

DATA SHEET PH 0666734

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED APR 12 1978  
DATE ENTERED SEP 21 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Little Sisters of the Poor Home for the Aged (St. Joseph's)  
AND/OR COMMON

**LOCATION**

STREET &amp; NUMBER

215 Broadway Avenue Northeast

— NOT FOR PUBLICATION

CITY, TOWN

Minneapolis

— VICINITY OF

CONGRESSIONAL DISTRICT

5th

STATE

Minnesota

CODE

55422

COUNTY

Hennepin

CODE

053 ✓**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Vacant

**OWNER OF PROPERTY**

NAME

Minneapolis Housing and Redevelopment Authority

STREET &amp; NUMBER

217 South Third (See 8. Significance)

CITY, TOWN

Minneapolis55401

— VICINITY OF

STATE

Minnesota**LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.Hennepin County Government Center

STREET &amp; NUMBER

300 South Sixth Street

CITY, TOWN

Minneapolis,

STATE

Minnesota**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Minneapolis Heritage Preservation Commission's Catalogue List

DATE

1977— FEDERAL — STATE — COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDSMinneapolis Planning Department

CITY, TOWN

Minneapolis

STATE

Minnesota

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Little Sisters of the Poor Home for the Aged is a complex of yellow brick buildings located on Broadway Avenue between Second and Third Streets, Northeast. The complex includes the following buildings: a three and one-half story main building (which once provided the living area for the Little Sisters of the Poor and their elderly patients) and an attached chapel; a two story laundry building joined to the north end of the east wing of the main building by an enclosed corridor; and a carriage house/garage facility located to the north of the main building.

The E-shaped main building was constructed in three stages. The three and one-half story central axis (112' x 54') and attached chapel (76' x 32') designed in 1895 by Frederick G. Corser comprised the original Home for the Aged. The construction is wood frame with yellow brick exterior and limestone foundation.

In 1905, Corser built the three and one-half story east wing (100' x 36') to provide more living space for the elderly poor. This addition repeats the design elements of the original building. The elevation, materials used, and type of construction are the same.

The west wing (120' x 36x) was designed by another architectural firm, Kees and Colburn, in 1914. This addition was constructed of steel, brick, and tile, but Corser's design and use of materials was faithfully repeated on the exterior which resulted in a well proportioned and unified building.

The main door is centrally located on the main axis, facing Broadway Avenue. The first and second story windows on the main axis and two wings are arched. On the third story, the windows are rectangular. Dormer windows punctuate the gable roof along the main axis and wings. A small, centrally placed gable is located directly above the front entrance. Romanesque detailing is found in the parapet roof line and double arched windows of the gable ends on each wing. Cupola/vents adorn the roof of the main axis and west wing.

The chapel, built onto the rear of the main axis, is five bays in length with a rectangular apse. It stands two stories in height and features stained glass windows along its length.

The original laundry facility was replaced in 1920 by the present two story yellow brick building measuring 48' x 38'. The roof is hipped and features four dormers.

The brick carriage house was built about 1914. It is two stories in height and measures 60' x 26'. It appears to have been built in two stages and has been altered by the addition of modern garage doors.

The original yellow brick and wrought iron fence is still extant and runs along three sides of the building complex.

# 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 checked="" type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1895, 1905, 1914 ~~XXXXXXXX~~ ARCHITECT Corser; Kees & Colburn

## STATEMENT OF SIGNIFICANCE

The Little Sisters of the Poor Home for the Aged is significant for its architecture. It is one of the few buildings designed by the Minneapolis architect Frederick G. Corser which is still extant and has not undergone substantial alteration. The Home is a good example of Corser's work because it is a well proportioned building with simple detailing. The Home for the Aged is also significant for being a community landmark for over 80 years and one which the community wishes to preserve.

The Little Sisters of the Poor, a religious order dedicated to serving the poor, came to Minneapolis in 1889 for the purpose of building and supporting a home for the aged. A three and one-half story yellow brick building with attached chapel was designed by Corser in 1895 and constructed on Broadway Avenue between Second and Third Streets, Northeast. The design reflects Corser's concern with building a functional and safe home for the elderly. Nonflammable materials were used wherever possible throughout the building.

The aesthaetic quality of the exterior depends on scale and proportion rather than ornamentation. Decorative detailing on the building is precise and restrained. While other architects of his time were interested in developing a national style of architecture, Corser, who was editor of The Western Architect, spoke out against designers who concerned themselves more with decoration and style than the functional elements of a building. Corser has been described as "a prime mover in the attempt to place the practice of architecture on a sound, rational, ethical and professional basis in Minneapolis." (Torbert)

By 1905, more space was required, and a large wing was designed by Corser and added to the east side of the main axis. This addition reflects the same design elements as the original building. In 1914, the west wing was added. Although it was designed by another architect, the west wing is almost identical to the east wing designed by Corser. The result is a well proportioned and symmetrical building.

The Home for the Aged was maintained by the Little Sisters of the Poor for 82 years with gifts and financial support from the Minneapolis Community. In June of 1977, the Sisters and their patients moved into a newly built home located in St. Paul. The old home had outlived its use as a home for the elderly. More modern facilities were required by state and city codes.

The building complex which includes the Home itself, a laundry building, and a carriage house/garage was purchased by the Minneapolis Housing and Redevelopment Authority. Morris O. Kloster and Jon E. Dickerson have formed a partnership which has contracted to purchase the complex for the purpose of adapting and renovating the buildings as multi-family residences, and preserving them as a useful part of the community.

(See continuation sheet)

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

MacDonald, Esther Herbert. Private Interview, Minneapolis, December 2, 1977.  
Minneapolis Journal, 1900-1914  
 Mother Monique, Little Sisters of the Poor. Private Interview, St. Paul, MN, 11/16/77  
 Torbert, Donald. Minneapolis Architecture and Architects 1848-1908: A Study in  
 Style Trends in Architecture in a Midwestern City (Thesis).  
 University of Minnesota, 1951

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.75 acres

UTM REFERENCES

A	1, 5	4, 7, 9, 1, 0, 0	4, 9, 8, 2, 6, 5, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lots 3-4, 6-10, Block 14, Marshalls Addition

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Peggy Lindoo, Research Historian

December, 1977

ORGANIZATION

DATE

Kloster-Dickerson Partnership

STREET & NUMBER

TELEPHONE

600 Chamber of Commerce Building, 15 South Fifth Street

(612) 338-8572

CITY OR TOWN

STATE

Minneapolis

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 National Park Service.

SIGNATURE

*Russell W. Fridley*

TITLE

SHPO

DATE

3/29/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*R. B. Rettig*

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

ATTEST:

*William Leitch*

KEEPER OF THE NATIONAL REGISTER

DATE

DATE

9/21/78

DATE

9/19/78

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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Little Sisters of the Poor Home for the Aged

CONTINUATION SHEET

ITEM NUMBER 8

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The Northeast Minneapolis Community has shown its support of the proposed project by endorsing it through the Project Area Committee. The Minneapolis Heritage Preservation Commission has also recognized the importance of the complex by putting it on the catalogue list of significant buildings.