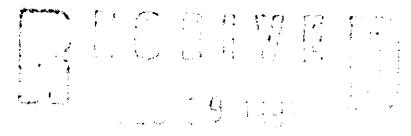


1956

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Ogden Apartment Hotel
other names/site number Continental Hotel

2. Location

street & number 66-68 South 12th Street NA not for publication
city, town Minneapolis NA vicinity
state Minnesota code MN county Hennepin code 053 zip code 55403

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Ian R. Stewart Date 12/2/91
Deputy State Historic Preservation Officer
 State or Federal agency and bureau Minnesota Historical Society

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

Signature of commenting or other official _____ Date _____
 State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Entered in the
National Register

Andrew Byers 1/13/92

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: multiple dwelling

Current Functions (enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Second Renaissance Revival

Materials (enter categories from instructions)

foundation Limestone

walls Brick

Tile

roof Tar and Gravel

other Terra Cotta

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Social History

Period of Significance

1910-1941

Significant Dates

1910

Cultural Affiliation

NA

Significant Person NA

Architect/Builder

Dorr, Adam Lansing, architect
Ingemann Bros., builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one acre

UTM References

A

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

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

See continuation sheet

Verbal Boundary Description

The nominated property occupies city lot 57, Auditor's Subdivision 30 of the city of Minneapolis.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Michael Koop/Preservation Consultant
organization Thomas R. Zahn & Associates, Inc. date 12 June 1991
street & number 420 Summit Avenue telephone 612-221-9765
city or town St. Paul state MN zip code 55102

United States Department of the Interior
National Park Service

DEC 16 1991

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

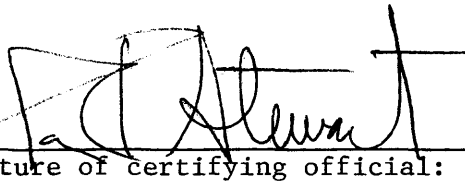
Ogden Apartment Hotel

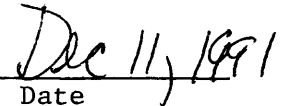
Section 7, Pages 1 and 2

Section 8, Pages 1 through 6

Figure 1, Floor Plan of the Ogden Apartment Hotel

Enclosed are the above continuation sheets and floor plan. Staff made spelling corrections.


Signature of certifying official:


Date

Ian R. Stewart
Deputy State Historic Preservation Officer

State or Federal agency and bureau: Minnesota Historical Society

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The Ogden Apartment Hotel is a Second Renaissance Revival style building made of reinforced concrete, hollow tile, pressed brick, and terra cotta. Measuring 45' by 108', it stands six stories high on a raised basement and has an elevator for access to each floor. It is located at the corner of South 12th Street and LaSalle Avenue on the southwestern edge of downtown Minneapolis, a few blocks northeast of Loring Park. The area surrounding the Ogden contains a mixture of commercial buildings and multi-unit housing including a few early twentieth century walk-up apartment buildings, modern townhouses, and high-rise condominiums constructed in the early 1980s.

Facing southwest onto 12th Street, the Ogden's symmetrical facade is three bays wide. The raised basement, made of a limestone foundation covered with eight-inch terra cotta tile brick, is pierced by four 1/1 double hung sash windows, above which is a bush hammered Kasota sandstone water table. Centered in the facade is the main entrance which opens into a vestibule. The entry door has sidelights and a transom framed by a terra cotta entablature with modillions and a pair of lion's heads. The electric copper finished front and vestibule doors were manufactured by the Minneapolis Fire Proof Door Company.

Above the water table the first two floors of the facade are faced with reddish-brown terra cotta brick. Paired 1/1 double hung windows, each with a sandstone sill, punctuate the first and third bays; the central bay is lighted by two smaller double hung windows. There is a continuous terra cotta hoodmold over the second floor windows.

Reddish-orange brick covers the third, fourth, and fifth floors, all of which have the same fenestration as on the second story. Dividing the fifth and sixth floors is a decorative band of terra cotta. The top floor is finished with yellow-gold brick and has the same window arrangement as on the lower floors. There is a wide galvanized iron cornice with modillions and an ornamental molding.

The LaSalle Avenue elevation is nine bays wide with each floor finished in the same manner as the 12th Street facade. Near the southwestern corner are a set of steps which lead down to a secondary entrance that provides access to the basement. An irregular number of single and paired 1/1 double hung sash windows punctuate each floor.

The other sidewall was not finished as handsomely as the 12th Street and LaSalle Avenue elevations. It consists of the exposed limestone foundation, buff-colored brick walls, and numerous 1/1 double hung windows with segmental arches on each floor. The middle six bays are slightly recessed and there is a chimney located at the northeastern corner.

Facing a small parking lot, the rear elevation is four bays wide and covered with buff-colored brick. The basement level has two small windows and there is an entrance with sidelights centered in the wall. Each floor has paired and single windows with 1/1 double hung sash and segmental arches.

The interior of the Ogden was originally divided into 71 apartments, five of which could be two-room units and the remainder with just one room (see Figure 1). There were eleven apartments on the first floor and twelve on the second through the sixth floors. Today there are 75 units in the building. The staircase is intact and consists of a cast iron balustrade, birch handrail, and Vermont slate treads and platforms. An original ornate

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iron elevator door was removed at an unknown date. On the first floor between the stairs and the elevator an archway led into a 10' by 13' 9" reception room that included a small office and two telephone booths.

The two apartments at the front (south) of the building facing 12th Street are the largest ones on each floor. Each of these units consists of a 14' 4" by 15' 9" living room/bedroom, a 5' 6" by 7' bathroom, and a small closet behind a wall bed. Four identical apartments on the west side of the corridor measure 11' by 15' 9".

With the exception of slight differences in size, all of the apartments were designed and constructed in the same fashion. Each outside door has a transom with a wooden panel hinged at the bottom. Floors are made of birch. Each closet features one long shelf, a set of wardrobe hooks, and three small shelves under the bathroom cabinet (which projects into the closet). Each bathroom has a tile floor, toilet, sink, bathtub, cabinet with adjustable shelves, and semicircular corner shelf above the tub. All but two units have at least two windows per apartment and a smaller window for the bathroom.

The basement originally contained a 26' by 41' dining room with a mirrored buffet (intact) against the south wall. Diners could enter the room from either the corridor or an outside door facing LaSalle Avenue. Adjacent to the dining room on the west side of the corridor was a long room partitioned into a kitchen, two pantries, and a laundry. The northwest corner contained a spacious janitor's apartment with a living room, bedroom, kitchen, and bathroom. Across the hall were two tiny bedrooms (perhaps for kitchen helpers), a workshop, and the boiler room.

In 1948, the name of the hotel was changed to the Continental and some spaces on the basement and first floors were remodeled. The basement dining room and kitchen were converted into an office, the janitor's quarters became two apartments, and the two small bedrooms were enlarged into one housekeeper's apartment. On the first floor the two apartments in the southeast corner were altered into a lobby and small office, while the original reception room and office were turned into a new apartment.

These minor alterations have not compromised the integrity of the hotel, which remains in an excellent state of repair. The Central Community Housing Trust of Minneapolis is in the process of purchasing the property and converting it into low income housing.

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Under National Register Criterion A, the Ogden Apartment Hotel is significant in the area of Social History because it represents an important type of early-twentieth-century middle-class housing. It is one of only two examples of a particular type of multiple dwelling that is especially illustrative of housing patterns in Minneapolis during the early twentieth century. Constructed in 1910, it was built in response to an increasing demand by urban middle-class residents for affordable downtown housing that was conveniently located and thoroughly modern.¹ Under the Minnesota Historic Preservation Plan, the Ogden relates to the statewide historic context "Urban Centers, 1870-1940."

Multiple Housing in Minneapolis

Between 1880 and 1890 the population of Minneapolis grew by more than 250 percent, from 46,887 to 164,738,² necessitating the erection of various types of multiple housing throughout the city. The construction of multi-family dwellings including rowhouses, apartment buildings, apartment hotels, and duplexes never assumed the proportions in Minneapolis that it did in New York, Chicago, San Francisco, and other major American cities. This was due in part to the large amount of land available for single-family detached houses, as well as the city's pattern of historic growth.³ In 1895 Minneapolis had 32 apartment houses, five years later there were 104, and in 1910, the year the Ogden Apartment Hotel was built, that figure had doubled to 208.⁴ Many of these buildings were constructed close to the business district to accommodate residents' desires to live near the location of their workplace and of urban cultural amenities.

The city's earliest example of multiple housing is the Grove Street Flats (1877, NRHP) on Nicollet Island, a French Second Empire style four-story stone rowhouse that was built for upper-middle-class residents. In 1885 the Universal Stone Building Company built a two-story, concrete block rowhouse of eleven units at the corner of North 3rd Street and North 26th Avenue. Two other rowhouses dating from 1886 and located near the central business district are the Swinford Townhouses (NRHP with 1897 addition), a three-story stone and brick French Second Empire building on Harmon Place, and the three-story, seven-unit building at 614-26 South 9th Street.

By the late 1880s and early 1890s additional multiple dwellings started to appear with greater frequency at the periphery of downtown Minneapolis. In 1887 at the corner of South 12th Street and Mary Place (presently LaSalle Avenue) work began on an eight-story apartment building, which was destroyed by a fire before completion.⁵ In 1889 the three-story Oakland Apartments were constructed at 215 South 9th Street; the five-story Ozark Flats at 1225-29 Hennepin Avenue were completed in 1892. Both of these buildings employ stone and brick in attractive Richardsonian Romanesque designs.

At the same time numerous rowhouses, apartments, and flats were built at the southeastern edge of the business district, roughly between South 9th and 10th Streets and South 5th Avenue and South Park Avenue.⁶ This compact district includes 20 three- and four-story buildings most of which date from the late 1880s and early 1890s. The earliest rowhouses

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were occupied by wealthy and affluent businessmen, while the apartment houses were inhabited by working class residents such as clerks, salesmen, store managers, and bookkeepers.⁷

The only other area of Minneapolis in which a concentration of multiple housing exists is just southwest of downtown, to the north and east of Loring Park where the Ogden Hotel is located. Soon after Central (later Loring) Park was established in 1893, land north of South 15th Street and east to Nicollet Avenue was developed with majestic single-family residences, rowhouses, and flats.⁸ One account suggested that by the early 1890s this area contained more than twenty flats.⁹ However, with the exception of the Swinford Townhouses and an eight-unit, three-story Romanesque Revival rowhouse built in 1886 at 115-129 West 15th Street, most of these early buildings were replaced with apartment blocks during the second decade of the twentieth century.

In the teens and at the beginning of the twenties, builders and investors constructed larger four- to eight-unit apartments, especially along the city's streetcar lines. Other multiple houses were scattered in older residential neighborhoods including the area south of Loring Park. In the 1920s and 1930s spacious two-story duplexes became a popular alternative to owning a detached house. The same pattern occurred following the Second World War, although the housing units became single-story double bungalows that were at least a third smaller than the 1920s duplexes.¹⁰

Fewer than 30 rowhouses and multiple dwellings dating from the 1880s and 1890s survive in Minneapolis. The largest concentration is southeast of the downtown, while others are located around the financial district. A far greater number of apartment houses are extant from the pre- and post-war years, although none can be classified as apartment hotels.

Apartment Hotels

Because housing nomenclature has historically been less than precise, it is necessary to define several terms. Thus far, the terms "rowhouse," "flat," and "apartment" have referred to a building designed specifically to provide dwelling space for more than three or four families. Such dwellings typically included several rooms, a kitchen or small cooking space, and a private or semi-private bathroom.

Another type of multiple housing was the "apartment hotel," a term which came into general use in America following the Civil War.¹¹ In 1902, Russell Sturgis distinguished between an apartment hotel and an apartment house: the former he defined as a building in which the occupants lacked private kitchens and took their meals in "the restaurant of the house;" the latter was a complete dwelling comprised of a parlor, dining room, kitchen, bathroom, one or more bedrooms, and a servant's bedroom.¹² A 1929 publication declared that an apartment hotel combined the benefits of a hotel with an apartment house, and "included with every room or with every suite of rooms...a pantry for the service of meals, which are supplied from the house kitchen."¹³ The 1920s New York building codes differentiated between apartments and apartment hotels by whether or not they offered meals served from a central kitchen. One expert on multi-housing points out

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that another distinguishing characteristic of apartment hotels was that they typically offered either furnished or unfurnished units, as was the case with the Ogden. Apartments, by contrast, always rented only unfurnished rooms, while hotel rooms were always furnished.¹⁴

Ground floor functions also distinguished apartment hotels from other types of multiple dwellings. Bigger apartment hotels often had a large lobby, lounge, primary dining room, and a less formal breakfast room. Unlike an apartment building, an apartment hotel only rarely had a commercial business on the first floor, since it was intended to resemble a more exclusive, upper class establishment.¹⁵

If we define an apartment hotel as a multiple dwelling without private kitchens, then perhaps America's first apartment hotel was the Hotel Pelham, built in 1857 in Boston for respectable middle-class residents.¹⁶ By the 1890s apartment hotels successfully operated in New York, Chicago, San Francisco, and other major cities, and after 1900 they became increasingly popular in the housing market.¹⁷ In 1903 the *Architectural Record*, while describing apartment hotels in New York City, recognized this new type of multi-housing as a building that provided hotel-like services but offered tenants greater privacy for dining and entertaining than hotels.¹⁸

A classification of apartment hotels into three different price ranges in 1917 established the most expensive buildings as luxuriously appointed and offering apartments combined with "high class" hotel service (private phone, maid, bell boy, etc.) and a variety of public recreation facilities. Medium-priced buildings were identified as having the "social features of lobby, ball room, sometimes a billiard table or two and a roof garden if convenient." The least expensive buildings offered switchboard connections and porters for ice, groceries, garbage, and other services.¹⁹

In Minneapolis, the six-story Groveland, built in 1927 in a reserved Beaux Arts Classical design, represents the expensive palace apartment hotel with its grand foyer, lobby, lounge, dining room, private dining rooms, and ladies' parlor. Built for upper-middle-class tenants, its 47 apartments were luxurious, although they did utilize space-saving wall beds.²⁰ Another example, the Imperial Hotel, located at the corner of Grant Street and LaSalle Avenue, was regrettably demolished in the 1980s to become a parking ramp.

Perhaps the earliest medium-priced apartment hotel in Minneapolis, the Curtis Hotel (demolished in 1984), was built in 1904 and an annex was added to it in 1914. It had 242 one- and two-room apartments each with a concealed wall bed, kitchenette, and bathroom; tenants had the use of a large lobby, smoking, reading, and lounging rooms, billiard tables, a cafe, drugstore, laundry, flower shop, and tailor. Residents of the Curtis Hotel originally paid \$5.00 per week and up for unfurnished units and \$7.00 per week and up for furnished units.²¹

The only other extant medium-priced apartment hotel besides the Ogden is the Fairmont at the corner of South 9th Street and Hennepin Avenue. Built in 1908 for about \$45,000, the four-story Fairmont has 49 units, each with a private bathroom.²²

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The least expensive type of apartment hotel is illustrated in Minneapolis by the three-story Seville at 17 Glenwood Avenue. More typical of a traditional downtown rooming house, it combines retail space on the first floor; a side staircase leads to rooms on the upper floors.²³

Residents in apartment hotels represented a diverse cross-section of the urban middle-class.²⁴ Typical tenants may have been single men or women, young married couples with or without children, families waiting for a house to be built, or retired couples. They were identified as more mobile than others and included "travelers, 'bohemians' (usually business people without a more permanent home), those who were eager for the bright lights and entertainment of midtown, but also poorer middle-class families who could not afford all the rent and services for full-scale housekeeping."²⁵

Urban geographer Paul Groth identified about a third of a typical city's hotel residents as skilled workers such as secretaries, department store clerks, junior salespeople, or skilled construction workers.²⁶ Other tenants worked in business markets as accountants, engineers, and lawyers, in clerical and sales positions, and large numbers were employed as school teachers.

Ogden Apartment Hotel

James K. Ogden, the hotel's owner, embodied the urban middle-class and its values. Ogden was born in Philadelphia on 7 March 1868 and spent his youth in Milwaukee. He came to St. Paul in 1886 and worked at the St. Paul White Lead & Oil Company, starting as an office boy and later becoming the firm's bookkeeper. In 1889 Ogden helped organize the Twin City Varnish Company, and five years later he became its president and manager, a position he held until retiring from the business in 1910.²⁷

For some years before constructing his multiple dwelling, James Ogden lived with his wife Amanda at the Marlborough Apartments, a six-story Romanesque Revival building formerly located at the corner of Summit Avenue and 6th Street in St. Paul. The similarities between the Marlborough and Ogden's future home in Minneapolis are striking; an 1895 announcement for the Marlborough provides clues as to Ogden's experience and familiarity with an apartment hotel:

[It] Has Flats, Apartments and Single Rooms and is a First-Class Modern Building, Well Lighted and Ventilated. It is Steam Heated, has both Electric Light and Gas, a Passenger Elevator, the Best of Sanitary Plumbing with Roll-Rimmed White Enameled Bath, and all modern conveniences. Rents, reasonable. There is a First-Class Cafe in the Building.²⁸

Ogden presumably enjoyed the lifestyle associated with apartment living, since he essentially replicated the efficiency and sophistication of the Marlborough when he erected his building.

The architect Ogden hired to design his building, Adam Lansing Dorr, certainly contributed much to the final appearance of the hotel. Born in New York on 21 December

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1854, A.L. Dorr came to Minneapolis in 1882. He was employed as a draftsman under the firms of Plant and Whitney and the Orff Brothers until 1886 when he started his own practice with William D. Powell. Dorr worked with at least one other architect, William P. Appleyard, prior to establishing an independent office at the Lumber Exchange Building in 1890. His son, William Grey Dorr, joined the business in 1912 and until 1924 the firm was known as Dorr and Dorr. Adam Lansing Dorr retired to Pasadena, California in 1925 and died three years later at the age of 74.²⁹

During his tenure in Minneapolis Dorr designed well over 100 buildings, primarily private residences in South Minneapolis, but also commercial blocks, rowhouses, apartment buildings, offices, churches, and warehouses. An important early commission in 1886 was for an eight-unit rowhouse at 115-129 West 15th Street. His first apartment building was the three-story Carlsburgh (1902) at 701-11 South 9th Street, followed in 1905 by the six-story, \$60,000 Concord (demolished), in 1908 by the Fairmont at 9 South 9th Street, and two years later by the Ogden.³⁰

Of the 35 Ogden Hotel residents whose occupations are listed in a 1911-12 city directory, ten worked as school teachers.³¹ Other occupants included two lawyers, a bookkeeper, the owner of the Minneapolis Lumber Company, a stenographer, a stockbroker, the president of the Twin City Loan and Realty Company, and two secretaries. In several cases married couples had a second address elsewhere in the city. For instance, Harry Amick, president of the H.G. Amick Company ("law collections and adjustments"), also resided at 2621 South 3rd Avenue, and Mr. and Mrs. F.S. Hill (he worked as a glazier at the Decorative Art Glass Company) listed another residence at 3004 Taylor.³²

In many cases tenants lived in apartment hotels for only a short period of time, perhaps several months to a few years, especially if they relocated with the expanding business market. The transitory nature of apartment hotel dwellers was not a new phenomenon, a trend reflected by the turnover rate at the Ogden.³³ Of the tenants occupying the Ogden in 1911, only forty-seven percent were still located there the following year.³⁴

Some residents like the sisters Florence and Ursula Killeen chose to stay three to five years longer. The Killeen sisters, both single teachers at different Minneapolis schools, lived at the Ogden from the time it opened until 1916.³⁵ The architect of the Ogden, Adam Lansing Dorr, and his son William, each rented a room there from 1913 until 1918.³⁶ Another Minneapolitan, Henry C. Heath began living at the hotel in 1919 and even though he changed jobs and employers several times within the downtown area, he remained at the same address until 1931.³⁷

People like Heath lived in medium-priced apartment hotels largely for practical reasons. Apartment hotels required short-term commitments of only one month, instead of long-term leases common to apartments and houses.³⁸ The main appeal of apartment hotels to their residents was easy accessibility to the business district and their jobs, or the city's cultural activities. A 1902 *Minneapolis Journal* article praising apartment living might equally refer to apartment hotels:

Life in apartments is popular in a city where detached houses for rent are scarce and where so many people like to live at the suburban lakes during the

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summer season. The flat offers many advantages in the way of conveniences which some houses do not possess, has the merit of affording opportunities for neighborliness and society, and more than all that gives people who want to be near the center of the city homes at a reasonable cost. For small families of adults who do not care for lawns, gardens or trees, for business men who must be much out of the city - for many people of many pursuits, the apartment is the ideal living place.³⁹

The Ogden was located in close proximity to both the business district and various important cultural and recreational opportunities. It was built just four blocks southwest of the city's commercial district, a convenient location for tenants like C.E. Rice, a merchant tailor with offices in the Syndicate Building at 519 Nicollet Avenue, or Mrs. C.H. Lake, a buyer for Dayton's.⁴⁰ Also close at hand were such civic amenities as the Minneapolis Auditorium, which had opened in 1905 at the corner of South 11th Street and Nicollet Avenue, a public library at the corner of South 10th Street and Hennepin Avenue, and the YMCA at the corner of South 10th Street and LaSalle Avenue.⁴¹ Tenants could enjoy leisurely strolls through Loring Park and Wilson Park, located just minutes from their door, or take a streetcar along Hennepin Avenue to the lake district.⁴²

Urbanites were also attracted to apartment hotel living because it offered efficient organization of domestic chores and provided modern technological improvements, some of which were not yet available in private homes. When the *Minneapolis Journal* announced the construction of the Ogden in 1910, the public read about "the most up-to-date apartment building in Minneapolis" containing rooms with "bath, wall beds and convenient electrical appliances."⁴³ Apartment hotels removed the unpleasant heat and discomfort of cooking and laundering from spaces of privacy and guest entertaining. Multiple dwellings like the Ogden moved kitchen and laundry services into the basement, and often provided tenants with an "excellent cafe in connection."⁴⁴ Occupants were whisked to their upper floor units on a beautiful elevator, a rather unique feature for this kind of building in 1910.

Each apartment at the Ogden was equipped with a bathroom that contained a sink with hot and cold water, a water closet, and a bathtub. The use of "disappearing wall beds" was rather innovative for Minneapolis because these did not become popular nationwide until about 1910.⁴⁵

With its desirable location adjacent to business and recreational pursuits, and innovative design incorporating such features as an elevator, private bathrooms, and wall beds, the Ogden Apartment Hotel represents not only a distinctive type of multiple dwelling that was ideally suited for a particular member of society, but also an important phase of residential construction in the growth and development of Minneapolis.

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ENDNOTES

1. The author is grateful to Paul Groth for his comments and suggestions on an earlier draft of this nomination.
2. John R. Borchert et al., *Legacy of Minneapolis: Preservation Amid Change* (Minneapolis: Voyageur Press, 1983), 64.
3. *Ibid.*, 135-36.
4. While it is arguable that some of these multiple dwellings were apartment houses rather than apartment hotels, the city directories provided no distinction between the two, and it is fair to assume that many buildings resembled the Ogden. For statistics, see *Dual City Blue Book 1895-96, Minneapolis* (Minneapolis: R.L. Polk & Co., 1895), 40; *Dual City Blue Book 1900-01, Minneapolis* (Minneapolis: R.L. Polk & Co., 1900), 41-42; *Dual City Blue Book 1909-10, Minneapolis* (Minneapolis: R.L. Polk & Co., 1909), 37-39. Paul Groth notes that in 1910 several million Americans lived permanently in hotels. See Paul Groth, "Nonpeople: A Case Study of Public Architecture and Impaired Social Vision," in *Architects' People*, ed. Russell Ellis and Dana Cuff (New York and Oxford: Oxford University Press, 1989), 213.
5. Burt Berlowe, *Reflections in Loring Pond: A Minneapolis Neighborhood Examines its First Century* (Minneapolis: Citizens for a Loring Park Community, 1986), 60.
6. Known as the South Ninth Street Historic District, this area contains 19 significant buildings and has been locally designated by the Minneapolis Heritage Preservation Commission. See the "South Ninth Street Historic District Nomination" prepared by Rhonda Carolan, Paul C. Larson, and revised by Beth Bartz, August 1989, Heritage Preservation Commission, Minneapolis City Planning Department.
7. "South Ninth Street Historic District Nomination," 13.
8. Borchert, *Legacy of Minneapolis*, 138.
9. Berlowe, *Loring Pond*, 59.
10. Borchert, *Legacy of Minneapolis*, 139-45.
11. Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 136.
12. Russell Sturgis, *A Dictionary of Architecture and Building* (New York: The MacMillan Company, 1902), 82-89.
13. Randolph W. Sexton, *American Apartment Houses, Hotels and Apartment Hotels of Today: Exterior and Interior Photographs and Plans* (New York: Architectural Book Publishing Co., 1929), 7.

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14. Paul Groth, "Forbidden Housing: The Evolution and Exclusion of Hotels, Boarding Houses, Rooming Houses, and Lodging Houses in American Cities, 1880- 1930," (Ph.D. diss., University of California at Berkeley, 1983), 448.
15. Ibid., 448-49.
16. Jean A. Follett, "The Hotel Pelham: A New Building Type for America," *American Art Journal* 15/4 (Autumn 1983): 58-73.
17. In 1900 plans were filed to build eleven apartment hotels in New York City, and the next year that figure had jumped to 46. See *The Architectural Record* 13 (January 1903): 85. See also Elizabeth Collins Cromley, *Alone Together: A History of New York's Early Apartments* (Ithaca and London: Cornell University Press, 1990), 193; John Hancock, "The Apartment House in Urban America," in *Buildings and Society: Essays on the Social Development of the Built Environment*, ed. Anthony D. King (London: Routledge and Kegan Paul, 1980), 171-73; Carl Condit, *The Chicago School of Architecture: A History of Commercial and Public Building in the Chicago Area, 1875-1925* (Chicago: The University of Chicago Press, 1964), 150-53; and Groth, "Forbidden Housing," 450.
18. "Apartment Hotels in New York City," *Architectural Record* 13 (January 1903): 84-91.
19. Robert Carroll Cash, *Modern Type of Apartment Hotels Thruout United States* (Chicago: privately published, 1917), n.p.
20. Sexton, *American Apartment Houses*, 261-62, 320-25.
21. Cash, *Modern Type of Apartment Hotels*, n.p.; Curtis Hotel file, Hennepin County Historical Society, Minneapolis, MN.
22. The Fairmont apparently never had a public kitchen for its residents, but the presence of private bathrooms suggests it was a mid-priced hotel. Today the building is in poor condition. Fairmont Hotel file, Minneapolis Collection, Special Collections Department, Minneapolis Public Library; Fairmont Hotel manager, telephone conversation with author, 6 May 1991.
23. Although still open, the Seville is reportedly in poor condition. For a perceptive analysis of this housing type see Paul Groth, "'Marketplace' Vernacular Design: The Case of Downtown Rooming Houses," in *Perspectives in Vernacular Architecture, II*, ed. Camille Wells (Columbia: University of Missouri Press, 1986), 179-91.
24. Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*. In press.
25. Cromley, *Alone Together*, 189.
26. Groth, "Nonpeople," 218.

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27. Albert Nelson Marquis, ed., *The Book of Minnesotans: A Biographical Dictionary of Leading Living Men of the State of Minnesota* (Chicago: A.N. Marquis Co., 1907), 385; R.I. Holcombe and William H. Bingham, editors, *Compendium of History and Biography of Minneapolis and Hennepin County, Minnesota* (Chicago: Henry Taylor & Co., 1914), 427-28.
28. *Dual City Blue Book 1895-96, St. Paul* (Minneapolis: R.L. Polk & Co., 1895), plate facing p. 37.
29. Adam Lansing Dorr file, Minneapolis History Collection, Special Collections Department, Minneapolis Public Library; Adam Lansing Dorr file, Northwest Architectural Archives, University of Minnesota, St. Paul, MN.
30. Ibid.
31. There were 45 tenants at the Ogden in 1911, among who ten did not list their occupations. In this case, all ten teachers were single women. *Dual City Blue Book 1911-1912, Minneapolis* (Minneapolis: R.L. Polk & Co., 1911), 402-03.
32. Ibid. It is possible that Mr. Amick and Mr. Hill were either separated or divorced and living apart from their spouses. Buildings like the Ogden were often occupied by men in these circumstances. My thanks to Paul Groth who brought this phenomenon to my attention.
33. Jean Follett notes that America's first apartment hotel, the Pelham, always had a high turnover rate. See Follett, "Hotel Pelham," 69.
34. *Dual City Blue Book 1911-12*, 402-03; *Dual City Blue Book 1913-14*, 433- 34.
35. *Dual City Blue Book 1911-1912*, 402-03; *Dual City Blue Book 1915-16*, 448-49.
36. *Dual City Blue Book 1913-14* 433-34; *Dual City Blue Book 1915-16*, 448- 49; *Dual City Blue Book 1917-18*, 496.
37. In 1921 Heath was employed by the Minneapolis Dry Goods Company as assistant secretary. By 1928 he worked as the credit manager for the Whitney-MacGregor Company at 501-11 Nicollet Avenue, and three years later he became the credit manager for E. Albrecht & Son, whose offices were located at 9th Street and Nicollet Avenue. *Minneapolis City Directory, 1919* (Minneapolis: Minneapolis Directory Co., 1919), 805; *Minneapolis City Directory, 1932* (Minneapolis: Minneapolis Directory Co., 1932), 513.
38. Groth, *Living Downtown*.
39. "Fine Apartment Buildings," *Minneapolis Journal*, 1 May 1902, sec. 2, p. 4, col. 1.
40. *Dual City Blue Book 1911-12*, 402-03.

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41. Thomas R. Zahn, *The Minneapolis Auditorium and Convention Center: The History* (Minneapolis: the author, 1987). The locations of the other buildings were derived from 1904 Rascher fire insurance maps.
 42. David A. Lanegran and Ernest R. Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (St. Paul: Living Historical Museum, 1979), 22.
 43. "New Ogden Building for Apartments," *Minneapolis Journal* 10 April 1910, sec. 2, p. 10.
 44. An advertisement for the Odgen in the classified section of the local paper read as follows: "Very desirable one and two-room apartments, furnished or unfurnished; strictly high-class in every respect; disappearing wall beds; tile bathrooms, elevator service, etc. Excellent cafe in connection." *Minneapolis Journal* 25 December 1910, p. 8.
 45. Groth, *Living Downtown*. On Murphy and wall beds, see "The Murphy Bed," *Pacific Coast Architect* 3/2 (July 1912): 455-56; and "The Holmes Wall Bed," *Pacific Coast Architect* 3/4 (July 1912): 454.

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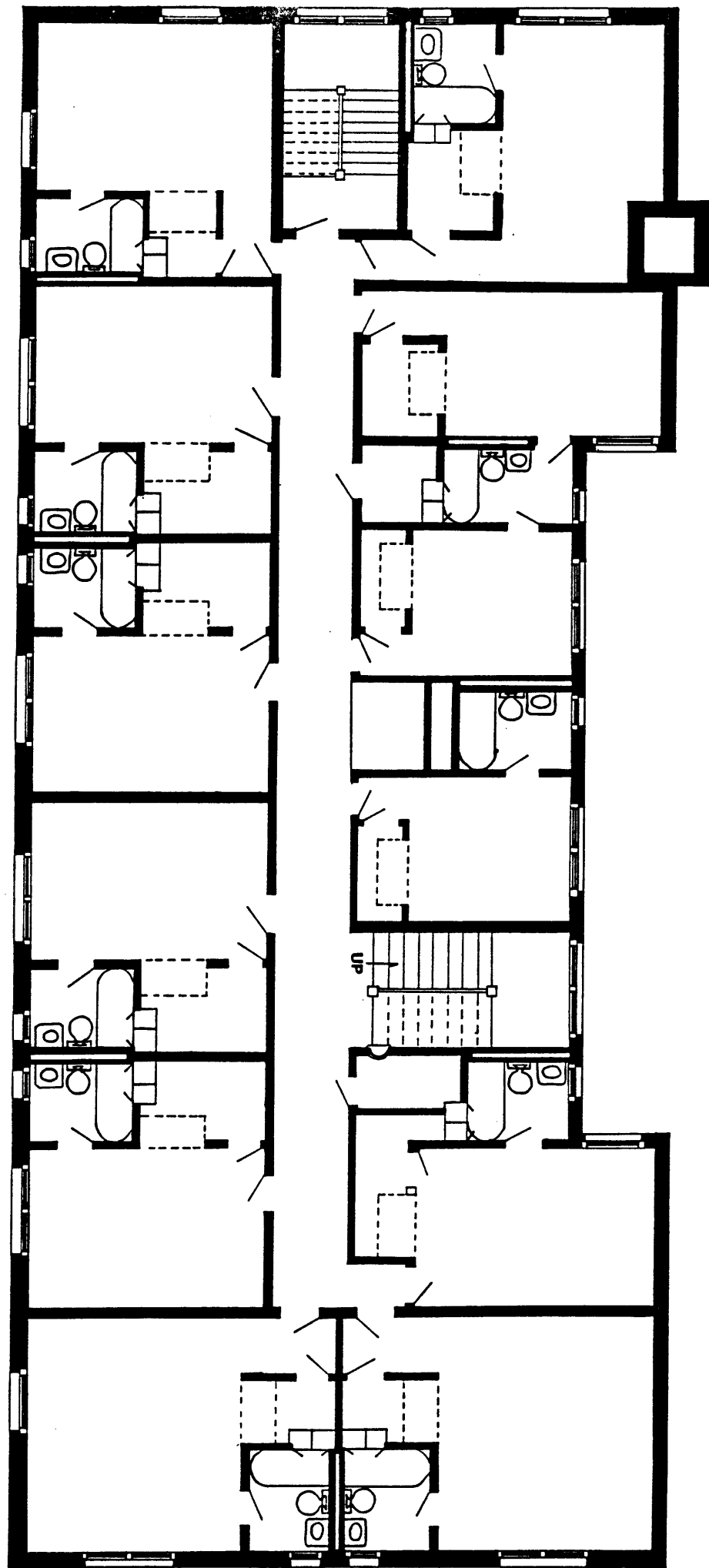
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Ogden Apartment Hotel
Minneapolis, Minnesota
Floor Plan
Figure 1

