

United States Department of the Interior
National Park Service

3916

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.

1. Name of Property

Historic name: Thompson Flats

Other names/site number: N/A

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1605-1607 Hennepin Avenue South

City or town: Minneapolis State: Minnesota County: Hennepin

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

 <hr/>	<p>3/22/19</p> <hr/>
<p>Signature of certifying official/Title: Amy Spong, Deputy SHPO, MN Dept. of Admin. Date</p>	
<hr/> <p>State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<hr/> <p>Signature of commenting official:</p>	<hr/> <p>Date</p>
<hr/> <p>Title :</p>	<hr/> <p>State or Federal agency/bureau or Tribal Government</p>

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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 of the Keeper

5/10/15
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ Multiple Dwelling
COMMERCE/TRADE /Specialty Store

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling
COMMERCE/TRADE /Specialty Store

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/ Second Renaissance Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION -Stone

WALLS/Brick

ROOF/Low slope synthetic membrane

OTHER/Metal cornice at principal elevation roof parapet

OTHER/Metal cornice at principal elevation storefront

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Constructed in 1899¹, Thompson Flats is a well conserved mixed use building of a type that was common to the Hennepin Avenue commercial district in the early 20th century but is nearly nonexistent now. This Second Renaissance Revival brick building is rectangular in form, 40 feet wide by 88 feet long and three stories in height. The front entries are on Hennepin Avenue South, a busy commercial street. (Photos 01, 02 and 03) Thompson Flats is flanked by a three story commercial building to the northeast and one story commercial building to the southwest. The southeast side of the Thompson Flats faces a parking lot. The Basilica of St. Mary (1907-1922) complex is located across Hennepin Avenue South. The two upper residential floors of

¹ Minneapolis Building Permit Records 1899-1970, Permit A 6520

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Thompson Flats have not been substantially reconfigured in plan since the original construction. The original flats and suites of rooms were adapted to small apartments, leaving original millwork, doors, wood floors, plaster walls, central light well, stairs, and borrowed lites in place. At street level an open plan retail showroom space retains its original plaster walls and ceilings, terrazzo and wood flooring, and wood sash and frames. The brick exterior walls are in good condition with cast brick and stone detailing on the principal elevation. Metal cornice and parapet details remain on the same elevation. The other two elevations retain character defining features such as ghost signs, metal fire escape stairs, and original sash opening configuration. The building has a great deal of historic integrity.

Narrative Description

Portions of Thompson Flats were rehabilitated between September 2016 and August 2018. The rehabilitation work occurred primarily on the second and third residential floors. Exterior maintenance work completed during that time included roofing replacement, selective masonry repair, and replacement of non historic windows. The construction scope of work received Part 2 Description of Rehabilitation determination in May of 2016 as follows:

“the rehabilitation described herein is consistent with historic character of the property and, where applicable, with the district in which it is located and that project meets the Secretary of Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure after the rehabilitation is complete.”²

The following narrative includes references to the building condition prior and post rehabilitation:

Thompson Flats' first floor facing Hennepin Avenue has wood framed, storefront glazing with recessed entries at the northeast and southwest ends. A stepped metal cornice with scrolled corbels at each end runs the width of the first floor.(Photo 06) Wood doors, frames and transoms at each side of the storefront appear to be original. (Photo 05) The wood storefront, installed in 2013, replaced non-historic glazing and uncovered a historic door (Photo 03). The appearance of Thompson’s renovated storefront very closely resembles its original appearance preserved in historical photos. These photos provided design reference that enabled construction to comply with the local historic district guidelines. Outside walls of the entry recesses are large blocks of veneer sandstone. (Photo 5) Steps on the southwest entry are sandstone. Hexagonal mosaic tile covers the floor of the southwest vestibule.

The upper two stories have handsome brick detailing. Recessed vertical bays flank each side of a center vertical brick panel. Openings within the bays are framed by custom brick shapes at the side and head. (Photo 04) The glazed brick on the Hennepin Avenue face is orange brown in

² Historic Preservation Certification Application, Part 2 – Description of Rehabilitation, *Thompson Flats NPS Project Number 32424*

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color. There is some soot staining on horizontal ledges of glazed brick, but overall the masonry is in good condition. Sills of the openings are sandstone. Sides of the brick recesses are framed by stepped, brick coves. Openings contain one over one sash. Building permits show that metal hung windows were installed in 2004. The non historic sashes were replaced in the 2016-2018 renovation with wood sash.

Detailing of the street façade is symmetrically balanced around the center bay. A sheet metal cornice with dentils and paired corbels extends the length of the parapet at the northwest face of the building. (Photo 02) An elaborate metal balustrade shown in pre 1950 photographs has been removed. The name "Thompson" was centered in the balustrade with the construction date "1899" above. The cornice and the front elevation of the building below the cornice are otherwise unchanged from the historic photos. (Figures 5 and 6)

The southwest face of the building is exposed on floors two and three above the adjacent one story building. This building face was a prime billboard location facing the traffic on Hennepin Avenue. Historic photographs show signage for several different retailers. Faint ghost signs for "Arrowhead Bearings" painted on beige common brick are visible near the roof parapet on the mid and rear bays. (Photo 07) Two recessed light well bays have one over one hung windows at floors two and three. A portion of the second floor wall at the northwest corner of the southwest face has been painted to cover graffiti.

The rear (southeast) wall is clad with common brick, matching the southwest wall. (Photo 08) This was and still is the service side of the building. There is a loading dock shared with the adjacent building to the south. An exterior metal stair runs from second and third floors to grade at the rear of the building. The non-historic doors opening onto the stair are hollow metal with glass lites. Five hung, one over one, wood windows are symmetrically spaced on each of the upper floors. At the first floor there are two door openings into the retail space. There is a single metal door with a full lite at the north end of the wall. Another single metal door with a full lite and sidelights was installed on the south end of the wall in 2013. At that time a non-historic coiling door was removed from the opening and the new door was installed in compliance with the local historic district guidelines.

Two, one over one, hung original wood windows covered with metal mesh are located between the two first floor doors. Another one over one, hung original wood window, is located at the south side of the wall. This window is glazed with obscure glass.

Thompson's northeast elevation continues to be obscured by the adjacent building after renovation. There are two exterior light wells that run from the roof to the second floor level. The wells have one over one, hung sash permitting daylight to enter the apartments on floors two and three.

Interior Description

First Floor

Retail uses at the first floor included a seamstress in 1901 and an automobile showroom from 1918 to 1929. High ceilings and natural light provided by the building orientation would have

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benefited both of these users. The first floor has 18 foot high plaster ceilings. Large storefront windows and glazed upper transoms allow sunlight to penetrate deep into the store. The retail space is open from the front to back of the building. The front half of the space has original terrazzo flooring in good condition. (Photo 09) The back half of the space has wood floors. Two toilet rooms and an office are enclosed at the rear of the space. Original plaster remains on the interior walls and ceilings. The wood beam and steel pipe column structural system is enclosed with original plaster walls and soffits. Lighting is provided with suspended track lights.

An open interior stair provides access to the basement. The basement is an open space with exposed stone foundation walls and a concrete floor. (Photo 31)

Second and Third Floors

No major reconfiguration that removed historic elements has ever occurred on the second and third floors. This extent of intact interior finishes is rare in a Minneapolis apartment building over 115 years old. Two skylights provide natural light to the corridors. The interior apartment walls have borrowed lights to transfer natural light from the center of the building into the apartment units. The layout of the rooms, hallways, the majority of the interior doors, plaster ceilings and walls, and wood floors, stairs and millwork are original. There are six small apartments on each floor. Remodeling work that had covered historic features in place was reversed during the rehabilitation. Plastic paneling from the stair balusters, gypsum board encasing the borrowed light openings, and a firewall added to separate the main stair between the second and third floors were all removed. Pocket door openings that had been infilled with gypsum board walls were reopened.

There is a vestibule at the street level with an original wood interior door with glass transom above. A straight run wooden stair leads from the Hennepin Avenue entry to the second floor. At the second floor landing, there is a corridor that runs from east to west through the building. An open, switchback, wood stair with paneled wainscot and turned balusters connects the second and third floors. Over the stair, a large metal framed skylight allows light to penetrate to the second floor. (Photo 13) A fire wall separating the third floor landing from the second floor was removed in the renovation, restoring the light well. (Photo 15) The original wood balustrade remains intact at the upper landing. (Photo 16)

Obscure glass borrowed lites are located on both floors. Glass was missing or mismatched in a portion of the borrowed lite frames prior to rehabilitation. Mailboxes had been inserted into a borrowed lite frame at the second floor. At a laundry room on the second floor, the interior glazing had been covered at the inside of the room blocking light from the skylight above to the corridor. (Photo 27) Other borrowed lite frames had been covered with gypsum board. (Photo 10 and 12) Missing glazing was replaced and wood frame components were replicated. The original glass has been cleaned and caulked (Photos 13 and 28)

Prior to the 2016 rehabilitation the apartments had rudimentary kitchens with minimal cabinetry. (Photo 20) New kitchens were located in the original locations. (Photos 21 and 24) Surface mounted lighting and electrical conduit were removed from the plaster walls and ceilings. (Photo 10) Original millwork doors remain in most locations. Replacement doors were custom

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made to match the existing doors. (Photos 29 and 30) Original gas fireplaces with tile surrounds remain in apartments on both floors. (Photo 25) Damaged fireplace surrounds were repaired and gas inserts added. (Photos 17 and 25) Original tile was cleaned and reinstalled. Handmade tile was used to supplement missing tile at the surrounds. Wood floors were refinished during rehabilitation.

The historic apartment configurations were adapted to the original spatial arrangements of the Flats. Bi-parting, wood, pocket doors were used to subdivide the apartments into a variety of options for families and boarders. The original six family apartments and four "bachelor apartments" have been separated to form twelve small apartments. The pocket door openings still exist, with the doors fixed in place within the wall pockets. See Figure 10 for an overlay of the apartment configuration prior to rehabilitation and probable historic configuration.

Integrity

Thompson Flats has retained good interior and exterior integrity after 119 years of residential and commercial use.

Location – The building is in its original location in downtown Minneapolis.

Setting – The building benefits from its location in the Harmon Place Historic District and immediate proximity to Loring Park. The historic district is locally designated and focuses on the automotive commercial structures from the early 20th century. Buildings constructed from 1907 to 1930 are protected within the district, creating a distinctive streetscape. Thompson Flats has a view to the south east of Loring Park. Established as Central Park in 1883, the park was developed from a plan by landscape architect Horace Cleveland. The wooded park includes a lake, horseshoe pits, shuffle board courts and an historic concessions building. The park has been a recreational focus for downtown residents and hub for greenway planning in the city for 140 years. The mature oak trees, arched bridge over the edge of the lake and walking paths convey a feeling of an older time. The combination of existing historic buildings and a Victorian era park provide Thompson Flats with an appropriate historic setting.

Design – Thompson Flats was designed by a prominent Minneapolis architect, Edgar Hodgson (May 1854-January 25, 1916) and is one of the only surviving buildings from his practice. The building has been continually occupied since construction for the original intended uses. The flexible arrangement of residential rooms and flats on its upper two floors allowed the building owners to adapt the apartments to changing rental markets without reconstruction. The open plan of the lower floor permitted a variety of commercial uses over time. The original design of the building has been preserved.

Materials – The building has very good integrity of interior and exterior materials. Most remaining apartment buildings of similar age in Minneapolis were gutted during the twentieth century. The reconstructed apartments in the gutted buildings do not retain historic materials or apartment layouts. The historic materials of Thompson Flats were protected in place. To meet more modern fire codes in the twentieth century, the borrowed lite frames in

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the stairway were covered and a fire wall constructed to separate the two floors. Similarly, the non code compliant, wood stair balusters were covered with plastic paneling. (Photos 10 and 12) These modifications were reversed as part of the building rehabilitation. (Photos 11 and 13) Gas fireplaces with tile surrounds were covered with gypsum board preserving most of the original tile work for repair. (Photo 25) Original doors, paneling, wood floors, stairs and millwork remain in place and have been gently reconditioned as part of the rehabilitation. (Photo 14) Where required, new material for restoration, matches the existing material in type and finish.

The exterior of Thompson Flats retains original brick, masonry details, sash openings, signage and metal cornices. Minimal work was required during the rehabilitation to extend the life of the existing brick envelope and metal details. New, historically appropriate, one over one, wood sashes were installed to replace non historic, metal windows at the second and third floors.

Workmanship – The millwork, doors, borrowed lights, paneling, fireplaces, and wood stairs at floors two and three exhibit a high level of workmanship. Millwork repair was executed by skilled carpenters during the rehabilitation. The original exterior brick work on the principal elevation includes cast brick shapes to frame windows and decorative features. The patina of the brick was retained during the rehabilitation with pointing restricted to water damaged joints.

Feeling – The building has a strong feeling of utility, livability and craftsmanship. The interior light well introduces day light into the second and third floor corridors. The borrowed lites transfer light from the central core into the apartments. The original ceiling heights, large windows and narrow corridor widths provide the physical experience of a building constructed before modern building codes and dependence on artificial lighting and ventilation.

The airy first floor has tall storefront glazing that provides daylight deep into the showroom space. The patterned terrazzo flooring reflects over a century of utility and wear.

Thompson Flats fits gracefully into its built environment. Situated along a landmark entry to downtown Minneapolis, the front of Thompson Flats faces the imposing Basilica of St. Mary. The rear windows of the building have a pastoral view of Loring Park, Minneapolis' original "Central Park".

Association – Thompson Flats was built during a transition in the development pattern of the city of Minneapolis. Originally constructed to provide housing convenient to the urban core, commercial development surrounded Thompson Flats during the early twentieth century, wiping out most of its neighboring, strictly residential buildings. Thompson Flats provided small and affordable rental units in the urban core as single family housing that was spreading in all directions.

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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.)

- 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.)

Criterion A - Community Planning and Development

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Period of Significance

1899-1930

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

The architect for Thompson Flats was Edgar Hodgson (May 1854-January 25, 1916). J.H. Thompson, the original owner, would have been familiar with the firm of Hodgson and Sons through their design of the Minnesota Loan and Trust Company, where he was a director. Edgar Hodgson, along with his father Isaac Hodgson and his brother Isaac Jr., practiced architecture as Hodgson and Sons. Isaac Sr. lived in Minneapolis from 1880 until his death in 1909. The firm had offices in Indiana, Minneapolis, Omaha, Denver, Portland and Kansas City at different times from 1880 through the 1890s.^{3,4} The firm is now relatively little remembered but it produced a number of major buildings in the late 19th century in Minneapolis. Thompson Flats would have been a minor commission for the firm, but is one of the few Minneapolis buildings attributed to Hodgson and Sons that survive.

Significant buildings designed by the Hodgson and Sons in Minneapolis included the Minneapolis Industrial Exposition Building (1886) (razed 1940, 1946), the Minnesota Loan and Trust Company (1883) (razed 1920), Chamber of Commerce Building (1883) (razed 1926) and the Bank of Minneapolis (1886) (razed in 1958). The Minneapolis Industrial Exposition Building was the largest public building constructed in Minneapolis in the nineteenth century. It

³ Lathrop, Alan, *Minnesota Architects A Biographical Dictionary* (Minneapolis London, University of MN Press, 2010) 103.

⁴ Minneapolis City Directories, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1900 and 1908.

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held national expositions in 1886 and 1890. The National Republican Convention was held there in 1892. The Bank of Minneapolis was one of the earliest "Commercial Style" skyscrapers constructed in Minneapolis. Its design was decidedly modern compared to the Victorian design of the Exposition Building and the Minnesota Loan and Trust Company. Larry Millet in his *Lost Twin Cities* explains "This early skyscraper was remarkable in several respects. With its glassy, cellular facades it was perhaps the first building locally to exploit the aesthetic possibilities of metal framing. It may also have been the first tall office building anywhere in the United States to rely only on metal frame structure."⁵ While Hodgson and Sons' Thompson Flats is not a grand structure or as architecturally significant as the firm's other downtown buildings, it is a rare surviving example of the work of this prominent Midwestern firm.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Thompson Flats is significant under Criterion A: Community Planning and Development as a distinct example of a pre-1900 family apartment building. One of the oldest buildings in the Loring Park area, it was constructed in response to the demand for middle class family housing near downtown Minneapolis. The building is one of the few remaining structures designed by Hodgson and Sons, a locally prominent architecture firm during the 1880s and 1890s. Thompson Flats' larger apartments accommodated families with a unique flexible plan. Its transition from a middle class apartment building to a residential hotel paralleled the change in demographics of the area. Families moved farther from the downtown core in the 1920s and 30s as more single adults sought housing near their place of employment.

The inclusion of a retail space differentiates Thompson Flats from the remaining apartment buildings in the locally designated Harmon Place Historic District. The retail component at the ground floor was not a common feature of residential buildings in the district prior to 1900. As the other first generation apartment buildings were removed to make way for automobile oriented commercial buildings, the flexible street level retail space of Thompson Flats allowed this residential building to adapt to the changing commercial environment.

Thompson Flats is locally significant under Criterion A – Community Planning and Development. It is an early apartment building constructed in response to the demand for middle class family housing near downtown Minneapolis. Its period of significance is 1899 to 1930. The end of this period marks the transition of the building's use from family apartments to a residential hotel.

The building received Part 1 – Evaluation of Significance preliminary determination in June of 2015. The preliminary determination was that the building "appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic

⁵ Millet, Larry, *Lost Twin Cities* (St. Paul: Minnesota Historical Society Press, 1992) 186-187.

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Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.⁶

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

Residential Development:

The construction of Thompson Flats was part of the real estate development boom of the late 19th century in Minneapolis. The increase in Minneapolis' population spurred the construction of a variety of housing types on the periphery of the downtown core. Until 1893, when electric street cars were introduced, mass transit was limited to three horse car lines. Living within walking distance of the workplaces and cultural institutions of the downtown was attractive to residents of all income levels. Downtown housing types included single family homes, row houses, flats, apartments and residential hotels. One of the two major areas for residential development from the 1870s to 1900 was the area southwest of the downtown core, surrounding Loring Park. Thompson Flats is located on the northwest side of this district, one block from the edge of the park.

Loring Park was purchased by the city of Minneapolis in 1883. Originally named Central Park, the 34-acre park was renamed in 1890 to honor Charles M. Loring, the first president of the park board.²³ The original plan for the park was created by landscape architect Horace Cleveland. The planning included enlarging the existing wetland to create a 7-acre pond and transplanting trees and shrubs from surrounding woods for rapid growth. The park was in use year-round for boating, ice skating, musical events, shuffle board and horseshoes. It provided breathing space for the residents of the surrounding area.

The other major area of multifamily development on the southeastern edge of downtown is now included in the South Ninth Street Historic District, a local historic district. The characteristic building types preserved in the South Ninth Street District are large row houses and six/eight flat buildings constructed between 1886 and 1915. Twenty-two multi-family buildings are included in the district. Commercial structures were not included in the district designation.

Thompson Flats is located in the Harmon Place Historic District, a City of Minneapolis local district significant for the area's association with the automotive industry in the early twentieth century. The period of significance for the district is 1907 to 1930, the time when Harmon Place and Hennepin Avenue were the center of automotive sales and service for the city. The majority of residential structures were removed from the district during the active period of the automotive industry expansion. Fewer than 30 row houses and multiple dwellings dating before 1900 survive in Minneapolis. Thompson Flats is one of these remaining buildings.

⁶ Historic Preservation Certification Application, Part 1—Evaluation of Significance, *Thompson Flats NPS Project Number 32424*

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Residential Patterns and Neighborhood Building Types:

Beginning in 1885 through the 1890s, prominent businessmen and their families moved to the south end of Harmon Place.⁷ The original owner of Thompson Flats, Joseph H. Thompson, lived two blocks away at 1516 Hawthorne Avenue⁸ in a large, two story frame house. (Figure 3) (Razed) The area south of Tenth Street South, extending along Harmon Place, Hennepin Avenue and Hawthorn Avenue to Loring Park and Groveland Avenue, was primarily residential during this period. Housing ranged from modest buildings to mansions. Only one of these large single family mansions has survived until the present day, the H. Alden Smith House at 1403 Harmon Place. Built in 1887 and designed by William Channing Whitney⁹, the brownstone Richardsonian Romanesque mansion provides an example of the single-family housing in the district. By 1900, the extension of the street car system made commuting to downtown possible, permitting development of single family housing at greater distances from the downtown core.¹⁰ Almost all of the single family homes were gone from the Harmon Place district by 1920, largely displaced by the automotive industry retailers.¹¹

Apartment and flat housing were also a vital part of the initial residential development around Loring Park. Large family apartments and apartment hotels were located directly on the park and to the south and east of the park. These larger units were marketed to higher income families.

The Loring Apartments were considered some of the best in the city prior to World War I. They were given names to lend an air of sophistication. Elegant was the term used in the newspaper descriptions of these units. The owners in this era almost always stressed style more than convenience to downtown.¹²

Also constructed were a number of small apartments and apartment hotels aimed at single people and couples working downtown. An article in the May 1, 1902, issue of the Minneapolis Journal is titled "Fine Apartment Buildings-Minneapolis Famous for Her Magnificent Apartment Buildings":

A feature of building operations for several years has been the number of modern and beautiful apartment buildings which have been added to the city's improvements. 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 summer season. The flat offers many advantages in the way of conveniences which some houses do not possess, has the

⁷ Zellie, Carole, *Harmon Place Historic District Final Report* (Minneapolis Heritage Preservation Commission)5.

⁸ *Minneapolis City Directories*, 1885, 1890, 1894 and 1900.

⁹ Nelson, Charles Smith, *H. Alden House* (National Register of Historic Places Inventory, Minneapolis Historical Society, 1976).

¹⁰ Borchert, John R. Et al., *Legacy of Minneapolis: Preservation Amid Change*. Minneapolis, Voyageur Press, 1983.

¹¹ Zellie, Carole, *Harmon Place Historic District Final Report*, 6.

¹² Trimble, Steve, *In the Shadow of the City A History of the Loring Park Neighborhood* (Minneapolis Community College Foundation) 54.

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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.¹³

The 1902 Journal article lists 122 apartment and flat buildings in Minneapolis by name and address. Included from the Harmon Place Historic District northwest of Loring Park were:

Adeline Flats -1672-1674 Hennepin Avenue (razed)
Harmon Court Flats – 1117 Harmon Place (razed)
Hennepin Flats – Corner of Hennepin Avenue and 13th (razed)
Kenwood Flats – 1680-1692 Hennepin Avenue (razed)
Knickerbocker Flats -1221-1229 Hennepin Avenue (razed)
Loring Flats -1676-1678 Hennepin Avenue (razed)
Park View Flats -1624-1630 Hennepin Avenue (razed)
The Portland -1022-1024 Harmon Place (razed)
Thompson Flats -1605-1607 Hennepin

Thompson Flats alone remains of these first generation apartment buildings that were razed for the early 20th century automotive era construction and the construction of the Basilica of St. Mary's (1906-1922) or later development.

Two apartment buildings included in the Harmon Place Historic District but built later than Thompson Flats remain on the northwest side of Loring Park.

Haverhill Court, 32-26 Spruce Place, 1908

Haverhill Court is a four-story plus basement brick building that contains 70 apartments. The structure is arranged in a U plan, representative of the large apartment buildings built on the eve of commercial development in the area. The units are small, aimed at working single people and couples.¹⁴

Yale Place, 1212 Yale Place, 1915

A brick building, Yale Place is three stories tall with 48 apartments. It was the last major apartment building constructed in the area until the 1980s. Similar to Haverhill Court, the small apartments were aimed at couples and single people rather than families.¹⁵

Of the three remaining apartment buildings northwest of Loring Park from the period of significance, Thompson Flats was the only one constructed with apartments of more than 4 rooms. It is not only a smaller structure than the other remaining apartment buildings, but also unique in that the original apartment units were larger, including 4, 5 and 6 rooms. These larger units could accommodate larger families and still enable these renters to supplement their incomes by renting rooms to boarders. The sliding doors between the rooms within the apartments provided a flexible means for subdividing the units.

¹³ Minneapolis Journal, *Fine Apartment Buildings Minneapolis*, May 1, 1902.

¹⁴ Zellie, Carole, *Harmon Place Historic District Final Report*.

¹⁵ Zellie, Carole, *Harmon Place Historic District Final Report*.

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An additional feature distinguishing Thompson Flats from the remaining apartment buildings is the ground floor retail space. The majority of the solely residential buildings in the Harmon Place District were torn down during the automotive era of 1906 to 1930. The 1912-1930 Sanborn Insurance Map shows both single-family and multifamily homes around the Thompson building. (Figure 4) These first generation apartment buildings were removed to make way for ground floor automobile garages, showrooms and supporting retailers. Long Motors is adjacent to the Thompson building in a 1919 photograph. (Figure 5) In a 1940 photograph, Thompson Flats is surrounded by commercial buildings. (Figure 6). Thompson Flats' retail space at the ground floor made the building commercially viable within the district and protected it from demolition during the automotive period.

Building Owner - Joseph H. Thompson

The original Thompson Flats owner was Joseph H. Thompson (August 17, 1834-June 14, 1901). Joseph grew up in South Berwick and North Yarmouth, Maine, the son of a farming family. In his teens he was trained as a tailor by Nathaniel Osgood, North Bridgton Maine. After working for several other merchants in Maine, J.H. Thompson moved to Minneapolis in 1856 to start his own business. He was the first tailor in the city of Minneapolis, located in the corner of the Nicollet House off Bridge Square. Thompson built his own retail building at 118-120 Nicollet Avenue in 1876 and continued business there as a merchant tailor and provider of men's furnishings until his death. In his obituary, he is referred to as a "Pioneer Citizen", moving to Minnesota before it became a state in 1858. A man of limited education, he became a wealthy and respected citizen of the new city of Minneapolis.

Joseph Thompson's interests and investments extended beyond the tailor business that gave him his start in Minneapolis. At the time of his death, his obituary stated "he was one of the largest real estate holders in Minneapolis, as well as having extensive land investments in Minnesota, North and South Dakotas and Kansas."¹⁶ An article on the reading of his will valued his property at \$100,000, down from \$500,000 prior to the depression of 1893.¹⁷ Thompson was a director of the Minnesota Loan and Trust Company, the Minneapolis Knitting Company and the Minnesota Plow Works. He was also a city alderman, supervisor and elected city treasurer. A Mason since his time in Maine, Thompson was Grand Master of the Minneapolis Lodge 19 four times and its treasurer for 21 years.¹⁸

Thompson's widow, Ellen Thompson assumed ownership of Thompson Flats along with many other properties through a probate court distribution in 1903.¹⁹ Their only surviving child, Martha Capen and her husband inherited the building in 1912 after Ellen Thompson's death. In 1916 the property was purchased from the Capens by Kenesaw Holding Company, ending the Thompson family association with the property.²⁰

¹⁶ Minneapolis Journal, *Sickness Was Long Joseph H. Thompson Pioneer Citizen Passes Away*, June 15, 1901, 7.

¹⁷ Minneapolis Journal, *J.H. Thompson's Will*, June 22, 1901, 5.

¹⁸ Minneapolis Journal, *Sickness Was Long Joseph H. Thompson Pioneer Citizen Passes Away*, June 15, 1901, 7

¹⁹ Hennepin County, *Deed Book 572,422*.

²⁰ Hennepin County, *Mortgage Book 1464*, 19.

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Construction of Thompson Flats

Joseph H. Thompson purchased the site on Hennepin Avenue in April of 1899 for \$1,800 from Louis Ménage²¹, one of the first real estate developers in Minneapolis and the western suburbs. The November 11, 1899, building permit records show the construction of a "Br. Apt Bldg" valued at \$15,000 by J.H. Thompson.²²

In the pattern of residential development west of Loring Park prior to 1900, Thompson lived near downtown, two blocks from the Thompson Flats site from 1885 to 1901. Located at 1516 Hawthorne, the home was a large Victorian wood frame house set on a large lot. (Figure 3) The 1912 Sanborn Insurance Map shows both single family and multifamily homes around the Thompson building.(Figure 4)

The architect for Thompson Flats was Edgar Hodgson as noted in the previous Architect/Builder section of this form. See that section for more information on Edgar Hodgson.

Apartment Design and Residential Pattern

The design of the Thompson apartments provided a highly flexible method of subdividing the residential space. The apartments are composed of a linear arrangement of rooms around the perimeter of the building. Bi-parting pocket doors within the units separate the larger rooms within the apartments. Suites of rooms could be shut off from the family portion of the apartment and rented to boarders. Single room "bachelor units" had direct access to the corridor. Apartments could be reconfigured in size without moving walls. A combination of sizes of flats and "bachelor units" were common in apartment buildings at the turn of the century. A Minneapolis Journal article from May 1, 1902, noted, "the great number of apartments of six or seven rooms from \$30 to \$50. Suites of two or three rooms can often be had for less. Many apartments now have a few bachelor apartments which have no provision for housekeeping but are otherwise fully fitted."²³

The Thompson Flats rents were on the lower end of the range listed above, attracting middle class residents. In the Journal of January 26, 1901, "Flat 4, 1607 Hennepin, six rooms, all modern and elegant, \$25."²⁴ In the February 11, 1903, Journal, "Five Room Flat, Fully Modern with heat, janitor service. Fine Location."²⁵ An advertisement for 1607 Hennepin in the Minneapolis Journal, September 26, 1906, advertised "Two furnished rooms in an all modern flat, \$2 and \$3/wk."²⁶ Another advertisement from September 28, 1904, described "Two very pretty connecting rooms to rent in nice modern flat, within walking distance."²⁷ Rental of

²¹ Hennepin County, *Deed Book 506*, 174.

²² City of Minneapolis Building Permit, *A6520*, Issued November 1, 1899.

²³ Minneapolis Journal, *Fine Apartment Buildings Minneapolis*, May 1, 1902, 4.

²⁴ Minneapolis Journal, Classified Advertisements, January 26, 1901

²⁵ Minneapolis Journal, Classified Advertisements, February 11, 1903.

²⁶ Minneapolis Journal, Classified Advertisements, September 26, 1906.

²⁷ Minneapolis Journal, Classified Advertisements, September 28, 1904.

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individual rooms for short periods of time to boarders and lodgers was part of Thompson Flats' pattern of use from the beginning.

The residents who selected Thompson Flats were middle to lower income. A review of the census records from 1900 through 1930 provides a snapshot of the occupations and household demographics at the beginning of each decade. The census records from 1900, 1910 and 1920 show a pattern of residence in the building that included families, servants and unrelated boarders. The boarders would have helped bring in more income for the family. The 1900 census lists 8 households and 23 residents at the property. In 1910, there were 10 households and 31 people. By 1920, the number of households was down to 5 with 21 residents, most of which were referred to as "boarders". In 1930, the building ceased operation as family apartments and became a residential hotel with the hotel's proprietor in residence.

An example of a typical 1900 household was one headed by Alice Barton, (39 years old), her son Leon (12 years old), boarder and bookkeeper, Bertha Besthold (42 years old), and Amanda Renquist (21 years old), listed as servant. Alice was a dressmaker who ran her business from the Thompson Flats building, regularly advertising for help in the classified advertisements and listed in the city directory.²⁸ Occupations of the residents in other Thompson households included salesmen, a saleswoman, book keepers and a railroad clerk. The only professional listed in the 1900 census was a lawyer living as a boarder.²⁹

By 1910³⁰, Thompson housed a more professional class of renters. Mary Wesley (81 years old) and her daughter Margerite (42 years old) had two male lodgers sharing their flat. William Bennett (23 years old) was a salesman and Frank LeRoux (51 years old) was a teacher of French. Another apartment had seven boarders, including four salesmen, an architect and a lawyer. Other occupations represented in the building included a seamstress, a decorator and a civil engineer.

By 1920, a streetcar system linking the downtown to outlying residential areas was well established. Builders constructed duplexes and larger four-and-eight unit apartments along the streetcar lines attractive to middle class families. The profile of the occupants of Thompson Flats continued to move away from families in 1920.³¹ Mary Wesley, her daughter, Frank LeRoux and a different boarder were still in residence. One household is comprised of a couple and six boarders, which included clerks, laborers, a factory worker, a waitress and a cleaning lady.

Some building residents were employed by the adjacent automobile industry. In 1921, William G. Heuchans was a manager for Minneapolis Auto Electric Company located at 1601 Hennepin. He and his wife Nina lived in Apartment 2 for at least two years.³²

²⁸ Minneapolis City Directory 1901, 178.

²⁹ United States Census, Fourth Ward, City of Minneapolis, 1900.

³⁰ United States Census, Fourth Ward, City of Minneapolis, 1910.

³¹ United States Census, Fourth Ward, City of Minneapolis, 1920.

³² Minneapolis City Directory 1921, 944.

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The transition from "Thompson Flats" to the "Thompson Hotel" was complete by 1930. After 1930, the rental use changed to a hotel without permanent residents other than the hotel proprietors.

Ground Floor Retail Use

The ground floor of Thompson Flats was used as retail space during the period of significance and the years following the period of significance. The first retail tenant was a seamstress, Alice Barton, who lived in the flats above. Other tenants included George Morse, Inc., which sold automobiles in the space from 1918³³ to 1929, witness a July 1922 classified advertisement in the Minneapolis Morning Tribune "Why Not Buy a New Scripps-Booth? \$885, Geo. A. Morse, Inc., 1607 Hennepin Av."³⁴ George Morse was also a distributor for the "Rickenbacker, A Car Worthy of its Name". A photo taken in front of the Thompson Flats shows the tall Captain Eddie Rickenbacker, World War I fighter ace, race car driver and automotive designer; and George Morse with "Rickenbacker Motor Cars" on the window behind them. An automobile is also visible behind the glass. While not purposely built as an automobile showroom, this use reflects the shift to automotive commercial development in the Harmon District from 1906 to 1930. The flexibility of the ground floor to house a variety of retail uses has kept the building a viable commercial property while the neighborhood changed around it.

Conclusion

Thompson Flats continues to be used for its original purposes, with housing on the upper floors and a ground floor retail space. The intact interior of the upper two floors is remarkable for a building of this age in Minneapolis. Thompson Flats' residential floors have not been substantially reconfigured since construction and significant historic fabric has been retained – borrowed lites, millwork, paneling, center stair, interior doors, wood floors, fireplaces and plaster walls. The first floor retail space has original terrazzo floors, plaster walls and exterior doors. The handsome street elevation has original brick and stone veneer, metal parapet and cornice bands that still face the major thoroughfare through downtown Minneapolis. Thompson Flats retains ample architectural integrity to convey its significance as an example of a pre-1900 apartment building.

Thompson Flats is a unique, surviving example of a particular type of mixed use building from the early twentieth century in downtown Minneapolis. Constructed to meet the demand for commercial space and family housing at the time of initial residential expansion in Minneapolis in the late nineteenth century, the integrity of the building has survived to the present time.

³³ Minneapolis City Directory 1918, 1908.

³⁴ Minneapolis Morning Tribune, July 13, 1922, 27.

Thompson Flats

Hennepin, Minnesota
County and State

Name of Property

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Hennepin County, *Deed Book 506*, page 174. Purchase of land by Joseph H. Thompson, April 15, 1899.

Hennepin County, *Deed Book 572*, page 422. Distribution of multiple properties including Thompson Flats to Ellen Thompson (widow of John H. Thompson), October 1, 1903.

Hennepin County, *Mortgage Book 1464*, page 19. Kenesaw Holding Co. to Minneapolis Trust Company, Previous owners Martha (daughter of J. H. Thompson) and Edwin Capen, December 13, 1916.

Lathrop, Alan, *Minnesota Architects A Biographical Dictionary*. Minneapolis London, University of Minnesota Press, 2010.P.103 –Biography of Isaac Hodgson, Sr.

Lowry, Goodrich, *Street Car Man Tom Lowry and the Twin City Rapid Transit Company*. Minneapolis, Lerner Publications, 1979.

Millet, Larry, *Lost Twin Cities*. St. Paul: Minnesota Historical Society Press, 1992. Descriptions of Minneapolis Industrial Exposition Building P. 178-179, Bank of Minneapolis P. 186-187 and Minnesota Loan and Trust Building P.172.

Minneapolis City Directory, Minneapolis: Minneapolis Directory Co., 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1900 and 1908 – Listings for Hodgson & Sons under Architects in Business directory.

Minneapolis City Directory, Minneapolis: Minneapolis Directory Co., 1871 –Listing for J.H. Thompson as Merchant Tailor at 52 Bridge. 1887 and 1880 –Listing for J.H. Thompson as Merchant Tailor at 118 Hennepin Avenue and residence at 613 Hennepin Avenue. 1885, 1890, 1894, 1900 Listing for J.H. Thompson as Merchant Tailor at 118 Hennepin Avenue and residence at 1516 Hawthorne.

Minneapolis City Directory, Minneapolis: Minneapolis Directory Co., 1901, P. 178 – Listing for Mrs. Alice S. Barton, Dressmaker

Minneapolis City Directory, Minneapolis: Minneapolis Directory Co., 1921, P. 944 – Listing for William G. Heuchans, manager at Auto Electric Company.

Minneapolis Journal, *Fine Apartment Buildings Minneapolis Famous for Her Magnificent Apartments-The Flat Buildings of the City*, May 1, 1902. Page 4.

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Minneapolis Journal, *J.H. Thompson's Will*, June 22, 1901, P. 5.

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Name of Property

Minneapolis Journal, Classified Advertisements, January 26, 1901.

Minneapolis Journal, Classified Advertisements, February 11, 1903.

Minneapolis Journal, Classified Advertisements, September 28, 1904.

Minneapolis Journal, Classified Advertisements, September 26, 1906.

Minneapolis Morning Tribune, July 13, 1922 P.27

Neils, Reverend J. Fletcher. *History of Hennepin County*, Northstar Publishing Co., 1881 – Biography entry for Joseph H. Thompson.

Nelson, Charles W. *Smith, H. Alden House*. National Register of Historic Places Inventory, Minnesota State Historical Society, 1976.

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Trimble, Steve. *In the Shadow of the City A History of the Loring Park Neighborhood*. Minneapolis Community College Foundation, 1990.

United States Census Record, Hennepin County, MN.

Fourth Ward, City of Minneapolis, 1900

Fourth Ward, City of Minneapolis, 1910

Fourth Ward, City of Minneapolis, 1920

Fourth Ward, City of Minneapolis, 1930

United States Department of the Interior National Park Service, Historic Preservation Certification Application, Part 1 –Evaluation of Significance, *Thompson Flats NPS Project Number 32424*, June 29, 2015

United States Department of the Interior National Park Service, Historic Preservation Certification Application, Part 2 – Description of Rehabilitation, *Thompson Flats NPS Project Number 32424*, May 6, 2016.

Zellie, Carole. *The Harmon Place Historic District Final Report*. Minneapolis Heritage Preservation Commission, April 2001 – Available at the Hennepin County Central Library, Special Collections.

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:

Thompson Flats

Hennepin, Minnesota
County and State

Name of Property

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): HE-MPC-7008

10. Geographical Data

Acreage of Property

.09 Acre.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 44.97229° Longitude: -93.28578°

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

Thompson Flats

Hennepin, Minnesota
County and State

Name of Property

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

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

Southwesterly portion of Lot 2, Block 3 of the "Washington Yale Addition" to Minneapolis, 40 feet from southwesterly line of Lot 2 to a line parallel with the northeasterly line of lot 2 and 96.38 feet southeasterly from the front of Lot 2, according to the recorded plat thereof, Hennepin County, Minnesota and as shown on the legal survey of the property dated October 25, 2010.

Boundary Justification (Explain why the boundaries were selected.)

The boundary corresponds with historic description of the property in the deed records.

11. Form Prepared By

name/title: Mina Adsit, AIA
organization: Adsit Architecture and Planning
street & number: 807 Broadway Street NE, Suite 245
city or town: Minneapolis state: MN zip code: 55413
e-mail madsit@adsitap.com
telephone: 612 343 8013
date: December 31, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Thompson Flats

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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Figure 2 – Location Map

Figure 3 – Joseph H. Thompson House, 1516 Hawthorne, Minneapolis Historical Society Collection, circa 1894 photograph

Figure 4 – Sanborn Insurance Map, 1912-1930, Volume 3, Plate 280

Figure 5 – Long Motor with Thompson Flats beyond, Minnesota Historical Society Photo Collection, 1919

Figure 6 – Aerial Photo, looking toward Thompson Flats, Minnesota Historical Society Photo Collection, circa 1940

Figure 7 - Basement Photo Key

Figure 8 – First and Second Floor Photo Key

Figure 9 – Third Floor and Roof Photo Key

Figure 10 – Pre-Rehabilitation Floor Plans

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Thompson Flats

City or Vicinity: Minneapolis

County: Hennepin

State: Minnesota

Photographers: Kara Jones and Mina Adsit

Date Photographed: Varies – 07-08-2018 unless noted otherwise.

Description of Photograph(s) and number, include description of view indicating direction of camera:

Thompson Flats

Hennepin, Minnesota
 County and State

Name of Property

01 of 31	(MN_Hennepin County_Thompson Flats_0001) North/Northwest Elevation – Before Rehabilitation	11-06-2014
02 of 31	(MN_Hennepin County_Thompson Flats_0002) North/Northwest Elevation – After Rehabilitation	
03 of 31	(MN_Hennepin County_Thompson Flats_0003) North/Northwest Elevation	
04 of 31	(MN_Hennepin County_Thompson Flats_0004) Brick Details	
05 of 31	(MN_Hennepin County_Thompson Flats_0005) Northerly Entry Door	
06 of 31	(MN_Hennepin County_Thompson Flats_0006) Metal Storefront Cornice	
07 of 31	(MN_Hennepin County_Thompson Flats_0007) Ghost Signs on Brick	
08 of 31	(MN_Hennepin County_Thompson Flats_0008) East/Southeast Elevation	
09 of 31	(MN_Hennepin County_Thompson Flats_0009) First Floor looking West	
10 of 31	(MN_Hennepin County_Thompson Flats_0010) Second Floor Central Stair – Before Rehabilitation	11-02-2012
11 of 31	(MN_Hennepin County_Thompson Flats_0011) Second Floor Central Stair – After Rehabilitation	06-26-2018
12 of 31	(MN_Hennepin County_Thompson Flats_0012) Central Lightwell – Before Rehabilitation	11-09-2012
13 of 31	(MN_Hennepin County_Thompson Flats_0013) Central Lightwell –After Rehabilitation	06-26-2018
14 of 31	(MN_Hennepin County_Thompson Flats_0014) Second Floor looking east	
15 or 31	(MN_Hennepin County_Thompson Flats_0015) Center Stair Landing to Third Floor	
16 of 31	(MN_Hennepin County_Thompson Flats_0016) Center Stair Third Floor to Second Floor	
17 of 31	(MN_Hennepin County_Thompson Flats_0017) Third Floor Apartment Looking Northwest	
18 of 31	(MN_Hennepin County_Thompson Flats_0018) Second Floor Apartment Looking Northwest	
19 of 31	(MN_Hennepin County_Thompson Flats_0019) Second Floor Bathroom Looking Northwest	
20 of 31	(MN_Hennepin County_Thompson Flats_0020) Third Floor Apartment Kitchen – Before Rehabilitation	11-06-2014
21 of 31	(MN_Hennepin County_Thompson Flats_0021) Third Floor Apartment Kitchen	
22 of 31	(MN_Hennepin County_Thompson Flats_0022) Third Floor Apartment Looking West	

Thompson Flats

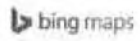
Hennepin, Minnesota
 County and State

Name of Property

23 of 31	(MN_Hennepin County_Thompson Flats_0023) Third Floor Apartment Looking Southeast	
24 of 31	(MN_Hennepin County_Thompson Flats_0024) Third Floor Apartment Looking Southwest	
25 of 31	(MN_Hennepin County_Thompson Flats_0025) Third Floor Apartment Fireplace	
26 of 31	(MN_Hennepin County_Thompson Flats_0026) Wood Flooring	
27 of 31	(MN_Hennepin County_Thompson Flats_0027) Third Floor Borrowed Light – Before Rehabilitation	11-06-2014
28 of 31	(MN_Hennepin County_Thompson Flats_0028) Third Floor Borrowed Light	
29 of 31	(MN_Hennepin County_Thompson Flats_0029) Third Floor Corridor – Before Rehabilitation	12-22-2015
30 of 31	(MN_Hennepin County_Thompson Flats_0030) Third Floor Corridor – After Rehabilitation	
31 of 31	(MN_Hennepin County_Thompson Flats_0031) Basement Looking West	11-02-2012

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 100 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.



1605 Hennepin Ave, Minneapolis, MN 55403

Location: 44.97229, -93.28578

Figure 1 Small Scale Location Map

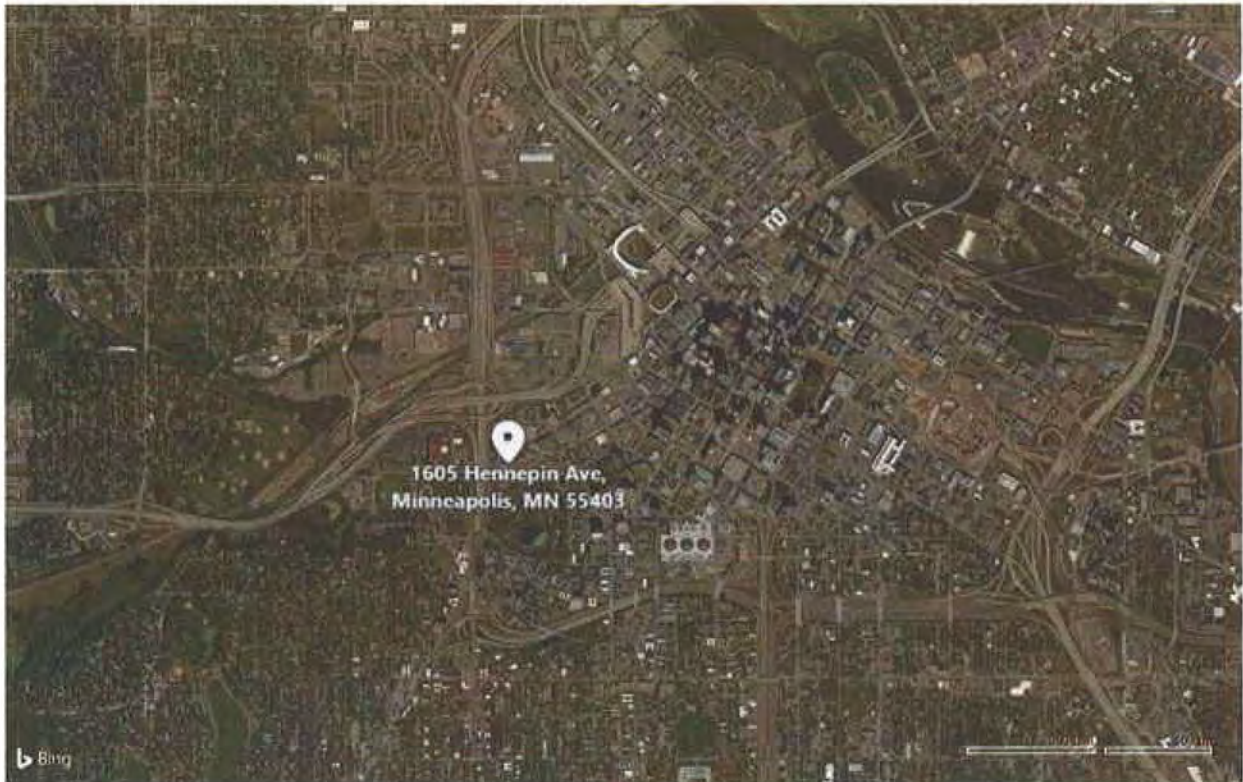


Figure 1 - Small Scale Location Map





Figure 2 - Location Map





Figure 3 - Joseph H. Thompson House, 1516 Hawthorne,
Minneapolis Historical Collection, circa 1894 photograph



Figure 5 - Long Motor with Thompson Flats beyond,
Minnesota Historical Society Photo Collection, 1919

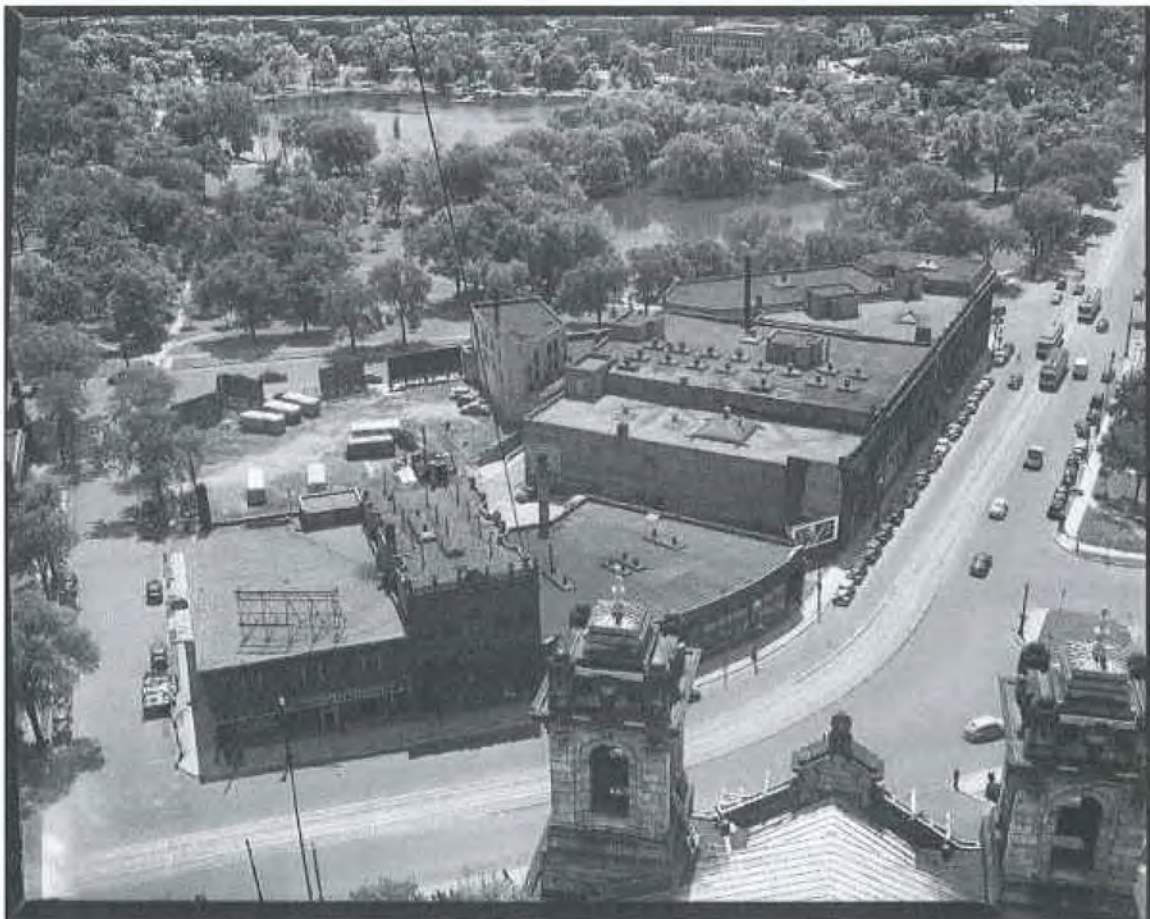
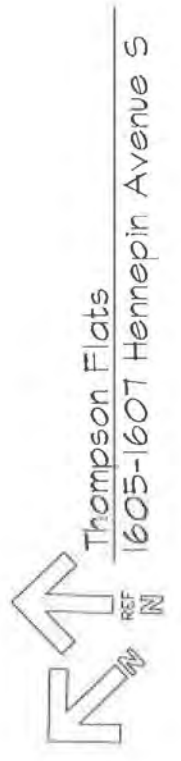
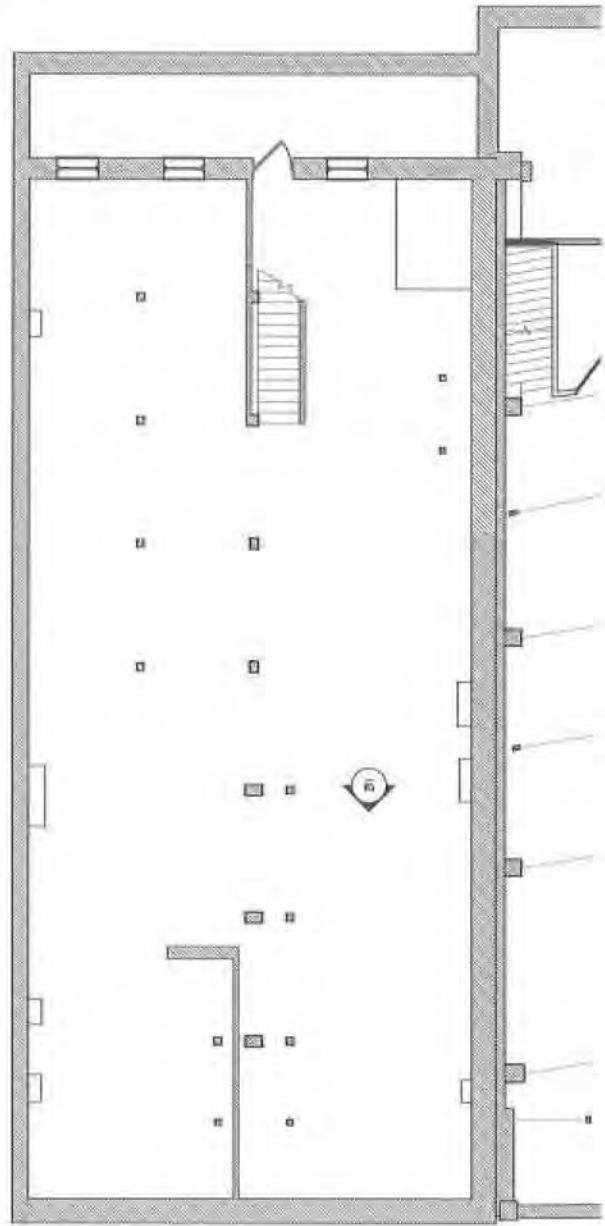
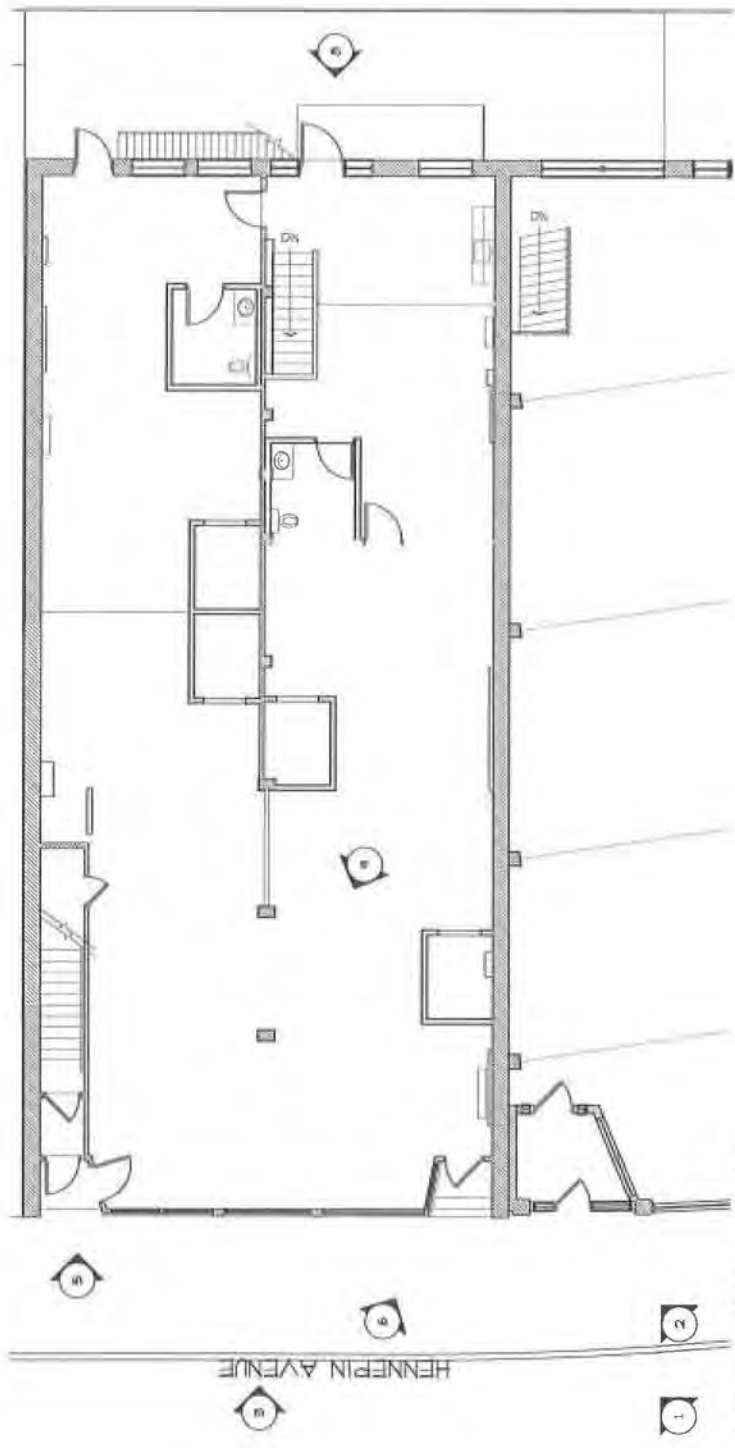


Figure 6 - Aerial Photo, looking toward Thompson Flats,
Minnesota Historical Society Photo Collection, circa 1940



Basement Photo Key

Figure 7 - Basement Photo Key



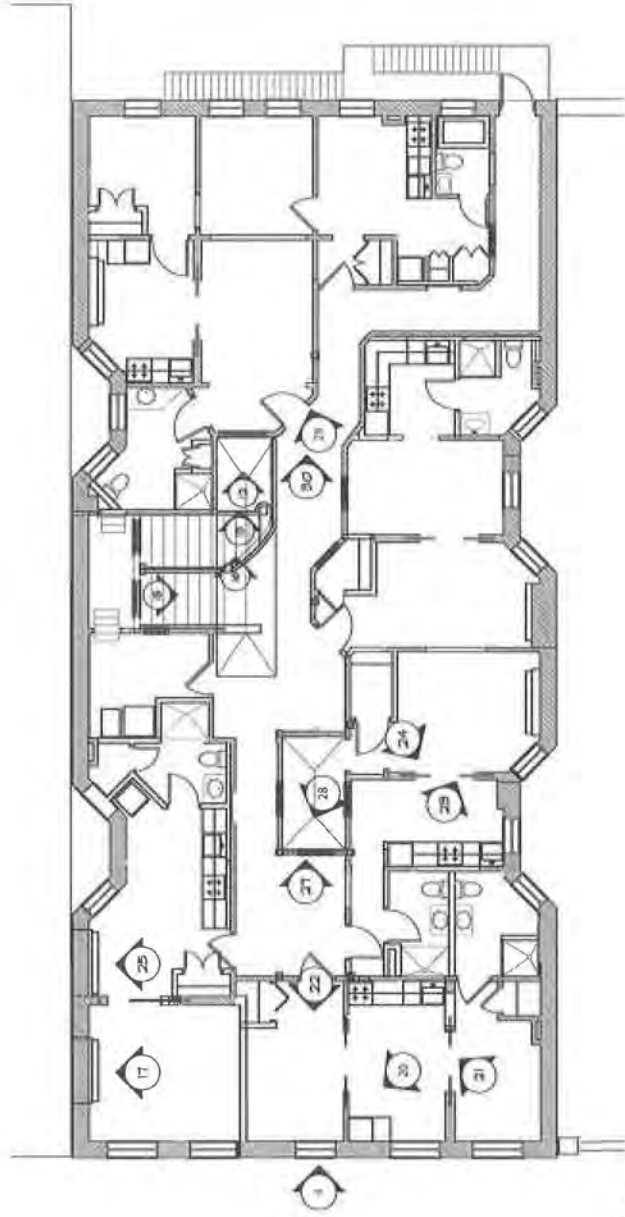
First Floor Photo Key



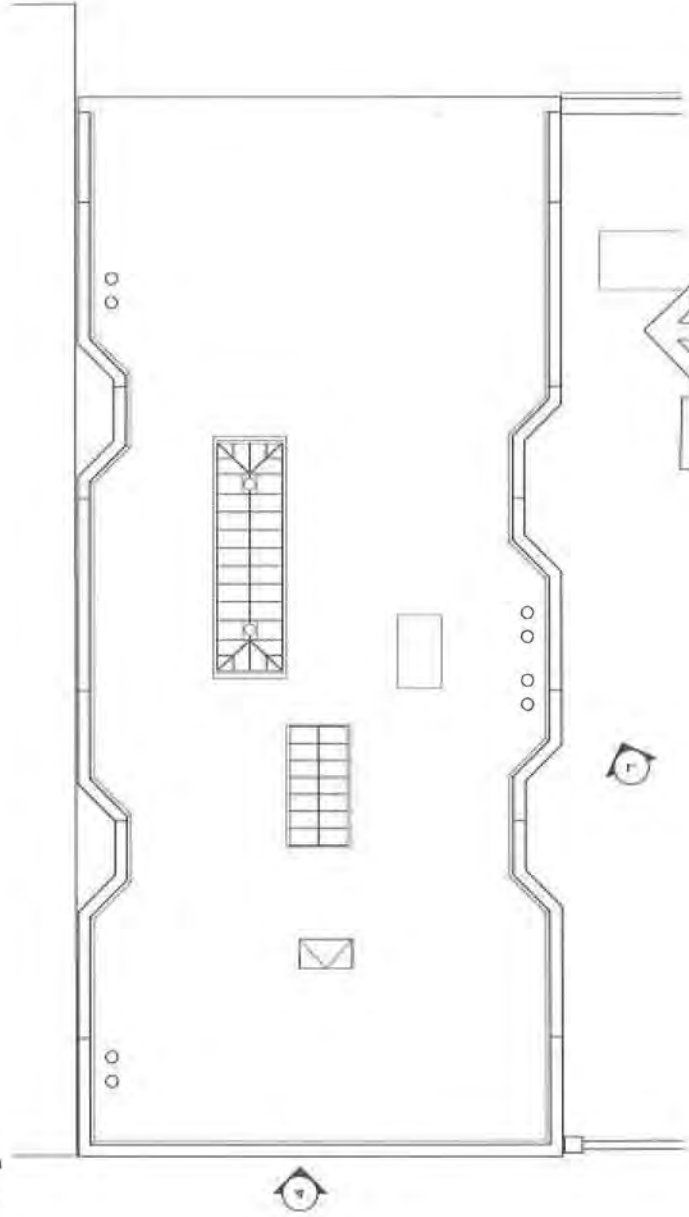
Second Floor Photo Key

Thompson Flats
 REF INT
 1605-1607 Hennepin Avenue

Figure 8 - First and Second Floor



Third Floor Photo Key



Roof Photo Key

Thompson Flats
1605-1607 Hennepin Avenue S

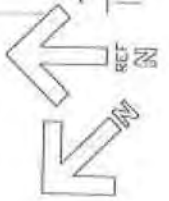
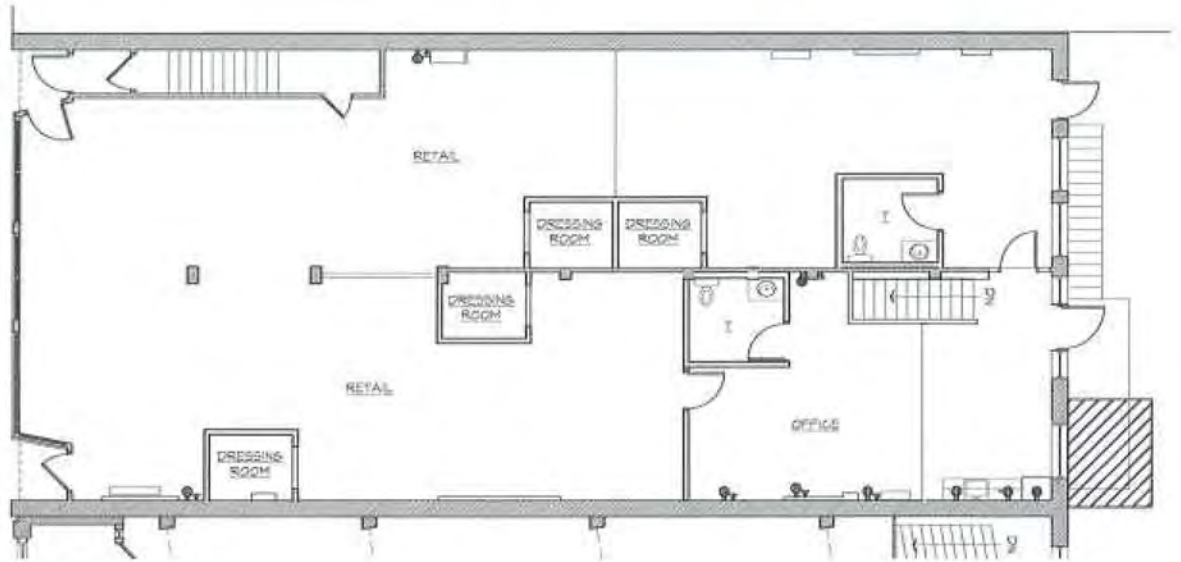





Figure 9 - Third Floor and Roof Photo Key



First/Street Level

1/16" = 1'-0"

Historic Apartment Key:

-  4 Room
-  Bachelor Apartments
-  5 Room
-  6 Room
-  Infilled Openings



Second Level

1/16" = 1'-0"



Third Level

1/16" = 1'-0"

Figure 10 - Floor Plans



ARROWHEAD
BEARING

ARROWHEAD
BEARING

RE/MAX Results

No Left Turn

No Parking





NO PARKING
BUS STOP
NO PARKING

1605





1605

1607









&
a and bé
bridal shop

Metro W&A
100-10000













23

21

EXIT































CAUTION
WALK SLOWLY
Beware of Dog

EXIT



31

32



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Thompson Flats

Multiple Name: _____

State & County: MINNESOTA, Hennepin

Date Received: 3/26/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/10/2019 Date of Weekly List: _____

Reference number: SG100003916

Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/10/2019 Date

Abstract/Summary
Comments: _____

Recommendation/
Criteria _____

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Minnesota State Historic Preservation Office
50 Sherburne Ave., Suite 203, St. Paul, Minnesota 55155
651.201.3292

TO: Joy Beasley, Keeper
National Register of Historic Places

FROM: Denis Gardner
National Register Historian
MN SHPO

DATE: 3/22/2019

NAME OF PROPERTY: Thompson Flats

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
 - Digital Map(s)
 - Sketch (photo key) map(s)
 - Correspondence
 - Owner Objection
- The enclosed owner objections
Do Do not constitute a majority of property owners

STAFF COMMENTS: