

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Chadwick, L.L., Cottages

and/or common N/A

2. Location

street & number 2617 West 40th Street N/A not for publication

city, town Minneapolis N/A vicinity of congressional district Fifth

state Minnesota code 22 county Hennepin code 053

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Quentin F. Horner

street & number 2617 West 40th Street

city, town Minneapolis N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Hennepin County Government Center

street & number 300 South Sixth Street

city, town Minneapolis state Minnesota

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The L. L. Chadwick Cottages are located at 2617 West Fortieth Street in Minneapolis' lake district. Built in 1902, the cottages are situated approximately midway between Lake Calhoun on the north and Lake Harriet on the south.

The mirror image cottages were joined to form a single dwelling unit in 1972. Each one storey Cottage is rectangular in plan with the joined unit forming a U shape configuration. An entry door, flanked by side lights, is situated in the base of the U. The cottages sit upon cement foundations and have wood shingled gable roofs joined by a cross gable. The frame buildings are covered by narrow clapboard siding accented by corner boards.

Windows appear original to the cottages and consist of regularly placed rectangular sashes with three over one lights on side facades. The main gable facade has large paired windows with six over nine light sash and an offset entry door.

Ornamentation on the Cottages is limited to eave and gable boards which are decorated with scalloped, pierced bargeboard. The fully screened frontporches have sculptured eaveboards and square supports.

When the cottages were joined, a 24 X 22 rear addition was made to the dwelling. The frame addition is covered by a board and batten siding and has a shed roof. The decorated bargeboard on the Cottages has been continued on the addition.

The Cottages are in excellent condition and have maintained their architectural integrity through the alteration.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902 **Builder/Architect** ~~UNKNOWN~~ Loren L. Chadwick

Statement of Significance (in one paragraph)

The L. L. Chadwick Cottages are significant as unique examples of Cottage architecture in the Minneapolis lake district. In 1902, Loren L. Chadwick built three Cottages on lots 21, 22 and 23 in the First Division of Remington Park. (The third Cottage was moved from the site in 1929). Chadwick, whose occupation is listed in early Minneapolis City Directories as contractor/builder, constructed the cottages at a cost of \$300.00 each. The tiny cottages (16 X 30 feet) were simply designed for summer use and had screened porches to take advantage of the breeze from the nearby lakes. The cottages apparently served as rented summer homes for more than a decade before being sold as individual units. The area was ideally suited for summer cottages, being prominently situated between two of Minneapolis' major lakes - Calhoun and Harriet. Many cottages can still be seen today interspersed between larger homes in the area. In 1972, the two Cottages were joined to form a single dwelling unit. The survival integrity of their simple design make the L. L. Chadwick Cottages unique to the lake district and significant examples of cottage architecture in Minneapolis.

9. Major Bibliographical References

Lanegran, David A., and Ernest R. Sandeen. The Lake District of Minneapolis: A History of the Calhoun Isles Community. St. Paul: Living History Museum, 3rd printing 1981.

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Minneapolis South

Quadrangle scale 7.5

UMT References

A

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

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

That part of Lots 21, 22 and 23 lying east of the west 120 feet thereof. Block 13 First Division of Remington Park.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Camille Kudzia

organization City of Minneapolis
Heritage Preservation Commission

date January, 1982

street & number 210 City Hall

telephone 612-348-6655

city or town Minneapolis

state Minnesota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Russell W. Fridley

date

1/9/84

title

State Historic Preservation Officer

For HCRS use only

I hereby certify that this property is included in the National Register
Entered in the
National Register

date

2/9/84

J. Delours Byers
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper Melvin Lynn
11/9/89

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Note: These changes apply to
Chadwick, L. L., Cottages in
Hennepin County, Minnesota.**

REFERENCE NUMBER: 84001417

STATE: MINNESOTA

COUNTY: Hennepin

RESOURCE NAME (HISTORIC): Chadwick, Loren L., Cottages

CITY:

VICINITY OF:

ADDRESS:

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

**Nina M. Archabal
State Historic Preservation Officer**

JUN 17 1988

Date