redrew it "a thousand times. I can draw it in my sleep, actually." Quoted in "Architects' Dozen," *Architecture Minnesota* 34 (July–August 2008): 48.

<sup>71</sup> Hess and Larson, *Saint Paul's Architecture*, 193–194, 262 n. 53.

<sup>72</sup> Gebhard and Martinson, *Guide to the Architecture of Minnesota*, 48, 90–93.

<sup>73</sup> Prospect Park History Committee, *Under the Witch's Hat*, 52.

<sup>74</sup> Robert Gerloff, Kristi Johnson, and Peter J. Musty, *Cape Cods and Ramblers: A Remodeling Planbook for Post-WWII Houses* (Minneapolis: Minnesota Housing and Redevelopment Authority, 1999), 4–6.

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**CONCLUSION**

Prospect Park is significant both as a unique Minneapolis neighborhood and as a representation of the pattern of development as the city matured in the nineteenth and twentieth centuries. The district evolved during a formative period in Minneapolis, when the number of residential structures jumped from approximately 24,000 in 1890 to 83,604 in 1934.<sup>75</sup> Prospect Park's initial development was slow because of its relative isolation from the downtown and lack of mass transportation, but houses began appearing with greater speed after the arrival of interurban and streetcar lines in the 1890s. Construction was steady for the first half of the twentieth century, continuing until the 1960s when the majority of the lots were filled. The result is a neighborhood of diverse housing stock reflecting a spectrum of popular styles.

The neighborhood's platting was influenced by the picturesque movement in landscape design. Within this setting, the community was shaped by its unusual topography, its progressive residents, and the related organizations, particularly the Prospect Park Improvement Association and its successor, the Prospect Park East River Road Improvement Association. The result was a closely knit neighborhood with modern amenities, including the landmark water tower, and it retains that character to the present day.

<sup>75</sup> Schmid, *Social Saga of Two Cities*, 189.

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<b>Prospect Park Residential Historic District</b>
Name of Property <b>Hennepin County, MN</b>
County and State <b>N/A</b>
Name of multiple listing (if applicable)

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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

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<b>Prospect Park Residential Historic District</b>
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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

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Name of Property
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Name of multiple listing (if applicable)

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Name of multiple listing (if applicable)

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Name of Property
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County and State
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Name of multiple listing (if applicable)

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**National Register of Historic Places**  
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**Prospect Park Residential Historic District**

Name of Property  
**Hennepin County, MN**

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**N/A**

Name of multiple listing (if applicable)

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**UTM REFERENCES (NAD 83)**

**USGS MAP: SAINT PAUL WEST**

5	<u>15</u>	<u>482992</u>	<u>4979700</u>	17	<u>15</u>	<u>483431</u>	<u>4979410</u>
	Zone	Easting	Northing		Zone	Easting	Northing
6	<u>15</u>	<u>482965</u>	<u>4979615</u>	18	<u>15</u>	<u>483425</u>	<u>4979433</u>
	Zone	Easting	Northing		Zone	Easting	Northing
7	<u>15</u>	<u>483013</u>	<u>4979615</u>	19	<u>15</u>	<u>483508</u>	<u>4979409</u>
	Zone	Easting	Northing		Zone	Easting	Northing
8	<u>15</u>	<u>483026</u>	<u>4979616</u>	20	<u>15</u>	<u>483510</u>	<u>4979458</u>
	Zone	Easting	Northing		Zone	Easting	Northing
9	<u>15</u>	<u>483089</u>	<u>4979616</u>	21	<u>15</u>	<u>486568</u>	<u>4979425</u>
	Zone	Easting	Northing		Zone	Easting	Northing
10	<u>15</u>	<u>483104</u>	<u>4979643</u>	22	<u>15</u>	<u>483570</u>	<u>4979288</u>
	Zone	Easting	Northing		Zone	Easting	Northing
11	<u>15</u>	<u>483207</u>	<u>4979588</u>	23	<u>15</u>	<u>483608</u>	<u>4979288</u>
	Zone	Easting	Northing		Zone	Easting	Northing
12	<u>15</u>	<u>483217</u>	<u>4979631</u>	24	<u>15</u>	<u>483608</u>	<u>4978543</u>
	Zone	Easting	Northing		Zone	Easting	Northing
13	<u>15</u>	<u>483328</u>	<u>4979569</u>	25	<u>15</u>	<u>482817</u>	<u>4979236</u>
	Zone	Easting	Northing		Zone	Easting	Northing
14	<u>15</u>	<u>483301</u>	<u>4979512</u>	26	<u>15</u>	<u>482799</u>	<u>4979321</u>
	Zone	Easting	Northing		Zone	Easting	Northing
15	<u>15</u>	<u>483389</u>	<u>4979472</u>	27	<u>15</u>	<u>482768</u>	<u>4979488</u>
	Zone	Easting	Northing		Zone	Easting	Northing
16	<u>15</u>	<u>483407</u>	<u>4979409</u>				
	Zone	Easting	Northing				

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**Prospect Park Residential Historic District**

Name of Property

**Hennepin County, MN**

County and State

**N/A**

Name of multiple listing (if applicable)

Photographs Page 1

**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.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0001

Spanish Colonial Revival houses (23 and 29 Sidney Place) and apartment building (25 Sidney Place). View to northeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkHistoricDistrict\_0002

Landscaped triangle at intersection of Arthur and Orlin Avenues Southeast. View to northeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0003

Sidney Pratt School, 66 Malcolm Avenue Southeast. View to northeast.

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**Prospect Park Residential Historic District**

Name of Property  
**Hennepin County, MN**

County and State  
**N/A**

Name of multiple listing (if applicable)

Photographs Page 2

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Marjorie Pearson  
Date of Photograph: December 2006

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0004

Prospect Park Methodist Episcopal Church (now Prospect Park United Methodist Church), 22 Orlin Avenue Southeast. View to south.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0005

Non-contributing property (alterations after period of significance), 102 Arthur Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0006

Streetscape of Arthur Avenue Southeast shows change in topography between west and east sides of the street. View to north.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0007

Streetscape of Malcolm Avenue Southeast. View to north.

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**Prospect Park Residential Historic District**

Name of Property

**Hennepin County, MN**

County and State

**N/A**

Name of multiple listing (if applicable)

Photographs Page 3

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0008

Streetscape of Malcolm Avenue Southeast showing properties with tuck-under garages and retaining walls. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0009

150 Malcolm Avenue Southeast. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0010

Streetscape of Arthur Place Southeast (right) and Arthur Avenue Southeast (left and center). The skyline of downtown Minneapolis is visible in the background (center). View to west.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0011

Tower Park with Water Tower at center. View to northeast from Seymour Avenue Southeast.

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**Prospect Park Residential Historic District**

Name of Property

**Hennepin County, MN**

County and State

**N/A**

Name of multiple listing (if applicable)

Photographs Page 4

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectPark\_0012  
21 Seymour Avenue Southeast. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0013  
Streetscape showing (l-r) Saint Timothy's Episcopal Mission (now Korean Seventh-day Adventist Church), the Melville and Elizabeth Manson House at 25 Clarence Avenue Southeast, 29 Clarence Avenue Southeast, and 35 Clarence Avenue Southeast. The landscaped triangle at Seymour and Clarence Avenues Southeast is in foreground. View to northeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0014  
Michael Zipoy Grocery Store Building, 50 Bedford Street. View to southwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0015  
48 Clarence Avenue Southeast. View to southwest.

**United States Department of the Interior**  
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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 5

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0016  
William A. and Ida Alden House, 64 Clarence Avenue Southeast. View to southwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0017  
Streetscape of Clarence Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0018  
Streetscape showing apartment buildings (67–69 and 75–77 Bedford Street Southeast) flanking a duplex (71–73 Bedford Street Southeast), with a single-family residence (79 Bedford Street Southeast) to the right. View to northeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0019  
169 Malcolm Street Southeast. View to east.

**United States Department of the Interior**  
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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 6

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0020  
86 Seymour Avenue Southeast. View to southwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0021  
120 Orlin Avenue Southeast. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0022  
Landscaped triangle at intersection of Melbourne and Orlin Avenues Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0023  
Non-contributing property (outside period of significance), 14–16 Melbourne Avenue Southeast. View to southwest.

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

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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 7

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0024

Streetscape of Melbourne Avenue Southeast showing properties on elevated lots. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0025

Non-contributing property (alterations), 126 Melbourne Avenue Southeast. View to north.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0026

110 Melbourne Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0027

100 Melbourne Avenue Southeast. View to northeast.



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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 8

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0028  
113 Bedford Street Southeast. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0029  
Non-contributing property (large addition, alterations), 1717 Franklin Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0030  
1817 Franklin Avenue Southeast. View to north.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Marjorie Pearson  
Date of Photograph: December 2006

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0031  
Streetscape of Franklin Avenue Southeast. View to southwest.

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

**National Register of Historic Places**  
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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 9

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0032  
2123-2125 Franklin Avenue Southeast. View to northeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Marjorie Pearson  
Date of Photograph: December 2006

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0033  
Streetscape showing Franklin Oval (left) and Franklin Avenue Southeast residences (right). View to west.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0034  
Streetscape of Warwick Street Southeast. View to southeast.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0035  
Streetscape of Seymour Avenue Southeast. View to southeast.

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

**National Register of Historic Places**  
**Continuation Sheet**

<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 10

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0036  
121 Warwick Street Southeast. View to east.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0037  
Olaf and Helene Thorshov House, 208 Cecil Street Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0038  
216 Cecil Street Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0039  
Chergosky Park, 201 Seymour Avenue Southeast (non-contributing site; outside period of significance). View to southwest.

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

**National Register of Historic Places**  
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**Prospect Park Residential Historic District**

Name of Property

**Hennepin County, MN**

County and State

**N/A**

Name of multiple listing (if applicable)

Photographs Page 11

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0040.

Non-contributing apartment building (alterations), 2000 Sharon Avenue Southeast. View to east.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0041

2215 Sharon Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0042

Non-contributing property (significant alterations after period of significance), 240 Emerald Street. View to west.

Name of Property: Prospect Park Residential Historic District  
City or Vicinity: Minneapolis  
County: Hennepin County  
State: Minnesota  
Name of Photographer: Stephanie K. Atwood  
Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0043

Streetscape of south block of Bedford Street Southeast. View to northwest.

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

**National Register of Historic Places**  
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<b>Prospect Park Residential Historic District</b>
Name of Property
<b>Hennepin County, MN</b>
County and State
<b>N/A</b>
Name of multiple listing (if applicable)

Photographs Page 12

Name of Property: Prospect Park Residential Historic District  
 City or Vicinity: Minneapolis  
 County: Hennepin County  
 State: Minnesota  
 Name of Photographer: Stephanie K. Atwood  
 Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0044  
 Willem Luyten House, 252 Bedford Avenue Southeast. View to northwest.

Name of Property: Prospect Park Residential Historic District  
 City or Vicinity: Minneapolis  
 County: Hennepin County  
 State: Minnesota  
 Name of Photographer: Stephanie K. Atwood  
 Date of Photograph: November 2012

MN\_HennepinCounty\_ProspectParkResidentialHistoricDistrict\_0045  
 Malcolm and Nancy Willey House, 255 Bedford Avenue Southeast. View to northeast.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Prospect Park Residential Historic District  
Name of Property  
Hennepin County, MN  
County and State  
N/A  
Name of multiple listing (if applicable)



PROSPECT PARK RESIDENTIAL HISTORIC DISTRICT

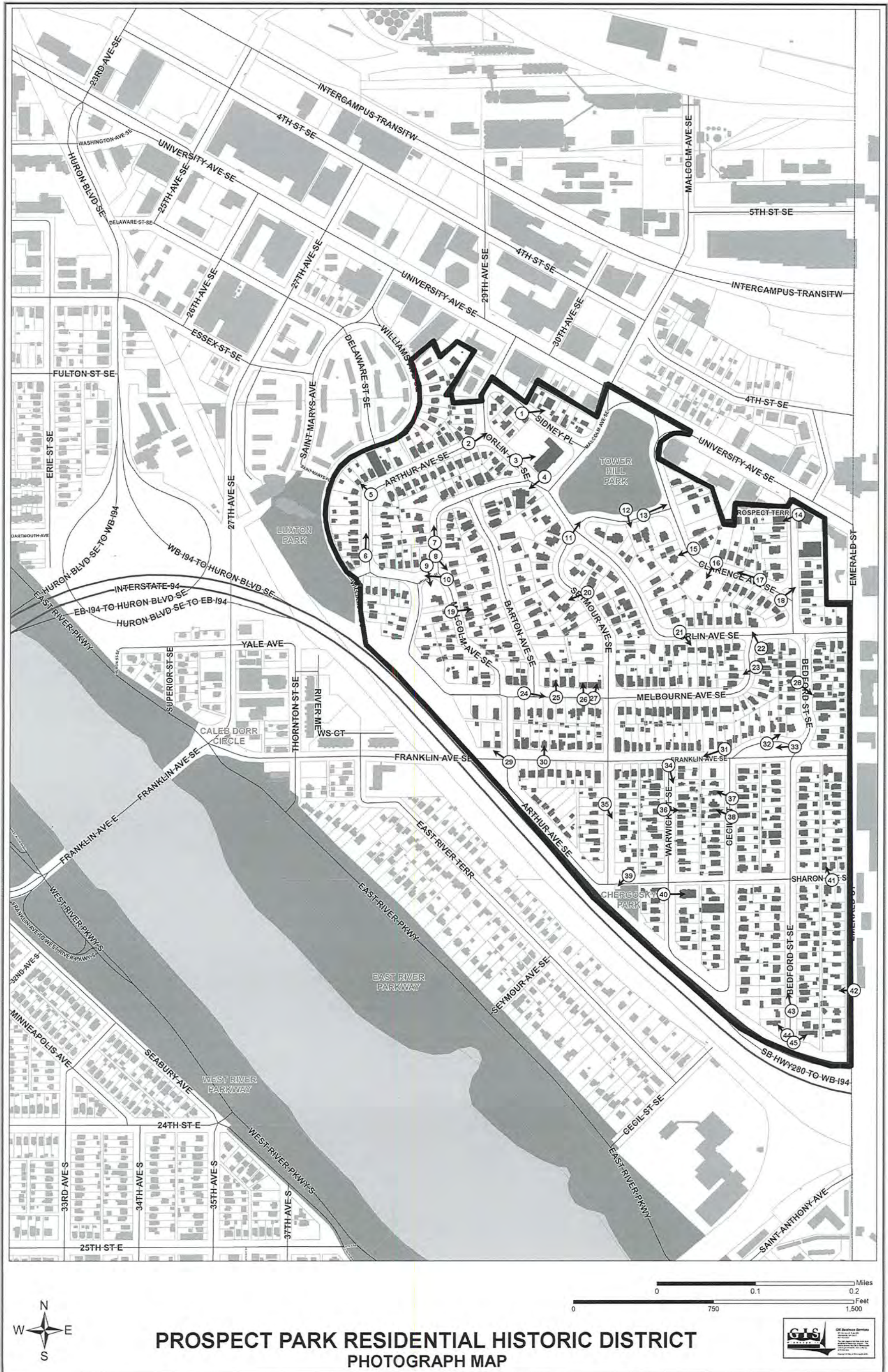


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District  
Name of Property  
Hennepin County, MN  
County and State  
N/A  
Name of multiple listing (if applicable)

Photo Key Sketch Map Page 1



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 13

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
1	15 Arthur Ave SE	House	Tudor Revival	1928	Two-story stucco-clad duplex with intersecting gable roofs and front gable, applied half-timbering, and prominent chimney, set back on slope on corner site; <b>Contributing</b>	J. A. Heinsch	Garage: <b>Non-contributing</b>	Retaining wall
2	19 Arthur Ave SE	House	Tudor Revival	1928	Two-story stucco and brick-clad duplex with side-gable roof and curving front gable, set back on slope; <b>Contributing</b>	J. A. Heinsch	Historic garage with roof terrace: <b>Contributing</b>	
3	31 Arthur Ave SE	Henderson, Daisy and John House	Colonial Revival	1908	Two-story side-gable house with intersecting front gable, overhanging eaves and returns, replacement siding and entrance porch; built by J. Henderson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
4	33 Arthur Ave SE	Knowlton, W. E. House	Other (Foursquare)	1905	Two-and-a-half story four-square house with hipped roof, hipped-roof front dormer, projecting bays on sides, side gable extension; replacement siding; front porch enclosed; built by W.E. Knowlton; <b>Contributing</b>	None	None	
5	34 Arthur Ave SE	House	Queen Anne	1885	Two-and-a-half story house with cross-gable roofs with overhanging eaves, bargeboards, and brackets, three-sided front bay, replacement siding, changes to front porch; built by Alfred Humphrey; <b>Contributing</b>	W. S. Hunt	Garage: <b>Non-contributing</b>	
6	37 Arthur Ave SE	Holmes, Amelia and Peter House	Colonial Revival	1908	Two-and-a-half story house with hipped roof, hipped-roof front dormer, brackets and dentil work, open front porch with columns set on brick bases; wood clapboard and shingle siding; built by Peter Holmes; <b>Contributing</b>	None	None	Retaining wall of treated timbers
7	38 Arthur Ave SE	Sheldon, A. C. and Emma House	No Style	1885	Two-story gable-front and wing house, enlarged and much altered, with replacement siding, new windows, new entrance area; built by Alfred Sheldon; <b>Non-contributing</b>	W. S. Hunt	Garage: <b>Non-contributing</b>	
8	41 Arthur Ave SE	Stephenson, George M. and Lilly House	Craftsman	1921	One-and-a-half story stucco-clad cross-gable house with broached front gable and sun porch in side wing; built by George M. Stephenson; <b>Contributing</b>	Arthur Dahlstrom	None	
9	44 Arthur Ave SE	Lyons, Caro Josephine and John House	Craftsman	1907	One-and-a-half story side-gable house with large front dormer; eave overhangs; wood clapboard siding; decorative stone porch base and end chimney; built by John H. Lyons; <b>Contributing</b>	The Keith Company	Garage: <b>Non-contributing</b>	
10	45 Arthur Ave SE	Gannon, John and Mary House	Craftsman	1925	One-and-a-half story stucco-clad broached side-gable house with broached-gable front dormer and broached-gable sun porch; prominent side chimney; built by McCoig and Jessup; <b>Contributing</b>	McCoig and Jessup	Historic garage: <b>Contributing</b>	
11	49 Arthur Ave SE	House	Other (Foursquare)	1913	Two-and-a-half story house with hipped roof and projecting eaves; gabled front dormer; front porch with columns set on decorative stone base; stucco cladding may have replaced wood clapboards; built by John Gannon; <b>Contributing</b>	None	Two garages: <b>Non-contributing</b>	



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 14

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
12	50-52 Arthur Ave SE	House	Colonial Revival	1910-11	Two-and-a-half story front-gable duplex with open front porches at both levels; bargeboards on gable ends; projecting side bays; replacement siding; built by C. O. Stocke; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
13	53 Arthur Ave SE	House	Craftsman	1913	Two-and-a-half story front-gable house with intersecting side gable; bargeboards on gable ends; stucco cladding above brick base; open porch with brick posts; applied half-timber detail; stucco appears to be redone; built by R.M. Selb; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
14	56 Arthur Ave SE	House	Colonial Revival	1895	Two-and-a-half story side-gable house with gambrel roof and large gabled front dormer; prominent side chimney; front porch enclosed; entrance altered; built by J. C. Maxon; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
15	57 Arthur Ave SE	House	Craftsman	1916	Two-story house with cross-gable roofs with projecting eaves and brackets (enclosed in metal); stucco cladding and wood shingles in gables; projecting side bays; enclosed front porches on both levels; built by A. H. Selb; <b>Contributing</b>	A. H. Selb	Historic garage: <b>Contributing</b>	
16	60 Arthur Ave SE	Wilder, Alanson B. and Grace House	Colonial Revival	1913	Two-and-a-half story house with cross-gable roofs with projecting eaves and returns; projecting side bays; Palladian window in front gable; wood clapboard siding; some replacement windows; front porch is partially enclosed; built by A. B. Wilder; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
17	63 Arthur Ave SE	House	Craftsman	1916	Two-story stucco-clad house with low hipped roof, roof dormer; projecting front wing with replacement windows; prominent end chimney; gabled projecting hood over entrance steps; built by A. H. Selb; <b>Contributing</b>	A. H. Selb	Historic garage: <b>Contributing</b>	
18	64 Arthur Ave SE	House	Other (Minimal Traditional)	1949	One-story house with hipped-roof front section and side-gable rear section; open entrance porch under roof overhang; prominent side chimney; original wood siding; built by Mrs. William Markus; <b>Contributing</b>	None	None	Parking area with retaining walls and steps at front of site
19	65 Arthur Ave SE	House	Colonial Revival	1916	Two-and-a-half story stucco-clad house with hipped roof, hipped front roof dormer, enclosed front porch; prominent side chimney; side projection at roof added in 1985; built by A. H. Selb; <b>Contributing</b>	A. H. Selb	Historic garage: <b>Contributing</b>	
20	69 Arthur Ave SE	House	Craftsman	1921	Three-story stucco-clad side-gable house with projecting front gable and projecting roof over enclosed entrance porch; third story added to house in 1988; windows replaced; <b>Non-contributing</b>	A. H. Selb	Garage: <b>Non-contributing</b>	
21	70 Arthur Ave SE	House	Queen Anne	1889	Two-and-a-half story house with side-gable roof with projecting eaves on brackets; front dormers, full-height projecting bay on side; open porch at second story with latticework; entrance porch with slender columns and decorative gable; wood clapboard siding and decorative detail at windows; built by Alfred Humphrey; <b>Contributing</b>	Graff and Chamberlain	Garage: <b>Non-contributing</b>	

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 15

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
22	72-74 Arthur Ave SE	House	Colonial Revival	1910	Two-and-a-half story duplex with cross-gable roofs with overhanging eaves and brackets; front porches at both levels; wood clapboard siding; built by William Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
23	73 Arthur Ave SE	House	Craftsman	1921	One-and-a-half story house with side-gable roof with front dormers; projecting eaves with returns; projecting flat-roofed sun porch, and side entrance with curved hood; stucco cladding above brick base; built by C. Blessley; <b>Contributing</b>	Edward Roy Ludwig	Historic garage: <b>Contributing</b>	Brick and concrete retaining wall
24	80 Arthur Ave SE	House	Colonial Revival	1904	Two-and-a-half story house with front gable roof and side dormers; projecting eaves; Palladian window in front gable; open porch with decorative columns; wood clapboard siding; built by Victoria Land Company; <b>Contributing</b>	Carl F. Struck	Historic garage: <b>contributing</b>	
25	81 Arthur Ave SE	House	Colonial Revival	1891	Two-and-a-half story house with side-gable gambrel roof and intersecting front gambrel section and front dormer; projecting eaves; projecting side bay; sun porch; wood clapboard siding; built by C. F. Barber; <b>Contributing</b>	None	None	Stone retaining wall; terraced slope
26	86 Arthur Ave SE	House	Queen Anne	1892	Two-and-a-half story house with intersecting gable roofs; projecting eaves; projecting side bays; front entrance porch with carved wood details; wood clapboard and shingle siding; built by Michael Garbett; <b>Contributing</b>	None	None	
27	88 Arthur Ave SE	House	Tudor Revival	1940	One-and-a-half story house with cross-gable roofs, projecting gabled front entrance with applied stone detail; stucco cladding; replacement windows; built by V. A. Baker; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
28	91 Arthur Ave SE	House	Prairie School	1916	Two-story stucco-clad house with hipped roof with overhanging eaves and small front hipped-roof dormer; prominent side chimney; front porch enclosed; some replacement windows; built by C. J. Blessley; <b>Contributing</b>	Sund and Dunham	Historic garage: <b>Contributing</b>	Terraced front yard; steep slope
29	92 Arthur Ave SE	House	Craftsman	1920	Two-story stucco-clad house with intersecting gabled roofs with overhanging eaves and brackets; gabled roof over front entrance porch; wood brackets and beams over casement windows in front wing; built by L. M. Russell; <b>Contributing</b>	L. M. Russell	Tuck-under garage (attached)	
30	97 Arthur Ave SE	Blessley, Charles and Emilie House	Colonial Revival	1906	Two-and-a-half story front gable house with wide eaves with returns; projecting bay on front; side entrance; large added dormer on side roof slope; wood clapboard siding; built by Emilie Blessley; <b>Contributing</b>	None	None	Steep sloping site
31	100 Arthur Ave SE	House	Queen Anne	1903	Two-and-a-half story house with cross-gable roofs with Palladian window in front gable; screened front porch; replacement siding; built by Jennie Cranford; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

United States Department of the Interior  
National Park Service

**Prospect Park Residential Historic District**

Name of Property

**Hennepin County, Minnesota**

County and State

**N/A**

Name of multiple listing (if applicable)

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   16  

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
32	101 Arthur Ave SE	House	No Style	1909	One-and-a-half story front-gable house with intersecting roofs with overhanging eaves and bargeboards; prominent side chimney; enclosed front entrance porch; replacement siding; built by Oscar Hagel; <b>Contributing</b>	G.L. Saxton	Garage with roof terrace: <b>Non-contributing</b>	Steep slope; stone steps and retaining wall
33	102 Arthur Ave SE	House	No Style	1903	One-and-a-half story house with intersecting gable roofs; projecting side bay; small open entrance porch; vertical wood replacement siding; replacement windows; <b>Non-contributing</b> (Photograph 5)	None	Garage: <b>Non-contributing</b>	
34	106 Arthur Ave SE	Olsen, Mathias House	Colonial Revival	1907	One-and-a-half-story house with side-gable roof with large front dormer; projecting eaves; open front porch; replacement siding; built by Mathias Olsen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
35	107 Arthur Ave SE	House	No style	1914	Two-story house with side-gable roof and front-gable extension with modern detail that obscures the original house; wood clapboard siding; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Terracing, concrete retaining wall
36	111 Arthur Ave SE	House	No style	1901	Two-story house with cross-gable roofs and projecting side bays; front porch redone and extended in 1991; wood clapboard siding; <b>Non-contributing</b>	apparently A. E. Haley.	Garage: <b>Non-contributing</b>	New terracing and lamps in front yard
37	112 Arthur Ave SE	Melom, Carl and Emogene (Emma) House	Colonial Revival	1907	One-and-a-half story side-gable house with intersecting front gable dormer with tripartite window; enclosed front porch above brick base; replacement siding; <b>Contributing</b>	None	None	
38	114 Arthur Ave SE	House	Colonial Revival	1907	One-and-a-half story side-gable house with intersecting shed roof front dormer; projecting eaves; enclosed front porch on new base; wood clapboard replacement siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
39	117 Arthur Ave SE	House	Tudor Revival	1923	Two-and-a-half story front gable house with projecting side wing; stucco cladding with contrasting wood details; projecting hood over front entrance; built by A. F. Moyer; <b>Contributing</b>	None	Attached garage	Concrete retaining wall
40	118 Arthur Ave SE	House	No Style	1907	One-and-a-half story front-gable house with stucco cladding and enclosed front porch; built by Thomas H. Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
41	122 Arthur Ave SE	House	No Style	1908	One-and-a-half story front-gable house with projecting side dormer; enclosed front porch; replacement siding; replacement windows; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
42	126 Arthur Ave SE	House	Colonial Revival	1904	One-and-a-half story house with cross-gable gambrel roofs; wood clapboard siding; replacement siding; porch enclosed; built by Flessie F. Patrick; <b>Contributing</b>	None	Historic garage: <b>contributing</b>	

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**Prospect Park Residential Historic District**

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number   7   Page   17  

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
43	129 Arthur Ave SE	Duplex	Colonial Revival	1909	Two-and-a-half story duplex with intersecting gabled roofs; projecting eaves; projecting side bays; wood clapboard siding; front porches on both levels are enclosed; some replacement windows; built by Thorbyorn Smith; <b>Contributing</b>	None	None	
44	130 Arthur Ave SE	House	Craftsman	1911	One-and-a-half story side-gable house with intersecting broached front gable; stucco cladding; screened front porch; some replacement windows; built by R. C. Brewsaugh; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
45	133 Arthur Ave SE	House	Colonial Revival	1909	Two-and-a-half story front-gable house with overhanging eaves with brackets and returns; intersecting side gable; wood clapboard siding; screened porch; built by Thorbyorn Smith; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
46	134 Arthur Ave SE	House	Colonial Revival	1912	One-and-a-half story side-gable house with roof overhanging the open porch and prominent gabled front roof dormer; stucco cladding and wood-shingle siding; built by John R. Pesak; <b>Contributing</b>	None	Attached garage	
47	135 Arthur Ave SE	House	Colonial Revival	1907	Two-and-a-half story house with side-gable roof with wide overhanging eaves and prominent intersecting gabled front dormer with lunette window; wood clapboard siding; screened front porch; built by W. E. Peterson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
48	137 Arthur Ave SE	House	Colonial Revival	1906	One-and-a-half story house with eaves with front-gable roof with overhanging eaves and returns and intersecting side gable; oculus in front gable; enclosed front porch; wood clapboard siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
49	138 Arthur Ave SE	Luxton, Ada and George House	Craftsman	1910	One-and-a-half story front gable house with shed-roof side gable; stucco cladding; shingles in gable end; enclosed sun porch; built by George Luxton; <b>Contributing</b>	Arnold Construction Co.	None	
50	150 Arthur Ave SE	House	Craftsman	1914	One-and-a-half story house with front-gable roof, overhanging eaves with exposed rafter ends; wood-shingle siding above stucco cladding; porch with storm windows; built by Albert Anderson; <b>Contributing</b>	Anderson and Erikson	Garage: <b>Non-contributing</b>	
51	152 Arthur Ave SE	House	No Style	1914	Two-and-a-half story house with cross-gable roofs with overhanging eaves; projecting side bay; wood clapboard siding; front porch with storm windows; built by Michael Casey; <b>Contributing</b>	None	None	
52	156 Arthur Ave SE	House	Queen Anne	1906	One-and-a-half story side-gable house with intersecting front gable; stucco cladding; enclosed front entrance porch; some replacement windows; built by M. W. Stewart; <b>Contributing</b>	None	None	

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53	159 Arthur Ave SE	Hafstad, Anna and Jacob House	Queen Anne	1894	Two-and-a-half-story house with intersecting gabled roofs and projecting wings; Palladian windows in gable ends; open porches with decorative carved wood detail; ; new garage (2007); restored wood clapboard siding (2009); built by Jacob Hafstad; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Set on slope between Arthur and Malcolm
54	160 Arthur Ave SE	House	Queen Anne	1901	Two-story house with intersecting gabled roofs, projecting bay on front, gabled hood over front entrance, stucco cladding (1936), rear porch addition (2001); built by Mrs. May Stewart; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
55	164 Arthur Ave SE	House	Craftsman	1904	Two-and-a-half story house with intersecting gabled roofs with projecting eaves and returns, two-story rear extension; stucco cladding; wraparound porch has brick base and has been enclosed; built by Mrs. Lydia L. Walker; <b>Contributing</b>	Carlson and Strand	Historic garage: <b>Contributing</b>	
56	167 Arthur Ave SE	House	Other	1987	Two-story house with asymmetric gabled roofs; stepped front facade; diagonal and vertical wood siding; exterior side chimney; tuck-under garage; built by Patricia Murphy; <b>Non-contributing</b>	None	Attached garage	
57	171 Arthur Ave SE	House	Colonial Revival	1909	One-and-a-half story house with cross-gable roofs with overhanging eaves with brackets and returns; Palladian window in front gable; wood clapboard siding; front porch with columns has been enclosed; some replacement windows; built by Henry J. Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
58	175 Arthur Ave SE	House	Craftsman	1916	One-and-a-half story house with side-gable roof with overhanging eaves with large shed-roof front dormer and projecting sun-porch wing; stucco cladding; some replacement windows; built by August Swanson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
59	182 Arthur Ave SE	House	Colonial Revival	1904	One-and-a-half story house with cross-gable roofs with overhanging eaves and returns; front porch with columns and original storm windows; side chimney a later addition; replacement wood siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Wood fence next to house
60	184 Arthur Ave SE	House	No style	1902	Two-and-a-half story front gable house with eave returns; stucco cladding replaced original wood clapboards; replacement windows; front porch modified and enclosed; built by B. F. Jekip; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Iron fence around front yard
61	188 Arthur Ave SE	House	Colonial Revival	1904	One-and-a-half story side-gable house with gabled front wing; projecting eaves with returns; projecting side wing; open front porch with columns; wood clapboard siding; built by Z. M. Cole; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Chain-link fence by rear yard; shed with slanting roof
62	221 Arthur Ave SE	House	Other	1948, 1995	One and two-story side gable house with raised second story above garage (added 1995); hood over entrance; vinyl siding; replacement windows; built by G. G. Cerny; <b>Non-contributing</b>	None	None	

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63	225 Arthur Ave SE	House	Other (Minimal Traditional)	1948	One-story gable-roof house with side wing; wood clapboard siding; built by G. G. Cerny; <b>Contributing</b>	Robert G. Cerny	None	Chain-link fence by rear yard
64	229 Arthur Ave SE	House	Mixed	1948, and later	One-and-a-half-story front gable house; added front porch with stone posts and battered columns; replacement siding; built by G. G. Cerny; <b>Non-contributing</b>	Robert G. Cerny	Garage: <b>Non-contributing</b>	
65	233 Arthur Ave SE	House	Other (Cape Cod)	1948	One-and-a-half story front gable house; replacement windows and siding; built by G. G. Cerny; <b>Contributing</b>	Robert G. Cerny	None	
66	237 Arthur Ave SE	House	Other (Cape Cod)	1948	One-and-a-half story side-gable house with intersecting front gable; skylights added to front roof slope; wood clapboard siding; built by G. G. Cerny; <b>Contributing</b>	Robert G. Cerny	Historic garage: <b>Non-contributing</b>	
67	241 Arthur Ave SE	House	Other (Cape Cod)	1948	Side-gable house with raised second story; added windows on north side; replacement siding; built by G. G. Cerny; <b>Non-contributing</b>	Robert G. Cerny	Garage: <b>Non-contributing</b>	
68	142 Arthur Place SE	House	Craftsman	1912	One-story front-gable house set into slope; overhanging eaves with brackets; stucco cladding and replacement siding in gable; entrance porch has storm windows; some replacement windows; built by George Luxton; <b>Contributing</b>	Harry McCoig	Historic garage: <b>Contributing</b>	
69	2 Barton Ave SE	House	Craftsman	1912	One-and-a-half story side-gable house with front roof sloping over porch; shed-roof front dormer; stucco cladding; porch is enclosed with storm windows; built by V. B. Van Filburg; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
70	3-5 Barton Ave SE	Duplex	Colonial Revival	1911	Two-and-a-half story duplex with front-gable roof with overhanging eaves and returns; front porches on both levels are enclosed; replacement siding; replacement windows in front gable; built by John Prydz; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Iron fence around yard
71	6 Barton Ave SE	Apartment Building	Craftsman	1916	Two-story apartment building with gable-front projecting sun-porch wings; overhanging eaves with bargeboards and decorative brackets; recessed front entrance; brick base and stucco cladding above; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
72	7 Barton Ave SE	Apartment Building	Spanish Colonial Revival	1913	Two-story apartment building with hipped roof, front gable, two-story front porch, stucco cladding; replacement windows; built with four apartments by R. M. Selb; <b>Contributing</b>	None	None	Stone retaining wall
73	10-12 Barton Ave SE	Duplex	Colonial Revival	1901	Two-and-a-half story house (now duplex) with front gable; Palladian window under gable; two-level porch on front, enclosed with storm windows; stucco cladding replaced wood clapboards in 1934; replacement windows; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

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74	13-15 Barton Ave SE	Apartment Building	Mixed	1910	Two-story flat-roofed apartment building; brick facing with contrasting detail; two-level projecting porch with decorative columns set on boulder stone base; railings replaced on lower porch level; <b>Contributing</b>	None	None	Stone retaining wall
75	18 Barton Ave SE	House	Colonial Revival	1894	Two-story house with cross-gable roofs, Palladian window in front gable; side gable enlarged and exterior chimney added; tuck-under garage created under the open front porch and new steps added at side, wood clapboard siding; built by W. L. Brix; <b>Non-contributing</b>	None	Tuck-under garage (attached)	Stone retaining wall along driveway
76	19-21 Barton Ave SE	House	No Style	1947	Two-and-a-half story split-level duplex that rises up the slope; flat roof with overhanging eaves; grouped windows set below sunscreens; original asbestos shingle siding; built by E. C. Thomes; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Terraced yard; building steps up the slope
77	22 Barton Ave SE	House	Craftsman	1916	One-and-a-half story house with broached side gable roof with overhanging eaves and brackets and projecting gabled front dormer; open entrance porch with brick base and posts; sun porch wing on side; stucco cladding above brick base; built by Victor A. Lundberg; <b>Contributing</b>	None	None	
78	29 Barton Ave SE	House	Prairie School	1919	One-and-a-half story cube-shaped house with flat roof and raised center section; stucco cladding; large windows on first level; arched windows on upper level; built by D. R. Howell; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Terrace in front of house, up the slope
79	30 Barton Ave SE	House	Spanish Colonial Revival	1925	Two-and-a-half story side-gable house with tile roofs, projecting gabled side bay, projecting gabled front entrance bay with gabled hood carried on columns over entrance; stucco cladding above brick base; tuck-under garage at rear; built by N. P. Benson; <b>Contributing</b>	Arthur Dahlstrom	None	Brick retaining wall
80	35 Barton Ave SE	House	Tudor Revival	1926	Two-story house with asymmetric front gable encompassing arched front entry and intersecting gabled side section; stucco cladding above a brick base; sun porch extension; front terrace above a tuck-under garage; built by H. B. Peterson; <b>Contributing</b>	None	Tuck-under garage (attached)	Retaining wall by driveway
81	36 Barton Ave SE	House	No Style	c. 1895	Two-story house set on midblock site that extends down slope; cubical main section with pyramidal roof and projecting wing to the west, shed roof wings at sides; screened porch, replacement siding, replacement windows; <b>Non-contributing</b>	None	None	Sloping mid-block site accessible from 38 Barton
82	38 Barton Ave SE	Amy, William House	Queen Anne	1891	Two-and-a-half story house with hipped roof section and gabled front section with decorative detail; corner tower set on roof of open wrap-around porch with boulder-stone base; shingle siding; some windows and entrance door with art-glass transoms; some replacement windows; built by Will L. Amy; <b>Contributing</b>	None	None	

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83	39 Barton Ave SE	House	Prairie School	1916	Two-story house with hipped roof and broad overhanging eaves; stucco-clad walls; grouped windows; built by Trygve Benson; <b>Contributing</b>	Haley and Johnson	Garage: <b>Non-contributing</b>	Steep sloping site; trees
84	40 Barton Ave SE	House	Mixed	1925	Two-story house with asymmetric gabled roofs and diagonally placed entrance at intersection of two wings; dormers on roof slopes; prominent exterior chimney; stucco cladding; some replacement windows; built by H. S. Diehl; <b>Contributing</b>	C. W. Farnham	None	Trees
85	45 Barton Ave SE	House	Colonial Revival	1901	Two-and-a-half story house with hipped roof section and gable-roofed front and side projections; arched window in front gable; large wrap-around porch with columns; open porch at second level; wood clapboard siding; built by J. R. Gordon; <b>Contributing</b>	Johnson and E. C. Haley	None	Sloping site; trees
86	46 Barton Ave SE	Ramsdell, Charles and Louisa House	Craftsman	1909	One-and-a-half story house with side gambrel roof; shed-roof dormer on front roof slope; rectilinear entrance porch; stucco cladding; built by Charles Ramsdell; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
87	50 Barton Ave SE	House	Colonial Revival	1904	One-and-a-half story house with intersecting hipped and gabled roofs; open porch with columns at front; replacement siding; built by Andrew N. Arctarder; <b>Contributing</b>	E. O. A. Mindrum	Garage: <b>Non-contributing</b>	
88	51 Barton Ave SE	House	Colonial Revival	1904	Two-and-a-half story house with intersecting hipped and gabled roofs; hipped roof front dormer; screened front porch; replacement siding; built by H. W. Mills; <b>Contributing</b>	Ernest Haley	Garage: <b>Non-contributing</b>	Steep sloping site; trees
89	59 Barton Ave SE	House	No Style	1909	Two-and-a-half story house with intersecting gabled roofs; front gable altered and porch enclosed; replacement siding; replacement windows; built by J. B. Ayer; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Steep sloping site; trees
90	63 Barton Ave SE	House	Craftsman	1906	Two-and-a-half story house with side gable roof with overhanging eaves with brackets; gabled dormer on front roof slope; jigsaw work balconies at second level; screened entrance porch at first story; stucco cladding at first story; wood clapboard siding above; built by C. H. Burdick; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Steep sloping site; terracing; stone retaining wall
91	64 Barton Ave SE	House	Colonial Revival	1908	Two-and-a-half story house with intersecting hipped and gabled roofs with overhanging eaves with brackets; Palladian window in front gable; open porch with columns at front; oculus window by porch; wood clapboard siding; built by M. L. Johnson; <b>Contributing</b>	Fenstad and Anderson	Garage: <b>Non-contributing</b>	



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92	66 Barton Ave SE	House	No Style	1911	One-and-a-half story house with intersecting gabled roofs with overhanging eaves; altered windows in front gable; front porch is altered; stucco cladding; replacement siding in gable; built by Gust Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
93	67-69 Barton Ave SE	House	Colonial Revival	1904	Two-and-a-half story front gable house with hipped roof dormer on side roof slope; large sun porch extension at rear; enclosed front entry by terrace; wood clapboard and wood shingle siding; some replacement siding; built by Frank M. Durgin; <b>Contributing</b>	George Anderson	None	Steep sloping site; trees
94	68 Barton Ave SE	House	Colonial Revival	1908	One-and-a-half story house with intersecting gabled roofs with overhanging eaves and returns; arched window opening in front gable; open porch with square columns at front; some replacement windows; wood shingle siding; built by Jacob P. Brandt; <b>Contributing</b>	The Keith Company	None	
95	71 Barton Ave SE		No Style		Wooded site that serves as a side yard for 67-69 Barton. It has never been built on; <b>Contributing</b>			Steep sloping site; trees, stone retaining wall
96	74 Barton Ave SE	House	Craftsman	1918	One-and-a-half story house with side gable roof with large brackets and gabled front dormer; front roof slopes over enclosed sun porch; stucco cladding; shingle siding in gables; replacement windows; built by Victor E. Johnson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
97	75-77 Barton Ave SE	House	No Style	1940	Two-and-a-half story double house with side-gable roof and attached one-story wing; set into slope; walk-out lower level; grouped windows; horizontal wood siding above stone base; built by Robert G. Cerny ; <b>Contributing</b>	Robert G. Cerny	Two Historic garages: <b>Contributing</b>	Stone retaining wall along driveway and front sidewalk
98	83 Barton Ave SE	House	Prairie School	1910	Two-story house with shallow hipped roof with overhanging eaves; projecting roof with brackets over enclosed front entry; one-story rear extension; stucco-cladding above brick base; built by E. H. Williams; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
99	90 Barton Ave SE	Barton Triangle	No Style	1915	Landscaped triangle with boulders, trees, and other plantings at intersection of Barton and Malcolm. Owned by Minneapolis Park and Recreation Board; <b>Contributing</b>			Boulders and plantings
100	50 Bedford St SE	Zipoy, Michael Grocery Store	Commercial	1912	One-story store building with glazed-brick storefronts and parapets; large show windows with transoms; these are original features restored in 2006-2007; painted mural on brick side wall (2008); framework for sign on roof; built by Michael C. Zipoy; <b>Contributing</b> (Photograph 14)	Haley and Johnson	None	

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101	54 Bedford St SE	House	Colonial Revival	1901	Two-and-a-half story house with intersecting gabled roofs; arched window opening in front gable; enclosed front porch and projecting one-story storefront added in 1923; replacement aluminum siding; built by C. H. Dennison; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Chain-link fence around yard
102	58 Bedford St SE	House	Queen Anne	1903	Two-and-a-half story house with intersecting gabled roofs with overhanging eaves; projecting bay on side; open front porch with dormer roof over the entrance; replacement siding; replacement windows; built by C. H. Bellinger; <b>Contributing</b>	None	None	
103	60 Bedford St SE	House	No Style	1897; 1903; 1987	One-and-a-half story house with sloping front roof; raised clerestory; asymmetric side wing; open porch (added 1999); wood shingle siding; current house built by Steven Pauling; <b>Non-contributing</b>	None; Steve Pauling (1987)	None	Set back on lot
104	61 Bedford St SE	Warehouse	No Style	1949	One-story flat-roofed concrete-block warehouse; L-shaped plan; center entrance flanked by windows; <b>Non-contributing</b>	None	None	
105	64 Bedford St SE	House	Colonial Revival	1898	Two-and-a-half story house with hipped roof intersected by gables with overhanging eaves and brackets; oculus window; window with art-glass transom; open porch with double columns set on stone posts; replacement siding; built by E. G. Nichensen; <b>Contributing</b>	Lewis Lockwood	None	
106	65 Bedford St SE	House	No Style	1892	One-and-a-half story side-gable house with front roof dormers; enclosed porch across front of house; replacement windows; replacement siding; built by Oliver Bisson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
107	67-69 Bedford St SE	Apartment Building	Craftsman	1915	Two-story apartment building with flat roof with overhanging eaves; recessed central entrance; stucco cladding; grouped windows with replacement window sash; built with four apartments; <b>Contributing</b> (Photograph 18)	None	None	
108	71-73 Bedford St SE	Duplex	No Style	1910, 1919 moved from Emerald Street	Two-story duplex with hipped roof; small open entrance porch with brick wing walls; artificial brick siding above stucco base; building assumed this form when moved to site in 1919; <b>Contributing</b> (Photograph 18)	None	Garage: <b>Non-contributing</b>	
109	72 Bedford St SE	House	Queen Anne	before 1894	Two-and-a-half story house with intersecting hipped and gabled roofs; projecting wings; enclosed front porch with pediment above entrance; replacement siding; replacement windows; <b>Contributing</b>	None	None	
110	74 Bedford St SE	House	Queen Anne	Before 1884	Two-and-a-half story house with intersecting hipped and gabled roofs; projecting wings; projecting bays; added side porch; curved entrance porch; stucco cladding and replacement siding in gables; raised terrace above attached garage added at front of house; built by E. W. Rexford; <b>Contributing</b>	None	Attached garage	

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111	75-77 Bedford St SE	Apartment Building	Craftsman	1915	Two-story apartment building with flat roof with overhanging eaves and corner brackets; recessed central entrance; open porches at front on both levels; stucco cladding; grouped windows with replacement window sash; built with four apartments; <b>Contributing</b> (Photograph 18)	None	None	
112	78 Bedford St SE	House	Colonial Revival	1900	One-and-a-half story house with intersecting gabled roofs with overhanging eaves with returns; oculus window in front gable; front gable encompasses front porch enclosed with storm windows; wood clapboard siding; some replacement windows; built by John A. Peterson; <b>Contributing</b>	None	Tuck-under garage (attached)	
113	79 Bedford St SE	House	Colonial Revival	1905	Two-and-a-half story side-gable house with front roof dormer with Palladian window; dentil moldings under eaves; screened front porch; wood clapboard siding; built by Hattie E. Dustin; <b>Contributing</b> (Photograph 18)	None	Historic garage: <b>Contributing</b>	
114	83 Bedford St SE	House	Prairie School	1914	Two-story house with cubical plan and hipped roof with overhanging eaves and hipped-roof dormer on front roof slope; stucco cladding; screened front porch with shallow gabled roof; built by Mollie E. Shannon; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
115	87 Bedford St SE	House	Prairie School	1908	Two-story house with cubical plan and hipped roof with overhanging eaves with brackets and hipped-roof dormer on front roof slope; stucco cladding; enclosed front entrance porch with hipped roof with overhanging eaves; built by C. H. Dennison; <b>Contributing</b>	E. C. Haley		
116	93 Bedford St SE	House	Craftsman	1913	One-and-a-half story house with side-gable roof and intersecting front gables; exterior side chimney; open entrance porch with pyramidal roof; stucco cladding; built by I. C. Peek; <b>Contributing</b>	None	None	
117	95 Bedford St SE	House	Craftsman	1912	One-and-a-half story side gable house with side-gable roof and intersecting front gable; overhanging eaves; screened front porch with tapered posts and gabled roof; wood shingle siding; built by I. C. Peek; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
118	96 Bedford St SE	Duplex	Prairie School	1923	Two-story duplex with hipped roof with overhanging eaves and cubical plan; exterior side chimney; front porch enclosed, retaining recessed entrance; stucco cladding; replacement windows; <b>Contributing</b>	E. C. Haley	Historic garage <b>Contributing</b>	
119	99 Bedford St SE	House	Prairie School	1912	Two-story house with intersecting hipped roofs with overhanging eaves with exposed rafter ends; hipped roof dormer on front slope; open front porch with tapered posts; stucco cladding; built by I. C. Peek; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

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120	100 Bedford St SE	Duplex	Prairie School	1916	Two-story duplex with shallow hipped roof with overhanging eaves; grouped windows; stucco cladding; recessed entrance approached by steps with wing walls; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
121	103 Bedford St SE	House	Craftsman	1900;1922 moved to a new site on lot and remodeled	One-story house with side-gable roof and intersecting front gable; overhanging eaves with returns; shed roof on brackets over entrance; stucco cladding; house remodeled to this form when moved on site in 1922 by John Prydz; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
122	104 Bedford St SE	House	Colonial Revival	1898	One-and-a-half story house with intersecting gabled roofs with overhanging eaves and returns; front porch with storm windows; replacement siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
123	105 Bedford St SE	House	No Style	1894	One-and-a-half story house with hipped roof with intersecting front gable; enclosed front porch; stucco cladding replaced original wood siding; built by George J. Glotfelter; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
124	106 Bedford St SE	House	Craftsman	1921	One-and-a-half story house with intersecting gabled roofs with overhanging eaves, exposed rafter ends, and bargeboards; stucco cladding with wood detail; entry porch area is enclosed; window opening enlarged in upper gable; built by Thomas H. Anderson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
125	110 Bedford St SE	House	Colonial Revival	1904	One-and-a-half story house with side-gable roof and gabled front dormer; overhanging eaves with returns; projecting side bays; oculus window in dormer; wood clapboard siding; enclosed front porch with storm windows above rough-face concrete block base; built by N. F. Carlson; <b>Contributing</b>	None	Attached garage	Wood fence by part of yard
126	111 Bedford St SE	House	Other (Foursquare)	1902	Two-and-a-half story house with intersecting hipped and gabled roofs; overhanging eaves with returns; enclosed front porch with brick base and pediment above entrance; replacement siding; some replacement windows; built by George J. Glotfelter; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
127	113 Bedford St SE	Duplex	Prairie School	1922	Two-story duplex with intersecting hipped roofs and projecting front wing; overhanging eaves; grouped windows; stucco cladding; recessed corner entrance porch; built by C. O. Stocke; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
128	114 Bedford St SE	House	Queen Anne	before 1902	Two-story house with cross-gable roofs and gabled front dormer; overhang at one corner; enclosed front entrance porch; one-story rear addition (1983); replacement siding; replacement windows; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Wood fence by part of yard

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#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
129	115-117 Bedford St SE	Bedford Apartments	Colonial Revival	1924	Two-story apartment building with flat roof, stepped front parapet; Flemish-bond brick cladding; large arched opening above center entrance with replacement door; built with six apartments; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
130	119 Bedford St SE	House	No Style	1886; 1921	Two-and-a-half story duplex with hipped roof and shed-roof front dormer; surviving circular tower; two-level front sun porch wing with entrance; replacement siding; assumed present form when house converted to duplex in 1921; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
131	123 Bedford St SE	House	No Style	1904	One-and-a-half story front-gable house; overhanging eaves with returns; replacement windows and siding; porch removed; front terrace; built by E. W. Worby; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
132	124 Bedford St SE	House	Stick Style	1904	One-and-a-half story wing and gable front house with overhanging eaves and decorative brackets in gable end; hipped roof over corner entrance porch; wood clapboard and wood shingle siding; built by C. W. Purple; <b>Contributing</b>	unknown	None	Corner lot with many trees
133	127 Bedford St SE	House	Craftsman	1916	One-and-a-half story side-gable house with front roof slope extending over open porch with brick base and wood posts; pyramidal roofed dormer with overhanging eaves with exposed rafter ends and prominent chimney on front roof slope; stucco cladding; built by Herbert J. Raltenbach; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
134	129 Bedford St SE	House	No Style	1902	One-and-a-half story house with intersecting hipped and gabled roofs; bracketed projecting wall in front gable; screened front porch; replacement siding; built by J. E. Muzzy; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
135	134 Bedford St SE	House	Colonial Revival	1899	One-and-a-half story house with intersecting gambrel roofs; front porch enclosed with storm windows; wood-shingle siding; replacement windows; built by Ellen Nichols; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Concrete retaining wall
136	135 Bedford St SE	Duplex	Colonial Revival	1912	Two-and-a-half story duplex with intersecting gabled roofs with overhanging eaves and exposed rafter ends; Palladian window in front gable end; bracketed cornice wraps around at second floor; two-level open porches at front; original stucco cladding; built by Ole Johnson; <b>Contributing</b>	None	None	
137	136 Bedford St SE	House	No Style	1898	Two-story front gable house with eave returns; enclosed front porch above brick base; stucco cladding replaced original wood clapboard; replacement windows; built by E. B. Hayford; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	

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138	140 Bedford St SE	House	Queen Anne	1909	Two-and-a-half story house with intersecting gabled roofs with overhanging eaves; pedimented front gable; front porch enclosed with storm windows; wood clapboard and wood shingle siding; built by Thomas Casey; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Wood panel fence around yard
139	141 Bedford St SE	House	Craftsman	1911	One-and-a-half story side-gable house with projecting gabled wing; overhanging eaves with brackets; gabled dormer; prominent end chimney; entrance porch with storm windows in projecting wing; vertical wood siding has replaced original; built by J. L. Brow; <b>Non-contributing</b>	L. F. Nordine	Historic garage: <b>Contributing</b>	
140	143 Bedford St SE	House	Colonial Revival	1900	One-and-a-half story front-gable and wing house; overhanging eaves with returns; projecting side bay; corner entrance porch enclosed with storm windows; replacement siding; built by Elizabeth Young; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
141	144 Bedford St SE	House	Queen Anne	1903	One-and-a-half story front-gable house with intersecting side dormers; overhanging eaves with returns; replacement windows and siding; front porch enclosed except by entrance; built by W. R. Cochran; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
142	145 Bedford St SE	Duplex	Prairie School	1925	Two-story duplex with hipped roof with overhanging eaves; grouped window openings; stucco cladding above brick base; bracketed gabled hood above entrances approached by steps with brick wing walls; <b>Contributing</b>	Ole Folwick	Historic garage: <b>Contributing</b>	
143	148 Bedford St SE	House	Queen Anne	before 1891	Two-and-a-half story house with cross-gable roofs with overhanging eaves; arched window opening in front gable; wrap-around porch with carved wood posts and trim; pediment in porch roof by entrance; wood clapboard and wood shingle siding; built by John Myers; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
144	149-151 Bedford St SE	Duplex	Prairie School	1924	Two-story duplex with hipped roof with overhanging eaves; L-shaped plan with projecting front wing; entry below hipped roof at intersection of two wings; stucco cladding; some replacement windows; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
145	152 Bedford St SE	House	Craftsman	1916	One-and-a-half story house with intersecting gabled roofs; front porch enclosed with storm windows; wood shingle siding; replacement steps and deck; built by A. E. Raymond; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Wood retaining wall; fence encloses part of the yard
146	155 Bedford St SE	House	No Style	1891	Two-and-a-half story front-gable house (now duplex) with projecting gabled side wings; overhang in front gable; prominent window and door surrounds; wood clapboard and wood shingle siding; front porch removed in 2005; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall; wood fence around part of yard

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147	156 Bedford St SE	House	No Style	2002	Two-and-a-half story front-gable house with intersecting gabled side wings and projecting bays; open wrap-around porch; vinyl clapboard siding; 1890 house completely rebuilt in 2002 after a fire; <b>Non-contributing</b>	None	None	
148	156-1/2 Bedford St SE	House	Colonial Revival	ca. 1890	One-and-a-half story house with intersecting gable and wing; replacement siding; replacement windows; no porch; building moved to site at undetermined date; <b>Non-contributing</b>	None	None	
149	158 Bedford St SE	House	Colonial Revival	1902	One-and-a-half story house with intersecting gabled roofs with overhanging eaves with returns; Palladian window in front gable; open porch with carved posts; wood clapboard siding; replacement windows; built by William H. Gruber; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Fence around part of yard
150	159 Bedford St SE	House	Prairie School	1911	Two-and-a-half story house with hipped roof and intersecting hipped-roof dormers; projecting pedimented entry porch; stucco cladding; wood shingle siding on dormers; raised planting beds flank entry porch; built by Christina Lundberg; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
151	162-164 Bedford St SE	Apartment Building	Prairie School	1924	Two-story apartment building with hipped roof with overhanging eaves; grouped windows; central entrance below projecting ledge; stucco cladding above brick base; built with four apartments; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
152	163 Bedford St SE	Duplex	Prairie School	1914	Two-story duplex with hipped roof and projecting front section; gabled entry at one side approached by steps with wing walls; stucco cladding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
153	166 Bedford St SE	House	Craftsman	1922	One-and-a-half story house with side-gable roof and gabled dormer on front roof slope; overhanging eaves; gabled hood over entrance approached by steps with wing walls; stucco cladding; built by Gae H. Skinner; <b>Contributing</b>	Samuels and Miller	Historic garage: <b>Contributing</b>	
154	167 Bedford St SE	House	No Style	1905	One-and-a-half story front-gable house; overhanging eaves with returns; projecting pedimented entry; small deck by entrance; replacement siding; built by N. D. McInnis; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
155	172 Bedford St SE	House	No Style	1904	One-and-a-half story front-gable and wing house; overhanging eaves with returns; exterior brick side chimney; replacement siding; replacement windows; colonial entranceway; built by Great Western Construction Co.; <b>Contributing</b>	Great Western Construction Co.	Garage: <b>Non-contributing</b>	

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156	173 Bedford St SE	House	Colonial Revival	1906	Two-story house with intersecting gambrel roofs; lunette in front gable; replacement wood clapboard siding in gables; rough stone facing at first story; open porch with stone posts; built by W. E. Nelson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
157	177 Bedford St SE	House	No Style	ca. 1892/ 1970	Two-story front-gable house; small front windows; vertical wood siding; early house remodeled in 1970; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
158	180 Bedford St SE	House	No Style	1900	One-and-a-half-story gable and wing house; front roof slopes over enclosed entrance porch; one-story extension added in 1940 includes a garage; replacement siding; replacement windows; built by Charles S. Nelson; <b>Contributing</b>	None	Attached garage	
159	200 Bedford St SE	House	Other (Cape Cod)	1946	One-story side-gable house with projecting gable section that shelters entrance; projecting front bay; clapboard and shingle siding; built by F. R. Lein; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
160	201 Bedford St SE	House	Other	1949	One-story side-gable house with front roof sloping over entrance; vertical wood siding; built by William O'Connor; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
161	204 Bedford St SE	House	Colonial Revival	1914	One-and-a-half story with intersecting gambrel roofs with eave returns; lunette in front gable; original porch enclosed and topped by parapet fronting second-story windows; recessed entrance behind small open porch; stucco cladding replaced original wood clapboard siding; built by George Hall; <b>Contributing</b>	None	Garage: <b>Contributing</b>	
162	205 Bedford St SE	House	Craftsman	1921	Two-story house with broached side-gable roof; shed roof in front slope over second-story windows; enclosed projecting entry; stucco cladding; replacement windows; built by K. T. Akesson; <b>Contributing</b>	M. C. W. Sundin	Garage: <b>Non-contributing</b>	
163	208-210 Bedford St SE	Duplex	Prairie School	1916	Two-story duplex with hipped roof with overhanging eaves with exposed rafter ends; stucco cladding; storm windows and door at front enclose original sun-porches; <b>Contributing</b>	None	garage	
164	209 Bedford St SE	House	Colonial Revival	1925	One-and-a-half story house with side-gable roof; shed-roof dormer across the front; center entrance below pedimented hood; one-story wing at one end; wood clapboard siding; built by J. M. Tamborino; <b>Contributing</b>	Perry Crosier	Garage: <b>Non-contributing</b>	



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165	212 Bedford St SE	House	Prairie School	1914	One-and-a-half story house with hipped roof with overhanging eaves with exposed rafter ends; one-story sun-porch wing at one end; hipped-roof hood with brackets above the entrance approached by steps with wing walls; grouped windows; wood shingle siding; built by Everett Addy; <b>Contributing</b>	Everett E. Addy	None	
166	215 Bedford St SE	House	Prairie School	1917	One-and-a-half story house with hipped roof; front porch enclosed with storm windows; stucco cladding; built by Peters Home Building Co; <b>Contributing</b>	Peters Home Building Co.	Attached garage	
167	218 Bedford St SE	House	No Style	1899, 1955, moved from 414 Harvard SE; 1971 moved to site from 335 8th Street SE	Two-story house with hipped roof; replacement windows and siding; new entrance below applied pediment; house assumed present form when moved to this location in 1971; <b>Non-contributing</b>	None	Attached garage	
168	219 Bedford St SE	House	Colonial Revival	1906; 1919 moved onto site	Two-and-a-half story front-gable house with intersecting side gables; overhanging eaves; replacement siding in gable end; stucco cladding probably replaced original wood clapboard siding; open porch with wood posts; entrance steps with wing walls; built by August Grondahl; <b>Contributing</b>	Glenn L. Saxton	Garage: <b>Non-contributing</b>	
169	220 Bedford St SE	House	No Style	1909	One-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; entrance recessed in enclosed porch; stucco cladding probably replaced wood clapboard siding; built by J. A. Gonstead; <b>Contributing</b>	None	None	
170	221 Bedford St SE	House	Colonial Revival	1911	One-and-a-half story house with hipped roof and intersecting gabled dormers with eave returns; some windows changed; existing enclosed front porch built or rebuilt in 2003; replacement siding; built by Oscar Severson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
171	224 Bedford St SE	House	Colonial Revival	1910	One-and-a-half story house with gabled front section and hipped roof rear section; overhanging eaves with returns; lunette in gable front; front porch enclosed with storm windows; some replacement windows; wood clapboard siding; built by Gottlieb Boudanen; <b>Contributing</b>	Levander and Ericson	Garage: <b>Non-contributing</b>	
172	225 Bedford St SE	House	Colonial Revival	1909	One-and-a-half story front-gable house; overhanging eaves with returns; Palladian window in front gable; front porch enclosed by storm windows; stucco cladding probably replaced wood clapboard siding; built by George W. Durris; <b>Contributing</b>	None	Historic garage: <b>contributing</b>	

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173	229 Bedford St SE	House	Prairie School (Foursquare)	1912	Two-and-a-half story house with hipped roof with intersecting hipped-roof dormers; overhanging eaves; projecting side bay; front porch enclosed by storm windows; shingle siding on dormers; stucco cladding probably replaced original wood clapboard siding; built by P. B. Nelson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
174	230 Bedford St SE	House	Colonial Revival	1910	One-and-a-half story house with gabled front section and hipped roof rear section; overhanging eaves with returns; Palladian window in gable front; front porch enclosed with storm windows; exterior side chimney; wood clapboard siding; built by Marie L. LaRiviere; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
175	233-235 Bedford St SE	Duplex	Prairie School	1923	Two-story duplex with hipped roof and hipped-roof dormer; overhanging eaves; hipped roof over entry porch with brick posts; grouped windows; stucco cladding; <b>Contributing</b>	J. W. Parker	Historic garage: <b>Non-contributing</b>	
176	234 Bedford St SE	House	Prairie School	1923	One-and-a-half story house with hipped roof with overhanging eaves; added one-story side wing with entrance; exterior side chimney; stucco cladding; replacement windows; built by E. V. Bystrom; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
177	236 Bedford St SE	House	Colonial Revival	1910	One-and-a-half story house with side-gable roof with intersecting front gable with returns; lunette in front gable; some replacement windows; front porch enclosed with storm windows; stucco cladding probably replaced original wood clapboard siding; built by H. E. Jurgensen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
178	237 Bedford St SE	House	Colonial Revival	1925	Two-and-a-half story side gable house; end chimney; shutters; projecting entrance below pediment; wood clapboard siding; replacement windows; built by G. M. Schwartz, Architects' Small House Service Bureau; <b>Contributing</b>	Architects' Small House Service Co.	Garage: <b>Non-contributing</b>	
179	239 Bedford St SE	House	Spanish Colonial Revival	1925	Two-story house with hipped roofs over projecting front section and side wing; arched window surrounds on front section; projecting hood over entrance; stucco cladding with decorative detail; built by L. S. Mead; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
180	240-242 Bedford St SE	Apartment Building	Prairie School/ Craftsman	1915	Two-story apartment building with projecting front wings with shallow hipped roofs with overhanging eaves flanking the recessed central entrance below a gabled hood; replacement windows; brick facing on front; replacement vinyl siding on sides; built with four apartments; <b>Contributing</b>	Perry Crosier	None	

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181	241 Bedford St SE	House	Craftsman	1925	One-and-a-half story house with intersecting gabled roofs and projecting gable section that contains the entrance; overhanging eaves with brackets and bargeboards; grouped windows; stucco cladding with decorative detail; built by H. O. Lund; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
182	243 Bedford St SE	House	Craftsman	1916	One-and-a-half story house with side gable roof and intersecting front gable; overhanging eaves with exposed rafter ends and bargeboards; front porch enclosed with screens; built by J. B. Andersen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
183	244-246 Bedford St SE	Apartment Building	Prairie School	1915	Two-story apartment building with projecting front wings with shallow hipped roofs with overhanging eaves flanking the recessed central entrance below a gabled hood; some replacement windows; brick facing on front; stucco cladding on sides; built with four apartments; <b>Contributing</b>	Perry Crosier	Two historic garages: <b>Contributing</b>	
184	247 Bedford St SE	House	Tudor Revival	1933	One-and-a-half story house with side-gable rear section and two asymmetric gabled front sections, containing entrance in rough-stone surround and arched gate opening; end chimney; stucco cladding; built by John L. Moravec and Elizabeth and Mary Jennish; <b>Contributing</b>	John L. Moravec	Garage: <b>Non-contributing</b>	
185	248 Bedford St SE	House	Colonial Revival	1939	Two-story side-gable house; center chimney; center entrance in surround; replacement windows; shutters; historic attached garage wing; built by E. C. Lehman; <b>Contributing</b>	None	Attached garage	
186	251 Bedford St SE	House	Tudor Revival	1932	Two-story house with hipped-roof rear section and two asymmetric gabled front sections, containing entrance in stone surround an arched gate opening; end chimney; one-story wing at rear; stucco cladding; built by Fred Mohlenbrock; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Terraced front yard
187	252 Bedford St SE	Luyten, Willem House	International Style	1938	Two-story house with rectangular terraced plan; flat roof; grouped windows on south side; projecting balcony; entrance and garage door on Bedford side; wood panel siding; built by Willem Luyten and enlarged by Benjamin and Gertrude Lippincott; <b>Contributing</b> (Photograph 44)	Elizabeth and Winston Close	Attached garage	
188	255 Bedford St SE	Willey, Malcolm and Nancy House	Other (Pre-Usonian)	1934	One-story terraced pre-Usonian house with intersecting hipped roofs with wide overhangs; garage in front wing; brick walls and terracing; built by Malcolm and Nancy Willey; <b>Contributing</b> (Photograph 45)	Frank Lloyd Wright	Attached garage	Terraced yard on south side
189	107 Cecil St SE	Duplex	Colonial Revival	1905	Two-story duplex with hipped roof and hipped-roof dormer; two-story screened porch on front with full-height piers; stucco cladding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	

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190	108 Cecil St SE	House	Queen Anne	1893	One-and-a-half story house with side-gable roof and projecting front gable wing; shed extension on north; enclosed entry porch on south; wood clapboard siding; built by Franklin Cole; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
191	109 Cecil St SE	House	Colonial Revival	1904	One-and-a-half story house with intersecting gabled roofs with eave returns; oculus window in front gable end; open porch with columns across the front; wood clapboard siding; built by Great Western Construction Co.; <b>Contributing</b>	Great Western Construction Co.	Historic garage: <b>Contributing</b>	Stone retaining wall
192	112 Cecil St SE	Duplex	Craftsman	1906; altered to duplex 1911	Two-and-a-half-story duplex with hipped roof and intersecting gabled dormers; overhanging eaves; projecting bay on north side; two-story screened porch at front; stucco cladding replaced original wood siding; house altered to duplex in 1911; <b>Contributing</b>	H. A. Inger	Historic garage: <b>Contributing</b>	
193	113-115 Cecil St SE	House	Queen Anne	ca. 1900	Two-and-a-half story house (now duplex) with cross gables; overhanging eaves with returns; enclosed entry porch; one-story wing at rear; replacement windows and replacement siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall, added fence
194	118 Cecil St SE	House	Other (Minimal Traditional)	1896	One-story house with front gable and gabled side wings; extension at rear (1985); deck at front corner; replacement windows; replacement siding; built by Louis Magnus Anderson; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
195	119 Cecil St SE	House	No Style	1901	One-and-a-half story house with front gable with returns and intersecting side gables; porch converted to room; original siding replaced by stucco cladding; entry porch with gabled hood; built by Thjorston Dahlstrom; <b>Non-contributing</b>	None	Historic garage: <b>Contributing</b>	Wood retaining wall
196	120 Cecil St SE	House	Queen Anne	1901	Two-and-a-half story house with steep hipped roof, front gable, and intersecting turret roof; projecting curved bay above enclosed front porch; replacement siding; built by H. A. Inger; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
197	121 Cecil St SE	House	Colonial Revival	1901	One-and-a-half story house with intersecting gabled roof, overhanging roofs with returns; projecting side bay; enclosed front porch; projecting hood over entrance; stucco cladding replaced original wood siding; built by Frank Stogman; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
198	122 Cecil St SE	House	Queen Anne	prior to 1908	Two-story front gable house with projecting side gables; window with tracery in gable end; enclosed front porch; front entry porch with columns and gabled hood; wood clapboard siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Wood retaining wall

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199	125 Cecil St SE	House	Other (Foursquare)	1901	Two-and-a-half story house with hipped roof and overhangs; hipped front dormer; gabled extension at rear; partially enclosed porch at front; open porch by entrance; replacement windows; replacement siding; built by A. W. Hulthen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
200	126 Cecil St SE	House	Queen Anne	1903	One-and-a-half story front-gable house with one-story extension at rear; open front porch with pediment above entrance; wood clapboard siding; built by A. G. Dorn; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Terraced front yard; large trees at side and rear
201	130 Cecil St SE	House	Prairie School (Foursquare)	1911	Two-and-a-half story house with hipped roof with wide overhangs and intersecting hipped roof dormers; front porch enclosed with storm windows; stucco cladding; built by S. H. Marshall; <b>Contributing</b>	None	Historic garage: <b>Non-contributing</b>	Concrete retaining wall and fence
202	131 Cecil St SE	House	Craftsman	1913	One-and-a-half story house with side-gabled roof with wide overhangs and projecting one-story sun-porch wing with eave overhangs and brackets; wood-shingle siding at upper level above stucco cladding; rosemailing on stucco; built by J. L. Hedden, Inc.; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Stone retaining wall
203	132 Cecil St SE	House	Other (Foursquare )	1897	Two-and-a-half story house with hipped roof and intersecting front gable; overhanging eaves with brackets; replacement windows above brick sills; painted brick walls; replacement siding in gable; original porch removed; open entrance porch with gabled hood on columns; built by M. L. Griffin; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Terraced front yard
204	134 Cecil St SE	Duplex	Prairie School	c. 1915	Two-story duplex with hipped roof and projecting sun-porch wing at front; overhanging eaves; open corner entrance porch; stucco cladding; <b>Contributing</b>	None	None	
205	136-138 Cecil St SE	Duplex	Craftsman	before 1894; 1910, moved from 1910 4th Street SE, 1916; 1927	Two-story duplex with hipped roof and projecting porch wing at front; overhanging eaves; stucco cladding; building moved to this site in 1916; assumed current form in 1927; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
206	137 Cecil St SE	House	No Style	1905	One-and-a-half story front-gable house with intersecting side gables; front porch enclosed and converted to rooms; replacement windows; replacement siding; built by L. L. Anderson; <b>Non-contributing</b>	None	Historic garage: <b>Contributing</b>	
207	139 Cecil St SE	House	Craftsman	1915	One-and-a-half story side-gable house with front slope projecting over porch; overhanging eaves; gabled front dormer with overhanging eaves and exposed rafter ends; wood shingles in dormer; stucco cladding; porch enclosed with storm windows; built by Peters Home Building Co.; <b>Contributing</b>	Peters Home Building Co.	Historic garage: <b>Contributing</b>	

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208	143-145 Cecil St SE	Duplex	Other	1975	Two-story duplex with asymmetric gabled roof; projecting front bay and balcony; front deck; vertical wood siding; built by Omni Shelter Inc; <b>Non-contributing</b>	Thomas Prokasky	Garage: <b>Non-contributing</b>	
209	144 Cecil St SE	House	Craftsman	1921	One-and-a-half story house with side-gable roof with front slope projecting over porch; overhanging eaves; gabled front dormer with overhanging eaves and brackets; front porch partially enclosed flanking recessed entrance; wood shingles in dormer; stucco cladding; large metal chimney stack in front; built by A. B. Christensen; <b>Contributing</b>	Dale C. Swain	Historic garage: <b>Contributing</b>	
210	146-148 Cecil St SE	Store and flat	No Style	1912, 1957	One-story front-gable building; remodeled into two apartments from a store and flat in 1957; replacement windows; replacement siding; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Concrete retaining wall
211	147 Cecil St SE	House	Colonial Revival	1905	One-and-a-half story front-gable house with intersecting hipped and gabled dormers; replacement windows; replacement siding; front porch enclosed with storm windows; prominent side entrance on Sharon Avenue; built by A. W. Hulthen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
212	200 Cecil St SE	House	No style	1937	One-and-a-half story house with intersecting hipped roofs; screened-porch extension; replacement windows; replacement siding; house remodeled in 1937; <b>Contributing</b>	None	None	Limestone retaining wall
213	201 Cecil St SE	House	Craftsman	1918	One-and-a-half story side-gable house with front roof slope extending over sun-porch wing; overhanging eaves with brackets; gabled front dormer with overhanging eaves and brackets; wood-shingle siding on upper level; stucco cladding below; built by C. F. Petterson; <b>Contributing</b>	F. R. Noble	Historic garage: <b>Contributing</b>	
214	204 Cecil St SE	House	Colonial Revival	1911	One-and-a-half story house with front gable with slight gambrel; intersecting side gables; projecting bay; enclosed front porch; stucco cladding; built by Martin Hedlund; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone block retaining wall
215	205 Cecil St SE	House	Craftsman	1923	One-and-a-half story house with intersecting broached gable roofs; one-story sun-porch wing with broached-gable roof; eave overhangs; wood clapboard siding; built by Henry Hay; <b>Contributing</b>	None	Historic garage: <b>Non-contributing</b>	
216	208 Cecil St SE	Thorshov, Helene and Olaf House	Other (Swiss Chalet)	1912	One-and-a-half story house with front-gable roof with wide overhangs; prominent balcony set on over-scaled brackets at upper story; terrace with ornamental railing below; wood-shingle siding on upper story; stucco cladding below; built by Olaf Thorshov; <b>Contributing</b> (Photograph 37)	Olaf Thorshov	Historic garage: <b>Non-contributing</b>	

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217	211 Cecil St SE	House	Colonial Revival	1911	One-and-a-half story house with front-gable roof with intersecting side dormers; overhanging eaves with returns; projecting side bay; stucco cladding probably replaced original wood siding; built by Ole Johnson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
218	214 Cecil St SE	House	Colonial Revival	1911	Two-and-a-half story house with side-gable roof with intersecting front dormer; overhanging eaves; front porch enclosed with storm windows (rebuilt in 2004); some replacement windows; wood clapboard siding; built by Paul J. Katancsik; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
219	215 Cecil St SE	House	Craftsman	1914	One-and-a-half story house with side-gable roof with gabled front dormer; overhanging eaves; prominent end chimney; front porch enclosed; gabled hood above the entrance; wood shingle siding on upper level; stucco cladding below; built by Thomas H. Anderson; <b>Contributing</b> (Photograph 38)	Melin Brothers	Garage: <b>Non-contributing</b>	
220	216 Cecil St SE	House	Other (Foursquare)	1909	Two-and-a-half story house with intersecting hipped-roof dormers; open front porch with Ionic columns set on rough-faced concrete block posts; new metal porch railings; wood clapboard siding; built by Elias Robertson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
221	217 Cecil St SE	House	Craftsman	1914	One-story house with front-gable roof and projecting sun-porch wing; overhanging eaves; enclosed front porch; stucco cladding with applied wood detail; built by C. L. Wyman; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
222	220 Cecil St SE	House	Colonial Revival	1911	One-and-a-half story house with front-gable roof with intersecting side gables; overhanging eaves with returns; front porch enclosed with storm windows; replacement windows; replacement siding; built by R. E. Robertson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
223	221 Cecil St SE	House	Craftsman	1920	One-and-a-half story house with side-gable roof with intersecting front gable; overhanging eaves; front porch enclosed with storm windows below shallow gabled roof; replacement siding; built by Oscar W. Anderson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
224	224 Cecil St SE	House	Other (Foursquare)	1908; 1919 altered to duplex	Two-story duplex with intersecting gabled roofs with eave returns; front extended for sun-porches; original porch removed; replacement windows; replacement siding; house altered to duplex in 1919; <b>Non-contributing</b>	None	None	
225	225 Cecil St SE	House	Colonial Revival	1920	One-and-a-half story house with gambrel roof, intersected by shed-roof dormer on slope facing the street; one-story wing; wood clapboard siding; built by Arthur O. Edwards; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Steep slope

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226	228 Cecil St SE	House	No Style	1911	One-and-a-half story house with side-gable roof with intersecting front gable; overhanging eaves with returns; front porch enclosed with storm windows; siding replaced in 2006; built by Thomas Anderson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
227	229 Cecil St SE	House	No Style	1910	One-and-a-half story house with side-gable roof with intersecting front gable; overhanging eaves with returns; open front porch with columns on rough-faced concrete block posts; built by Adolph Elkofska; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
228	232 Cecil St SE	House	No Style	1910	One-story house with front gable and intersecting side gable; porch in front section completely enclosed; replacement windows; replacement siding; built by Fred Jensen; <b>Contributing</b>	None	Historic garage: <b>Contributing</b> ; shed	Wooded side lot
229	233 Cecil St SE	House	Craftsman	1913	One-and-a-half story house with front-gable roof; overhanging eaves; front porch enclosed with storm windows; rebuilt entrance steps; wood shingle siding at upper level; stucco cladding at first story; built by John Newstrand; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
230	236 Cecil St SE		No Style		Vacant sloping site; <b>Non-contributing</b>			
231	237 Cecil St SE	Apartment Building	No Style	1975	Two-story apartment building with front-gable roof, overhanging eaves; brick and wood panel cladding; center entrance; <b>Non-contributing</b>	Marvin Fergestad	Garage: <b>Non-contributing</b>	
232	241 Cecil St SE	House	Craftsman	1910	One-and-a-half story house with side-gable roof with intersecting front gabled dormer; front roof slope extends over the porch enclosed with storm windows; replacement siding on upper level; stucco cladding below; built by Olaf Manger; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
233	245 Cecil St SE	House	Craftsman	1911	One-and-a-half story house with front-gable roof with eave overhangs; one-story projecting entrance wing rebuilt as solarium in 1992; wood-shingle siding at upper level; stucco cladding at first story; built by C. C. and W. F. Gager; <b>Non-contributing</b>	None	Historic garage: <b>Contributing</b>	Steep slope
234	251 Cecil St SE		No Style		Wooded sloping site in same ownership at 245 Cecil; <b>Non-contributing</b>			
235	Clarence at University	Triangle	No Style		Landscaped site with boulders and decorative plantings; <b>Contributing</b>			
236	21 Clarence Ave SE	Saint Timothy's Episcopal Mission	Late Gothic Revival	1911	One-story and basement church building with front-gable roof, stepped buttresses, enclosed gabled entrance porch; replacement siding at upper level; stucco cladding at basement; replacement windows; built as St. Timothy's Episcopal Mission Church; <b>Contributing</b> (Photograph 13)	Long, Lamoreaux and Long	None	Sloping site



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237	25 Clarence Ave SE	Manson, Elizabeth and Melville House	Colonial Revival	1887, 1909	Two-and-a-half story duplex with front-gable roof; fretwork in gable end; two-story porch at front with replacement metal vertical posts and railings; replacement windows; stucco cladding replaced original wood siding; house altered to duplex in 1909; built by Elizabeth Manson; <b>Contributing</b> (Photograph 13)	None	None	
238	29 Clarence Ave SE	House	Colonial Revival	1903, 1923	Two-and-a-half story house with front gable roof; shed-roof dormers on side slopes; overhanging eaves with returns; altered Palladian window in gable end; projecting side bay; front porch enclosed with storm windows; replacement windows; replacement siding; built by Elizabeth Manson; <b>Contributing</b> (Photograph 13)	None	Garage: <b>Non-contributing</b>	
239	35 Clarence Ave SE	House	Colonial Revival	1923	Two-story side-gable house with gambrel roof and one-story attached sun-porch wing; shed-roof dormer on front roof slope; end chimneys; hood carried on oversized brackets above central entrance; replacement siding in gable ends and lower slopes of gambrel; brick cladding on first story; built by E. J. Comstock; <b>Contributing</b> (Photograph 13)	Bertrand & Chamberlain	Garage: <b>Non-contributing</b>	Set back on slope
240	41 Clarence Ave SE	House	Queen Anne	c. 1890; 1920	Two-and-a-half story duplex with hipped roof and intersecting gabled wings; corner tower; front porch is partially enclosed; extension at rear; some replacement windows; early replacement siding; building assumed present form when converted from house to duplex in 1920; <b>Contributing</b>	Unknown; Perry Crosier (1920)	Garage: <b>Non-contributing</b>	
241	44 Clarence Ave SE	House	Other (Swiss Chalet)	1906	Two-and-a-half story house with hipped roof and intersecting hipped-roof dormers; overhanging eaves; screened front porch with projecting gabled hood with decorative detail over entrance; base of porch rebuilt; wood shingle and wood clapboard siding; built by Justin L. Gable; <b>Contributing</b>	L. A. Lamoreaux	Garage: <b>Non-contributing</b> ; Storage building	Terraced front yard
242	48 Clarence Ave SE	House	Tudor Revival/ Craftsman	1916	Two-and-a-half story side-gable house with front-gable projecting wing and gabled roof dormer; overhanging eaves with bargeboards and brackets; enclosed one-story entrance porch with front gable; stucco cladding at upper level; Flemish-bond brick facing at lower level; built by C. O. Wald; <b>Contributing</b> (Photograph 15)	None	Historic garage: <b>Contributing</b>	
243	51 Clarence Ave SE	House	Colonial Revival	1897	Two-and-a-half story house with intersecting gambrel roofs; Palladian window flanked by arched windows in front gambrel; flat-roof extension at rear; porch enclosed with storm windows extending across front and wrapping around to sides; replacement siding; built by Mrs. A. T. Iverson; <b>Contributing</b>	MacLeod & Lamoreaux	Historic garage: <b>Contributing</b>	Sloping site

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244	54 Clarence Ave SE	House	Queen Anne	1887	Two-and-a-half story house (converted to triplex) with hipped roof and projecting gabled wings and hipped and flat-roofed extensions; fretwork in front gable end; open front porch with stucco-clad walls; some replacement windows; stucco cladding replaced original wood siding; building assumed present form when converted to triplex; built by Nels A. Akerson; <b>Contributing</b>	None	None	
245	64 Clarence Ave SE	Alden, Ida and William A. House	Queen Anne / (Other) Swiss Chalet	1887; 1901; 1920	Two-and-a-half story house with front-gable roof and large corner circular projection with conical roof; projecting side bays; prominent stone exterior chimney; screened front porch; stucco cladding with wood detail, above brick cladding at base; house assumed much of its present form in 1901 when enlarged and in 1920 after a fire; built by W. A. Alden; <b>Contributing</b> (Photograph 16)	Fred E. Hoover	Garage: <b>Non-contributing</b>	
246	65 Clarence Ave SE	House	Queen Anne	1903	Two-and-a-half story house with front-gable roof; hipped-roof dormer on side slope; Palladian window in front gable end; oculus window; projecting bays on side and front; original porch removed; projecting hood over front entrance and projecting bay; wood clapboard siding; built by J. D. Good; <b>Contributing</b>	F. O. Anderson	Historic garage: <b>Contributing</b>	
247	69 Clarence Ave SE	House	Other (Foursquare Spanish Colonial Revival)	1923	Two-story house with hipped roof with overhanging eaves; projecting sun-porch wing at front; arched hood over entrance; stucco cladding above brick basement; built by Margaret Good; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
248	72 Clarence Ave SE	House	Colonial Revival	1905	Two-and-a-half story house (now duplex) with hipped roof with intersecting gables and hipped-roof dormers; overhanging eaves with brackets; projecting side bay; two-story porch at front, half-enclosed at each level to create a room; oculus window by front entrance; replacement windows; replacement siding; built by Oscar E. Franzen; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
249	73 Clarence Ave SE	House	No Style	1892	Two-story house, now duplex, with side-gable roof and intersecting front gable; projecting bay in front; original porch removed; new enclosed double entrance created in 1958; replacement windows; replacement siding; built by J. D. Good; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
250	76 Clarence Ave SE	House	Colonial Revival	1904	Two-story house with front gambrel roof and intersecting gambrel dormers in side slopes; lunette window in gable end; projecting bay on side; screened front porch; replacement siding; built by United States Investment Realty Co.; <b>Contributing</b>	Great Western Construction Co.	Historic garage: <b>Contributing</b>	

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251	79 Clarence Ave SE	House	Queen Anne	1887	Two-story house with hipped roof with intersecting dormers; projecting bays on sides; open porch with wood posts at front; screened porch at side and rear added in 1998; wood clapboard siding; built by M. E. Hinshaw; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
252	80 Clarence Ave SE	House	Craftsman	1914	One-and-a-half story house with side-gable roof with intersecting front gable; overhanging eaves with over-scaled brackets; front porch enclosed with storm windows; wood shingle and wood clapboard siding; <b>Contributing</b>	None	None	
253	84 Clarence Ave SE	House	No Style	1910	One-and-a-half story front-gable house with shed-roof dormer on side slope; projecting bay on side; front porch partially enclosed to create a room and partially screened; replacement siding; built by P. H. Bornkamp; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
254	85 Clarence Ave SE	House	Colonial Revival	1909	One-and-a-half story side gable house with intersecting front gable; lunette in front gable end; projecting bay on side; much of front porch enclosed to create a room in 1949; replacement windows; replacement siding; built by Amos Rexford; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
255	86 Clarence Ave SE	House	Colonial Revival	1900	Two-and-a-half story front-gable house (now a duplex) with intersecting side gables; overhanging eaves with returns; projecting side bay; front porch enclosed with storm windows; replacement windows including Palladian window in front gable end; replacement siding; built by Zach Morrison; <b>Contributing</b>	None	Studio	Stone retaining wall
256	92 Clarence Ave SE	House	Colonial Revival	1898	Two-and-a-half story house with hipped roof with gabled projecting bay at front; overhanging eaves with brackets; lunette in front gable; front porch enclosed with storm windows; wood clapboard siding; built by C. F. Barber; <b>Contributing</b>	None	None	
257	96 Clarence Ave SE	House	Colonial Revival	1899	Two-and-a-half story house with side-gable roof with gabled dormers in front roof slope; arched windows in dormers; projecting bay on side; open front porch with columns and stone base; wood clapboard siding; built by Frank Dooley; <b>Contributing</b>	MacLeod & Lamoreaux	None	
258	90 Emerald St SE	House	Craftsman	1914	One-and-a-half story house with front-gable roof and intersecting side gables; overhanging eaves with exposed rafter ends; gabled roof above front porch enclosed with storm windows; stucco cladding; built by Tryge Benson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Fence around yard
259	96 Emerald St SE	House	No Style	1896	One-story house with front gable and intersecting side gable; replacement windows and replacement siding (2007); no porch; basement rebuilt 1983; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	

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260	104 Emerald St SE	House	Colonial Revival	1922	One-and-a-half story house with gambrel roof and shed-roof dormer set in front roof slope; projecting hood over entrance; replacement siding in gable ends; stucco cladding below; built by C. O. Stocke; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
261	108 Emerald St SE	House	Colonial Revival	1922	One-and-a-half story house with gambrel roof and shed-roof dormer set in front roof slope; enclosed front porch; replacement siding in gable ends and on porch; stucco cladding below; built by C. O. Stocke; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Fence around rear yard
262	138 Emerald St SE	Prospect Park Lutheran Church	Classical Revival	1906; moved to site 1912; 1970s	See section 7; <b>Contributing</b>	None		
263	138-140 Emerald St SE	Duplex	No style	1922; 1970s	One-story duplex with shallow hipped roof; stucco cladding above a brick base; parsonage of St. Pantaleimon Russian Orthodox Church; <b>Non-contributing</b>	None	Garage: <b>Contributing</b>	
264	142 Emerald St SE	Apartment Building	No style	1900; 1957 moved to site	Two-story apartment building converted from barn; front gable; projecting bays on side and front; two-story open porch; replacement windows and replacement siding; moved to this site in 1957; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
265	146 Emerald St SE	House	Queen Anne	1906; 1950 moved to site	Two-and-a-half story apartment building converted from house; side gable roof with gabled front dormer; overhanging eaves with returns; shallow projecting bay on front; porch removed and small enclosed entry porch created; replacement siding (1996); building moved to this site in 1950; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
266	150 Emerald St SE	House	Other (Foursquare)	1900; 1948 moved to site	Two-and-a-half story house (now duplex) with hipped roof and intersecting hipped-roof dormers; projecting side bay; enclosed front porch; replacement windows; replacement siding; building moved to this site in 1948; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
267	154 Emerald St SE	House	No Style	1903; 1948 moved to site	One-and-a-half story house (now duplex) with front-gable roof and intersecting side gable; overhanging eaves; front porch enclosed; new entrance steps and deck (1995); replacement windows; replacement siding; building moved to this site in 1948; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
268	158 Emerald St SE	House	No Style	1905	One-and-a-half story house (now duplex) with front-gable roof and small dormer in side slope; open front porch partially rebuilt in 1992; replacement windows; replacement siding; built by H. J. Hohenwald; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	

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269	162 Emerald St SE	House	No Style	1902	One-and-a-half story house with side-gable roof with intersecting front gable; added wing at south side (2003); open front porch; some replacement windows; replacement siding; built by Mary S. Olson; <b>Non-contributing</b>	None	Historic garage: <b>Contributing</b>	
270	166 Emerald St SE	House	No Style	1905	One-and-a-half story house with front-gable roof; eaves with returns; Palladian window in gable end; enclosed front porch; stucco cladding probably replaced original wood siding; built by Esther S. Carlson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
271	170 Emerald St SE	House	No Style	1902	One-and-a-half story house with front-gable roof with intersecting side gable; eaves with returns; front porch enclosed with storm windows; replacement windows; stucco cladding replaced original wood siding; built by H. M. Erickson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
272	208 Emerald St SE	House	Craftsman	1913	One-and-a-half story front-gable house with intersecting side-gable sections; wide overhanging eaves with exposed rafter ends; front porch below a gabled roof enclosed with storm windows; replacement windows; replacement siding; built by Swan Johnson; <b>Contributing</b>	None	None	Retaining wall is recent replacement
273	212 Emerald St SE	House	Craftsman	1912	One-and-a-half story front-gable house with intersecting side-gable sections; wide overhanging eaves; front porch enclosed with storm windows; wood shingle siding at upper level; stucco cladding below; built by John Lindgren; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
274	214 Emerald St SE	House	Craftsman	1916	One-and-a-half story side-gable house with intersecting front gable; overhanging eaves; front porch below a gabled roof enclosed with storm windows; stucco cladding; built by John A. Friedlund; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Retaining walls are recent replacements
275	218 Emerald St SE	House	Colonial Revival	1909	Two-story front-gable house (now duplex) with intersecting side gable; eaves with returns; front porch enclosed with storm windows; exterior side staircase for safety access; replacement windows (1994); replacement siding; built by Jude B. White; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
276	224 Emerald St SE	House	Craftsman	1908	One-and-a-half story side-gable house with large gabled dormer on front roof slope; overhanging eaves; enclosed front porch; some replacement windows (2001, 2006); replacement shingle siding; built by J. R. Brousseau; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Retaining wall
277	230 Emerald St SE	House	No Style	1909	One-and-a-half story front-gable house with large shed-roof dormers on side roof slopes; eaves with returns; one-story rear extension; front porch enclosed with storm windows; replacement siding; built by Ferdinand Hohenauer; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

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278	236 Emerald St SE	House	Queen Anne	1909	One-and-a-half story front-gable house; eaves with returns; one-story extension at rear; front porch enclosed with storm windows; wood clapboard siding; built by P. F. Kenney; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
279	238 Emerald St SE	House	No Style	1917	One-and-a-half story front-gable house with intersecting dormer on side roof slope; front porch enclosed with storm windows below low gabled roof; gabled rear section added in 1998; wood clapboard siding; built by Charles Palmquist; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
280	240 Emerald St SE	House	Other	1921; 1970	One-and-a-half story front gable house remodeled with three intersecting gabled sections; applied wood-plank siding; new windows; current house dates from 1970; <b>Non-contributing</b> (Photograph 42)	None	Garage: <b>Non-contributing</b>	
281	242 Emerald St SE	House	No Style	1910	One-story front-gable house with intersecting side gable; enclosed front porch; replacement windows; replacement siding; built by Charles Palmquist. Second connected building added in 2002; <b>Non-contributing</b>	None	None	
282	246 Emerald St SE	House	Craftsman	1926	One-story side-gable house with overhanging eaves; projecting front gable entry section redone in 2006; replacement windows in 2004; replacement stucco cladding; rear porch added in 1995. Original house built by Victor Lund; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
283	252 Emerald St SE	House	Queen Anne	1913	One-and-a-half story front gable house; eaves with returns; second-story extension and dormer at rear; front porch enclosed with storm windows; replacement windows; replacement siding, built by Axel Lind; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Chain-link fence encloses yard
284	260 Emerald St SE	House	No Style	1919	Two-story house with shallow front gable; various additions including raising the height of the second story (1941), one-story wing at south side (1962); front porch removed; trellis added over recessed entrance; replacement windows; replacement siding (1973); original house built by C. M. Drew; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
285	Franklin at Bedford	Franklin Oval	No Style	1923	Landscaped island created when Franklin Avenue was straightened after the Franklin Avenue Bridge was rebuilt in 1923. Planted with trees, grass, shrubs, and seasonal flowers; <b>Contributing</b> (Photograph 33)			
286	1717 Franklin Ave SE	House	Colonial Revival	1905; 1953 moved onto site; 2009	Two-and-a-half story side-gable house with intersecting gabled front dormer; overhanging eaves with returns and brackets; triple-window group in gable ends; oculus under front gable; projecting side bay; open front porch with gabled hood above the entrance; wood clapboard and wood shingle siding; major work in 2008–2009 to install tuck-under garages and expand house at basement and first-story levels; house moved to this site in 1953; <b>Non-contributing</b> (Photograph 29)	Sedgwick and Saxton	Tuck-under garages (attached)	

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287	1721 Franklin Ave SE	House	Colonial Revival	1904; 1953 moved onto site	Two-and-a-half story house with hipped roof with intersecting front gable; overhanging eaves with returns and brackets; two-story projecting bay at front; open front porch with square posts; replacement windows; replacement siding; house moved to this site in 1953; <b>Contributing</b>	Sedgwick and Saxton	Garage: <b>Non-contributing</b>	Fence on retaining wall
288	1801-1803 Franklin Ave SE	Duplex	Colonial Revival	1899; 1955 moved onto site	Two-and-a-half story house (now duplex) with hipped roof with intersecting hipped-roof dormers; overhanging eaves with brackets; projecting bay at side; one-story flat-roofed extension at rear along Malcolm; original front porch removed and replaced by projecting overhang above the entrance; wood clapboard siding on upper level; replacement siding on lower level; built by G. P. Gould; building moved to this site in 1955; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
289	1805 Franklin Ave SE	Apartment Building	Prairie School	1916	Two-story flat-roofed apartment building with shallow cornice; projecting sun-porch wings flank recessed entrance; stucco cladding; built with four apartments; now a condominium; <b>Contributing</b>	Adolph Levander	None	Terraced front yard
290	1809 Franklin Ave SE	House	Other (Minimal Traditional)	1950	One-story side-gable house with intersecting front gable section containing the entrance; some replacement windows; siding in front gable may be a replacement; built by Ray Mortenson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
291	1812 Franklin Ave SE	House	Craftsman	1921	One-and-a-half story front-gable house with intersecting side gable containing the entrance; projecting sun-porch wing; overhanging eaves; stucco cladding above brick base; gable-roofed addition (1992) to create a second story that extends to the rear over the house; wood shingle siding; original house built by S. G. Slade, Jr.; <b>Non-contributing</b>	None	Tuck-under garage (attached)	
292	1814 Franklin Ave SE	House	Queen Anne	1913 moved onto site	One-and-a-half story front-gable and wing house with intersecting roofs with wide eaves; shed-roof extension at rear; replacement siding; house moved to this site in 1913; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
293	1815 Franklin Ave SE	House	Tudor Revival	1929	One-and-a-half story house with asymmetric front-gable sections and side-gable wing; arched windows in gable ends; paired and triple windows below arched panels on front; prominent end chimney; irregular stone surround at entrance; stucco cladding; some replacement windows; built by Adolph Wall; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
294	1817 Franklin Ave SE	House	Craftsman	1925	One-and-a-half story side-gable house with projecting front-gable wing (altered from original design); arched hood over entrance; some replacement windows; replacement siding; built by J. H. Standberg; <b>Contributing</b> (Photograph 30)	None	Garage: <b>Non-contributing</b>	Terraced front yard

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295	1818 Franklin Ave SE	House	Craftsman	1921	One-and-a-half story side-gable house with intersecting front-gable porch wing; overhanging eaves with bargeboards; exterior side chimney intersects eaves; overhang over entrance steps; storm windows enclose porch; wood shingle siding in gable ends; stucco cladding below; shed-roof dormer added in 1992 to rear roof slope; built by F. R. Noble; <b>Contributing</b>	F. R. Noble	None	
296	1821-1823 Franklin Ave SE	House	Craftsman	1910; 1960s	One-and-a-half story house (now duplex) with side-gable roof with wide eaves and intersecting gabled front dormer; front roof slope extends over sun-porch wing; large addition at rear; greenhouse added to front; added metal chimney stack; replacement windows; replacement siding; original house built by Trygve Benson; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Concrete retaining wall
297	1822 Franklin Ave SE	House	Craftsman	1922	One-and-a-half story side-gable house with shed-roof dormer on front roof slope; overhanging eaves; exterior chimney on side; open porch below the front roof slope; wood clapboard siding at upper level; stucco cladding below; built by William Kahlert; <b>Contributing</b>	None	None	
298	1825-1827 Franklin Ave SE	Duplex	No Style	1972	Two-story duplex above raised basement consisting of two shed-roofed sections; projecting bay on one section; vertical wood siding above concrete base; <b>Non-contributing</b>	Tom Prokasky	Two garages: <b>Non-contributing</b>	Terraced front yard
299	1826 Franklin Ave SE	House	Craftsman	1908	One-and-a-half story front-gable house with intersecting gabled dormers on side roof slopes; overhanging eaves; projecting bay on side; front porch enclosed below front gable roof; some replacement windows; wood shingle siding on upper level; stucco cladding below; built by R. C. Gilmore; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
300	Franklin Ave SE	Duplex	Prairie School	1925	Two-story duplex with hipped roof with overhanging eaves; grouped windows on front; front entrances below pyramidal roof overhang; stucco cladding above brick base; built by J. A. Heinsch; <b>Contributing</b>	J. A. Heinsch	Historic garage: <b>Contributing</b>	
301	1830 Franklin Ave SE	House	Craftsman	1918	One-and-a-half story side-gable house with overhanging eaves with brackets and bargeboards; front roof slope extended over sun porch; shed-roof dormer on front roof slope; shed-roof overhangs over projecting bays on front and side; two-story addition at rear; replacement siding at upper level; stucco cladding below; built by F. R. Noble; <b>Contributing</b>	F. R. Noble	Garage: <b>Non-contributing</b>	



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302	1833 Franklin Ave SE	House	Other (Foursquare)	1900; 1925 moved onto site and garage converted to house	Two-and-a-half story house with hipped roof; hipped-roof dormer on front slope; projecting sun-porch wing; stucco cladding; replacement windows; house assumed present form when moved to this site in 1925; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
303	1833½ Franklin Ave SE		No Style		Narrow vacant parcel of land that extends behind 1837 Franklin from Seymour Avenue; <b>Contributing</b>			
304	1834 Franklin Ave SE	House	Craftsman	1918	One-and-a-half story side-gable house with overhanging eaves with brackets and bargeboards; front roof slope extended over sun porch; gabled dormer on front roof slope; shed-roof overhangs over projecting bays on front and side; some replacement windows; replacement siding at upper level; stucco cladding below; built by Victor E. Johnson; <b>Contributing</b>	F. R. Noble	Garage: <b>Non-contributing</b>	
305	1837-1839 Franklin Ave SE	Duplex	Tudor Revival	1931	Two-story duplex with side-gable roof and asymmetric intersecting front gable; two-story extension at rear; stucco cladding with wood detail; applied stone cladding at first story; <b>Contributing</b>	G. W. Noble	None	
306	1838 Franklin Ave SE	House	Craftsman	1918	One-and-a-half story side-gable house with overhanging eaves with brackets; front roof slope extends over open porch and enclosed sun porch; shed-roof dormer on front roof slope; projecting below shed-roof overhang on side; wood shingle siding in gables; stucco cladding; built by Victor E. Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
307	1842 Franklin Ave SE	Apartment Building	Spanish Colonial Revival	1931	Two-story apartment building with flat roof and raised parapet with curved form above entrance; tiled shed-roof overhangs above flanking paired windows groups on front; large arched window opening above arched entrance with stone surround; stucco cladding above brick base; <b>Contributing</b>	O. N. Krohn	Garage: <b>Non-contributing</b>	
308	1900 Franklin Ave SE	House	No Style	1919	One-and-a-half story side-gable house with projecting gabled front dormer; overhanging eaves; enclosed front porch encompassed by arched trellis structure that extends across the front of the house and over the driveway; replacement siding; built by H. A. Penny; <b>Contributing</b>	H. A. Williams	None	
309	1904 Franklin Ave SE	House	Craftsman	1916	One-and-a-half story house with side-gable roof with wide eaves with brackets; shed-roof dormer on front roof slope; side extension with shed roof; gabled hood with open framing and brackets above the entrance; some replacement windows; stucco cladding; built by H. A. Penny; <b>Contributing</b>	Dale and Whitkop	None	

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310	1907 Franklin Ave SE	House	No Style	1907	One-and-a-half story front gable house with intersecting side gables; overhanging eaves with returns; oculus in gable end; front porch enclosed to create interior room; replacement windows; replacement siding; built by Thorsten Dahlstrom; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
311	1909 Franklin Ave SE	House	Craftsman	1921	One-and-a-half story front-gable house with intersecting side gables; overhanging eaves; front porch encompasses enclosed sun-porch and open recessed entry below a low gable roof; stucco cladding; built by Albert Dahlstrom; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
312	1910 Franklin Ave SE	House	Prairie School	1915	One-and-a-half story house with hipped roof with overhanging eaves; front porch enclosed with storm windows below low hipped roof with overhanging eaves; one-story rear extension; stucco cladding; built by J. C. Bowden; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
313	1912 Franklin Ave SE	House	Craftsman	1913	Two-and-a-half story house with side-gable roof with overhanging eaves and intersecting front roof dormer; projecting bay on side; front porch enclosed with storm windows below low hipped roof with overhanging eaves; stucco cladding; built by A. G. Noble; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
314	1913 Franklin Ave SE	House	Craftsman	1919	One-and-a-half story house with side-gable roof with overhanging eaves and intersecting front dormer with shed roof; shed roof extends over enclosed sun-porch; recessed open entry porch; replacement windows; stucco cladding; built by Walter Dahlstrom; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
315	1916 Franklin Ave SE	House	Craftsman	1912	Two-and-a-half story house with hipped roof with intersecting hipped-roof dormers; overhanging eaves with exposed rafter ends; front porch enclosed with storm windows below low hipped roof with overhanging eaves; stucco cladding; built by Ole Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
316	1917 Franklin Ave SE	House	No Style	1904	One-and-a-half story front gable house with intersecting side gables; overhanging eaves with returns; screened front porch; replacement siding; built by William McGee; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
317	1919 Franklin Ave SE	House	Other (Cape Cod)	1953	One-story side-gable house; small projecting entrance porch; replacement windows; replacement siding; built by Falk Construction Co.; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
318	1920 Franklin Ave SE	Apartment Building	Prairie School	1913	Two-story apartment building with flat roof and projecting cornice; two-story porches at front enclosed with storm windows (2001); recessed entry way; stucco cladding with wood detail built with four apartments; <b>Contributing</b>	None	None	

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319	2001 Franklin Ave SE		No Style		House previously on this site demolished in 2008; now vacant lot; <b>Non-contributing</b>			
320	2003 Franklin Ave SE	Jackson, Amy and Madison House	Other (Foursquare)	1908	Two-and-a-half story brick house with hipped roof with intersecting hipped-roof dormer on front roof slope; stone window sills; rear extension; front porch removed and replaced with concrete-block terrace; built by Madison Jackson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
321	2007 Franklin Ave SE	House	Queen Anne	1907	One-and-a-half story front gable house; overhanging eaves; gable-roof extension at rear; front porch removed and replaced by enclosed entryway; replacement siding; built by George Fisher; <b>Contributing</b>	Murray of St. Paul	Historic garage: <b>Contributing</b>	
322	2011 Franklin Ave SE	House	Craftsman	1922	One-and-a-half story house with shallow hipped roof with intersecting gable on roof and gabled overhang extending from enclosed entrance porch; some replacement windows; stucco cladding; built by O. W. Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
323	2015 Franklin Ave SE	House	Craftsman	1923	One-and-a-half story house with side-gable roof with overhanging eaves; projecting front gable wing encompassing porch enclosed with storm windows; gabled dormer added in 1989 to front roof slope; replacement windows; stucco cladding; built by O. W. Anderson; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
324	2018 Franklin Ave SE	Huhn, Agnes and August House	Craftsman	1908	Two-story house with front-gable roof with intersecting gables on sides; overhanging eaves with brackets; upper story extends over front porch enclosed with storm windows; square porch posts on brick base; replacement siding; built by A. C. Huhn; <b>Contributing</b>	Glenn L. Saxton	None	Sloping site; large trees
325	2019 Franklin Ave SE	Duplex	Queen Anne	2008	Two-story duplex with hipped roof with overhanging eaves; recessed center entrance behind open porch; attached garage wing; <b>Non-contributing</b>	MLS Architects	Attached garage	
326	2021 Franklin Ave SE	House	Queen Anne	1910	Two-and-a-half story front-gable house with hipped-roof dormers on side roof slopes; overhanging eaves with returns; projecting bay on side; screened front porch set below low hipped roof with overhanging eaves; wood clapboard siding; built by George A. Fisher; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
327	2025 Franklin Ave SE	House	Craftsman	1916	One-and-a-half story house with side-gable roof with overhanging eaves and intersecting front gable; front roof slope extends over front porch enclosed with storm windows; some replacement windows; stucco cladding with wood detail; built by Emil Swanson; <b>Contributing</b>	Geo. A. Anderson	Historic garage: <b>Contributing</b>	Sloping site, trees

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328	2101 Franklin Ave SE	House	No Style	1889	Two-and-a-half story house (now a triplex) with front gable and intersecting side gable at rear; second story overhangs recessed entry; one-story extension at rear; original porch removed; replacement windows; replacement siding (2005); <b>Non-contributing</b>	None	None	
329	2105 Franklin Ave SE	House	Other (Cape Cod)	1948	One-story side-gable house with front-gable projection containing entrance; stucco cladding; built by Gabriel Borgness; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
330	2111 Franklin Ave SE	House	Colonial Revival	1903	One-and-a-half story house with gambrel roof; shed-roof dormer extends across front roof slope; front porch enclosed with storm windows; projecting side bay; shed-roof extension at rear; wood-shingle siding on front dormer; stucco cladding; built by C. F. Dahl; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
331	2115 Franklin Ave SE	House	Colonial Revival	1904	One-and-a-half story house with gambrel roof with intersecting front-gambrel dormer; entrance porch with dormer roof enclosed with storm windows; replacement windows; replacement siding; built by Mary E. Morgan; <b>Contributing</b>	L. A. Lamoreaux	Garage: <b>Non-contributing</b>	
332	2119 Franklin Ave SE	House	No Style	1910	One-and-a-half story front-gable house with intersecting dormers on side roof slopes; one-story extension at rear; front porch enclosed with storm windows; wood-shingle siding on upper level; stucco cladding below; built by F. W. Orchard (converted from shop in 1910); <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
333	2123-2125 Franklin Ave SE	Duplex	Other (Split-level)	1965	Two-story duplex with hipped roof with overhanging eaves; aluminum siding above brick cladding on first story; built by Z. A. E. Anderson and Son; <b>Contributing</b> (Photograph 32)	None	Garage: <b>Non-contributing</b>	
334	Malcolm-University Triangle	Malcolm-University Triangle	No Style		Landscape site with Prospect Park boulder; planted with shrubs and seasonal plantings; <b>Contributing</b>			
335	52 Malcolm Ave SE	House	Colonial Revival	1898	One-and-a-half house with side-gable roof with front slope extending over open front porch; intersecting gabled dormer with flared ends in front; Palladian window in dormer end; prominent end chimney; bracketed porch posts; replacement shingle siding; built by P. W. DeLancey; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
336	55 Malcolm Ave SE	Prospect Park Water Tower and Tower Hill Park	Water Tower: Other (Medieval Revival) Park: No Style Pumphouse: Other (Pagoda Style)	1914	Cylindrical concrete water tower with open belvedere and conical roof; brick pumphouse with tiered pyramidal roof; Water tower: <b>Contributing</b> ; Pump House: <b>Contributing</b> ; Park: <b>Contributing</b> (Photograph 11)	F. W. Cappelen	Prospect Park pump house	Winding paths, trees

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337	58 Malcolm Ave SE	House	Colonial Revival	1898	One-and-a-half story house with side-gable roof with intersecting front gable; overhanging bracketed eaves with returns; front porch with Ionic columns set on brick posts; screened enclosure built behind porch posts; wood-shingle siding in gable ends; wood-clapboard siding; built by P. W. DeLancey; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
338	66 Malcolm Ave SE	Sidney Pratt School	Colonial Revival	1898; 1906; 1926; 1999	Two-and-a-half story brick school building; enlarged several times; projecting pedimented entrance bay with bracketed cornices; balconies; arched doorway with flanking arched windows; roof cupola at Sidney Place end; <b>Contributing</b> (Photograph 3)	Edward S. Stebbins	None	Pergola and terrace on Malcolm side
339	80 Malcolm Ave SE	House	Tudor Revival	1933	One-and-a-half story house with intersecting gabled sections; projecting gabled entrance bay with stone doorway surround; prominent end chimney; stucco cladding with wood detail; built by Victor E. Christgau; <b>Contributing</b>	John L. Moravec	Garage: <b>Non-contributing</b>	
340	84 Malcolm Ave SE	House	Other	1962	One-story house with shallow gabled roofs with wide bracketed overhangs; vertical wood paneled siding; built by Ronald Balazs; <b>Contributing</b>	None	Attached garage	
341	90 Malcolm Ave SE	Apartment Building	No Style	1909	Two-story brick apartment building with flat roof and projecting cornice; stone window sills and brick lintels; two-story front porch with balcony at second level; Corinthian columns; circular windows flanking entrance door with sidelights; some replacement windows; built with four apartments; <b>Contributing</b>	None	None	
342	94 Malcolm Ave SE	Benton, Harry G. and Rillah House	Colonial Revival	1908	One-and-a-half story house with side-gable roof with intersecting front dormer; overhanging eaves with returns; projecting side bay; front porch enclosed with storm windows; replacement windows; replacement siding; built by H. G. Benton; <b>Contributing</b>	None	None	
343	95 Malcolm Ave SE	Duplex	Colonial Revival	1908	Two-and-a-half story duplex (altered from house), intersecting gabled roofs; oculus in gable ends; two-story flat-roofed sun-porch extension at front of house; gabled hood over entrance; stucco cladding; replacement windows; original house built by A. W. Hulthen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Steep slope and retaining walls
344	98 Malcolm Ave SE	House	Colonial Revival	1897	Two-and-a-half story front-gable house; overhanging eaves with returns; projecting side bay; exterior safety staircase; screened front porch; replacement windows; replacement siding; built by Andrew Rinker; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
345	100 Malcolm Ave SE	House	Colonial Revival	1906	Two-and-a-half story front-gable house; overhanging eaves with returns; projecting side bay; open front porch; replacement windows; replacement siding; built by A. H. Selb; <b>Contributing</b>	None	Historic garage with roof terrace: <b>Contributing</b>	Retaining wall

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346	104 Malcolm Ave SE	House	Other (Foursquare)	1911	Two-and-a-half story house with hipped roof with hipped-roof front dormer; one-story hipped roof wing on side; open hipped-roof entrance porch centered on front; replacement windows; stucco cladding replaced original wood siding; built by Martin Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Recent retaining wall
347	110 Malcolm Ave SE	House	Queen Anne	1891	Two-and-a-half story house with intersecting gabled roofs, gabled dormers, and corner tower with conical roof, gable-roofed extension at rear; entrance porch enclosed with storm windows; replacement windows; stucco cladding replaced original wood siding; building assumed current form when converted to duplex; built by John Field; <b>Contributing</b>	W. S. Hunt	Storage shed	
348	116 Malcolm Ave SE	House	Tudor Revival	1916	Two-and-a-half story house with side-gable roof with wide eave overhangs; intersecting gabled dormers on front; prominent end chimney; enclosed sun-porch with open entry porch to one side of front; stucco cladding with wood detail above brick base; built by Robert Hawley; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
349	120 Malcolm Ave SE	Duplex	Spanish Colonial Revival	1927	Two-story duplex with low hipped roof, prominent exterior chimney on front; arched windows; enclosed front entry with columns and arched doorway; two-level side porch added in 2005; deck added to roof; built by Charles W. Ingman; <b>Contributing</b>	None	Tuck-under garage (attached)	Stone retaining wall
350	121 Malcolm Ave SE	House	Craftsman	1916	One-and-a-half story house with side-gable roof with wide overhanging eaves; intersecting gabled dormers; one-story sun-porch wing; projecting enclosed entrance porch centered on front; stucco cladding with wood trim above brick base; built by Trygve Benson; <b>Contributing</b>	None	Attached garage	
351	126 Malcolm Ave SE	House	Colonial Revival	1904	One-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; open front porch; house enlarged at side and rear (2005); replacement windows; replacement siding; built by Herman Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall
352	127 Malcolm Ave SE	House	Craftsman	1915	One-and-a-half story house with side-gable roof with intersecting gabled front dormer; overhanging eaves with brackets; one-story sun-porch wing; exterior end chimney; projecting enclosed entrance porch centered on front; stucco cladding with wood trim; built by Trygve Benson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Fenced yard, retaining wall
353	133 Malcolm Ave SE	House	Craftsman	1915	One-and-a-half story house with side-gable roof with intersecting gabled front dormer; front roof slope extends over porch with arched openings; overhanging eaves with brackets; exterior end chimney; stucco cladding with wood trim; built by Trygve Benson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Steep slope

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#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
354	135 Malcolm Ave SE	House	Other	1962; 2008	One-and-a-half story house with asymmetric gabled rear section; gable-roof section added at second story in 2008 above original flat-roofed front section; overhangs over window groups in rear section; front chimney obscured by new addition; some replacement windows; replacement siding; <b>Non-contributing</b>	Carl Graffunder	Attached garage	Sloping, wooded side yard with stone retaining wall
355	145 Malcolm Ave SE	House	Craftsman	1908; 1927 moved to site	One-and-a-half story house with hipped roof and intersecting gabled dormers; hood over entrance; stucco cladding; house assumed present form when moved to this site in 1927; original house built by K. M. Field; <b>Contributing</b>	None	Attached garage	Retaining wall
356	148 Malcolm Ave SE	House	Craftsman	1916	One-and-a-half story house with complex gabled roofs; intersecting gabled dormer; overhangs over sun-porch and recessed entrance; paired garage doors in arched opening; wood clapboard siding; built by E. H. Smith; <b>Contributing</b>	Perry Crosier	Attached garage	Stone retaining wall
357	150 Malcolm Ave SE	House	Tudor Revival	1927	Two-story house with intersecting hipped and gabled roofs; projecting wing; prominent end chimney; slate roof; enclosed entryway with stone facing and arched doorway; stucco cladding with wood detail; replacement windows; built by K. M. Field; <b>Contributing</b> (Photograph 9)	J. C. Pendergast	Attached garage	
358	151 Malcolm Ave SE	Duplex	Tudor Revival	1927	Two-story duplex with side-gable roof with asymmetric intersecting front gable enclosing entrance with brick surround; arched window in gable end; stucco cladding above brick base; built by J. L. Moe; <b>Contributing</b>	J.L. Moe	Attached garage	Stucco retaining wall and steps
359	155 Malcolm Ave SE	Duplex	Tudor Revival	1927	Two-story duplex with side-gable roof with asymmetric intersecting front gable enclosing entrance with brick surround; tile at edge of gable; arched window in gable end; stucco cladding above brick base; built by J. L. Moe; <b>Contributing</b>	J. L. Moe	Attached garage	Stucco retaining walls
360	159 Malcolm Ave SE	House	Craftsman	1922	One-story house with intersecting hipped roofs; open porch at corner; brick window surrounds; brick corner quoins; brick base; stucco cladding over fire-proof terra-cotta tile; <b>Contributing</b>	None	Tuck-under garage (attached)	Concrete retaining wall, steps
361	160 Malcolm Ave SE	House	No Style	1912	One-and-a-half story front-gable house with intersecting side gables; overhanging eaves; projecting side bay; front porch enclosed with storm windows; replacement windows; stucco cladding; built by Jacob Hafstad; <b>Contributing</b>	None	None	
362	165 Malcolm Ave SE	House	No Style	1963	One-story house with shallow gabled roof with overhangs; wood screen conceals front of house; built by Roger F. Page; <b>Contributing</b>	Carl Graffunder & Assoc	Attached garage	Terracing; trees

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363	169 Malcolm Ave SE	House	Other (English Cottage)	1929	One-and-a-half story house with side-gable roof that extends over front section of house; prominent exterior chimney at corner; diagonally set gabled entrance porch; stucco cladding; built by Lehman Wendell; <b>Contributing</b> (Photograph 19)	Arthur Dahlstorm	Attached garage	Terracing
364	170 Malcolm Ave SE	House	Other (Foursquare)	ca. 1895; 1920	Two-story house with hipped roof with intersecting hipped-roof dormers; overhanging eaves; front porch extended on both levels, now enclosed with storm windows; replacement windows; replacement siding; built by J. L. Carter; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Stone retaining wall
365	174 Malcolm Ave SE	House	Tudor Revival	1927	One-and-a-half story house with side-gable roof with intersecting gabled projection at front and intersecting roof dormer; overhanging eaves; shed-roof sun-porch wing; arched entranceway with stone surround in projecting wing; prominent end chimney; built by J. L. Kolar; <b>Contributing</b>	None	Garage with roof terrace: <b>Non-contributing</b>	
366	175 Malcolm Ave SE	House	Craftsman	1912	One-and-a-half story house with side-gable roof with intersecting shed-roof dormer on front roof slope; overhang above first-story windows on front and projecting hood above entrance; built by Samuel Skrefstead; <b>Contributing</b>	None	None	Trees, stone retaining walls
367	178 Malcolm Ave SE	House	Colonial Revival	1912	Two-and-a-half story house with intersecting cross-gable roofs; Palladian window in gable end; front porch enclosed with storm windows; replacement siding in gable ends; stucco cladding replaced original wood siding; built by Gust Blomquist; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Stone retaining wall
368	179 Malcolm Ave SE	House	Other (Foursquare)	1908	Two-and-a-half story house with hipped roof; intersecting hipped-roof dormer; rebuilt open front porch; replacement windows; replacement siding; rear addition (2007); built by William S. Spencer; <b>Contributing</b>	None	Historic garage <b>Contributing</b>	Stone retaining walls; fence
369	183 Malcolm Ave SE	House	Craftsman	1912	Two-story house with hipped roof with wide overhangs; hipped-roof dormer on front roof slope; projecting gabled enclosed entry porch; stucco cladding; built by William Morris Woodhouse; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Fenced rear yard
370	186 Malcolm Ave SE	Duplex	Craftsman	1916	Two-story duplex with hipped roof with overhanging eaves; hipped-roof dormer; enclosed sun-porch at upper level; replacement windows; stucco cladding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
371	187 Malcolm Ave SE	House	Craftsman	1915	One-story house with low side-gable roof; front slope extends over enclosed entrance porch; overhanging eaves with brackets; intersecting shed-roof dormer on front slope; stucco cladding with wood detail in gable ends and on dormer; wide wood siding at lower level; built by Peters Home Building Company; <b>Contributing</b>	Peters Home Building Co.	Two historic garages: <b>Contributing</b>	



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372	194 Malcolm Ave SE	House	Prairie School	1921	One-and-a-half story house with three intersecting hipped roof sections; wide overhanging eaves; prominent chimney; entrance in front projecting wing; replacement windows; stucco cladding above brick base; built by T. J. Svege; <b>Contributing</b>	None	Attached garage	Concrete retaining wall; trees
373	198 Malcolm Ave SE	House	Craftsman	1923	One-and-a-half story house with intersecting gabled roofs; eave overhangs with bargeboards and brackets; one-story gabled sun-porch wing at side; enclosed gabled entryway with prominent framing; replacement windows; stucco cladding; built by T. J. Svege; <b>Contributing</b>	None	Attached garage	
374	2 Melbourne Ave SE	House	Prairie School	1919	Two-story house with hipped roof; one-story wing over garage with hipped roof and raised gabled roof; large arched hood over doorway flanked by sidelights; replacement windows; stucco cladding; built by P. N. Sauber; <b>Contributing</b>	Albert Anderson	Attached garage	
375	7 Melbourne Ave SE	House	No Style	1903	One-and-a-half story front-gable house with intersecting side gables; overhanging eaves; open front porch; replacement windows; replacement siding; barn rebuilt as house; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
376	8 Melbourne Ave SE	House	Craftsman	1907	One-and-a-half story house with side-gable roof; front roof slope extends over front porch; gabled dormer with eave returns projects from front roof slope; front porch enclosed with storm windows; replacement windows; replacement siding; built by David Dennison; <b>Contributing</b>	None	Attached garage	Recent retaining walls
377	11 Melbourne Ave SE	Duplex	No Style	1890	Two-story house (now duplex) with front gable roof; projecting bay enclosing entrance on side; large enclosed front porch added in 1992; replacement windows; replacement siding; built by S. H. Cohard; <b>Non-contributing</b>	None	Historic garage: <b>Contributing</b>	
378	14-16 Melbourne Ave SE	Condominiums	No Style	1985	Two-story, two-unit condominium dwelling; flat roof; projecting bays; asymmetric massing; horizontal wood siding; garage is tucked under the roofline; <b>Non-contributing</b> (Photograph 23)	unknown	Tuck-under garage (attached)	
379	15 Melbourne Ave SE	House	Colonial Revival	1940	One-and-a-story house with side-gable roof and intersecting gabled front wing with basement-level garage; entrance at intersection of two wings; replacement windows; original shingle siding; built by Bernie Gestie; <b>Contributing</b>	None	Tuck-under garage (attached)	
380	17 Melbourne Ave SE	House	Colonial Revival	1909	One-and-a-half story house with cross-gabled roof; shed-roof extension on side; rear addition in 1984; rear porch added in 1994; open front porch rebuilt in 1989; wood clapboard siding; built by W. H. Simpson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

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381	20 Melbourne Ave SE	House	Craftsman	1914	One-and-a-half story house with cross-gabled roof; overhanging eaves with bargeboards; projecting side bay with overhanging roof, front porch enclosed with storm windows below low gabled roof; stucco cladding; built by Albert Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
382	21 Melbourne Ave SE	Duplex	Queen Anne	1890	Two-and-a-half story house (now duplex) with hipped roof and asymmetric intersecting front and side gables; front porch is partly enclosed to create a room; entrance recessed behind open porch section; replacement siding; built by Elisha Brandt; <b>Contributing</b>	None	None	Set back on slope
383	24 Melbourne Ave SE	House	Craftsman	1914	One-and-a-half story house with front-gable roof with overhanging eaves with bargeboards; rear wing with gabled roof; open front porch below low gable roof; stucco cladding; built by Albert Anderson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stuccoed concrete retaining wall
384	27 Melbourne Ave SE	House	Colonial Revival	1890; 1915 moved on to site	One-and-a-half story house with side-gable roof and intersecting gabled wing at front; projecting bays on sides; open front porch extends around front wing; some replacement windows; replacement siding; house moved to site in 1915; built by Albert Norton; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Set on slope
385	29 Melbourne Ave SE	Duplex	No Style	1913	Two-and-a-half story house with front gable roof; overhanging eaves; intersecting gabled section at rear; partially enclosed front porch below shallow gabled roof; recessed entrance in open section; replacement windows; stucco cladding below wood siding in gable end; <b>Contributing</b>	None	None	Set on slope
386	31 Melbourne Ave SE	House	Craftsman	1917	One-and-a-half story house (now duplex) with front-gable roof with wide overhanging eaves with brackets and bargeboards; intersecting front-porch wing with front-gable roof with overhanging eaves with brackets and bargeboards; porch enclosed with storm windows; replacement windows; replacement siding at both levels; built by Paul A. Law; <b>Contributing</b>	Paul A. Law	Garage: <b>Non-contributing</b>	Set on slope
387	33-35 Melbourne Ave SE	Cerny, Robert and Vivian House	Other (Bi-level)	1952	One-story duplex above a raised basement with entrances and garages; low side-gable roof; replacement windows; original shingle siding; built by Robert Cerny; <b>Contributing</b>	Robert G. Cerny	Attached garage	Retaining wall by driveway
388	36 Melbourne Ave SE	House	No Style	1902; 2000	One-and-a-half story house with intersecting gabled sections; open porch below shed roof; replacement windows; replacement siding; house enlarged at front in 2000; <b>Non-contributing</b>	None	Tuck-under garage (attached)	
389	40 Melbourne Ave SE	House	Contemporary	1994, 2001	Two-story house with two front-gable sections; front section has large windows above basement-level garage; wood shingle siding; <b>Non-contributing</b>	None	Tuck-under garage (attached)	

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390	41 Melbourne Ave SE	House	No Style	1895; 1914 moved onto site	One-and-a-half story front-gable house with intersecting side-gable section with projecting bay; overscaled hood above entrance; replacement windows; replacement siding; house moved to site in 1914; built by G. A. Wallenberg; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
391	43-45 Melbourne Ave SE	Duplex	Prairie School	1925	Two-story duplex with hipped roof and projecting front wing with hipped roof; stucco cladding with wood detail above brick base; recessed open entry porch below hipped roof; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
392	44 Melbourne Ave SE	House	Queen Anne	1900; 1903 moved onto site	Two-and-a-half story house with hipped roof and intersecting gables; front porch enclosed with storm windows; replacement windows; replacement siding; house moved onto site in 1903; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
393	48 Melbourne Ave SE	House	Other (Foursquare)	1889	Two-and-a-half story house with hipped roof and intersecting gabled front dormer; one-story rear section; in 2010 the porch was reconstructed; built by P. Kearney; <b>Contributing</b>	None	None	
394	49 Melbourne Ave SE	House	Craftsman	1913	One-and-a-half story house with side-gable roof with overhanging eaves and intersecting gabled front dormer with eave brackets; front porch enclosed with screens below low gabled roof; some replacement windows; wood shingle siding at upper level; stucco cladding below; built by Joseph H. Baltuff; <b>Contributing</b>	Joseph M. Baltuff	None	
395	50 Melbourne Ave SE	House	Craftsman	1912	Two-and-a-half story house with side-gable roof with overhanging eaves; front roof slope extends over partially enclosed front porch; intersecting front-gable section with two gabled dormers rises from front roof slope; open porch by recessed entrance; stucco cladding with wood detail; built by A. B. Bipes; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Terraced front yard
396	51-53 Melbourne Ave SE	Apartment Building	Colonial Revival	1915	Two-story brick apartment building with flat roof and bracketed cornice; two-level screened porch wings flank recessed entrance with sidelights; built with four apartments; <b>Contributing</b>	F. R. Noble	None	
397	52-54 Melbourne Ave SE	Duplex	Other (Foursquare)	1886; 1914 moved onto site	Two-and-a-half story duplex with hipped roof with intersecting gabled dormers; one-story wing at rear; enclosed porches at both stories on front; replacement windows; replacement siding; converted to duplex from barn when moved to this site in 1914; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
398	55-57 Melbourne Ave SE	Apartment Building	Colonial Revival	1915	Two-story brick apartment building with flat roof and bracketed cornice; two-level screened porch wings flank recessed entrance with sidelights; built with four apartments; <b>Contributing</b>	F. R. Noble	Garage: <b>Non-contributing</b>	

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399	58-60 Melbourne Ave SE	Duplex	Other (Foursquare)	1889; 1919 moved on to site	Two-story duplex with hipped roof with overhanging eaves and hipped-roof dormer; projecting side bay; pedimented roof on brackets above two entrance doors; replacement windows; replacement siding; building assumed present form when moved to this site in 1919; <b>Contributing</b>	None	None	
400	59 Melbourne Ave SE	House	Craftsman	1915	One-and-a-half story house with side-gable roof with overhanging eaves and shed-roof front dormer; front porch enclosed with storm windows below gabled roof; replacement windows; replacement siding; built by T. J. Wilson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
401	61 Melbourne Ave SE	House	Craftsman	1913	One-and-a-half story house with front-gable roof with overhanging eaves with bargeboards; projecting enclosed front porch wing with front-gable roof with overhanging eaves; replacement windows; wood shingle siding; built by T. J. Wilson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Wood retaining wall and fence
402	62-64 Melbourne Ave SE	Duplex	Prairie School	1918; 1924 moved onto site	Two-story duplex with hipped roof with overhanging eaves; projecting side bays; enclosed sun-porch wing at front; hipped-roof hood with brackets over two entrances; replacement windows; replacement siding; <b>Contributing</b>	None	None	
403	65 Melbourne Ave SE	House	Craftsman	1916	One-and-a-half story house with front-gable roof with overhanging eaves with bargeboards; shed-roof dormer on side roof slope; enclosed front porch below front-gable roof with brackets and bargeboards; replacement windows; stucco cladding; built by Ole Johnson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
404	66 Melbourne Ave SE	Jones, Richard House	Other (A-frame)	1972	One-and-a-half story house with front-gable roof with extended slopes; basement-level garage; large windows in gable end; screened deck at first story; built by Richard Jones; <b>Non-contributing</b>	None	Tuck-under garage (attached)	
405	69 Melbourne Ave SE	House	Craftsman	1910	One-story house with side-gable roof and intersecting front-gable sun-porch enclosing entrance; overhanging eaves; replacement windows; stucco cladding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
406	70 Melbourne Ave SE		No Style		House previously on the site demolished, now vacant lot; <b>Non-contributing</b>			
407	71 Melbourne Ave SE	House	Tudor Revival	1909	One-and-a-half story house with front-gable roof with intersecting broached gables on sides; exterior end chimney; enclosed projecting entryway with gabled roof; stucco cladding with wood detail; built by R. M. Andreas; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	

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#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
408	72-74 Melbourne Ave SE	Apartment Building	Prairie School	1914	Two-story apartment building with flat roof and cornice; two-level sun-porch wings flank recessed entrance with sidelights; stucco cladding; built with four apartments; <b>Contributing</b>	None	None	Set on sloping site
409	75 Melbourne Ave SE	House	No Style	1909	One-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; exterior chimney on side; front porch partially enclosed to create interior room; open porch by entrance; replacement windows; replacement siding; built by Albert Moeller; <b>Contributing</b>	None	None	
410	79 Melbourne Ave SE	Duplex	Other (Foursquare)	1914	Two-story duplex with hipped roof with intersecting hipped-roof dormers; enclosed front porches on both levels; recessed center entrance; side entrance porch on Seymour; some replacement windows; stucco cladding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
411	100 Melbourne Ave SE	House	Other (Ranch)	1951	One-story house above raised basement with low hipped roof; prominent front chimney by entrance and picture window; wood sheathing and brick cladding; built by J. G. Noble; <b>Contributing</b> (Photograph 27)	None	Tuck-under garage (attached)	Terraced site
412	101 Melbourne Ave SE	House	Prairie School	1918	Two-story house with intersecting hipped-roof sections; overhanging eaves; one-story projecting enclosed entrance porch; rear addition, 1994; porch addition, 1992; stucco cladding; built by Victor E. Johnson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Fence and retaining wall
413	107 Melbourne Ave SE	House	Craftsman	1918	One-and-a-half story house with extended side-gable roof with overhanging eaves; shed-roof dormer on front slope; porch under front roof slope; partially enclosed with storm windows; replacement windows; wood shingles on dormer; stucco cladding; built by Victor E. Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
414	110 Melbourne Ave SE	House	No Style	1941	Two-story house with low hipped roof; prominent front chimney next to entrance with overhanging and enclosed sun-porch above basement-level garage; prominent corner windows; one-story section at rear; horizontal replacement siding at corner installed in 2006; irregular stone cladding at first story; built by Ralph Elsenpeter; <b>Contributing</b> (Photograph 26)	None	Tuck-under garage (attached)	Terraced yard, stone retaining wall
415	111 Melbourne Ave SE	House	Craftsman	1910	One-and-a-half story house with steep side-gable roof with overhanging eaves with brackets; intersecting hipped-roof dormer on front slope; open gabled entrance porch leads to enclosed sun-porch; wood-shingle siding at upper level; stucco cladding below; large attached garage with roof deck added at front of lot in 1994; house built by Trygve Benson; <b>Contributing</b>	None	Two garages: attached garage; historic garage: <b>Contributing</b>	

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416	114-118 Melbourne Ave SE	Duplex	Craftsman	1916	Two-story house (now duplex) with front-gable roof with overhanging eaves with bargeboards; projecting two-story sun-porch wing; prominent exterior side chimney; shed roof over enclosed front entrance with sidelights; stucco cladding above brick base; built by Trygve Benson; <b>Contributing</b>	Haley and Johnson	Garage: <b>Non-contributing</b>	Brick retaining wall
417	117 Melbourne Ave SE	House	Craftsman	1920	One-and-a-half story house with side-gable roof with overhanging eaves; shed-roof dormer on front roof slope; prominent end chimney; sun-porch extension on side; projecting enclosed entrance porch with gabled roof; some replacement windows; wood shingles on dormer; stucco cladding; built by Ole Folwick; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
418	120 Melbourne Ave SE	House	Craftsman	1916	One-and-a-half story house (now duplex) with front-gable roof with projecting gabled sun-porch wing; overhanging eaves with bargeboards; shed-roof dormer on side roof slope; small gable-roof entrance porch; wood-shingle siding; built by Bessie and Everest E. Goody; <b>Contributing</b>	Everest E. Goody	Historic garage: <b>Contributing</b>	Stone retaining wall
419	123 Melbourne Ave SE	House	Other (Cape Cod)	1938	One-and-a-half story house with side-gable roof; exterior end chimney; sloping roof over small open entrance porch; wood clapboard siding; built by George E. Wallace; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
420	126 Melbourne Ave SE	House	No Style	1911	Two-and-a-half story house with intersecting gabled roofs with eave returns; projecting side bay; added exterior chimney; enclosed front porch with hood over entrance; replacement windows; replacement siding; rear addition in 2005; built by L. F. Nordine; <b>Non-contributing</b> (Photograph 25)	None	Garage: <b>Non-contributing</b>	
421	129 Melbourne Ave SE	Duplex	Other (Foursquare)	1910	Two-story duplex with hipped roof and intersecting gabled dormers; overhanging bracketed eaves; two-story enclosed front porch; prominent exterior side chimney; wood shingles at upper level; replacement siding below; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
422	135 Melbourne Ave SE	House	Colonial Revival	1909	One-and-a-half story house with side-gable roof with front roof slope extending over open front porch; overhanging eaves; gabled front dormer; front porch columns set on rough-faced concrete-block posts; replacement windows; wood shingle siding; built by Caroline Landin; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
423	136 Melbourne Ave SE	Duplex	Craftsman	1922	Two-story duplex with intersecting hipped roofs; overhanging eaves; sun-porch wing at end; grouped windows in center front; hood on brackets over entrance doors; replacement windows; stucco cladding; built by C. J. Haling; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

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#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
424	140 Melbourne Ave SE	House	No Style	1909	One-and-a-half story front-gable house with intersecting side gables; eave returns; added metal chimney stack; partially enclosed porch wraps around to side of house; open bay entrance and bay window; replacement windows; replacement siding; built by W. Caroline Peterson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
425	141 Melbourne Ave SE	House	Craftsman	1909	One-and-a-half story house with side-gable roof; front roof slope extends over porch enclosed with storm windows; large gabled front dormer with eave returns; replacement windows; wood shingle siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Large trees, recent retaining walls
426	144 Melbourne Ave SE	House	Craftsman	1919	One-and-a-half story house with side-gable roof with front roof slope extending over front porch; overhanging eaves with brackets; gabled front dormer with overhanging eaves; exterior end chimney; front porch enclosed with storm windows; small basement-level wing on end for tuck-under garage; stucco cladding above brick base; built by C. J. Haling; <b>Contributing</b>	C. J. Haling	Tuck-under garage (attached)	
427	145 Melbourne Ave SE	Erman, Josephine and Nore A. House	Colonial Revival	1916	Two-and-a-half story brick house with hipped roof with intersecting hipped-roof dormers; projecting sun-porch wing flanking center front entrance with over-scaled arched and gabled hood; one-story side wing; grouped windows on sides and rear; tuck-under garage at basement level; built by Nore A. Erman; <b>Contributing</b>	None	Two garages: historic garage; tuck-under garage (attached); <b>Contributing</b>	Brick retaining wall
428	201 Melbourne Ave SE	Duplex	Colonial Revival	1939	One-and-a-half story duplex with side-gable roof and intersecting front gable section; enclosed gabled entrance porch; variegated brick facing; <b>Contributing</b>	None	Tuck-under garage (attached)	Second entrance at 200 Malcolm
429	208 Melbourne Ave SE	House	No Style	1908	Two-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; projecting side bay; front porch enclosed with storm windows; replacement windows; stucco replaced original wood clapboard siding; built by Thorwald Svege; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Concrete-block retaining wall
430	215 Melbourne Ave SE	Apartment Building	Craftsman	1916	Two-story apartment building with flat roof and raised front parapet with overhang; grouped windows for sun-porches on front; gabled hood over center entrance; replacement windows; stucco cladding above brick base; built with four apartments; <b>Contributing</b>	A. H. Vadnais	Historic garage: <b>Contributing</b>	
431	221 Melbourne Ave SE		No Style		Open site planted with grass and trees; <b>Non-contributing</b>			
432	222 Melbourne Ave SE	Hathaway, Starke and Virginia House	No Style	1941	One-and-a-half-story house with intersecting flat-roofed and shed-roof sections set into sloping site; large window groups; wood panel siding; screened porch added in 1993; built by Starke Hathaway; <b>Contributing</b>	None	Historic garage: <b>Non-contributing</b>	Terraced yard, wood retaining wall

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433	Orlin at Arthur	Triangle	No Style		Site landscaped with boulders, tree, shrubs, and seasonal plantings; <b>Contributing</b> (Photograph 2)			
434	Orlin at Melbourne	Orlin Triangle	No Style	1915	Site landscaped with boulders, tree, shrubs, and seasonal plantings. Owned by Minneapolis Park and Recreation Board; <b>Contributing</b> (Photograph 22)			
435	1 Orlin Ave SE	House	Colonial Revival	1895	Two-and-a-half story house with hipped roof with intersecting gabled dormers; overhanging eaves; front porch enclosed with storm windows; screen porch added at side in 1993; some replacement windows; wood shingle siding; built by S. K Carr; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone retaining wall; front slope
436	5 Orlin Ave SE	House	Colonial Revival	1895	Two-story house with side-gable gambrel roof; open porch with double columns set on rough stone base; stone at first story; replacement siding above; replacement windows; built by W. J. Bowen; <b>Contributing</b>	None	None	Stone retaining wall; front slope
437	12 Orlin Ave SE	House	Craftsman	1911	Two-and-a-half story house with side-gable roof with intersecting front gable; overhanging eaves; projecting side bay; one-story porch on side; gabled hood above center front entrance; wood shingle siding; built by Gustaf Rast; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
438	16 Orlin Ave SE	Duplex	Prairie School	1892; 1909 moved onto site	Two-story duplex with low hipped roof with overhanging eaves; recessed entrance behind open porch area; stucco cladding; built by W. G. McGadden; <b>Contributing</b>	None	Attached garage	
439	22 Orlin Ave SE	Prospect Park Methodist Episcopal Church	Tudor Revival	1914	Two-and-a-half story church building composed of two intersecting gabled sections; overhanging eaves with bargeboards; projecting enclosed entrance porch with stepped parapet; stucco cladding with wood detail above brick base; <b>Contributing</b> (Photograph 4)	Edward Roy Ludwig	None	Cornerstone; Prospect Park ME Church, A.D. 1902-14; now Prospect Park United Methodist Church
440	30 Orlin Ave SE	House	Colonial Revival	1908	Two-and-a-half story house with side-gable gambrel roof with intersecting front gambrel; open upper level porch with arched openings above open front porch; replacement windows; replacement siding; added basement-level garage below porch; built by R. W. Woodhouse as Methodist Church parsonage; <b>Contributing</b>	None	Attached garage	Stone terrace
441	32 Orlin Ave SE	Detwiler, Menno S. House	Colonial Revival	1903	Two-and-a-half story house with side-gable gambrel roof with intersecting front gambrel; front roof slope extends over open front porch with arches; parapet wall on roof in front of second-story windows; prominent front chimney; some replacement windows; stucco cladding on upper level; brick facing on lower level; built by Menno O. Detwiler; <b>Contributing</b>	Kinney and Detwiler	Historic garage: <b>Contributing</b>	Terracing



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442	36 Orlin Ave SE	Crouse, Charles H. and Jessie House	Spanish Colonial Revival	1905	Two-and-a-half story house with side-gable roof with intersecting projecting front-gable section with curved eaves; eyebrow windows in front roof slope; front entry porch with paired columns enclosed with storm windows; three-sided bay; replacement windows; stucco cladding on upper level; brick facing on lower level; built by C. H. Crouse; <b>Contributing</b>	Bell and Detwiler	Historic garage: <b>Contributing</b>	
443	58 Orlin Ave SE	House	Colonial Revival	1921	One-and-a-half story side-gable house with gambrel roof; shed-roof dormer across front roof slope; exterior end chimney; one-story sun-porch at side with basement-level garage below; pedimented hood with arched underside above front entrance; grouped windows on first story; replacement window sash; stucco cladding; built by E. B. Johnson; <b>Contributing</b>	Chas. A. Hawn	Attached garage	Retaining wall by front slope
444	64 Orlin Ave SE	House	Other (English Cottage)	1931	One-and-a-half story house with connected alternating front and side-gable sections; asymmetric gables; prominent exterior chimney on front; some replacement windows; shingle siding in some gable ends; stucco cladding above applied stone on battered base; built by Mrs. J. McClary; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Rusticated concrete retaining wall
445	70 Orlin Ave SE	House	No Style	1951, 1985, 1991	Long one-story house above raised basement with asymmetric gabled roofs and prow-shaped ends and intersecting flat-roofed wing with tuck-under garage; continuous window groups; vertical wood siding on upper level above brick base; built by Herbert McCloskey; <b>Non-contributing</b>	None	Tuck-under garage (attached)	Built around a large oak tree
446	75 Orlin Ave SE	House	Colonial Revival	1937	One-and-a-half story side-gable house with exterior end chimney; entrance below projecting hood centered on front; replacement siding; built for Merrill K. Cragun; <b>Contributing</b>	Chas. L. Brainerd	Garage: <b>Non-contributing</b>	Retaining wall
447	77 Orlin Ave SE	House	Other (English Cottage)	1933	One-and-a-half story house with intersecting gabled sections; prominent exterior chimney in front; projecting gabled section encompasses entrance; stucco cladding; built by Wessell and Johnson; <b>Contributing</b>	Wessell and Johnson	Historic garage: <b>Contributing</b>	Stone retaining wall
448	80-82 Orlin Ave SE	Duplex	Colonial Revival	1912	Two-and-a-half story duplex with intersecting gabled roofs that extend over porches at both levels on front; first-story porch is open; second-story porch is enclosed; flared cornices below gables; wood-shingled siding in gables; stucco cladding below; <b>Non-contributing</b>	None	Attached garage	Concrete retaining wall
449	87 Orlin Ave SE	House	Colonial Revival	1903	One-and-a-half story side-gable house with gambrel roof; gabled dormers on front roof slope; projecting hood above central doorway with raised sidelights; wood-shingle siding above random-stone base; stone wing walls at front steps; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Terraced site, large trees; fence

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450	88 Orlin Ave SE	House	Other	1970s	One-and-a-half story house rebuilt in 1970s to create present appearance; front gable sections linked by garage and studio wing; wood shingle siding; <b>Non-contributing</b>	None	Attached garage	
451	92 Orlin Ave SE	House	Colonial Revival	1901	One-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; upper story projects out slightly over first story; centered front entrance; projecting side bay; replacement windows; replacement siding; built by J. R. Methren; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Large trees
452	93-95 Orlin Ave SE	House	Colonial Revival	1887; 1903 modified to house	Two-and-a-half story house (now duplex) with hipped roof and intersecting gabled front dormer; prominent side chimney; open deck fronts entrance; replacement windows; replacement siding; former barn rebuilt as house in 1903; <b>Contributing</b>	None	Attached garage	Large trees
453	96 Orlin Ave SE	House	Colonial Revival	1926	Two-and-a-half story side-gable house with one-story sun-porch wing above a basement-level garage; exterior end chimney; centered front door with piers supporting a pediment; wood shingle siding; built by Kenneth Head; <b>Contributing</b>	None	Tuck-under garage (attached)	Wood timber and stone retaining walls
454	97 Orlin Ave SE	House	Queen Anne	1892	Two-and-a-half story house with intersecting gabled roofs and gabled front section projecting over wrap-around porch enclosed with storm windows; gable over porch entrance; projecting side bay; one-story addition at rear (2007); some replacement windows; wood shingle and wood clapboard siding; built by S. W. Chase; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
455	100 Orlin Ave SE	House	Colonial Revival	1922	One-and-a-half story side-gable house with gambrel roof, gabled dormers in front roof slope; roof slope continues over open front porch with square posts; some replacement windows; wood clapboard siding; built by Lawrence Shaughnessy; <b>Contributing</b>	Architects' Small House Service Bureau	Garage: <b>Non-contributing</b>	
456	103 Orlin Ave SE	House	Tudor Revival	1913; 1917	Two-story side-gable house with overhanging eaves; intersecting paired gabled dormers on front; prominent exterior end chimney; enclosed entry porch on front flanked by window group with hood; stucco cladding with wood detail at upper level; brick facing at lower level; built by J. W. Betlach; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Large trees on site
457	104 Orlin Ave SE	House	No Style	1900	One-story house with broached pyramidal roof; front slope extends over front porch enclosed with storm windows; gabled pediment over entrance; replacement siding; built by S. O. Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Yard fence

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458	107 Orlin Ave SE	Dahlstrom, Arthur and Esterre House	Prairie School	1912	Two-story house above raised basement; low hipped roof with overhanging eaves; one-story porch with hipped roof and arched openings enclosed with storm windows; grouped windows at corner; replacement wood siding above concrete basement; built by Arthur Dahlstrom; <b>Contributing</b>	None	Attached garage	Trees on lot
459	108-110 Orlin Ave SE	Lee, Albert and Lottie House	Colonial Revival	1901	One-and-a-half story front gable house (altered to duplex) with gambrel roof; shed-roof gables on side roof slope; exterior chimney on side; front porch removed; small enclosed entrance vestibule; built by Albert Lee; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
460	111 Orlin Ave SE	House	Colonial Revival	1898	Two-and-a-half story front-gable house with intersecting side gables; eave returns; Palladian window in front gable; enclosed front entrance porch with pediment; one-story wing at rear; wood shingle siding (probably replacement); built by K. B. Burkeland; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Trees on lot
461	114 Orlin Ave SE	House	Craftsman	1915	Two-story house with side-gable roof with overhanging eaves; intersecting shed-roof gable on front; front porch is partly open and partly enclosed with storm windows; prominent exterior chimney on end; replacement windows; wood shingle siding; enclosed link between house and garage; built by Arthur C. Andreas; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
462	120 Orlin Ave SE	House	Other (Cape Cod)	1935	One-story side-gable house; small arched hood over center front entrance; replacement windows; shutters; wood shingle siding; built by Mildred Ziegler; <b>Contributing</b> (Photograph 21)	None	Historic garage: <b>Contributing</b>	Large trees
463	126 Orlin Ave SE	House	Craftsman	1915	Two-story house with hipped roof and two-story sun-porch wing on side; intersecting hipped-roof dormer on front roof slope; continuous projecting hood on brackets above projecting window bay and enclosed entrance vestibule; replacement windows; stucco cladding; built by L. L. Hughes; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
464	127 Orlin Ave SE	House	Tudor Revival	1909	Two-story front-gable house with extended side eaves; broached gable end at front; intersecting side gables; front porch enclosed with storm windows; replacement windows; stucco cladding with wood detail; built by Hans Petersen; <b>Contributing</b>	None	None	
465	128-130 Orlin Ave SE	Duplex	Tudor Revival	1926	Two-and-a-half story duplex with intersecting gabled sections; broached gable end in projecting front section; asymmetric gable extends over enclosed entrance vestibule with arched opening; grouped windows; stucco cladding with wood detail; brick cladding at entrance; <b>Contributing</b>	Paul Page	Historic garage: <b>Contributing</b>	

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466	131 Orlin Ave SE	House	Colonial Revival	1903	One-and-a-half story side-gable house with gambrel roof; shed-roof dormers on front roof slope; front roof slope extends over porch enclosed with screens; intersecting rear section; replacement shingle siding; built by Orin P. Bally; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
467	132 Orlin Ave SE	House	Other (Foursquare)	1900	Two-story house (now duplex) with hipped roof, overhanging eaves; intersecting hipped-roof dormer on front roof slope; two-story projecting side bay; open front porch; stucco cladding replaced original wood clapboard siding; built by Flora A. Woodruff; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
468	135 Orlin Ave SE	House	Colonial Revival	1904	One-and-a-half story front-gable house; added shed-roof gables on side slopes; projecting front bay; rebuilt open front porch behind front patio; built by D. S. Bailey; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Front patio
469	138 Orlin Ave SE	House	Colonial Revival	1905	Two-and-a-half story side-gable house (now duplex) with intersecting front gable; bracketed overhanging eaves with returns; oculus in front gable; open front porch with columns below hipped roof with bracketed overhanging eaves; built by E. W. Schulze; <b>Contributing</b>	None	None	
470	141 Orlin Ave SE	House	Colonial Revival	1904	Two-and-a-half story house with hipped roof with intersecting gabled and hipped-roof dormers; overhanging eaves; lunette in dormer; projecting bay at second story; front porch has been enclosed and entrance set in arched stone surround; stucco cladding replaced original wood siding; built by Howard A. Stokes; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
471	143 Orlin Ave SE	House	Colonial Revival	1904	Two-and-a-half story house with hipped roof with intersecting gabled and hipped-roof dormers; overhanging eaves; projecting bay at second story; front porch has been enclosed with storm windows; brick base and posts; stucco cladding replaced original wood siding; built by B. R. Howell; <b>Contributing</b>	None	Attached garage	Large trees on lot
472	147 Orlin Ave SE	House	Queen Anne	1904	Two-and-a-half story house with hipped roof, intersecting hipped-roof wing on side, hipped-roof dormers, and projecting hexagonal corner tower; wrap-around screened porch; some replacement windows; wood-shingle siding at upper level; stucco cladding below; built by F. W. Hatch; <b>Contributing</b>	Geo. B. Melcher	Historic garage: <b>Non-contributing</b>	Trees on lot
473	150-152 Orlin Ave SE	Apartment Building	Colonial Revival	1912	Two-story apartment building with flat roof behind raised parapet above a cornice; projecting entrance bay and projecting side wing; arched pediment above entrance; large windows flanked by sidelights on first story; stucco cladding; built with four apartments; <b>Contributing</b>	Lindstrom and Almars	Historic garage: <b>Contributing</b>	

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474	153 Orlin Ave SE	House	Colonial Revival	1909	Two-story house with hipped roof with brackets; intersecting hipped-roof dormer on front roof slope; projecting bays on front and side; open wrap-around porch with Ionic columns; shallow gabled roof above the entrance steps; some replacement windows; stucco cladding replaced original wood siding; built by John P. Lyons; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Trees on lot
475	156 Orlin Ave SE	House	Queen Anne	1900	Two-and-a-half story house with front-gable roof and intersecting side gables at the rear; gabled entrance porch enclosed with storm windows; replacement windows; replacement siding; <b>Contributing</b>	unknown	Garage: <b>Non-contributing</b>	
476	162 Orlin Ave SE	House	Colonial Revival	1902	Two-and-a-half story house with intersecting gabled roofs; projecting eaves with returns; Palladian window in front gable; two Palladian windows flank oculus at second story; projecting bays at first story; pediment above entrance with sidelights; replacement window sash; wood clapboard siding; built by J. C. F. Holcomb; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Recent stone retaining wall
477	163 Orlin Ave SE	House	Craftsman	1913	One-and-a-half story house with side-gable roof with intersecting gabled front dormer and small shed-roof dormers; bargeboards on gable ends; front porch enclosed with storm windows; some replacement windows; stucco cladding; built by I. C. Peek; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
478	164 Orlin Ave SE	House	Craftsman	1912	One-and-a-half story house with front gable roof with intersecting gabled side dormers; overhanging eaves with returns; front porch enclosed with storm windows; replacement windows including projecting window at second story; replacement siding at upper level; stucco cladding below; built by I. C. Peek; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
479	168 Orlin Ave SE	House	Craftsman	1912	One-and-a-half story front gable house with intersecting side gables; overhanging eaves; front porch with gabled roof, enclosed with storm windows; added metal chimney stack; stucco cladding; built by I. C. Peek; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
480	169 Orlin Ave SE	House	Craftsman	1913	One-and-a-half story house with side-gable roof with intersecting shed-roof front dormer; overhanging eaves with brackets; front porch with gabled roof, enclosed with storm windows; stucco cladding; built by I. C. Peek; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
481	3342 Prospect Terrace	House	Craftsman	1912	One-and-a-half story house with front-gable roof; overhanging eaves with bargeboards; projecting side bay; screened front porch below gabled roof with bargeboard; brick porch posts set on rough-faced concrete-block base; wood shingle siding on upper level; <b>Contributing</b>	None	None	

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482	3348 Prospect Terrace	House	Craftsman	1912	One-and-a-half story house with front-gable roof with intersecting gabled side dormers; overhanging eaves with bargeboards; flat-roof front porch enclosed with storm windows above rough-faced concrete-block base; some replacement windows; wood shingle siding on upper level; stucco cladding below; <b>Contributing</b>	None	None	
483	3352 Prospect Terrace	House	Craftsman	prior to 1912	One-and-a-half story house with front-gable roof with intersecting gabled side dormers; overhanging eaves; partially enclosed front porch below gabled roof; vertical wood siding on lower porch sections; some replacement windows; wood shingle siding on upper level; stucco cladding below; <b>Contributing</b>	None	None	
484	Seymour at Clarence	Triangle	No Style		Small landscaped area with tree and seasonal plantings; <b>Contributing</b> (Photograph 13)			
485	1 Seymour Ave SE	Hartzell, Ruth and Wilbur House	Colonial Revival	1897	Two-and-a-half story house with side-gable roof with wide eaves; two-story open front porch with full-height columns supporting pediment that intersects the front roof slope; bracketed eaves and return; lunette in pediment; central roof deck; wood clapboard siding; built by Wilbur Hartzell; home of Ralph Rapson for 50 years; <b>Contributing</b>	Lamoreaux and MacLeod	Historic garage; <b>Contributing</b>	Wooded, corner lot
486	15-17 Seymour Ave SE	Gable, Justus L. and Mollie House	Colonial Revival	1885; 1914 altered to duplex	Two-and-a-half story house (altered to duplex) with intersecting gabled roofs; intersecting gabled dormer above second-story; projecting bay and projecting sun-porch at second story; front porch with square columns, partially screened; some replacement windows; replacement siding; built by Justus Gable; <b>Contributing</b>	Orff Bros.	Garage; <b>Non-contributing</b>	
487	21 Seymour Ave SE	Duplex	No Style	1964	Two-story duplex with flat roof; vertical window above entrance; tuck-under garage at basement level; brick corner piers; wood-panel siding; built by Dr. Edith Stedman; <b>Contributing</b> (Photograph 12)	Carl Graffunder	Attached garage	Brick retaining wall by driveway
488	25 Seymour Ave SE	Lindsay, Effie G. and Frederick F. House	Colonial Revival	1899; 1951 altered to two-family	Two-and-a-half story house (now duplex) with intersecting gabled roofs; eave overhangs with returns; projecting bay in front gable end; second story projects over open front porch; two-story attached wing on side; replacement windows; wood-shingle siding; built by F. F. Lindsay; <b>Contributing</b>	MacLeod and Lamoreaux	Garage; <b>Non-contributing</b>	
489	39 Seymour Ave SE	Lamoreaux, Lowell A. and Mary C. House	Queen Anne	1887	One-and-a-half story house with wide side-gable roof with intersecting arched dormer in front roof slope; front roof slope extends over open front porch with stone posts and base; projecting bay on front; one-story projecting wing on side; attached garage at rear; converted from barn; wood shingle siding; built by L. A. Lamoreaux; <b>Contributing</b>	L. A. Lamoreaux	Attached garage	Trees, terraced site

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490	52 Seymour Ave SE	House	Colonial Revival	1905	Two-and-a-half story house (now duplex) with side-gable roof with intersecting gabled front dormer; overhanging eaves with returns; Palladian window in front gable; open porch with ionic columns below hipped roof; projecting front bay; large side wing with tuck-under garage at basement level entered from Orlin, added in 1992; built by Peter Berentsen; <b>Contributing</b>	None	Tuck-under garage (attached)	Terraced site
491	53 Seymour Ave SE	House	Craftsman	1915	Two-and-a-half story house with side-gable roof with overhanging eaves; intersecting shed-roof dormers on front roof slope; one-story sun-porch wing on side; projecting enclosed entry porch with gabled roof; replacement windows; stucco cladding; built by H. A. Grow; <b>Contributing</b>	A. R. Storen	Garage with roof deck: <b>Non-contributing</b>	
492	59 Seymour Ave SE	House	Colonial Revival	1898	Two-story house with hipped roof with intersecting front gabled pediment; oculus in pediment; Palladian window below pediment; arched entrance with sidelights flanked by arched window opening; rebuilt open entrance porch; pilasters define corners and entrance bay; replacement siding; built by E. B. Johnson; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	New retaining wall
493	60 Seymour Ave SE	House	Craftsman	1907	Two-story house with hipped roof with wide eaves; projecting bays at first story; center entrance porch enclosed with storm windows; some replacement windows; wood-shingle siding; built by W. J. Bower; <b>Contributing</b>	L. A. Lamoreaux	Attached garage	
494	66 Seymour Ave SE	Howell, David and Minnie House	Prairie School	1916	Two-and-a-half story house with hipped roof and intersecting hipped-roof dormers; tiles on roofs; exterior side chimney; projecting sun-porch wing at front; projecting open entrance porch at side with arched openings; replacement windows; stucco cladding at upper level; brick facing below; built by David R. Howell; <b>Contributing</b>	Edward R. Ludwig	Garage: <b>Non-contributing</b>	Brick retaining wall
495	70 Seymour Ave SE	House	Other (Colonial Revival Foursquare)	1904	Two-and-a-half story house with hipped roof; intersecting gabled dormer on front roof slope; hipped-roof section at rear; projecting side bay; open front porch with columns; projecting bays at first story; replacement siding; built by E. M. Grime; <b>Contributing</b>	None	None	Terraced front yard and stone retaining wall
496	73 Seymour Ave SE	House	Colonial Revival	1885	Two-and-a-half story house; hipped roof with intersecting front gable at corner; projecting open front porch with gabled roof; grouped windows; stucco cladding when house altered to duplex; original house built by Thomas McClary; <b>Contributing</b>	William McLaughlin	Garage: <b>Non-contributing</b>	Stone steps and retaining wall
497	76 Seymour Ave SE	House	Colonial Revival	1902	Two-story house with intersecting hipped and gabled roof; two-story projecting bay at front; projecting bay at side; exterior end chimney; one-story enclosed entrance vestibule on side; one-story rear extension; replacement windows; replacement siding; original house built by E. G. E. Dorge; <b>Contributing</b>	E. J. Hodgson	Garage: <b>Non-contributing</b>	

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498	79 Seymour Ave SE	Nordgren, Robert and Vivian House	No Style	1952	One-story and raised basement house with shed roof and projecting eaves; end towards street; main story with grouped windows projects above basement level with tuck-under garage; wood panel siding; concrete block basement; built by Robert Nordgren; <b>Contributing</b>	None	Tuck-under garage (attached)	Stone retaining wall
499	80 Seymour Ave SE	House	Craftsman	1909	One-and-a-half story house with side-gable house with broad eaves; shed-roof dormers on front roof slope; two-story enclosed porch at one end with entrance at first story and sun-porch at upper story; projecting bay on front; replacement windows; stucco cladding; <b>Contributing</b>	None	Attached garage	Stone wall and gate
500	83 Seymour Ave SE	Pehrson, Einar and Eivira House	Other (Ranch)	1953	One-story house with hipped roof with overhanging eaves; prominent front chimney; recessed entrance; garage under roof; some replacement siding; built by Einar Pehrson; <b>Contributing</b>	None	Attached garage	
501	86 Seymour Ave SE	House	Colonial Revival	1907	Two-and-a-half story house with side-gable roof and intersecting front gable; wide eaves with brackets; projecting bays on side; two-story open porch with full-height Ionic columns, balustrades; corner pilaster strips; replacement windows; wood clapboard siding; built by J. D. Engle; <b>Contributing</b> (Photograph 20)	F. D. Orff	Attached garage	Trees
502	90 Seymour Ave SE	Deutsch, Harold and Marie House	No Style	1951	One-story house above raised basement; flat roof with overhanging eaves; projecting wings at sides for entrances; basement level garage under front wing; wood-paneled siding; built by Harold Deutsch; <b>Contributing</b>	Winston and Elizabeth Close	Attached garage	
503	91 Seymour Ave SE	House	No Style	1955	One-story house with low extended front-gable roof, wide eaves; large front windows; clerestory windows in gable end; wood-panel siding above concrete-block base; built by Dorothy Whitmore; <b>Contributing</b>	Carl Graffunder	Attached carport	
504	95 Seymour Ave SE	House	Colonial Revival	1927	Two-story house with side-gable roof; overhanging eaves; sun-porch with shed roof on side; small open porch with roof balcony on other side; shed-roof hood on brackets over front entrance; wood-shingle siding; built by H. D. Meyers; <b>Contributing</b>	H. D. Meyers	Historic garage: <b>Contributing</b>	
505	100 Seymour Ave SE	House	Craftsman	1905; 1967-1969	One-and-a-half story house with side-gable roof, overhanging eaves with brackets; shed-roof dormers on front-roof slope; a second front slope extends over porch, which is partially enclosed and partially screened; large asymmetric rear addition (1967-1969) at top of slope, visible from alley; some replacement windows; wood clapboard siding; built by E. B. Crane; <b>Contributing</b>	None; Hodne Associates	None	Trees and sloping front yard



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506	101 Seymour Ave SE	House	Colonial Revival	1911	Two-and-a-half story house with intersecting gabled roofs; overhanging eaves with brackets and returns; shed-roof dormers added on side roof slopes; open front porch with columns set on rough-faced concrete block bases; stucco cladding replaced original wood siding; built by A. W. Kell; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
507	103 Seymour Ave SE	House	Other	1903; 1969	Two asymmetrically massed residential buildings linked by a flat-roof section; clerestory windows; diagonal wood-paneled siding; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	Terraced yard
508	104 Seymour Ave SE	Thorshov, Roy and Silvia House	No Style	1941	Two-story house with hipped roof and intersecting prow-shaped wing; prominent front chimney; entrance in wing; large grouped windows; wood-shingle siding above brick base; built by Roy N. Thorshov; <b>Contributing</b>	Roy N. Thorshov	Historic garage: <b>Contributing</b>	Terraced patio, stone retaining wall
509	107 Seymour Ave SE	House	Colonial Revival	1905	One-and-a-half story house with intersecting gambrel roofs; triple window group in front gable end; sloping roof over front porch enclosed with storm windows; replacement windows; replacement siding; built by R. R. Miner; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
510	112 Seymour Ave SE	House	Colonial Revival	1908	Two-and-a-half story house with front-gable roof; overhanging eaves with returns; two-story projecting bay on side; two additions, including screened porch, at rear; open front porch below sloping roof; Ionic columns set on concrete bases; replacement windows; wood shingle and wood clapboard siding; built by K. O. Lundberg; <b>Contributing</b>	W. S. Hunt	Historic garage: <b>Contributing</b>	Stone retaining wall
511	120 Seymour Ave SE	House	Craftsman	1918	One-and-a-half story house with side-gable roof; wide eaves; intersecting shed-roof dormers on front roof slope; exterior end chimney; front porch enclosed with storm windows; projecting open entrance porch; stucco cladding above brick base; built by Trygve Benson; <b>Contributing</b>	Trygve Benson	Historic garage: <b>Contributing</b>	Sloping site
512	135 Seymour Ave SE	Apartments	No Style	1964	Two-story apartment building with flat roof on corner site; recessed entrances below roof overhangs; second-story balconies at front and rear; <b>Non-contributing</b>	Bliss and Campbell	None	
513	152 Seymour Ave SE	House	Other (English Cottage)	1929	One-and-a-half story house with steep intersecting gabled roofs; shed-roof dormer on rear roof slope; exterior chimney on side; arched entryway with brick surround in front section; brick steps; stucco cladding; built by G. W. Noble; <b>Contributing</b>	None	None	Fence around side yard

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514	157 Seymour Ave SE	House	No Style	1905	One-story house with front-gable roof, gable encompasses front porch enclosed with storm windows; brick steps and wing walls; projecting bay on side; wood shingles in gable end; brick veneer siding below; built by H. J. Edwards; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
515	161 Seymour Ave SE	House	Craftsman	1910	One-and-a-half story house with side-gable roof; wide eaves; intersecting gabled front dormer; front roof slope extends over front porch enclosed with storm windows; some replacement windows; wood shingles at upper level; stucco cladding below; built by John Hillstrom; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
516	167 Seymour Ave SE	House	Colonial Revival	1922	One-and-a-half story side-gable house with gambrel roof; shed-roof dormer on front roof slope; roof continues over enclosed front porch; gabled hood on brackets above entrance; exterior chimney at end; replacement siding at upper level; stucco cladding below; built by W. C. Shepherd; <b>Contributing</b>	W. C. Shepherd	Historic garage: <b>Contributing</b>	Stone terrace walls
517	169 Seymour Ave SE	House	Tudor Revival / Prairie School	1924	Two-story house with hipped roof; overhanging eaves; gabled projecting wing at front contains entrance; eaves with bargeboards; hood over front windows; some replacement windows; stucco cladding with wood detail; built by W. C. Shepherd; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
518	173 Seymour Ave SE	House	No Style	1907	Two-story house with hipped roof and intersecting front gable, triple window group at first story; slightly recessed entrance in gabled section; porch probably removed when stucco cladding replaced original wood siding; built by Theodore S. Schoening; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
519	175 Seymour Ave SE	House	No Style	1902	One-and-a-half story house with front-gable roof; eaves with returns; projecting bay on side; front porch enclosed with storm windows; recent metal chimney stack at one side; replacement windows; stucco cladding replaced original wood siding; built by Helena Starks; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Stone terrace walls
520	178 Seymour Ave SE	House	No Style	1910	One-story house with hipped roof and intersecting front-gable wing that contains the entrance; overhanging eaves; side-gable addition at rear; replacement windows; replacement siding; built by Ellna Larson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
521	180 Seymour Ave SE	House	No Style	1941	One-story house with side-gable roof and intersecting front-gable wing that contains open entrance vestibule; gabled projection on side; replacement windows; replacement siding; built by Dahl Running Co.; <b>Contributing</b>	None	None	

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522	181 Seymour Ave SE	House	No Style	1928	One-and-a-half story house with front-gable roof; intersecting hipped roof side wing (probably formed by enclosing the porch) and shed-roof extension at upper level; replacement windows; replacement siding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Fence around side yard
523	182 Seymour Ave SE	House	No Style	c. 1900; c. 1938 moved	One-and-a-half story house with front-gable roof; overhanging eaves; front porch enclosed; some replacement windows; stucco cladding probably replaced original wood siding when house moved to this location in 1938; <b>Contributing</b>	None	None	
524	183 Seymour Ave SE	House	No Style	1916, 1952 moved onto site	One-and-a-half story house with intersecting gabled roofs; front gable extended to encompass a recessed entryway and added extension (enlarged in 2006); replacement windows; stucco cladding replaced original wood siding when house moved to this site in 1952; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
525	184 Seymour Ave SE	House	Craftsman	1913	One-and-a-half story house with intersecting gabled roofs; eave overhangs with brackets; enclosed front porch; some replacement windows; wood shingle and wood clapboard siding; built by John G. Nelson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
526	188 Seymour Ave SE	House	Craftsman	1912	One-story house with hipped roof with overhanging eaves; hipped-roof dormer on front roof slope; replacement windows; stucco cladding; built by E. N. Arlington; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
527	189 Seymour Ave SE	House	No Style	1900	One-and-a-half story house with front-gable roof; eaves with returns; projecting bay on front; entrance on side; replacement windows; replacement wood shingles; built by Theodore Frederickson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Set far back, up slope
528	192 Seymour Ave SE	House	Craftsman	1920	One-story house with side-gable roof; overhanging eaves; front roof slope extends over enclosed entrance vestibule and rebuilt open porch; exterior end chimney; replacement windows; replacement siding (2006); <b>Non-contributing</b>	None	Attached garage	Rear yard fence
529	196 Seymour Ave SE	House	No Style	c. 1928	One-and-a-half story front-gable and wing house; overhanging eaves; projecting gabled section contains front entrance; replacement windows; replacement siding; <b>Contributing</b>	None	None	
530	198 Seymour Ave SE	House	No Style	1904; 1931	One-and-a-half story front gable house; eaves with returns; shed-roof dormer on side roof slope; enclosed gabled entrance vestibule; stucco cladding replaced original wood siding when house moved to this site in 1931; <b>Contributing</b>	Victoria Land Co.	Historic garage: <b>Contributing</b>	

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531	201 Seymour Ave SE	Chergosky Park	No Style	1982; 1992	Chergosky Park. Part of parcel purchased by city in 1942 for use as an extension of Arthur Avenue; First converted into parkland in 1982; renovated ten years later through additional funding and brought under jurisdiction of Minneapolis park board; Site contains grass, trees, picnic table, playground equipment; <b>Non-contributing</b> (Photograph 39)	None		
532	1907 Sharon Ave SE	Becklund, Lawrence and Victoria House	No Style	1954	One-story house above raised basement stepping up slope; flat roofs with overhangs; prominent chimney; grouped replacement windows; wood panel siding above concrete basement; built by L. Becklund; <b>Contributing</b>	None	Attached carport	Terraced up slope; stone retaining walls
533	1912 Sharon Ave SE	House	Craftsman	1920	One-story house with intersecting gabled roofs above raised basement; eave overhangs; recessed entrance in projecting wing; deck extension; wood shingle siding above concrete base; extended wing and deck; built by Oscar Bush; changes to house when Chergosky Park created; <b>Contributing</b>	None	None	
534	1915-1917 Sharon Ave SE	Duplex	Other (Split-level)	1956	Two-and-a-half story duplex with two side-gable sections linked by one-story enclosed breezeways; overhanging eaves; garage units at basement level of 1917 Sharon; composite siding; <b>Contributing</b>	None	Attached garage	
535	1922 Sharon Ave SE	Apartment Building	Craftsman	1917	Two-story apartment building on corner site by Warwick; hipped roof with overhanging eaves; intersecting hipped roof over entrance wing; hipped roof dormer on roof slope; entrance below hood and flanked by sidelights; wood shingle siding; built with four apartments by Oscar Bush; <b>Contributing</b>	None	None	
536	2000 Sharon Ave SE	Apartment Building	Other	1963	Two-story and basement apartment building on corner site by Warwick; flat roof; projecting wings; balconies; replacement windows; replacement siding; stucco cladding; <b>Non-contributing</b> (Photograph 40)	Ole Rice	None	
537	2001 Sharon Ave SE	House	Other (Cape Cod) / Colonial Revival	1954	One-story side-gable house; eave projection above front entrance and picture window; breezeway attached to garage; replacement windows; replacement siding; <b>Contributing</b>	None	Attached garage	
538	2214-2216 Sharon Ave SE	Apartment Building	No Style	1902; 1938 moved onto site	Two-story apartment building with flat roof; small open porch fronts center entrance with sidelights; replacement windows; stucco cladding replaced original siding; building altered when moved to this site in 1938; built with four apartments; <b>Non-contributing</b>	None	None	
539	2215 Sharon Ave SE	House	Craftsman	1923	One-story house with front-gable roof; overhanging eaves with brackets and bargeboards; projecting open front-gable porch; wood shingle and wood clapboard siding; built by David Peterson; <b>Contributing</b> (Photograph 41)	None	Historic garage: <b>Contributing</b>	

United States Department of the Interior  
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<b>Prospect Park Residential Historic District</b>
Name of Property <b>Hennepin County, Minnesota</b>
County and State <b>N/A</b>
Name of multiple listing (if applicable)

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 74

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
540	2219 Sharon Ave SE	House	Craftsman	1923	One-story house with front-gable roof; overhanging eaves with brackets and bargeboards; projecting partially enclosed front-gable porch; stucco cladding; flat and shed-roof dormers added in 1995 to side roof slope; prominent metal chimney stack; built by David Peterson; <b>Non-contributing</b>	None	Garage: <b>Non-contributing</b>	
541	2222 Sharon Ave SE	Duplex	No Style	1892; 1926; 1938 moved onto site	One-and-a-half story front-gable duplex; overhanging eaves; gabled and shed-roof extensions at rear; gabled hood on brackets above the front entrance; stucco cladding; building altered to current form when moved to this site in 1938; <b>Contributing</b>	None	None	
542	2223 Sharon Ave SE	House	Craftsman	1923	One-story house with side-gable roof with projecting gabled front wing; overhanging eaves with bargeboards; front wing is enclosed and contains entrance; side entrance on Emerald Street; some replacement windows; wood shingle and wood clapboard siding; built by David Peterson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
543	10-12 Sidney Pl	Duplex	No Style	1910	Two-and-a-half story duplex with front-gable roof; gabled dormer on side roof slope; two-level porch extended on front of building; garage at basement level; new shingles and columns; replacement siding; <b>Non-contributing</b>	None	Tuck-under garage (attached)	Stone retaining wall
544	14 Sidney Pl	House	No Style	c. 1895; 1905, 1939	One-and-a-half story house above basement; hipped roof with intersecting gambrel dormer; open side porch above flight of steps; wood shingle siding; barn altered to house in 1905; further alterations in 1939; <b>Non-contributing</b>	None	None	
545	19 Sidney Pl	House	No Style	1899	Two-and-a-half story house with hipped roof; intersecting front gable; shed-roof side dormer; overhanging eaves; open front porch with columns; replacement windows; replacement siding; built by C. N. Johnson; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
546	20 Sidney Pl	House	Craftsman	1914	One-and-a-half story house with side-gable roof; wide overhanging eaves; projecting sun-porch wing with low bracketed hipped roof; basement-level garage; open entrance porch above steep flight of steps; wood shingle siding; <b>Contributing</b>	None	Attached garage	
547	23 Sidney Pl	House	Spanish Colonial Revival	1905	Two-story house with flat roof; projecting tower; hood over front window group; side wall with arched opening and curved top flanks open porch covered with sloping roof; stucco cladding; built by M. S. Detweiler; <b>Contributing</b> (Photograph 1)	Bell and Detweiler	None	
548	25 Sidney Pl	Apartment Building	Spanish Colonial Revival	1902/ 1908	Two-story apartment building; flat roof with curved parapet tops; recessed central entrance; some replacement windows; stucco cladding (redone in 2005); built by M. S. Detweiler; <b>Contributing</b> (Photograph 1)	Bell and Detweiler	None	

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 75

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
549	29 Sidney Pl	House	Spanish Colonial Revival	1905	Two-story house with flat roof; projecting tower; hood over front window group; side wall with arched opening and curved top flanks open porch covered with sloping roof; stucco cladding; built by M. S. Detweiler; <b>Contributing</b> (Photograph 1)	Bell and Detweiler	None	
550	31 Sidney Pl	Duplex	No Style	before 1890; 1913 moved onto site	One-and-a-half story duplex with intersecting hipped roofs; overhanging eaves; open entrance porch below sloping roof; replacement windows; stucco cladding replaced original wood siding; building moved onto this site and converted from barn in 1913; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
551	35-37 Sidney Pl	Duplex	Other (English Cottage)	1930	Two-story duplex with hipped roof and intersecting front gable; prominent front chimney; projecting entrance vestibule with asymmetric gable and arched doorway with stone surround; gabled hood over side entrance; some replacement windows; stucco cladding with stone detail; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Concrete retaining wall
552	2906½ University Ave SE	House	Prairie School	c. 1895	Two-and-a-half story house with hipped roof and intersecting hipped-roof dormers; projecting bay at second story; open front porch with battered columns on rough stone bases; added safety stair on side; added metal chimney stack; house faces alley off Arthur; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
553	3400 University Ave SE	Commercial Building	Commercial	1900; 1908	Two-story commercial building with second-story apartments wraps around corner to Bedford; flat roof; projecting bracketed cornice; brick facing and triple window groups on upper floor; shop windows at first story; altered with stucco cladding; <b>Contributing</b>	None	None	
554	103 Warwick St SE	House	Craftsman	1921	One-and-a-half story house with side-gable roof and overhanging eaves; shed-roof dormer on front roof slope; exterior end chimney; projecting enclosed porch wing on front below front-gable roof with overhanging eaves; wood clapboard siding; built by Laura Brandt; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
555	105 Warwick St SE	House	No Style	1916	Two-and-a-half story house with side-gable roof with overhanging eaves; intersecting gabled front dormer; front porch has been removed; open steps to entrance; replacement siding; built by William Moran; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
556	108-110 Warwick St SE	Duplex	Other	1956	One-story duplex with hipped roof with overhanging eaves; projecting enclosed entrance vestibule; original composite siding; brick cladding on entrance wing; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 76

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
557	109 Warwick St SE	House	Colonial Revival	1892; 1932 moved onto site	One-and-a-half story front-gable house with gambrel roof and intersecting side gambrels; overhanging eaves; projecting bay on side; eyebrow window in gable end; art-glass window on front; enclosed projecting entrance porch; replacement siding; built by G. W. Gordon; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Stuccoed concrete retaining wall
558	111 Warwick St SE	House	No Style	1914	One-and-a-half story house with side-gable roof; overhanging eaves; enclosed porch extends across the front; replacement siding; built by W. H. Chapman; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
559	112 Warwick St SE	House	No Style	1899	One-and-a-half story house with intersecting gabled roofs; overhanging eaves with returns; front porch enclosed with storm windows; replacement windows; replacement siding; built by Andrew Nordgren; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
560	113-115 Warwick St SE	Duplex	Craftsman	1915	Two-and-a-half story duplex with front-gable roof and intersecting side gables; overhanging eaves with returns; grouped windows for sun-porches across the front; some replacement windows; wood shingles in gables; stucco cladding; built by Thurston Dahlstrom; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Concrete retaining wall
561	116 Warwick St SE	House	Craftsman	1917	One-and-a-half story house with side-gable roof with overhanging eaves; intersecting gabled dormer on front; front roof slope extends over enclosed porch and small open entry porch; added metal chimney stack; some replacement windows; wood shingle siding; built by Erik Bystrom; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
562	117 Warwick St SE	House	No Style	1915	One-story house with front-gable roof; overhanging eaves with returns; projecting enclosed entrance vestibule with gable roof; replacement windows; replacement siding; built by Peter Brink; <b>Contributing</b>	Jos. M. Baihuff Building Co.	Garage: <b>Non-contributing</b>	Set on slope; recent retaining wall, fenced yard
563	120 Warwick St SE	House	Craftsman	1916	One-and-a-half story house with side-gable roof with overhanging eaves with exposed rafter ends; intersecting gabled dormer on front; front roof slope extends over screened porch; stucco cladding; built by John Jockey; <b>Contributing</b>	None	Garage; <b>Non-contributing</b>	
564	121 Warwick St SE	House	Stick Style	1895; 1895 moved onto site	Two-story house (now duplex) with front-gable roof and projecting side-gable sections; overhanging eaves; small open gabled entry porch with turned columns and fretwork; wood shingle and wood clapboard siding; built by J. F. C. Holcomb; <b>Contributing</b> (Photograph 36)	None	Historic garage: <b>Contributing</b>	Set back on slope

United States Department of the Interior  
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Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 77

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
565	123 Warwick St SE	House	Queen Anne	1895	One-story house with front-gable section and intersecting side-gable section; overhanging eaves; fretwork in front gable end; open porch with turned columns and fretwork at intersection of the two sections; replacement windows; replacement siding; built by A. B. Christensen; <b>Contributing</b>	James Wilson	Garage: <b>Non-contributing</b>	Concrete retaining wall set up on slope
566	124 Warwick St SE	House	No Style	1946	One-story house with side-gable roof and intersecting raised shed-roof section across one side; overhanging eaves; roof overhang by open entrance area; grouped windows; wood shingles and vertical wood paneling; built by Paul Crosier; <b>Contributing</b>	Paul E. Crosier	Historic garage: <b>Contributing</b>	
567	125 Warwick St SE	House	Other (Bi-level)	1946	Two-story house with low hipped roof with overhanging eaves; window groups flank center entrance below projecting hood at first story; corner windows at second story; some replacement windows; wood shingle siding at second story; stucco cladding at first story; built by Noble, Jensen, Tracy and Cerny; <b>Contributing</b>	Robert G. Cerny	Historic garage with roof deck: <b>Contributing</b>	Set up on slope
568	126 Warwick St SE	House	Colonial Revival	1903; 1953 moved onto site	One-and-a-half story front-gable house with gambrel roof and intersecting side gambrels; oculus and slight projection in front gable end; gabled hood with arched underside above entrance; wood shingle siding; built by J. A. Riggs; <b>Contributing</b>	None	Tuck-under garage (attached)	
569	129 Warwick St SE	House	Other (Bi-level)	1946	Two-story house with low hipped roof with overhanging eaves; window groups flank center entrance; corner windows at second story, some replacement windows; stucco cladding; applied brick facing at first story; built by Noble, Jensen, Tracy and Cerny; <b>Contributing</b>	Robert G. Cerny	Historic garage with roof deck: <b>Contributing</b>	Retaining wall, set up on slope
570	130 Warwick St SE	Warwick Street Grocery	Commercial	1922	Two-story commercial building with restaurant (originally store) at the first story and apartments at the second story; flat roof; flared projection at cornice level; storefronts flank recessed center entrance; altered windows; stucco cladding; <b>Contributing</b>	W. C. Batdorf and Son	None	
571	133 Warwick St SE	House	Other (Bi-level)	1946	Two-story house with low hipped roof with overhanging eaves; window groups flank center entrance at first story; continuous awning support framework; some replacement windows; wood shingle siding at second story; stucco cladding at first story; built by Noble, Jensen, Tracy and Cerny; <b>Contributing</b>	Robert G. Cerny	Historic garage with roof deck: <b>Contributing</b>	Retaining wall, set up on slope
572	134 Warwick St SE	Duplex	Other (Cape Cod)	1939	One-and-a-half story duplex with side-gable roof; gabled dormers on front roof slope; projecting gabled enclosed entrance vestibule; rear extension; stucco cladding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	



United States Department of the Interior  
National Park Service

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Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 78

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
573	137 Warwick St SE	House	Other (Bi-level)	1946; 1984 changed to duplex	Two-story duplex; window groups flank center entrance at first story; second story raised to side-gable form when house altered to duplex in 1984; rear addition in 1994; new entrance added to side; vinyl siding at second story; stucco cladding with brick facing on front at first story; built by Noble, Jensen, Tracy, and Cerny; <b>Non-contributing</b>	Robert G. Cerny	Historic garage with roof deck: <b>Contributing</b>	Set up on slope
574	138 Warwick St SE	House	No Style	1903	One-and-a-half story house with side-gable roof with intersecting shed-roof dormer on front roof slope; front porch enclosed with storm windows; one-story rear extension; new rear addition (2008); built by Frank Sieger; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
575	141 Warwick St SE	House	Other (Minimal Traditional)	1946	One-story house with side-gable roof; extended front eaves over projecting center entrance and flanking windows; small open entry porch; brick cladding and wood clapboard siding; built by L.A. Enger and Robert Ericson; <b>Contributing</b>	Robert G. Cerny	Historic garage: <b>Contributing</b>	Partial retaining wall, set up on slope
576	142 Warwick St SE	House	Queen Anne Vernacular	1908	Two-story house with front-gable roof; overhanging eaves; front porch enclosed with storm windows; some replacement windows; stucco cladding replaced original wood siding; built by Charles Kotasek; <b>Contributing</b>	None	Two garages: garage: <b>Non-contributing</b> ; Historic garage: <b>Contributing</b>	
577	206-208 Warwick St SE	Duplex	Craftsman	1914, 1929 moved onto site	Two-and-a-half story duplex with front-gable roof; overhanging eaves; projecting hipped-roof sun-porch wing; open entrance porch at intersection of the two sections; replacement windows; stucco cladding; moved to this site in 1929; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
578	210-212 Warwick St SE	Duplex	Craftsman	1914	Two-story duplex with hipped roof; overhanging eaves; projecting hipped-roof sun-porch wing; open entrance porch at intersection of the two sections; replacement windows; stucco cladding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	
579	211 Warwick St SE	House	Prairie School	1921	One-story house with low hipped roof; broad overhanging eaves; projecting enclosed entrance porch wing with intersecting hipped roof; prominent exterior end chimney; replacement windows; stucco cladding; built by John M. Hansen; <b>Contributing</b>	None	None	
580	214 Warwick St SE	House	No Style	1913	Two-story house (now duplex) with front-gable roof; enclosed porch at second story supported on posts; open porch at first story; projecting shed-roof hood over side entrance; replacement windows; replacement siding; built by Andro Zak; <b>Contributing</b>	None	None	
581	215 Warwick St SE	House	Prairie School	1921	Two-story house (now duplex) with low hipped roof; overhanging eaves; projecting gabled hood over front entrance; wood-shingle siding at upper level; stucco cladding below; built by John M. Hansen; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Prospect Park Residential Historic District

Name of Property

Hennepin County, Minnesota

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 79

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
582	217 Warwick St SE	House	Craftsman	1921	One-and-a-half story house with side-gable roof with broad overhanging eaves with exposed rafter ends; intersecting shed-roof dormer (added 1987) on front roof slope; projecting enclosed sun-porch on front with gabled roof extending down over the entrance; stucco cladding; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Terraced front yard
583	218 Warwick St SE	House	Prairie School	1925	Two-story house with hipped roof with overhanging eaves; projecting enclosed entrance porch with hipped roof; some replacement windows; smooth wood siding may be a replacement; built by O. A. Holmes and Son; <b>Contributing</b>	O. A. Holmes and Son	Historic garage: <b>Contributing</b>	Fence around yard
584	221 Warwick St SE	Nu Sigma Nu Association of Minnesota	No Style	1903; 1953 moved onto site	Two-and-a-half story duplex with front-gable roof; intersecting side gable; triple window group in front gable end; small overhang above entrance and large window at first story; basement-level garage; building assumed present form when moved to this site in 1953; <b>Contributing</b>	None	Attached garage	Terracing retaining wall by driveway
585	223 Warwick St SE	House	No Style	1913; moved onto site later	One-story house with hipped roof; shed-roof dormer on front roof slope; hood over entrance; replacement windows; replacement siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	New retaining wall by driveway
586	45 Williams Ave SE	House	Colonial Revival	1907	One-and-a-half story front-gable house with gambrel roof; overhanging eaves; shed-roof dormer on side roof slope; front porch enclosed with storm windows; replacement siding; built by Christine Flesche; <b>Contributing</b>	None	Historic garage: <b>Contributing</b>	Concrete retaining wall
587	49 Williams Ave SE	Stocke, Christian O. and Lena House	Colonial Revival	1900	Two-and-a-half story house with front-gable roof; prominent exterior side chimney; porch wraps around house; stucco cladding replaced original wood siding; built by C. O. Stocke; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Concrete retaining wall
588	55 Williams Ave SE	House	Colonial Revival	1908	One-and-a-half story front-gable house (now duplex) with gambrel roof; overhanging eaves; shed-roof dormers on side roof slope; Palladian window in front gambrel; front porch enclosed to form interior room; some replacement windows; replacement siding; built by George Davis; <b>Contributing</b>	Arnold Wissinger and Co.	None	
589	59 Williams Ave SE	House	Colonial Revival	1908	One-and-a-half story front-gable house with gambrel roof; overhanging eaves; shed-roof dormers on side roof slope; Palladian window in front gambrel; front porch enclosed to form interior room; some replacement windows; replacement siding (1992); built by George Davis; <b>Contributing</b>	Arnold Wissinger and Co.	Garage with roof deck: <b>Non-contributing</b>	Concrete retaining wall

United States Department of the Interior  
National Park Service

**Prospect Park Residential Historic District**

Name of Property  
**Hennepin County, Minnesota**

County and State  
**N/A**

Name of multiple listing (if applicable)

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 80

#	Address	Historic Name	Style	Dates of Construction, Alterations	Description	Architect	Garage/ Other Buildings	Landscape features
590	157 Williams Ave SE	House	Craftsman	1914	One-and-a-half story house with side-gable house with overhanging eaves; shed-roof dormer on front roof slope; projecting enclosed entrance porch with projecting hood over doorway; replacement windows; stucco cladding; built by Albert Anderson; <b>Contributing</b>	Anderson and Erikson	Garage: <b>Non-contributing</b>	Concrete retaining wall
591	161 Williams Ave SE	House	Craftsman	1922; 1960 moved onto site	One-and-a-half story house with hipped roof with intersecting front dormer; projecting enclosed entrance vestibule with curved roof; replacement windows; replacement siding; house moved to this site in 1960; built by M. P. Bruzell; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	Retaining wall and steps up to house
592	2827 Williams Ave SE	House	Other	c. 1890, 1906 moved onto site	Two-story house with intersecting gabled sections; porch removed; replacement windows; replacement siding (2002); most defining features removed; <b>Non-contributing</b>	None	None	
593	2835-2837 Williams Ave SE	Duplex	Queen Anne	c. 1900 with 1920 modifications	Two-story duplex with front-gable roof with pyramidal roof section at rear and intersecting tower section at side; front porch enclosed with storm windows; gabled projection above the doorway; stucco cladding replaced original wood siding; original house built by Mattie Smith; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	
594	2841-2843 Williams Ave SE	Duplex	Colonial Revival	1900	Two-and-a-half story duplex with front-gable roof with gabled dormers on side roof slopes; overhanging eaves; altered Palladian window in front gable end; front porch enclosed by storm windows; replacement windows; replacement siding; <b>Contributing</b>	None	Garage: <b>Non-contributing</b>	





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Amy Klobuchar





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National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Prospect Park Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Hennepin

DATE RECEIVED: 3/27/15      DATE OF PENDING LIST: 4/20/15  
DATE OF 16TH DAY: 5/05/15      DATE OF 45TH DAY: 5/12/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000213

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA AC

REVIEWER [Signature]

DISCIPLINE Historic

TELEPHONE \_\_\_\_\_

DATE 5/12/15

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.

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



**TO:** Stephanie Toothman, Keeper  
National Register of Historic Places

**FROM:** Denis P. Gardner

**DATE:** March 19, 2015

**NAME OF PROPERTY:** Prospect Park Residential Historic District

**COUNTY AND STATE:** Hennepin County, Minnesota

**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:**



**Minneapolis**  
City of Lakes

Community Planning &  
Economic Development

Long Range Planning  
Division

105 5<sup>th</sup> Ave South, Ste 200  
Minneapolis MN 55401

Office 612-673-2597  
Fax 612-673-2728  
TTY 612-673-5154

'RECEIVED MAR 05 2015'

March 2, 2015

Barbara Howard  
Deputy State Historic Preservation Officer  
345 Kellogg Blvd. W.  
St. Paul, MN 55102

**Re: National Register of Historic Places Nomination – Prospect Park  
Residential Historic District**

Dear Ms. Howard,

Thank you for the opportunity to comment on the National Register of Historic Places (NRHP) nomination for the Prospect Park Residential Historic District. These comments are being submitted as an interested party by staff of the Minneapolis Department of Community Planning and Economic Development (CPED) on behalf of the Minneapolis Heritage Preservation Commission who considered the nomination during a meeting on February 17, 2015. The Commission voted unanimously to move forward the staff recommendation that is outlined here:

*Staff recommends the Commission adopt this CPED report, recommend the nomination to SHPO and direct staff to transmit the report and suggested clarifications to the State Historic Preservation Officer.*

*The Heritage Preservation Commission **adopted** the CPED report, recommended the nomination to SHPO and **directed** staff to transmit the report and suggested clarifications to the State Historic Preservation Officer.*

A copy of the staff memo presented to the Minneapolis Heritage Preservation Commission is attached to this letter. Thank you for the opportunity to comment. Please do not hesitate to contact me if you have any questions or require further clarification.

Sincerely,

Haila Maze, AICP  
Principal City Planner  
105 5<sup>th</sup> Ave S, Ste. 200  
Minneapolis, MN 55401  
Direct: (612) 673-2098  
[haila.maze@minneapolismn.gov](mailto:haila.maze@minneapolismn.gov)

cc: Charlene Roise, Hess Roise



RECEIVED MAR 05 2015

## MEMORANDUM

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**TO:** Heritage Preservation Commission

**FROM:** Haila Maze, Principal City Planner, (612) 673-2098

**DATE:** February 17, 2015

**SUBJECT:** National Register of Historic Places Nomination – Prospect Park Residential Historic District

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### Background

On December 30, 2014, the Minnesota State Historic Preservation Office (SHPO) sent the Minneapolis Heritage Preservation Commission (HPC) a letter requesting comments on the nomination of the Prospect Park Residential Historic District to the National Register of Historic Places (NRHP). The district is located in Southeast Minneapolis (see attachment).

As a Certified Local Government (CLG), the Commission is compelled 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 a chief local elected official (the Mayor) submit this report and his/her recommendation to the Minnesota State Preservation Officer within sixty days of the notice from SHPO<sup>1</sup>

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<sup>1</sup> More than a simple comment letter, this report provides the City with significant decision making power in the matter. If both the Commission and chief local elected official recommend that the subject property should not be nominated to the a 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 the State to the Keeper of the National Register.

The Owner has retained Hess, Roise and Company to nominate the subject property to the National Register of Historic Places.

### **Previous Reviews**

The area of Prospect Park under consideration for nomination is a subset of the entire neighborhood; it includes the area shown on the attached map. This area generally included everything bounded by University Avenue SE on the north, Emerald Avenue SE on the east, Interstate 94 on the south, and Williams Avenue SE on the west. Note that several properties along University Avenue are exceptions and are not within the boundaries of the proposed district.

The proposed historic district includes 993 identified resources (see attachment). There are 978 buildings identified within the district. As part of the designation study, 683 of the buildings are proposed to be contributing (70 percent) and 295 are noncontributing (30 percent). Most of the contributing resources are houses. Many of the noncontributing ones are garages, or houses that are outside the period of significance or that have lost their historic integrity.

There are 15 sites identified within the district. Nine of them are identified as contributing (60 percent) and six are noncontributing (40 percent). The contributing ones include landscaped triangles located at several intersections throughout the district. The noncontributing ones are largely vacant lots and open space in the district.

No structures or objects are identified as contributing resources. However, some landscape features, such as stone retaining walls, are called out as elements of properties that are contributing.

The discussion of designation for the Prospect Park Historic District at the local level and listing on the National Register dates back to 2001, when the Prospect Park East River Road Improvement Association (PPERRIA) hired Hess Roise to complete a historic survey of the Prospect Park neighborhood. In 2006, PPERRIA hired Hess Roise again to complete a National Register nomination and local designation study. In 2008, Hess Roise submitted a National Register nomination of the Prospect Park neighborhood to the State Office of Historic Preservation (SHPO) at the Minnesota Historical Society. SHPO provided comments on the designation study and requested changes to the designation study in November 2008.

At the regularly scheduled meeting of the Minneapolis City Council on August 22, 2008, Councilmember Cam Gordon of the Second Ward nominated an area within the Prospect Park neighborhood for consideration for local historic designation and to establish interim historic protection. The full City Council adopted the motion and directed staff to bring the nomination forward to the Heritage Preservation Commission no later than September 16, 2008. On September 13, 2008 the Minneapolis Heritage Preservation Commission took action to establish interim protection until September 13, 2009 and directed the Planning Director to commence a designation study. It appears that the draft historic district boundary proposed at that time is very similar to what it is today, although that property showed fewer noncontributing resources.

On September 1, 2009, CPED staff came back to the HPC to recommend that the Commission extend interim protection for six months to allow time for SHPO to complete their review of the National Register nomination, CPED staff to work on the local designation study, and for PPERRIA to convene a task force charged with drafting potential design guidelines for the district. The HPC approved this motion.

In late January 2010, CPED created a two-part work plan to complete the local designation study process that incorporates (1) a staff assessment of the local registration form prepared by Hess Roise and Company and (2) initiates a three-tiered survey of the community to gain stakeholder feedback on local designation. Following that, CPED conducted a series of neighborhood public meetings and participated in an ongoing cycle of meetings with PPERRIA's subcommittee on the topic. On March 2, 2010, CPED again recommended to the HPC a six-month extension of interim protection for Prospect Park. The purpose of this extension was to allow CPED time to analyze the historic consultant designation study and to conduct community survey efforts. The HPC approved this extension. CPED and the HPC were surprised, however, when PPERRIA testified against the extension, and later submitted an appeal of the March 2 HPC decision to extend interim protection. PPERRIA asked for interim protection to be ended and for the nomination for local designation to be withdrawn. At their April 16, 2010 meeting, the Minneapolis City Council voted to grant the appeal made by PPERRIA. As such, interim protection (and preservation review of construction and remodeling permit applications) was no longer in place for the then-proposed Prospect Park Historic District.

At a meeting on May 7, 2010 between PPERRIA, the Second Ward Council Office, and CPED, neighborhood officials pleaded with CPED to end all efforts related to the three-tiered survey strategy. Since consensus of neighborhood residents and property owners is not a requirement of the preservation ordinance, CPED consented to this request. At present, there is no pending City action related to local historic designation in Prospect Park.

Since 2010, PPERRIA has continued to pursue National Register designation. They hired Hess Roise again to modify the materials based on the input received from SHPO. Their current application to SHPO reflects these revisions.

Please note: The percentage of contributing resources has declined significantly in this application in comparison with the earlier submittal. This reflects SHPO's feedback that modifications to some of the buildings over time had resulted in a loss of historic integrity.

### **Nomination Review and Suggested Comments**

#### *Significance*

To be eligible for listing on 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.

Hess Roise has identified that the Prospect Park Residential Historic District is significant under National Register Criterion A: The district is associated with events that have made a significant contribution to the broad patterns of our history. The area of significance identified is Social History. The historic district's period of significance begins when both divisions of Prospect Park were officially recognized by the City of Minneapolis in 1884. It ends in 1968 with the construction of Interstate 94, which decisively delineated the south boundary of the district.

There are two additional properties eligible under Criterion C: The district 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 may lack individual distinction. These properties are the Prospect Park Water Tower and Tower Hill Park, both already listed in the National Register as individual landmarks. They are locally designated as well.

The Prospect Park residential neighborhood (streets, "triangles," etc.) was laid out in the nineteenth century, and the majority of houses and other resources in the district are more than fifty years old. There are also houses less than fifty years of age that conform to the historic plan and continue the diverse architectural tradition of Prospect Park. As a result, these houses are contributing resources under Criterion Consideration G. For this reason, and because of the importance of Interstate 94 in further defining the community, the period of significance extends until 1968.

Prospect Park was developed as in-town suburb, with a layout based on the "rural idea" of a picturesque landscape and parks. The street layout reflects the distinctive topography of the area, which is one of the few neighborhoods in Minneapolis to vary from the standard grid. The landscaped triangles formed at some of the curvilinear intersections date back to the early years of the neighborhood, and are identified here as contributing structures. The designation study calls out Kenwood and Washburn Park as two other exceptions – in all three cases, it was the topography that helped establish the pattern. The topography also contributed to the need for water towers constructed in each of these neighborhoods to ensure a supply of fresh water to the residents in places where gravity flow lines were ineffective. In each case, these water towers were designed as attractive features, and have since been locally designated.

The Prospect Park neighborhood was laid out by real estate developer Louis F. Menage (1850-1924), who hired engineers S. Harlan Baker and J. H. Gilmore to complete the job. The plats were accepted by the City Council in 1883 and 1884, having previously been part of the town of St. Anthony. The plats incorporated the curvilinear street patterns and irregular lot sizes that still characterize the neighborhood.

Construction of housing in the neighborhood was relatively slow at first, complicated by the relatively long distance from Downtown (three miles) and the topography. However, this increased after the development of interurban streetcar in the 1890's. The proximity to the University of Minnesota was an important contributor, and the designation study noted the high number of University faculty and staff that have been Prospect Park residents over the years.

This relative isolation did contribute to the social history of the area as well. This, along with the relatively high education levels in the community, led to the formation of a strong community network. Early community organizations, such as the Prospect Park Study Club (1896) and Mothers' Circle of



Prospect Park (1899) organized the residents around educational and family issues. Most notably, the Prospect Park Improvement Association (PPIA) was founded in 1901 as the City of Minneapolis' first neighborhood association. This organization remains today, though it has since been renamed the Prospect Park East River Road Improvement Association (PPERRIA).

This strong social network led to organized effort on a variety of fronts. The neighborhood was able to petition successfully for the construction of Pratt School in 1898. They lobbied in 1904 for gas lighting in houses and on the streets. They supported numerous beautification efforts, including weed cutting and tree planting, and in 1906 successfully petitioned the Park Board to purchase the land for Tower Hill Park.

This organizational power was not always wielded for socially admirable ends. In 1909, the neighborhood opposed an African American family moving into the neighborhood. And in 1917-1919 they fought the establishment of a social welfare organization. However, the neighborhood since then has supported the development of Glendale Townhomes in the 1950's, a public housing project for low income residents just outside the district's western border.

This organizational strength influenced infrastructure decisions as well. The construction of the picturesque water tower in 1914 in what was to become Tower Hill Park reflected the neighborhood advocacy in the wake of a typhoid outbreak in 1910. Advocacy assured that it was not a simple utilitarian feature. Not only is it a functional structure that supplies fresh water, but it also provides a lookout tower for the park, with excellent views of much of the region, and a defining feature for the community.

In the 1960's, this organizational strength was brought to bear on the routing of Interstate 94. The original route would have passed much closer to the core of Prospect Park. However, successful neighborhood advocacy meant that the final route was diverted to a less impactful corridor near an existing rail line. Subsequent advocacy in the 1970's and later decades resulted in the construction of a sound wall along the interstate, creation of an adjacent open space buffer, and various other improvements.

The identity and character of the City of Minneapolis has been shaped by the development of neighborhood level organizations, formed to represent the interests of the residents of an area. This grassroots level organizing has led to a number of changes, both tangible and intangible, that contribute to the character and quality of the city. The Prospect Park social history represents one of the earliest examples of this type of social network – which continues today, in the form of a neighborhood association that has been continuously functioning for over a century. The neighborhood itself contains a number of examples of the work of this organization and its citizenry.

The designation study does not identify architecture as a criterion for significance, largely because of the wide variety of architectural styles, building materials, and levels of integrity present in the many homes in the district. The designation study still calls out some of this information, which may be possibly because it was part of the original designation work around architecture. However, there is a connection to the social history as well, particularly in later years of the period of significance. The educated, progressive culture of Prospect Park meant that this area was more accepting of modernist and other nontraditional architectural styles than many other Minneapolis neighborhoods. As a result,

there are a number of modernist homes, including a Frank Lloyd Wright designed one. Likewise, there are a number of architect-designed houses, although there are also some from standard plan sets. While there is still a large range of diversity of styles, this is an indicator of a unique neighborhood culture.

### *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. The Nomination provides an analysis of the district's features and resources, though due to the number of properties it does not go into detail on all of the modifications that have occurred since the period of significance. It does include some broad statements regarding the type of modification that have occurred.

The designation study notes that, since the eligibility is based on social history under Criterion A, the main elements of integrity that matter are location, design, setting, feeling, and association. The elements of materials and workmanship are less important in this context. The study notes that most of the properties have received alterations in some form, including additions, changes to siding and windows, and even relocations.

However, it notes that while changes after the period of significance have affected the integrity of individual properties, the district as a whole retains its historic character, with well-preserved residences, tree-lined streets, and a hilly landscape. Based on the *Bulletin 15* test, it states that there is historic integrity because "a historical contemporary would recognize the property as it exists today." It goes on to say that the properties in Prospect Park retain sufficient integrity to represent the "cohesive sense of community" that makes the historic district eligible for National Register designation.

While the narrative does cover both the social history and physical character of the neighborhood, there could be some more detail about the relationship between the two. The nomination has a significant amount of detail about the architecture of buildings in the district, which is presumably what would be used to make the case for nomination of the district under Criterion C (which is not done here). However, this is less relevant to the case of the current focus on Criterion A and broad patterns of social history. The narrative could be improved with additional discussion about how specific elements of the proposed district's built form contribute directly to its social history.

Additionally, it would be helpful to have some additional clarity on the sites included in the table as contributing features. These include the landscaped triangles located in intersections throughout the district. These sites are not identified on the map, though they are discussed in the narrative.

Since landscape features and topography are identified elements contributing to the community character, some additional clarification would help in the case where these elements are not stand-alone sites but part of the character of individual houses. The table identifies retaining walls as landscape features of a number of residential sites, but the nomination does not go into detail regarding how these should be treated if the properties are altered or redeveloped.

*Future Considerations*

Nomination of the Prospect Park Residential Historic District to the National Register of Historic Places is a stand-alone action. However, there are two additional designations which may be considered in future discussions for this district. The district could be considered for either local historic designation or designation under the City's new conservation district ordinance.

This review does not take a position on either of these potential actions, or how they relate to the current review. They will be addressed if and when further action is taken on either of these alternatives.

**Staff Recommendation**

The Nominator has prepared a nomination that indicates their consideration of the subject district's contributions to the social history of Minneapolis, as well as a few features that have already been designated as meeting Criteria C. Staff recommends the Commission **adopt** this CPED report, recommend the nomination to SHPO and **direct** staff to transmit the report and suggested clarifications to the State Historic Preservation Officer.

**Attachment**

Prospect Park Residential Historic District National Register of Historic Places Nomination prepared by Hess Roise, 2015

Map of district and table of individual resources, attached to nomination packet