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United States Department of the Interior  
National Park Service



# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Nokomis Knoll Residential Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number Vicinity of Bloomington Avenue South, East Fifty-second Street, West Lake Nokomis Parkway, and East Fifty-fourth Street.

not for publication N/A

city or town Minneapolis vicinity N/A  
state Minnesota code MN county Hennepin code 053 zip code 55417

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide x locally. ( \_\_\_ See continuation sheet for additional comments.)

Signature of certifying official Ian R. Stewart Date 7/1/89  
**Deputy State Historic Preservation Officer Minnesota Historical Society**  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

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

**4. 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):

*Edmund A. Beall* 8.5.99

*Edmund A. Beall* Signature of Keeper 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

Number of Resources within Property

Contributing	Noncontributing
<u>77</u>	<u>15</u> buildings
	<u>2</u> sites
<u>40</u>	<u>17</u> structures
	objects
<u>117</u>	<u>34</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A



**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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1922-1948

Significant Dates 1922

Significant Person (Complete if Criterion B is marked above)  
N/A



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**11. Form Prepared By**

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name/title Christine A. Curran and Charlene K. Roise  
organization Hess, Roise and Company  
street & number 100 North First Street  
city or town Minneapolis state MN zip code 55401  
telephone (612) 338-1987  
date August 1998

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**Additional Documentation**

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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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. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Description**

The Nokomis Knoll Residential Historic District contains ninety-two buildings (77 contributing, 15 non-contributing), fifty-seven structures (40 contributing, 17 non-contributing), and two vacant lots (non-contributing). The district consists of all properties located on the south side of East Fifty-second Street between Bloomington Avenue South and West Lake Nokomis Parkway, on West Lake Nokomis Parkway between East Fifty-second and East Fifty-fourth Streets, on the north side of East Fifty-fourth Street between West Lake Nokomis Parkway and Bloomington Avenue South, and on the east side of Bloomington Avenue South between East Fifty-fourth and East Fifty-second Streets. No properties in the district are listed individually in the National Register.

The Nokomis Knoll plat, which is roughly triangular in shape, consists of ninety-five lots. Streetscapes are characterized by mature elm trees, trees of recent vintage, flat and sloping lots, sidewalks, and grass lawns. Some of the streets continue the urban grid, while others curve. Houses on West Lake Nokomis Parkway overlook Lake Nokomis, one link in a chain of lakes surrounding the city. Those on Fifty-fourth Street face Lake Nokomis Park. Buildings in the district are generally one-and-one-half- to two-and-one-half-story, single-family dwellings. Structures are typically one-story, single or double automobile garages. All of the buildings and structures are of wood-frame construction. The majority of the houses represent a range of Period Revival architectural styles that were popular in residential neighborhoods between the two World Wars. Decorative detailing common throughout the district includes stone, synthetic stone, and brick veneer, chimneys with incised decorative panels, wrought-iron grille-work, arched doorways, and ornamental half-timbering. Of the ninety-two dwellings, seventy were built during the 1920s and 1930s. Forty-two date to the 1930s alone. The majority of the buildings and structures have experienced little alteration since they were built. Thirty-two buildings and structures are non-contributing components of the district due to alterations which have compromised their historical integrity, or because they do not share the historical associations represented by the district, or because they were built after 1948, the end of the district's period of

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significance. Since there is a relatively small number of buildings built after 1948, the district continues to illustrate neighborhood development patterns of the 1920s, 1930s, and 1940s.

The following description of each building includes the street address shown on the map enclosed with the nomination and entitled "Boundary and Address Map, Nokomis Knoll Residential Historic District." The descriptions are arranged in the following order: Bloomington Avenue South, Chateau Place, West Lake Nokomis Parkway, Sixteenth Avenue South, Seventeenth Avenue South, East Fifty-second Street, East Fifty-third Street, and East Fifty-fourth Street.<sup>1</sup>

**Historic Name: Commercial building**  
**Address: 5201 Bloomington Avenue South**  
**Date: 1967**  
**Style: no style**  
**Architect: Carlson, Gerald E.**  
**Builder: Geo. Madsen Construction Co.**  
**Non-contributing**

This one-story, commercial building stands on a sloping lot at the southeast corner of the intersection of Bloomington Avenue South and East Fifty-second Street. Facing west, the wood-framed building is sheathed in ashlar veneer and displays a shallow front-gabled roof with wide overhangs and exposed rafters. Plate-glass windows dominate the front facade, where an off-center entrance is recessed under the northwest corner. Several vertical windows break the north facade in regular intervals. At the rear of the building is a daylight basement with a secondary entrance and parking lot. This building is non-contributing because it post-dates the district's period of significance.

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<sup>1</sup> Descriptions are based on field notes made during a site visit by Christine Curran on August 18, 1998. Although some of the houses, particularly those along Chateau Place and West Lake Nokomis Parkway, are sited on diagonal axes, these descriptions reference a north-south, east-west axis for purposes of clarity.

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**Historic Name: Duplex**  
**Address: 5205-5207 Bloomington Avenue South**  
**Date: 1928**  
**Style: Bungalow**  
**Builder: Lund, Walfred J.**  
**Contributing**

This one-story house faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. Clad in stucco, the front-hipped house has a rectangular plan with a projecting front gable. The gable is located at the south end of the front facade and holds a multi-light-over-one, double-hung window. A gabled entry bay overlaps the front gable's north edge, holding an arched doorway surrounded by stone veneer. Stone veneer also covers two wing walls that flank the stoop's concrete stairs, as well as the base of the walls at the front facade. There are arched niche openings on either side of the doorway. Decorative half-timbering fills the entry bay's gable. North of the entry bay, the front facade holds a second multi-light, double-hung window. This type of window is found throughout the house in singles and in pairs. A brick interior chimney rises through the center of the house. There is a contributing double garage at the rear of the lot.

**Historic Name: Duplex**  
**Address: 5209-5211 Bloomington Avenue South**  
**Date: 1953**  
**Style: no style**  
**Builder: Anderson, Z.A.E.**  
**Non-contributing**

Facing west, this one-story house is located mid-block between East Fifty-second and East Fifty-third Streets. Clad in stucco with tan-brick veneer at the front facade, the front-hipped house displays boxed overhanging eaves. A central hipped entry wing holds a front door flanked by two small vertical windows. A concrete stoop and wrought-iron railing mark the approach. On either side of the central entry bay is a pair of double-hung windows with horizontal muntins. This type of window is found

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throughout the house. There is a non-contributing double garage at the rear of the lot. This house is non-contributing because it post-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 5215 Bloomington Avenue South**  
**Date: 1929**  
**Style: French Renaissance**  
**Builder: Broberg, Elmer D.**  
**Contributing**

This two-story house faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. Clad in stucco, its plan consists of a side-gabled main block with a steeply pitched roof and a two-story hipped wing to the rear. There is an entry bay at the north end of the front facade. Capped with a wide cornice, the bay's sloping sidewalls are covered at the base with stone veneer. It holds a segmental-arched front doorway. Stone-covered wing walls flank the steps of a concrete stoop that marks the approach. Above the entry bay, a shallow cross-gable holds a small double-hung window at the second story. The first and second stories each display a ribbon of three multi-light-over-one, double-hung windows in a continuous casing. Ornamental shutters flank the windows. The rear wing holds multi-light-over-one, double-hung windows as well. A brick interior chimney rises through the wing, which displays two secondary entrances at its south facade. One of these entrances is above the other; outside the second-story door is a small wrought-iron balcony. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5217 Bloomington Avenue South**  
**Date: 1928**  
**Style: Tudor Revival**  
**Builder: Aretz, R.J.**  
**Contributing**

This two-story house faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. Clad in stucco, its plan consists of a side-gabled main block with a steeply pitched roof, a prominent front gable, and a two-story gabled

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wing to the rear. The off-center front gable overlaps the front facade. It contains a ribbon of three multi-light-over-one, double-hung windows at the first story and a pair at the half-timbered second story. At the north edge of the front gable is a gabled entry bay containing a segmental-arched doorway surrounded by stone veneer. Limestone wing walls flank the steps of a concrete stoop at the front door. The front facade follows the front gable's south raking cornice past the main block of the house, where it is pierced by a gated arch surrounded by stone veneer. The remainder of the main block and the rear wing hold multi-light-over-one, double-hung windows. A small wrought-iron balcony on the south facade marks two secondary entrances, one above the other. At the rear facade is a double tuck-under garage. Surmounting the garage is a gabled porch wing and a deck.

**Historic Name: Duplex**

**Address: 5221-5223 Bloomington Avenue South**

**Date: 1929**

**Style: Tudor Revival**

**Builder: Lein, F.R.**

**Contributing**

Facing west, this one-and-one-half-story house stands on a mid-block lot between East Fifty-second and East Fifty-third Streets. Clad in stucco, its plan consists of a side-gabled main block with a steeply pitched gabled roof and a one-story hipped wing to the rear. A central cross-gable at the front facade holds an overlapping gabled entry bay. The bay holds an arched front doorway flanked by two small arched niches. Beneath each niche is a panel of stone veneer. Stone-veneer also covers wing walls that flank the steps of a concrete stoop at the front door. On either side of the entry bay, the front facade holds a pair of multi-light-over-one, double-hung windows, which characterize the type of window found on the remainder of the house. A contributing double garage stands at the rear of the lot.

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**Historic Name: Single-family dwelling**  
**Address: 5225 Bloomington Avenue South**  
**Date: 1927**  
**Style: Tudor Revival**  
**Architect: Purdy, W.W.; Builder: Clancy, Charles P.**  
**Contributing**

This two-story dwelling faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. Clad in stucco, the front-gabled house has a rectangular plan. At the north end of the front facade is a segmental-arched front door surrounded by a picturesque arch of stone-veneer that tumbles down to the base of the wall. Concrete steps and pipe railing mark the approach. The remainder of the front facade holds multi-light-over-one, double-hung windows at the first and second stories. This type of window is found throughout the house in singles and in pairs. At the south facade is a lean-to entry porch with a segmental-arch doorway in each of its three sides. Inside the porch is a secondary entrance. On the slope of the porch roof is a gabled dormer. Adjacent to the porch-roof dormer is a main-roof gabled dormer. At the rear facade is a second-story entrance with a balcony and an attached, basement-level single garage. The flat roof of the garage serves as a patio.

**Historic Name: Single-family dwelling**  
**Address: 5229 Bloomington Avenue South**  
**Date: 1927**  
**Style: Tudor Revival**  
**Builder: Aritz, A.J.**  
**Contributing**

Facing west, this one-story house is located mid-block between East Fifty-second and East Fifty-third Streets. Clad in stucco, its plan consists of a front-gabled main block with a short gabled wing extending to the south. Overlapping the south end of the front gable is a gabled entry bay holding an arched doorway and small windows in its side walls. Concrete steps and ashlar

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wing walls mark the approach. To the north is a pair of multi-light casement windows. To the south, an exterior, stucco-clad chimney stands at the junction of the main block and wing. Next to the chimney is a second pair of casement windows. Multi- and single-light, double-hung and casement windows are found throughout the house in singles and in pairs. At the rear facade is a secondary entrance and deck. A contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5233 Bloomington Avenue South**  
**Date: 1927**  
**Style: Tudor Revival**  
**Builder: Artiz, A.J.**  
**Contributing**

This one-story house faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. The cross-gabled plan of the stucco-clad house consists of a dominant front gable, a short gabled wing to the south, and a gabled wing to the east. Overlapping the south end of the front gable is a gabled entry bay. The bay holds an arched front doorway surrounded by inlaid brick. Concrete steps and wrought-iron railing mark the approach. To the north of the entry bay is a pair of multi-light-over-one, double-hung windows. An exterior chimney stands at the junction of the front gable and south wing, its stuccoed face decorated with a pattern of inset bricks and tile. To the south, the front facade contains a pair of multi-light casement windows. Double-hung windows in singles and in pairs are found throughout the house. There is a shed dormer on the south slope of the roof and a secondary door at the south and east facades. A non-contributing double garage stands at the rear of the lot.

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**Historic Name: Duplex**  
**Address: 5237-5239 Bloomington Avenue South**  
**Date: 1929**  
**Style: Tudor Revival**  
**Architect/Builder: Lein, F.R. and Osborne, Leon**  
**Contributing**

Facing west from a mid-block site between East Fifty-third and East Fifty-second Streets, this one-and-one-half-story dwelling is identical in plan and style to 5221-5223 Bloomington Avenue South. The plan of the stucco-clad house consists of a side-gabled main block with a steeply pitched roof, a prominent front gable, and a one-story hipped wing to the rear. The front gable is overlapped by a gabled entry bay. The bay has an arched doorway flanked by two small arched niches. Beneath each niche is a panel of stone veneer. Stone veneer also covers wing walls that flank the steps of a concrete stoop at the front door. All the windows in the house appear to be replacements. The front facade holds two sets of modern sliding windows, characterizing the windows in the remainder of the house. An interior chimney rises through the rear wing. A contributing double garage stands at the rear of the lot.

**Historic Name: Duplex**  
**Address: 5241-5243 Bloomington Avenue South**  
**Date: ca. 1930**  
**Style: Tudor Revival**  
**Builder: Lein, F.R.**  
**Contributing**

This two-story house faces west from a mid-block site between East Fifty-second and East Fifty-third Streets. The stucco-clad house has a cross-gabled plan with a side-gabled main block, a dominant front cross-gable, and a two-story, hipped wing to the east. The front gable overlaps most of the front facade, holding

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two sets of multi-light-over-one, double-hung windows and a pair of French windows at the first story and double-hung windows at the half-timbered second story. To the north of the gable, an entry bay contains the front door, which is recessed beneath a segmental-arch doorway. The bay has a clay-tile shed roof and the segmental arch is lined in stone veneer. Stone veneer also covers low wing walls that flank the concrete steps at the front door. Surmounting the entry bay is a wrought-iron balconette and a double-hung, second-story window. A large exterior chimney stands at the south end of the house. The east wing features multi-light, double-hung and casement windows. Two secondary entrances on the south facade of the east wing are placed one above the other. The second-story door is preceded by a stuccoed balcony. The rear facade holds two single tuck-under garages. A non-contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5247 Bloomington Avenue South**  
**Date: 1925**  
**Style: Craftsman**  
**Contributing**

Facing west, this one-and-one-half-story dwelling stands on the northeast corner of Bloomington Avenue South and East Fifty-third Street. Clad primarily in stucco, this side-gabled house has a cross gable at the rear facade. There are two large cross-gabled dormers on the roof: one on the front slope and one on the rear. The roof displays overhanging eaves, exposed rafters, and stylized vergeboards. Dominating the south end of the front facade is a one-story, side-gabled entry bay that holds the front door on its north facade. A porch canopy with stylized rafters and a tapered column shelters the door. The front facade of the entry bay holds a tripartite window with small patterned lights over one. Beneath the window is a patterned-brick window box. To the north of the entry bay is a pair of double-hung windows with small patterned lights over one. Above the windows is a shallow cross-gable. A brick exterior chimney pierces the eave as it rises up the wall on the half-timbered south facade. A brick foundation wall, approximately four feet tall, circumnavigates the house. A one-story solarium extends off the rear of the house. Supported by the brick foundation wall and a stuccoed

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base, the solarium consists of a rounded metal frame filled with glass panels. A non-contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5325 Bloomington Avenue South**  
**Date: 1938**  
**Style: no style**  
**Non-contributing**

Facing west, this one-story house stands on the southeast corner of the intersection of Bloomington Avenue South and East Fifty-third Street. Sheathed in horizontal weatherboard siding, the house displays a simple rectangular form with a small square extension off its north end. On the front facade, an off-center, cross-gabled entry bay holds the front door. There is a pair of multi-light, double-hung windows south of the entry bay and two pairs to the north. The entry bay was originally centered on the front facade, but the square addition on the north end of the house extended the front facade by eight feet. There is a full-width, shed wall dormer on the east slope of the roof. Attached at the rear facade is a one-story, flat-roofed sun porch. A contributing double garage stands at the rear of the lot. This house is non-contributing because its front facade has been modified.

**Historic Name: Duplex**  
**Address: 5329-5331 Bloomington Avenue South**  
**Date: 1930**  
**Style: Bungalow**  
**Architect: Krohn, O.N.; Builder: Thompson, Thomas**  
**Contributing**

This house faces Bloomington Avenue South from a mid-block site between East Fifty-third and Fifty-fourth Streets. Its plan is identical to 5205-5207 Bloomington Avenue South. Clad in stucco, the front-hipped house has a rectangular plan with a projecting front gable. The gable is located at the south end of the front facade and holds a multi-light-over-one, double-hung window. A gabled entry bay overlaps the front gable's north edge, holding a front door flanked by columns of brick trim. Concrete steps and

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wrought-iron railing mark the approach. North of the entry bay, the front facade holds a second multi-light, double-hung window. This type of window is found throughout the house in singles and in pairs. There is a small enclosed porch at the southeast corner of the house and one at the north facade. A brick interior chimney rises through the center of the house. A double garage is attached at the rear facade.

**Historic Name: Single-family dwelling**  
**Address: 5333 Bloomington Avenue South**  
**Date: 1939**  
**Style: Italian Renaissance**  
**Builder: Hilmo, John E.**  
**Contributing**

Facing west, this two-story house is located mid-block between East Fifty-third and Fifty-fourth Streets. Clad in stucco, the house has a shallow hipped roof with a two-story, cross-hip wing to the east. A slightly projecting, two-story bay at the south end of the front facade holds a segmental-arch front door surrounded by ashlar. Shallow stone steps mark the approach. At the second story is a small, casement oriel window. The remainder of the bay is dominated by an arched window with a wrought-iron balconette located between the first and second stories. North of the bay, the front facade features a row of three multi-light, double-hung windows at the first story, each surmounted by a blind arch with a tile inset. At the second story are two double-hung windows flanked with shutters. Windows of this type are found throughout the house in singles and in pairs. A brick exterior chimney rises against the north end. There is a secondary entrance at the rear facade. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5337 Bloomington Avenue South**  
**Date: 1926**  
**Style: Prairie School**  
**Builder: Anderson, Hokanson V.**  
**Contributing**

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This house faces west from the northeast corner of East Fifty-fourth Street and Bloomington Avenue South. Clad in stucco, this two-story house is nearly square in plan. It has a shallow hipped roof with overhanging eaves. A one-story, hipped entry wing holds the front door, which faces south. The front door is flanked by vertical-light-over-one, double-hung windows. Brick wing walls and concrete steps mark the approach. The entry wing features contiguous pairs of vertical-light-over-one, double-hung windows on its north and west facades. Its front facade features a brick window box. The remainder of the house displays modern one-over-one, double-hung windows in singles and in pairs. A brick exterior chimney rises through the eave against the south side of the house. There is a secondary entrance at the rear facade. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5300 Chateau Place**  
**Date: 1933**  
**Style: Tudor Revival**  
**Builder: Minneapolis Cont. & Invest. Co.**  
**Contributing**

Facing north, this two-story, house occupies a pie-shaped lot bounded by Bloomington Avenue South on the west and the intersection of East Fifty-third Street and Chateau Place on the northeast. The house is clad primarily in stucco except for ashlar veneer that circumnavigates the house up to the level of the first-story window sills. The house features a cross-gabled plan, with a side-gabled main block, a dominant front gable, and a two-story gabled wing to the south. The main block has a steeply pitched roof sheathed in red clay tiles. A central cross-gable marks the top of a sweeping gable that overlaps the front facade. The front gable contains an off-center entry at its west end, where a gabled entry bay holds an arched front door. Ashlar veneer covers the entry bay and wing walls that flank the steps of a concrete stoop at the front door. An exterior chimney sheathed in ashlar veneer divides the front gable just east of its center. Ribbons of three multi-light-over-one, double-hung windows pierce the front gable at the first story on either side of the chimney. This type of window is found throughout the house in singles, pairs and rows of three. The gable continues a short

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distance past the main block of the house, where it forms the north facade of a flat-roof, one-story enclosed porch. The roof of the porch serves as a patio reached by a second-story entrance. On the west facade, at the juncture of the main and south wings, is another secondary entrance. The arched doorway is recessed under a gabled bay with a clay-tile roof. The bay is sheathed in ashlar veneer. A one-story, flat-roof, double garage is attached to the house at the south end.

**Historic Name: Single-family dwelling**

**Address: 5301 Chateau Place**

**Date: 1928**

**Style: Tudor Revival**

**Architect: Krohn, O.N.; Builder: Delin, Louis W.**

**Contributing**

Facing west, this two-story house stands on a curved corner lot bounded on the north by East Fifty-third Street and on the west by Chateau Place. The house is clad in stucco, with a wide strip of ashlar veneer that trims the base of the exterior walls. The house features a cross-gabled plan with a side-gabled main block and a dominant front gable. A central cross-gable marks the top of a sweeping gable that overlaps the front facade. At the north end of the front gable, an entry bay holds a segmental-arch front door. The entry bay has a niche window to the right of the door and a small window on its north side wall. Ashlar veneer surrounds the doorway area, tumbling down to the base of walls. Stone steps in a pattern of concentric circles mark the approach. An exterior chimney sheathed in stucco divides the front gable just south of its center. The gable follows its south raking cornice past the main block of the house, where it forms the west facade of a single tuck-under garage. Multi-light and one-over-one, double-hung windows are found throughout the house. There is a secondary entrance at the first story of the north facade and at the second story at the east facade. Decorative half-timbering is found in the north and west gables.

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**Historic Name: Single-family dwelling**  
**Address: 5304 Chateau Place**  
**Date: 1923**  
**Style: Tudor Revival**  
**Contributing**

Facing east, this two-story house is located mid-block between East Fifty-third Street and West Lake Nokomis Parkway. Clad in stucco, the house has a front-gabled plan. Shed wall dormers form the north and south facades of the house. The front gable has a sweeping north slope that extends past the main block of the house, where it forms the east facade of a one-story enclosed porch. At the south end of the gable is a gabled entry bay that holds an arched front door and a niche window. A shallow concrete stoop marks the approach. A brick exterior chimney divides the front gable at its center. There is a multi-light-over-one, double-hung window on either side of the chimney at the second story, and a pair at the north end of the gable on the first story. Similar windows occur throughout the house in singles and in pairs. There is a secondary entrance at the rear facade. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5308 Chateau Place**  
**Date: 1928**  
**Style: Tudor Revival**  
**Builder: Engquist, C.G.**  
**Contributing**

This two-story house faces east from a mid-block site between East Fifty-third Street and West Lake Nokomis Parkway. Clad in stucco, its plan consists of a hipped main block and a prominent front gable. Located at the north end of the front facade, the front gable displays multi-light, double-hung windows in pairs at the first and second stories. The first-story pair is topped with a blind arch with tile insets, as are all the first-story windows on the front facade. At the gable's north end is a gabled entry

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bay that holds an arched front door. The doorway is surrounded by decorative brickwork. Concrete steps and wrought-iron railing mark the entry. An adjoining bay to the north has a pair of windows at the first story. Here, the main hipped roof slopes down over the bay like a shed roof. A gabled dormer with a pair of windows surmounts the bay. Next to the bay, the wall plane recedes considerably and the slope of the roof drops where an enclosed porch abuts the house. Large windows with multiple plate-glass lights dominate the walls of the porch. There are two secondary entrances: one at the first story of the rear facade and one with a balcony at the second story of the south facade. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5312 Chateau Place**  
**Date: 1933**  
**Style: Tudor Revival**  
**Builder: Nelson, George**  
**Contributing**

Facing east, this one-and-one-half-story dwelling stands mid-block between East Fifty-third Street and West Lake Nokomis Parkway. This house has cross-gables at the north, south, and front facades and a gabled wing to the rear. The front gable holds a pair of multi-light, double-hung windows at the first story and a single arched window in the half-timbered gable. Overlapping the north end of the front gable is a gabled entry bay containing an arched front door. Concrete steps and wrought-iron railing mark the approach. The bay is clad in ashlar veneer and features decorative half-timbering in the gable. The south end of the front gable is dominated by an ashlar-clad exterior chimney. To the north and south of the front gable, the front facade features a pair of multi-light, double-hung windows. Past the chimney, the front facade continues as part of a jerkinhead secondary gable that extends from the south facade. The gabled rear wing holds another secondary gable, to which a flat-roof single garage is attached.

**Historic Name: Single-family dwelling**  
**Address: 5315 Chateau Place**  
**Date: 1932**

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**Style: Colonial Revival**  
**Builder; Osbourne, Thomas A.**  
**Contributing**

This one-and-one-half-story house faces west from a mid-block location between East Fifty-third Street and West Lake Nokomis Parkway. Sheathed in brick, the side-gabled house has a rectangular plan. Two symmetrically placed shed dormers pierce the west slope of the roof. At the center of the front facade there is a one-story, cross-gabled, enclosed entry porch preceded by a flight of concrete steps. The lower half of the porch is brick, while the upper half holds one-over-one, double-hung windows and a glazed door. Boxed classical piers mark the corners, supporting an architrave, frieze, and shingled pediment above. There is a wide multi-light-over-one, double-hung window on either side of the entry porch. Decorative shutters flank each window. The same type of window is found in singles throughout the house. A brick exterior chimney rises against the south facade. There is a shed dormer and a secondary entrance at the rear facade. A hipped single garage is attached at an angle.

**Historic Name: Single-family dwelling**  
**Address: 5316 Chateau Place**  
**Date: 1926**  
**Style: Tudor Revival**  
**Architect: Nelson, F.J.**  
**Contributing**

Facing east, this one-story dwelling stands mid-block between East Fifty-third Street and West Lake Nokomis Parkway. The stucco-clad house has a cross-gabled plan with a side-gabled main block, a front gable, and a large addition to the rear. The off-center front gable holds a pair of multi-light-over-one, double-hung windows surmounted by a blind arch. At the front gable is an overlapping gabled entry bay with an arched front door. The doorway is surrounded by ashlar veneer. Concrete steps and wrought-iron railing mark the approach. Directly south of the entry bay is an exterior stucco chimney. South of the chimney, the front facade displays a second set of windows with a blind arch. The south gable end has identical windows. The large rear addition extends beyond the main block of the house at its

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southeast corner. Most of the south facade and all of the rear comprise the modern addition, which is characterized by multiple rambling bays of varying heights, an array of roof types and one-over-one, double-hung and plate-glass windows. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5317 Chateau Place**  
**Date: 1931**  
**Style: Tudor Revival**  
**Architect: Farnham, C.W.; Builder: Johnson, Oscar W.**  
**Contributing**

This one-and-one-half-story house faces west from a mid-block site between East Fifty-third and West Lake Nokomis Parkway. The stucco-clad house has a cross-gabled plan with a side-gabled main block, a dominant front gable, and a cross-gable to the rear. The front gable holds a centrally placed pair of vertical multi-light windows on the first story and a double-hung window in the half-timbered gable. A gabled entry bay overlaps the south end of the front gable. The ashlar-clad bay holds a recessed front door. Concrete steps and wrought-iron railing mark the approach. An exterior chimney hugs the north end of the front gable; the bottom half is covered in ashlar veneer, the top in brick. The front facade continues past the chimney, holding a second pair of vertical multi-light windows. The base of the front facade is covered in a staggered pattern of ashlar veneer to a level just below the bottom window sills. The north end of the house displays a ribbon of three multi-light-over-one, double-hung windows. This type of window occurs throughout the house, in singles and in pairs. The rear facade features an attached single garage.

**Historic Name: Single-family dwelling**  
**Address: 5320 Chateau Place**  
**Date: 1937**  
**Style: Colonial Revival**  
**Builder: Osborne, Thomas A.**  
**Contributing**

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Facing east, this two-story house is located mid-block between East Fifty-third Street and West Lake Nokomis Parkway. Clad primarily in horizontal weatherboard siding, the side-gabled house has a rectangular plan. The top half of the front facade slightly overhangs the ashlar-clad bottom half. Four symmetrically placed pendants drop from beneath the overhang. The front door is located at the north end of the front facade and is surrounded by simple classical molding. A concrete stoop marks the approach. A central multi-light, double-hung window is flanked with decorative shutters. The south end of the facade holds a narrow pair of multi-light, double-hung windows in a slightly projecting bay surrounded by a wide frame of classical molding. The second story also displays a central double-hung window with shutters. On either side of it, a segmental-arched wall dormer interrupts a narrow cornice, surmounting a multi-light, double-hung window. This type of window occurs throughout the house in singles and in pairs. At the rear facade, a hipped, two-story central bay holds a double tuck-under garage at the first story and a secondary entrance at the second story. A brick exterior chimney rises against the south end of the house.

**Historic Name: Single-family dwelling**  
**Address: 5321 Chateau Place**  
**Date: 1931**  
**Style: Tudor Revival**  
**Architect: Carr-Cullen; Builder: Dahl, Andrew**  
**Contributing**

This one-and-one-half-story house faces west from a mid-block site between East Fifty-third Street and West Lake Nokomis Parkway. The stucco-clad house has a cross-gabled plan with a side-gabled main block and a prominent front gable. The front gable holds a multi-light-over-one, double-hung window at the first story and a smaller window of the same type in the half-timbered gable. A small gabled entry bay overlaps the south edge of the front gable. The bay is clad in ashlar and holds a segmental-arch front door with a wrought-iron gate. A substantial stoop, with concrete steps and ashlar wing walls, marks the approach. A stucco-covered chimney rises at the juncture of the front gable and the main block. Two brick chimney pots extend from its top. To the south, the front facade holds a pair of

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multi-light-over-one, double-hung windows. Just above, a shed wall dormer breaks the cornice. Multi-light-over-one, double-hung windows are found throughout the house in singles and in pairs. The rear facade features a gabled wall dormer and a one-story projecting bay with a secondary entrance. A contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5324 Chateau Place**  
**Date: 1939**  
**Style: Colonial Revival**  
**Builder: Hultgren, A.H.**  
**Contributing**

Facing east, this one-and-one-half-story dwelling is located between East Fifty-third Street and West Lake Nokomis Parkway. Its plan is rectangular, consisting of a side-gabled main block and side-gabled wing on the south end. The house is clad in brick veneer to the eave line. The gable ends have horizontal weatherboard siding. At the front facade, an off-center front door is preceded by a concrete stoop. To the south, a canted bay holds three multi-light, double-hung windows. Above, three gabled dormers hold one window each. The south wing holds an enclosed porch. Its facades are dominated by wall-size window frames for screens or glazing. A shed wall dormer forms the rear facade of the house. There are two secondary entrances at this facade: one at the first story and one with a balcony at the second story. A brick interior chimney rises through the rear slope of the roof. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5328 Chateau Place**  
**Date: 1945**  
**Style: Colonial Revival**  
**Builder: Superior Builders**  
**Contributing**

Located mid-block between East Fifty-third Street and West Lake Nokomis Parkway, this one-story house faces east. Its plan is cross-gabled with a side-gabled main block, a prominent front gable, and two two-story additions to the rear. The projecting

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front gable, located at the north end of the front facade, holds a door with a classical surround. Directly adjacent is a canted window bay. The bay holds three double-hung windows with horizontal muntins. Above is a small window of the same type. To the south, the front facade displays two double-hung windows. At the south end of the rear facade is a two-story, gabled addition with an attached double garage. An interior chimney rises through this addition. A smaller two-story addition extends from the opposite end of the rear facade.

**Historic Name: Single-family dwelling**  
**Address: 5200 West Lake Nokomis Parkway**  
**Date: 1936**  
**Style: Colonial Revival**  
**Builder: Johnson, John C.**  
**Contributing**

This house occupies a wedge-shaped lot bounded by East Fifty-second Street on the north and West Lake Nokomis Parkway on the east. The house faces West Lake Nokomis Parkway to the east. This two-story dwelling is clad in tan brick veneer. Its plan consists of a rectangular, side-gabled main block and a one-story porch wing on the north end. A central front door is surrounded by a classical architrave with a broken-scroll pediment. On either side of the door is an oversized multi-light, double-hung window flanked with decorative wooden shutters. Three double-hung windows at the second story also have wooden shutters. This type of window is found throughout the house, except for the north-end porch wing. The wing displays contiguous pairs of narrow multi-light windows. It is sheathed with horizontal weatherboard siding and features a gabled roof with a glazed pediment and classical trim. An engaged brick chimney rises above the porch roof against the north end of the house. A single garage is attached to the house at the rear facade.

**Historic Name: Single-family dwelling**  
**Address: 5204 West Lake Nokomis Parkway**  
**Date: 1953**  
**Style: no style**  
**Builder: Butts, Donald L.**  
**Non-contributing**

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This two-story house faces east from a mid-block site between East Fifty-second Street and Seventeenth Avenue South. Sheathed in horizontal weatherboard siding, the house has a rectangular side-gabled plan with a one-story, side-gabled wing on the north end. The south end of the one-story wing is integrated into the northeast corner of the house, and holds the front door and a canted bay with plate-glass windows. South of the front door, a projecting two-story bay holds a large, square, plate-glass window. Above the window, the bay serves as a retaining wall for a second-story balcony that spans most of the front facade. The recessed second-story facade displays large plate-glass windows and a secondary entrance. The remainder of the front facade holds a pair of double-hung windows at the first and second stories. The rear facade features a one-story, gabled enclosed porch and a secondary entrance. There is a non-contributing single garage at the rear of the lot. This house is non-contributing because it post-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 5208 West Lake Nokomis Parkway**  
**Date: 1933**  
**Style: Tudor Revival**  
**Architect/Builder: Forsen, H.V.**  
**Contributing**

This one-and-one-half-story, stucco-clad house faces east between East Fifty-second Street and Seventeenth Avenue South. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a rear cross-gable. The half-timbered front gable, located at the south end of the front facade, holds a pair of multi-light, double-hung windows. A gabled entry bay overlaps its north edge. Clad in ashlar veneer, the bay holds a front door preceded by concrete steps and wrought-iron railing. The north side of the entry bay overlaps a composite masonry chimney that rises against the side of the house. North of the chimney, the front facade continues as part of a secondary gable that extends off the north facade. The gable holds a pair of multi-light windows at the front facade and a row of three windows at its north end. A one-story enclosed porch with a shed roof extends north from the northwest corner of this bay. Here, modern windows

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are found in pairs surmounted by shallow arched transoms. A single garage is attached to the rear cross-gable.

**Historic Name: Single-family dwelling**  
**Address: 5212 West Lake Nokomis Parkway**  
**Date: 1935**  
**Style: French Renaissance**  
**Architect: Larson, Hans; Builder: Johnson, H.E.**  
**Contributing**

Facing east, this one-story, stucco-clad house is located between East Fifty-second Street and Seventeenth Avenue South. Its rectangular plan consists of a front-hipped main block, a projecting front gable, and a hipped wing to the north. The off-center front gable is dominated by a wide canted bay with continuous one-light casement windows and a copper roof. The tip of the front gable is clad with horizontal weatherboard siding. To the south of the front gable is a fixed-light window. North of the front gable is a hipped entry bay. The bay holds a front door recessed under a metal canopy. The front facade continues as part of the north wing, holding a ribbon of three multi-light casements flanked with ornamental shutters. An interior chimney rises through the north wing. One-over-one, double-hung windows characterize the rear facade, which also features a shed-roof entry bay. There are two detached garages at the rear of the lot: the double garage is non-contributing, while the single with a steeply hipped roof is contributing.

**Historic Name: Single-family dwelling**  
**Address: 5216 West Lake Nokomis Parkway**  
**Date: 1935**  
**Style: Colonial Revival**  
**Builder: Nelson, T.H.**  
**Contributing**

This one-and-one-half-story house faces east from a mid-block site between East Fifty-second Street and Seventeenth Avenue South. It is clad in horizontal weatherboard. A central gabled entry bay at the front facade holds a front door surrounded by a classical architrave. Concrete steps and brick wing walls mark the approach. On either side of the entry bay is a canted window

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bay holding three multi-light, double-hung windows under a shallow hipped roof. Above, two hipped dormers hold small double-hung windows. The multi-light, double-hung window is found throughout the house in singles and in pairs. A one-story, flat-roof wing extends off the south end of the house, holding continuous multi-light vertical casement windows. The roof of the wing serves as a patio reached by a second-story entrance. A brick exterior chimney rises against the house next to the wing. There is a gabled wall dormer at the rear facade. A non-contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5220 West Lake Nokomis Parkway**  
**Date: 1935**  
**Style: Tudor Revival**  
**Architect: Farnham, C.W.; Builder: Forsen, H.V.**  
**Non-contributing**

Facing east, this one-and-one-half-story house stands on a mid-block lot between East Fifty-second Street and Seventeenth Avenue South. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a gabled rear wing. The house displays horizontal aluminum siding and replacement windows. The central front gable holds a pair of one-over-one, double-hung windows at the first and second stories. To the south, an overlapping gabled entry bay holds a front door surrounded by a classical architrave. Concrete steps and wrought-iron railing mark the approach. South of the entry bay, the front facade displays another pair of windows. North of the entry bay, the house features a convex window bay glazed with a row of fixed one-light windows. The north end of the house consists of three stacked gables, each holding a pair of windows. Also on the north end, at the juncture of the main block and rear wing, is a shed wall dormer that comprises part of the north wall of the rear wing. A large canopy shelters a patio at the north end. There is a non-contributing garage at the rear of the lot. This house is non-contributing because it has been unsympathetically altered.

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**Historic Name: Single-family dwelling**  
**Address: 5224 West Lake Nokomis Parkway**  
**Date: 1928**  
**Style: Tudor Revival**  
**Builder: Willson, E.F.**  
**Contributing**

This one-and-one-half-story, stucco-clad house faces east from a mid-block site between East Fifty-second Street and Seventeenth Avenue South. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a gabled rear wing. The front gable comprises the north half of the front facade, holding a large plate-glass window at the first story and a small double-hung window in the gable. A gabled entry bay hugs the south end of the front gable, containing an arched front door surrounded by ashlar veneer. Stone steps and wrought-iron railing mark the approach. South of the entry bay, the front facade displays a pair of one-over-one, double-hung windows. This type of window is found throughout the house in singles and in pairs. An exterior stuccoed chimney rises against the north end of the house. A wide strip of random ashlar circumnavigates the house at the base of the walls. At the rear facade is a secondary entrance. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5226 West Lake Nokomis Parkway**  
**Date: 1933**  
**Style: Tudor Revival**  
**Builder: Thompson, Chester E.**  
**Contributing**

This one-and-one-half-story house faces east from a corner lot at the intersection of West Lake Nokomis Parkway and Seventeenth Avenue South. Clad in stucco with ashlar veneer at the front facade, the house has cross-gables facing east, north, and south, with a gabled wing to the west. The front gable holds a pair of windows at the first story and in the half-timbered gable. A gabled entry bay hugs the north side of the front gable, containing a front door and half-timbering in the gable. Stone

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steps and ashlar wing walls mark the approach. An ashlar-clad exterior chimney rises against the south side of the front gable. Past the chimney, two sets of modern windows break the front facade, which continues as part of a secondary gable that extends off the south facade. The gable displays elaborate half-timbering and a pair of multi-light, double-hung windows on its south end. Directly adjacent, the south cross-gable features vertical multi-light casements. The remainder of the south facade continues as part of the west wing, displaying a pair of double-hung windows. The house's north cross-gable holds several single windows and a secondary entrance. A single garage is attached at the rear of the house.

**Historic Name: Single-family dwelling**  
**Address: 5228 West Lake Nokomis Parkway**  
**Date: 1927**  
**Style: Tudor Revival**  
**Builder: Hildebrand Bros.**  
**Contributing**

Facing east, this two-and-a-half-story house stands on an elevated lot facing the intersection of West Lake Nokomis Parkway and Seventeenth Avenue South. The site is located between East Fifty-second and East Fifty-third Streets. Clad in stucco and half-timbering, this front-gabled house features asymmetrical cornice lengths on its front facade. A central entry bay holds an arched front door surrounded by ashlar veneer. A lengthy flight of concrete steps and wrought-iron railing mark the approach. To the north of the entry bay are two multi-light, double-hung windows. This type characterizes the windows at the second story as well. There is a small arched attic window in the gable. To the south of the entry bay is a large plate-glass window at the first story. From here, the front facade follows the south raking cornice past the main block of the house. Holding a pair of arched windows, the facade is part of an enclosed porch that extends off the south facade. An interior chimney rises through the south slope of the roof. At the rear facade there is a one-story bay whose flat roof serves as a patio reached by a second-story entrance. There is another secondary entrance at the first story. A contributing double garage stands at the rear of the lot.

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**Historic Name: Single-family dwelling**  
**Address: 5232 West Lake Nokomis Parkway**  
**Date: 1941**  
**Style: no style**  
**Builder: Borg, Carl. J.**  
**Non-contributing**

Facing east, this two-story dwelling is located mid-block between East Fifty-second and East Fifty-third Streets. Sheathed in horizontal weatherboard, it has a side-gabled rectangular plan with a one-story, flat-roof wing that dominates the front facade. The front facade of the wing holds a large tripartite window featuring a central fixed sash flanked by double-hung windows with horizontal muntins. Directly south of the wing is a recessed front door. A long flight of concrete steps and pipe railing mark the approach. The top of the wing serves as a second-story balcony and is surrounded by a low wood-slat fence. Second-story windows occur in two sets of continuous casements with horizontal muntins. A door in the center of the second story provides access to the balcony. There is an exterior brick chimney at the north end of the house. The top of a brick foundation wall circumnavigates the house. At the rear of the house there is a secondary entrance and a contributing double garage. This house is non-contributing because its design is incompatible with the character of the district.

**Historic Name: Single-family dwelling**  
**Address: 5236 West Lake Nokomis Parkway**  
**Date: ca. 1929**  
**Style: Tudor Revival**  
**Contributing**

This one-and-one-half-story, stucco-clad dwelling faces east from a mid-block site between East Fifty-second and East Fifty-third Streets. The house has a cross-gabled plan with a front-gabled main block, a prominent front gable, and a gabled wing to the south. The front gable holds one window each at the first and second stories. It is overlapped by two secondary gables, one to the south which is bisected by an exterior stuccoed chimney, and one to the north which serves as an entry bay. The entry bay holds an arched front door surrounded by ashlar veneer. Concrete

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steps, wrought-iron railing, ashlar wing walls, and a long concrete walkway mark the approach. South of the chimney, the front facade continues as part of the south wing, displaying a double-hung window. On the south end of the house is a one-story, shed-roof enclosed porch. The foundation wall of the porch and the base of the walls of the main house are sheathed with random ashlar veneer. A shed wall dormer extends from the north slope of the roof, forming a two-story north facade. A pent roof divides the first and second stories, which hold double-hung windows in singles and in pairs. There is a non-contributing triple garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5240 West Lake Nokomis Parkway**  
**Date: 1925**  
**Style: Prairie School**  
**Architect: Carlson, Alex; Builder: Bjorkman, E.A.**  
**Contributing**

This stucco-clad, two-story house faces east from a mid-block site between East Fifty-second and East Fifty-third Streets. Its nearly square plan is sheltered by a hipped roof with overhanging eaves. A central entry bay has a flat roof surrounded by a decorative wrought-iron railing. The bay holds a front door encased in a wood surround with multi-light side lights. A wide flight of concrete steps and wrought-iron railing mark the approach. On either side of the entry bay is a pair of multi-light, double-hung windows surmounted by a blind arch with tile insets. The second story holds three double-hung windows flanked with ornamental shutters. On the house's south end is a one-story, flat-roof wing featuring continuous sets of multi-light casements. The wing's roof is also surrounded by a decorative wrought-iron railing and serves as a balcony reached by a second-story door on the south facade. A patterned-brick beltcourse circumnavigates the house approximately four feet above ground level. The rear facade features multi-light-over-one, double-hung windows, a shed dormer, and a secondary entrance. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5244 West Lake Nokomis Parkway**

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**Date: 1933**

**Style: Tudor Revival**

**Architect: Danielson, David; Builder: Rasimus, Johnson**

**Contributing**

This two-and-a-half-story house faces east from a corner lot bounded by West Lake Nokomis Parkway on the east and East Fifty-third Street on the south. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable and a two-story, gabled rear wing. The house is sheathed in tan variegated-brick veneer and features a red clay-tile roof. Its front gable, located at the south end of the front facade, holds a pair of windows each at the first and second stories. The gable's north side is overlapped by a gabled entry bay, also with a clay-tile roof. The bay holds an arched front door with a wrought-iron grille. Brick steps and wrought-iron railing mark the approach. North of the entry bay, the front facade displays multi-light, double-hung windows at the first and second stories. The south facade of the house features a one-story, flat-roof wing surmounted by wrought-iron railing. Multi-light, double-hung windows in pairs and ribbons of three glaze the wing. Above the wing, the second story of the south gable end holds single double-hung windows. There is a small arched window in the gable. At the gable end of the rear wing is a second-story entrance and a wrought-iron balconette, with another entrance below. An interior brick chimney rises through this wing. A one-story, flat-roof double garage, also clad in brick veneer, is attached at the southwest corner of the house. It features two separate overhead doors and brick parapet piers connected by decorative wrought-iron railing.

**Historic Name: Single-family dwelling**

**Address: 5300 West Lake Nokomis Parkway**

**Date: 1931**

**Style: Tudor Revival**

**Architect; Krohn, O.N.; Builder: Brooks, C.W.**

**Contributing**

Facing east, this one-and-one-half-story house occupies a corner lot bounded by East Fifty-third Street on the north and West Lake Nokomis Parkway on the east. Clad in tan-brick veneer, the

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house's cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a cross-gable at the rear. The front gable is on the south end of the front facade and holds a pair of multi-light, double-hung windows at the first story and a single window in the gable. On the north side of the gable is an overlapping gabled entry bay. The bay holds a front door preceded by brick and stone steps. The front door and stoop are sheltered by a steeply pitched copper canopy supported by decorative wrought-iron supports. North of the entry bay, the front facade displays a ribbon of three multi-light-over-one, double-hung windows. An engaged brick chimney rises against the north facade, which also features a polygonal bay with double-hung windows and a secondary entrance. At the rear facade, a secondary gable extending off the cross-gable holds another entrance. At the northwest corner of the lot is a contributing double garage.

**Historic Name: Single-family dwelling**

**Address: 5304 West Lake Nokomis Parkway**

**Date: 1932**

**Style: Tudor Revival**

**Architect: Sundim, M.C.W.; Builder: Johnson, Alfred**  
**Contributing**

Facing east, this one-and-one-half-story dwelling occupies a mid-block lot between East Fifty-third Street and Chateau Place. Clad primarily in stucco, the house's cross-gabled plan consists of a side-gabled main block, a prominent front gable, a side-gabled wing to the south, and a gabled rear wing. The front gable is located at the north end of the front facade and holds a pair of vertical multi-light casement windows at the first story and in the half-timbered gable. Overlapping the gable's north edge is a secondary half-timbered gable that holds a single multi-light, double-hung window. On this gable's south edge is a gabled entry bay containing a recessed front door. The bay is sheathed in red-brick veneer. Brick steps and brick wing walls mark the approach. On the south side of the front gable is a brick exterior chimney. Beyond the chimney, the front facade continues as part of the side-gabled wing that projects from the south facade. There is a pair of vertical multi-light casements next to the chimney followed by a pair of wide screened casements. Both windows are surmounted by an ornamental wood lintel. Multi-light, double-hung

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windows occur throughout the house in singles and in pairs. The rear wing holds a secondary entrance. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5308 West Lake Nokomis Parkway**  
**Date: 1930**  
**Style: Tudor Revival**  
**Builder: Tuscany, William A.**  
**Contributing**

Located mid-block between East Fifty-third Street and Chateau Place, this two-story house faces east. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a one-story garage attached to the rear. The front gable overlaps the south end of the front facade. On its north side is an overlapping gabled entry bay that holds an ogee-arch front door surrounded by decorative brick. Concrete steps and wrought-iron railing mark the approach. The remainder of the front gable is filled with a pair of multi-light, double-hung windows at the first and second stories. Both pairs are flanked with ornamental shutters. Past the windows, the front facade follows the gable's south raking cornice past the main block of the house. Holding a pair of double-hung windows here, it is part of an enclosed porch that extends off the south facade. North of the front gable, the front facade holds a double-hung window at the first and second stories. The second-story window is contained within a shed wall dormer that interrupts the cornice. At the south facade, the east half of the gable end of the main block is interrupted by a sloping section of roof that wraps around the sides of one of the second-story windows and sweeps down to cover the enclosed porch. Next to the porch is a one-story, shed-roof bay. The north facade features double-hung and casement windows. A brick exterior chimney bisects this end of the house. The rear facade features a shed wall dormer, a secondary entrance, and an attached flat-roof double garage.

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**Historic Name: Single-family dwelling**  
**Address: 5312 West Lake Nokomis Parkway**  
**Date: 1951**  
**Style: no style**  
**Builder: Enquist, Dave**  
**Non-contributing**

Facing east, this one-and-one-half-story dwelling is located mid-block between East Fifty-third Street and Chateau Place. Clad primarily in stucco, its cross-gabled plan consists of a side-gabled main block and a prominent front gable on the south end of the front facade. The front gable holds a front door surrounded by a stylized frame and a pair of one-over-one double-hung windows with shutters. Concrete steps and steel railing mark the approach. There is a single double-hung window with shutters in the gable, which is clad in vertical board-and-batten siding. North of the front gable, the front facade features a tripartite window consisting of a fixed central sash flanked by double-hung windows. Above, a shed dormer breaks the roof slope. Modern one-over-one, double-hung windows are found throughout the house. There is a secondary door with a concrete stoop on the south facade. A brick exterior chimney rises against the north end of the house. At the rear facade there is a full-width, shed wall dormer. Its two stories are divided by a pent roof. A non-contributing double garage stands at the rear of the lot. This house is non-contributing because it post-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 5316 West Lake Nokomis Parkway**  
**Date: 1935**  
**Style: Tudor Revival**  
**Builder: Hanson, Hjalmar**  
**Contributing**

Located between East Fifty-third Street and Chateau Place, this one-and-one-half-story dwelling faces east. Its cross-gabled plan

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consists of a side-gabled main block and a central projecting front gable. The front gable holds a pair of casement windows at the first story and a single double-hung window in the half-timbered gable. A gabled entry bay overlaps the south side of the front gable, containing a front door surrounded by ashlar and brick veneer in contrasting colors. Concrete steps and stepped wing walls mark the approach. Contrasting composite veneer covers the wing walls and the base of the walls at the front facade up to the level of the window sills. South of the front gable, the front facade displays a series of vertical multi-light windows that continue around the corner at the south facade. Double-hung windows, in single, pairs, and ribbons of five, are found throughout the house. There is a secondary entrance with a concrete stoop at the north facade. A brick chimney rises against the south end. At the rear facade, a shed dormer pierces the roof. A single garage is attached at this facade.

**Historic Name: Single-family dwelling**

**Address: 5320 West Lake Nokomis Parkway**

**Date: 1931**

**Style: Tudor Revival**

**Architect: Farnham, C.W.; Builder: Tivertsen, M.T.**

**Contributing**

Facing east, this one-and-one-half-story, stucco-clad house occupies a corner lot bounded by Chateau Place on the south and West Lake Nokomis Parkway on the east. Its cross-gabled plan consists of a side-gabled main block, a front gable, and a gabled rear wing. The front gable has a jerkinhead roof. It holds a ribbon of three narrow multi-light, double-hung windows at the first story and a pair of the same in the half-timbered gable. A pent roof divides the two stories. The front gable's north side is overlapped by a gabled entry bay. Sheathed in ashlar veneer, the bay holds a segmental-arch front door. Stone steps and ashlar wing walls mark the approach. The south side of the front gable is overlapped by a prominent chimney. Clad primarily in stucco, ashlar veneer covers its base and two chimney pots extending from its top. Next to the chimney, the front facade is clad in ashlar veneer and holds a tiny casement window. Directly adjacent, a ribbon of three multi-light casements breaks the front facade, which continues as part of a secondary gable that extends off the

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south facade. The gable features a ribbon of five continuous multi-light, double-hung windows in its south end. The gable end of the main block holds a window next to the secondary gable. The remainder of the south facade continues as part of the rear wing, displaying small multi-light, double-hung windows. Double-hung windows are also found at the north and rear facades. A single garage is attached at the rear of the house.

**Historic Name: Single-family dwelling**  
**Address: 5324 West Lake Nokomis Parkway**  
**Date: 1930**  
**Style: Tudor Revival**  
**Builder: Johnson, H.E.**  
**Contributing**

Located mid-block between Chateau Place and East Fifty-fourth Street, this two-story house faces east. Sheathed in stucco, the house is identical in plan to 5308 West Lake Nokomis Parkway. The cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a one-story garage attached to the rear. The front gable overlaps the south end of the front facade. At its north side is an overlapping gabled entry bay that holds an ogee-arch front door surrounded by decorative brick and stone. Concrete steps and brick wing walls mark the approach. The remainder of the front gable is filled with one pair of multi-light, double-hung windows at both the first and second stories. Beneath the first-story pair is a wrought-iron balconette. The second-story pair is flanked with ornamental shutters. Past the windows, the front facade follows the gable's south raking cornice past the main block of the house. Holding a six-light, ogee-arch screened window here, it is part of an enclosed porch that extends off the south facade. North of the front gable, the front facade holds a double-hung window at the first and second stories. The second-story window is contained within a shed wall dormer that interrupts the cornice. At the south facade, the east half of the gable end of the main block is interrupted by a sloping section of roof that wraps around the sides of one of the second-story windows and sweeps down to cover the enclosed porch. The north facade features double-hung windows and a brick exterior chimney. The rear facade holds a shed wall dormer and a

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secondary entrance. An attached single garage extends off this facade. Its flat roof serves as a patio, surrounded by a railing.

**Historic Name: Single-family dwelling**  
**Address: 5328 West Lake Nokomis Parkway**  
**Date: 1936**  
**Style: Tudor Revival**  
**Architect: Frauson, H.W.; Builder: Nelson, George**  
**Contributing**

This two-story dwelling faces east from a mid-block lot between Chateau Place and East Fifty-fourth Street. Its plan is nearly square, with a hipped roof and prominent front gable. Clad in brown brick and ashlar veneer, the front gable overlaps the north half of the front facade. It contains the front door, which is located at its north edge. Stone steps with wing walls mark the approach. The front gable also holds a pair of leaded casement windows surrounded by ashlar at the first story and a single double-hung window flanked by shutters at the second story. The south edge of the front gable merges seamlessly into a brick exterior chimney. Next to the chimney, the half-timbered second-story overhangs the stuccoed first story. The first story holds a ribbon of three continuous casements, while the second story contains a multi-light, double-hung window. Both window types characterize the north and south facades. There is a small enclosed porch and secondary entrance at the north facade. At the rear of the house is a one-story, flat-roof wing at the southwest corner. Its roof serves as a patio reached by a second-story entrance. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5332 West Lake Nokomis Parkway**  
**Date: 1927**  
**Style: French Renaissance**  
**Architect/Builder: Johnson, V.**  
**Contributing**

Facing east, this two-story house stands between Chateau Place and East Fifty-fourth Street. Clad in stucco, it has a rectangular plan and a hipped roof. The front door is located at

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the north end of the front facade in a one-story, shed-roof bay. The door is surrounded by ashlar veneer. The bay also holds a tiny niche window with a metal grille. Above the entry bay is a row of three multi-light casement windows beneath which is a wrought-iron window box. In the center of the front facade is a large canted bay filled with large, fixed, multi-light windows. A steeply pitched metal roof surmounts the window bay. Above are two symmetrically placed multi-light, double-hung windows. The south end of the front facade is comprised of a two-story bay recessed from the main block of the house. It contains various sizes of double-hung windows. At the front facade there is one each at the first and second stories. An interior chimney rises through this bay. At the rear facade is a two-story hipped projecting bay and a one-story hipped addition at the southwest corner. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5336 West Lake Nokomis Parkway**  
**Date: 1940**  
**Style: Colonial Revival**  
**Builder: Hultgren, A.H.**  
**Contributing**

This one-and-one-half-story dwelling faces east from a mid-block site between Chateau Place and East Fifty-fourth Street. Clad in horizontal weatherboard and limestone veneer, the house has a rectangular side-gabled plan. The symmetrical front facade is sheathed in stone veneer. The central front door is surrounded by a classical frame. On either side of the door is a canted window bay holding three multi-light, double-hung windows. The bays have shallow metal roofs. The front slope of the roof is pierced by three gabled dormers, each with a double-hung window. Multi-light, double-hung windows are found throughout the house in singles and in pairs. A full-width shed wall dormer extends off the rear slope of the roof, forming the two-story rear facade of the house. Here, there are two secondary entrances: one at the first story and one with a balcony at the second story. A stone-clad exterior chimney rises against the north end of the house. A contributing double garage stands at the rear of the lot.

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**Historic Name: Single-family dwelling**  
**Address: 5340 West Lake Nokomis Parkway**  
**Date: 1931**  
**Style: Tudor Revival**  
**Architect: Lowe, H.A.; Builder: Ofstead, A.F.**  
**Contributing**

Facing east, this two-story house occupies a corner lot bounded by West Lake Nokomis Parkway on the east and East Fifty-fourth Street on the south. The stucco-clad dwelling has a front-hipped roof with a prominent front gable and a gabled wing to the north. The front gable provides a half-timbered backdrop for an off-center gabled entry bay. Sheathed in ashlar, the bay holds an arched front door. A concrete stoop marks the approach. The front gable features asymmetrical cornice lengths; the south raking cornice dead-ends at an exterior chimney. The north one sweeps over and past the entry bay, terminating in a gated doorway a few feet beyond the bay. Between the entry bay and the chimney, the front gable holds a fixed multi-light window at the first floor and a single double-hung window at the second story. The composite masonry chimney features brick shafts. South of the chimney, the front facade displays a fixed-sash window with large multiple lights. Directly adjacent, slightly recessed from the main block of the house, is a bay that holds an enclosed porch. The first story of the bay holds the porch's continuous multi-light casement windows. Beneath the windows, the walls are sheathed in horizontal weatherboard siding. Above the windows, the half-timbered bay wall dips sharply, indicating a steeply sloping roof on the enclosed porch at the south facade. On the south facade, the porch displays the same casement windows and horizontal siding as on the east. Above, a hipped wall dormer sits in a well formed by the sloping porch roof. On the north facade, the second story of the gabled wing overhangs the first story. A canted bay at the second story faces east, glazed with plate-glass windows. The half-timbered gable end holds a ribbon of three double-hung windows at the second story and smaller ones below. There is a secondary entrance at this facade. At the rear facade is an addition consisting of a connecting hyphen and a two-story unit holding a double tuck-under garage.

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**Historic Name: Single-family dwelling**  
**Address: 5200 Sixteenth Avenue South**  
**Date: 1947**  
**Style: no style**  
**Builder: Thompson and Meyer**  
**Contributing**

Facing east, this one-story house occupies a corner lot bounded by East Fifty-second Street on the north and Sixteenth Avenue South on the east. Clad primarily in horizontal weatherboard siding, its cross-gabled plan consists of a side-gabled main block and a gabled wing at the front facade. The gabled wing extends off the south end of the front facade, holding a double-hung window and ornamental shutters in its east end. Directly north of the wing is a projecting shed wall dormer that serves as the entry bay. The bay and the north side of the adjacent wing are sheathed in ashlar. The front door is rectangular. Concrete steps mark the approach. South of the entry bay, the front facade displays a tripartite window consisting of a fixed central sash with horizontal muntins flanked by one-over-one, double-hung windows. The north and south facades feature double-hung windows. A brick exterior chimney rises against the north end of the house. There are windows and a secondary entrance at the rear facade. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5201 Sixteenth Avenue South**  
**Date: 1947**  
**Style: no style**  
**Builder: Thompson and Meyer**  
**Contributing**

This one-story dwelling faces west from the southeast corner of the intersection of East Fifty-second Street and Sixteenth Avenue South. Clad in horizontal weatherboard siding, the hipped roof house has a nearly square main block and a hipped wing at the south end of the front facade. At the front facade, the wing's west end holds the front door at the north end of the wall and a one-over-one, double-hung window at the south end. Concrete steps and wrought-iron railing mark the approach. To the north of the

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wing, the front facade holds a tripartite window consisting of a fixed central sash flanked by double-hung windows. The north and south facades feature one-over-one, double-hung windows and one-light casements. A brick exterior chimney rises against the north facade. The rear facade features French doors. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5204 Sixteenth Avenue South**  
**Date: 1924**  
**Style: Bungalow**  
**Non-contributing**

Facing east across a long expanse of lawn, this one-and-one-half-story bungalow is located between East Fifty-second and East Fifty-third Streets. The front-gabled dwelling is clad with wide horizontal siding and features an overlapping secondary gable at the north end of the front facade. Both gables hold double-hung windows with ornamental shutters. At the south side of the secondary gable, the front door is sheltered by a gabled canopy. A concrete stoop marks the approach. All the windows in the house are new, one-over-one, double-hung. There is a secondary entrance and a shed dormer at the north facade. This house is non-contributing because its design is incompatible with the character of the district.

**Historic Name: Single-family dwelling**  
**Address: 5205 Sixteenth Avenue South**  
**Date: 1947**  
**Style: no style**  
**Builder: Thompson and Meyer**  
**Contributing**

Located between East Fifty-second and East Fifty-third Streets, this one-story house faces west from a mid-block lot. Clad in horizontal weatherboard siding, its cross-gabled plan consists of a side-gabled main block, a gabled wing at the front facade, and a short gabled wing to the rear. At the front facade, the wing's gabled end holds a multi-light, double-hung window with ornamental shutters and a front door. The door is deeply recessed under the south corner of the gable. A decorative wrought-iron

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porch column surmounting a brick wing wall provides support at the gable's southwest corner. Concrete steps mark the approach. To the south of the entry, the front facade holds a tripartite window consisting of a central fixed sash flanked by casement windows. The north and south facades feature multi-light, double-hung and one-light casement windows. A brick exterior chimney rises against the south facade. The gabled rear wing holds a secondary entrance and one-light casements. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5208 Sixteenth Avenue South**  
**Date: 1923**  
**Style: Bungalow**  
**Architect/Builder: Whiting, Dawson Co.**  
**Contributing**

This one-story bungalow faces east from a mid-block site between East Fifty-second and East Fifty-third Streets. Clad in stucco, it has a front-gabled rectangular plan with a projecting secondary gable at the north end of the front facade. The front gable end holds a pair of multi-light-over-one, double-hung windows. The secondary gable features a row of three continuous, multi-light-over-one, double-hung windows. Above, Craftsman-style half-timbering is visible beneath overhanging eaves. The gable's south side holds a front door and an adjacent window. Concrete steps and wrought-iron railing mark the approach. The north and south facades of the house feature multi-light, double-hung window in singles, pairs, and ribbons of three. There is a secondary entrance at the south and rear facades. A non-contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5209 Sixteenth Avenue South**  
**Date: 1937**  
**Style: no style**  
**Builder: Lein, F.R.**  
**Contributing**

The two-story dwelling faces west from a mid-block lot between East Fifty-second and East Fifty-third Streets. Clad in

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variegated buff-brick veneer, its cross-gabled plan consists of a side-gabled main block, a front cross-gable and a side-gabled, two-story wing to the south. The central front gable holds a ribbon of three multi-light, double-hung windows at the first story and a pair at the second story. Ornamental shutters flank both sets. To the north of the front gable is a shed-roof entry bay. The bay contains a front door. Concrete steps and wrought-iron railing mark the approach. Above the bay, a shed wall dormer interrupts the cornice, holding a single double-hung window. South of the front gable, the front facade continues as part of the south wing. There is a pair of double-hung windows with shutters at the first story and a shed wall dormer holding a pair of double-hung windows at the second story. A brick interior chimney rises through the roof at the juncture of the main block and south wing. Windows on the north and south facades are multi-light, double-hung. A full-width, shed wall dormer forms the rear facade of the house. A one-story enclosed porch extends off the southeast corner. Its flat roof serves as a patio reached by a second-story entrance. There is another secondary entrance in the enclosed porch. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5212 Sixteenth Avenue South**  
**Date: 1922**  
**Style: Bungalow**  
**Non-contributing**

Located between East Fifty-second and East Fifty-third Streets, this one-story, front-gabled bungalow faces east across a long expanse of lawn. Clad in wide horizontal siding, the house has a rectangular plan with a secondary projecting gable at the front facade. The front gable end holds a pair of one-over-one, double-hung windows. The secondary gable, which overlaps the north side of the front gable, contains the front door and a ribbon of three one-over-one, double-hung windows. Concrete steps and pipe railing mark the approach. An interior chimney rises through the north roof slope. Modern one-over-one, double-hung windows are found throughout the house. There is a hipped entry bay with a secondary entrance at the rear facade. A non-contributing single garage stands adjacent to the house's south facade. This house is

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non-contributing because its design is incompatible with the character of the district.

**Historic Name: Single-family dwelling**  
**Address: 5215 Sixteenth Avenue South**  
**Date: 1937**  
**Style: no style**  
**Builder: Holter, R.H.**  
**Contributing**

Facing west, this one-story dwelling stands mid-block between East Fifty-second and East Fifty-third Streets. Clad in horizontal weatherboard siding, its cross-gabled plan consists of a side-gabled main block, a gabled wing at the front facade, and a cross-gable at the rear. At the front facade, the wing's gable end holds a multi-light, double-hung window with ornamental shutters and a front door surrounded by a classical architrave and broken-scroll pediment. Above is a small fanlight window. Brick steps and wrought-iron railing mark the approach. To the south, the front facade features a pair of multi-light, double-hung, windows flanked with ornamental shutters. At the south facade, a secondary gable holds a pair of multi-light windows in its gable end. The rear facade features a one-story enclosed porch attached to the cross-gable, and a secondary entrance. There is a non-contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5216 Sixteenth Avenue South**  
**Date: 1924**  
**Style: Bungalow/Craftsman**  
**Builder: Harrington, A.D.**  
**Non-contributing**

Located mid-block between East Fifty-second and East Fifty-third Streets, this one-story cottage faces east across a long expanse of lawn. Clad in horizontal narrow weatherboard siding, its side-gabled plan is a simple rectangle. Overhanging eaves reveal exposed rafters. All the windows are modern, one-over-one, double-hung. The front facade holds a front door at the south end of the wall and a pair of windows near the center. The door is sheltered by a gabled canopy with kneebrace brackets and a

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stickwork pediment. Concrete steps and wrought-iron railing mark the approach. The windows are decorated with ornamental shutters and a window box. There is a secondary entrance at the rear facade. An interior chimney rises through the west slope of the roof. A non-contributing single garage stands next to the house's north facade. This house is non-contributing because its design is incompatible with the character of the district.

**Historic Name: Single-family dwelling**  
**Address: 5217 Sixteenth Avenue South**  
**Date: 1931**  
**Style: Tudor Revival**  
**Builder: Thompson, Herbert**  
**Contributing**

This stucco-clad, one-and-one-half-story house faces west from a mid-block lot between East Fifty-second and East Fifty-third Streets. Its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a jerkinhead cross-gable to the rear. The front gable, located on the north end of the front facade, has a jerkinhead roof. It holds a pair of multi-light, double-hung windows at the first story and a leaded casement in the half-timbered gable. A gabled entry bay overlaps the front gable on its south edge, containing a front door surrounded by ashlar veneer. Stone steps, stone wing walls, and wrought-iron railing mark the approach. South of the front gable, the front facade continues as part of a secondary gable that extends off the south facade. The secondary gable features a pair of double-hung windows at the front and south facades. A brick-and-ashlar exterior chimney rises at the juncture of the front and the secondary gables. Multi-light, double-hung windows are found throughout the building in singles and in pairs. The rear facade features a secondary gable overlapping the cross-gable. The secondary gable holds a rear entrance and an attached single garage.

**Historic Name: Single-family dwelling**  
**Address: 5220 Sixteenth Avenue South**  
**Date: 1935**  
**Style: Tudor Revival**  
**Architect/Builder: Fallden, Gust**

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**Contributing**

Facing east, this one-and-one-half-story, stucco-clad dwelling stands on a mid-block lot between East Fifty-second and East Fifty-third Streets. Its cross-gabled plan consists of a side-gabled main block, a front gable, and a gabled rear wing. The central front gable is overlapped by a brick-clad gabled entry bay. The bay contains a front door sheltered by a metal canopy. Concrete steps and wrought-iron railing mark the approach. South of the entry bay, the front facade features a ribbon of three multi-light-over-one, double-hung windows. On the south facade, an exterior brick chimney bisects the gable end. Windows throughout the house are multi-light-over-one, double-hung. There is a secondary entrance at the south facade of the rear wing. A single garage is attached at the northwest corner.

**Historic Name: Single-family dwelling**

**Address: 5221 Sixteenth Avenue South**

**Date: 1925**

**Style: Craftsman**

**Architect/Builder: Glassberg Construction Co.**

**Contributing**

This one-and-one-half-story house faces west from a sloping mid-block lot between East Fifty-second and East Fifty-third Streets. Clad in stucco and brick, its cross-gabled plan consists of a side-gabled main block and a projecting front gable. The house's roof features wide overhanging eaves. The front gable is located on the south end of the front facade. The lower half of the front gable consists of brick piers connected by a brick planter wall. Above the planter, a ribbon of six continuous casement windows fill the gable's end, with four more at its south facade. The front door is located on the north facade of the front gable, recessed beneath a decorative wood-frame canopy supported by a short brick wall that extends perpendicular to the main block. Concrete steps mark the approach. North of the front gable, the front facade holds a pair of multi-light-over-one, double-hung windows in a stylized casing. Above, a gabled dormer with three small windows pierce the roof. The north facade features two slightly projecting, shed-roof window bays, a secondary entrance, and a window in the gable. The south facade displays paired

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double-hung windows in continuous stylized casings. Small casement inglenook windows flank an exterior brick chimney that rises through the overhanging eave on the roof's south slope. There are two windows at the rear facade. Half-timbering and stylized vergeboards are found in the gables throughout the house. A contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5224 Sixteenth Avenue South**  
**Date: 1946**  
**Style: no style**  
**Builder: Nelson, George**  
**Contributing**

Facing east, this one-story house is located mid-block between East Fifty-second and East Fifty-third Streets. Clad primarily in horizontal weatherboard siding, its cross-gabled plan consists of a side-gabled main block and a gabled wing at the north end of the front facade. At the front facade, the wing's gable end holds a multi-light, double-hung window with ornamental shutters and a front door surrounded by a classical architrave. Above, the board-and-batten-clad gable holds a round window. Concrete steps and wrought-iron railing mark the approach. South of the wing, the front facade features a tripartite window consisting of a central, fixed, multi-light sash flanked by multi-light, double-hung windows. A brick exterior chimney bisects the south gable end. Also on this facade is a canted bay filled with three double-hung windows. The rear facade reveals a two-story hipped bay with a window at the second story and a secondary entrance at the first. Extending from the bay is a one-story, hipped porch frame over a concrete patio. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5225 Sixteenth Avenue South**  
**Date: 1931**  
**Style: Tudor Revival**  
**Architect/Builder: Glassberg Construction Co.**  
**Contributing**

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Facing west, this one-story dwelling is located on a sloping mid-block lot between East Fifty-second and East Fifty-third Streets. Clad in stucco and ashlar veneer, its cross-gabled plan consists of a side-gabled main block and a prominent front gable. Located in the center of the front facade, the front gable is sandwiched between an exterior chimney to the south and a gabled entry bay to the north. The front gable holds a small leaded casement window at the ashlar-clad first story and a long, vertical double-hung window in the half-timbered gable. The entry bay, also sheathed in ashlar, holds a front door. Concrete steps and ashlar wing walls mark the approach. North of the entry bay, the front facade is stuccoed, featuring a shed wall dormer with a pair of double-hung windows below. South of the entry bay, the ashlar-clad chimney rises against the front gable. Directly adjacent, the front facade continues as part of a secondary gable that extends from the south facade. Clad in ashlar with half-timbering in its gable end, the secondary gable holds a pair of narrow double-hung windows at the front and south facades. The rear facade holds a secondary entrance and multi-light, double-hung windows. A contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5228 Sixteenth Avenue South**  
**Date: 1927**  
**Style: no style**  
**Architect/Builder: Mickelson, Peder**  
**Contributing**

Facing east, this one-and-one-half-story house stands between East Fifty-third and East Fifty-second Streets. Clad in rough-textured stucco, its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a gabled rear wing. The front gable is located at the north end of the front facade and holds a pair of multi-light, double-hung windows surmounted by a tall lintel. A gabled entry bay overlaps the front gable, containing an arched front door trimmed with brick. Concrete steps and wrought-iron railing mark the approach. Above and behind the front gable, the tip of the rear-wing gable is visible. It contains a small window. South of the front gable, the front facade holds a ribbon of three multi-light, double-hung

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windows topped by a tall lintel. Underneath the windows is a decorative wrought-iron window box. On the south facade, the south roof slope of the rear wing terminates in a wide eave, sheltering an enclosed porch that spans the facade. The porch is glazed with a ribbon of three pairs of multi-light-over-one, double-hung windows. The rear facade features a screened porch off the wing's gable end, which encloses a secondary entrance. An interior chimney rises through the rear wing. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5229 Sixteenth Avenue South**  
**Date: 1925**  
**Style: Prairie School**  
**Contributing**

Facing west, this two-story dwelling stands on a sloping lot between East Fifty-second and East Fifty-third Streets. Clad in stucco and brick, the house has a rectangular plan and a hipped roof with wide overhanging eaves. A one-story entry bay is located on the north end of the front facade. Its roof is flat with overhanging eaves. Surrounded by a continuous casing, the front door is flanked with fixed vertical windows with small patterned lights. Red brick covers the lower half of the entry bay, circumnavigating the house at the level of the window sills. Brick steps, brick wing walls, and two brick piers mark the approach. South of the entry bay, the front facade features two double-hung windows flanking a large, fixed, two-light sash in a continuous casing. All three windows have small patterned lights in the top sash. There are two pairs of double-hung windows at the second story. Double-hung and fixed windows are found throughout the house, in singles and in pairs, with varying patterns of small patterned lights in the sashes. At the rear facade, a two-story, full-width projecting bay holds two ribbons of three double-hung windows at the second story and a secondary entrance at the first story. A brick exterior chimney rises through the eave against the south facade. There is a non-contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5232 Sixteenth Avenue South**

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**Date: 1941**  
**Style: no style**  
**Architect/Builder: Arnold, John**  
**Contributing**

Facing east, this one-and-one-half-story dwelling is located between East Fifty-second and East Fifty-third Streets. Clad in horizontal vinyl siding, its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a rear cross-gable. The front gable is located near the north end of the front facade. It holds a multi-light, double-hung window with ornamental shutters at the first and second stories. An entry bay overlaps the front gable, containing a classically trimmed front door. Concrete steps and wrought-iron railing mark the approach. A brick exterior chimney rises against the south side of the entry bay. Directly adjacent, the front facade continues as part of a secondary gable that extends from the south facade. The gable holds a multi-light, double-hung window with ornamental shutters at the front facade and a pair of the same in its south end. The rear facade features a secondary entrance in the end of the cross-gable. A single garage is attached at the northwest corner of the house.

**Historic Name: Single-family dwelling**  
**Address: 5233 Sixteenth Avenue South**  
**Date: 1931**  
**Style: Tudor Revival**  
**Builder: Osborne, Thomas A.**  
**Contributing**

Facing west, this two-story, stucco-clad dwelling occupies a sloping lot between East Fifty-second and East Fifty-third Streets. Its cross-gabled plan consists of a side-gabled main block and a slightly projecting front gable. The front gable is located at the north end of the front facade and holds a canted bay at the first story. The bay is glazed with double-hung windows and surmounted by a steeply pitched hip roof. Just above the roof is a second-story, double-hung window. Overlapping the front gable is a gabled entry bay. Clad in ashlar, it contains a segmental-arch front door. South of the entry bay, the front facade holds a double-hung window at the first and second

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stories. Seamlessly attached to the front facade, a steeply sloping, one-story, lean-to wall extends to the south, past the main block of the house. Cut into the stuccoed wall is a gated arch. Multi-light, double-hung windows are found throughout the rest of the house. An exterior brick and stucco chimney bisects the south facade. The north facade holds multi-light, double-hung windows. At the rear facade, a two-story, projecting, shed wall dormer addition contains windows at both stories. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5236 Sixteenth Avenue South**  
**Date: 1925**  
**Style: no style**  
**Contributing**

This one-story, stucco-clad dwelling faces east from a mid-block lot between East Fifty-second and East Fifty-third Streets. Its cross-gabled plan consists of a side-gabled main block, a front gable, and a rear hipped bay. The front gable is located on the north end of the front facade and contains a pair of multi-light casement windows surmounted by a fanlight transom. The front gable is overlapped by a gabled entry bay that features an arched doorway in all of its three walls. The front door is found within the bay, in the wall of the front gable. Brick steps, ashlar wing walls, and wrought-iron railing mark the approach. South of the entry bay, the front facade features a tripartite window that consists of a pair of multi-light casements flanked by single casements in a continuous casing. Fanlight transoms surmount each window. Below the window is a wrought-iron window box. On the south facade, two small, square casement windows flank a stucco-clad exterior chimney. Adjacent to the chimney, a window bay holds a ribbon of three small casements. The north facade holds multi-light, double-hung windows. A shallow, full-width hipped bay spans the rear facade, holding a secondary entrance. A staggered pattern of ashlar veneer circumnavigates the house at the base of the walls. A contributing single garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5237 Sixteenth Avenue South**

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**Date: 1946**  
**Style: Colonial Revival**  
**Builder: Rasmusson Bros.**  
**Contributing**

Facing west, this one-and-one-half-story dwelling stands on a mid-block lot between East Fifty-second and East Fifty-third Streets. Clad in horizontal weatherboard siding, the house has a side-gabled rectangular plan. The front facade displays an off-center front door surrounded by a classical architrave. North of the door there is a pair of multi-light, double-hung windows flanked with ornamental shutters. South of the door, there are two windows of the same type. Two gabled dormers pierce the west slope of the roof. The north and south facades hold several double-hung windows. A stuccoed exterior chimney rises against the south facade. A shed wall dormer spans the width of the rear facade, containing several windows. A one-story, gabled, enclosed porch extends off the southeast corner, holding a secondary entrance. There is a contributing single garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 5240 Sixteenth Avenue South**  
**Date: 1933**  
**Style: Tudor Revival**  
**Builder: Johnson E.A.**  
**Contributing**

Facing east, this one-and-one-half-story house occupies a corner lot bounded by Sixteenth Avenue South on the east and East Fifty-third Street on the south. Clad in stucco, its cross-gabled plan consists of a side-gabled main block, a projecting front gable, and a rear cross-gable. The front gable is located at the north end of the front facade and holds a ribbon of three narrow multi-light windows topped by a decorative wood lintel at the first story. Above is a multi-light, double-hung window. The front gable also holds the front door, which is deeply recessed under the south corner of the gable. A wood porch column provides support at the gable's southeast corner and is connected to the front facade by a short balustraded rail. Stone steps mark the approach. South of the entry, the front facade features a ribbon

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of four narrow multi-light windows surmounted by a decorative wood lintel. An exterior stucco and brick chimney rises against the south facade. At its west end, the south facade displays a series of vertical screened openings at its west end that continue around to the rear facade. The north facade of the house features an oriel window at the first story. Other windows throughout the house are multi-light, double-hung in singles and in pairs. The cross-gable at the rear facade is surmounted by a conspicuous solar-panel installation. A double garage is attached to the house by a short one-story hyphen extending from the cross-gable.

**Historic Name: Single-family dwelling**  
**Address: 5200 Seventeenth Avenue South**  
**Date: 1933**  
**Style: Tudor Revival**  
**Builder: Olson, Henry F.**  
**Contributing**

Facing east, this house occupies a corner lot bounded by East Fifty-second Street on the north and Seventeenth Avenue South on the east. Clad in stucco, this one-and-one-half-story house has a cross-gabled plan consisting of a side-gabled main block, a prominent front gable and a gabled rear wing. The front gable is located on the south end of the front facade. Containing a multi-light, double-hung window at the first and second stories, the half-timbered front gable is overlapped by a red-brick exterior chimney on its north end and a gabled entry bay on its south end. Sheathed in red-brick veneer, the entry bay holds the front door. Brick steps and brick wing walls mark the approach. South of the chimney, the front facade holds a multi-light, double-hung window. The north and south gable ends of the house hold multi-light-over-one windows in singles and in pairs. A single garage is attached to the rear gabled wing.

**Historic Name: Single-family dwelling**  
**Address: 5201 Seventeenth Avenue South**  
**Date: 1949**  
**Style: no style**  
**Builder: Krogh, Harry**  
**Non-contributing**

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Facing west, this one-story dwelling occupies a corner lot bounded by East Fifty-second Street on the north and Seventeenth Avenue South on the west. The brick-veneered house consists of a hipped main block and a hipped wing with an attached garage to the south. The main block has a hipped wing on the south end of the front facade. In its west end the wing holds a tripartite window consisting of a central fixed sash flanked by narrow double-hung windows. South of the wing, the front facade features a front door and an adjacent canted window bay. A stone stoop and wrought-iron railing mark the approach. The bay is glazed with small double-hung windows with horizontal muntins. To the south, the front facade continues along the south wing, which holds a ribbon of three contiguous one-over-one, double-hung windows. Directly adjacent is an attached single garage. The north and rear facades feature double-hung windows with horizontal muntins. An engaged brick chimney rises against the north facade. At the rear facade, the main block holds a secondary entrance, while the south wing mirrors the same windows displayed on its front facade. This house is non-contributing because it post-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 5208 Seventeenth Avenue South**  
**Date: 1929**  
**Style: Italian Renaissance**  
**Architect/Builder; Purdy, W.W.**  
**Contributing**

This two-story house faces east from a mid-block lot between East Fifty-second Street and West Lake Nokomis Parkway. Clad in stucco, this house has a rectangular plan and a red clay-tile hipped roof. A two-story, slightly projecting entry bay is located on the north end of the front facade. A segmental-arched doorway has an ashlar-veneer surround. Concrete steps and brick wing walls mark the approach. There is an arched niche window next to the front door. Above the entry, the second story projects slightly, forming a shallow overhang. The overhang is arcaded; the arches spring from engaged pendants. A semi-circular concrete balconette above the arcade supports a decorative wrought-iron railing. Two arched windows surmount the balconette.

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South of the entry bay, the front facade holds several sets of distinctive, multi-light, double-hung windows, including two ogee-arched windows; a secondary entrance with French doors and an arched transom and sidelights; and a tripartite arched window. A concrete porch with a wrought-iron railing spans the front facade. A pair of French windows with a wrought-iron balconette as well as ogee-arch windows light the second story. Second-story arched French windows and multi-light-over-one, double-hung windows in singles, pairs, and ribbons of three are found on the remaining facades. An interior brick chimney rises through the house at the south end. There are two secondary entrances at the rear facade: one at the first story and one with a stucco balcony at the second story. A single tuck-under garage is attached at the southwest corner.

**Historic Name: Single-family dwelling**  
**Address: 5212 Seventeenth Avenue South**  
**Date: 1941**  
**Style: Tudor Revival**  
**Builder: Nelson, T.H.**  
**Contributing**

This two-story dwelling faces east from a mid-block site between East Fifty-second Street and West Lake Nokomis Parkway. Sheathed in stucco and ashlar veneer, its cross-gabled plan consists of a side-gabled main block, a prominent front gable, and a garage wing to the north. The front gable overlaps the north end of the front facade. It holds a pair of multi-light, double-hung windows at the ashlar-clad first story and at the half-timbered second story. A gabled entry bay overlaps the front gable along its south edge. Clad in ashlar veneer, the bay holds the front door. Stone steps mark the approach. South of the front gable, the front facade contains a second pair of multi-light, double-hung windows at the first story and a single window at the second story. North of the front gable is a one-story hipped wing. The wing holds pairs of one-over-one, double-hung windows at each facade. Beneath the wing, a single tuck-under garage faces east from its basement-level location. A concrete retaining wall divides the driveway from the elevated front yard a few feet above. There is a brick exterior chimney at the rear facade and

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two secondary entrances: one at the first story and one with a wood balcony at the second story.

**Historic Name: Single-family dwelling**  
**Address: 5216 Seventeenth Avenue South**  
**Date: 1955**  
**Style: no style**  
**Builder: Sjostedt, John L.**  
**Non-contributing**

This three-story dwelling faces east from a mid-block lot between East Fifty-second Street and West Lake Nokomis Parkway. Clad in horizontal weatherboard and red-brick veneer, the house's rambling plan is essentially rectangular. Shallow hipped roofs with wide overhangs shelter a main block, a second-story wing, and a two-story rear wing. The first story contains a large tripartite picture window at the north end of the front facade. Directly below are windows indicating a partial daylight basement. To the south is a recessed entry with concrete steps. The south end of the front facade consists of a pointed window bay holding two sets of three vertical one-light casements. The windows continue along the south facade, along with ribbons of smaller casements, and fixed-light sash flanked by vertical casements. On top of the south end of the house sits the second-story wing. Holding approximately one or two rooms, the wing holds a set of sliding glass doors at the front facade that open onto a patio above the first-story window bay. The two-story wing at the rear facade holds a double tuck-under garage at the first story with one-light casements above. A wide brick exterior chimney rises against the north facade of the house. This house is non-contributing because it post-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 5224 Seventeenth Avenue South**  
**Date: pre-1922**  
**Style: Colonial Revival**  
**Non-contributing**

This two-story dwelling faces east from a two-lot elevated site between East Fifty-second Street and West Lake Nokomis Parkway.

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Displaying a gambrel roof, the house has a rectangular plan consisting of two side-gabled wings placed end-to-end. The south wing is slightly recessed from the north wing. A one-story, flat-roof porch spans the front facade. The front facade of each wing displays a prominent stuccoed gambrel wall dormer. Each dormer holds two double-hung windows. The cornice of the full-width porch visually divides the front facade. The tan-brick-clad first story of each wing contains a canted window bay with vertical casements. The north wing holds a front door with a classical architrave. At the south facade, the gambrel end holds a canted window bay at the brick first story, two double-hung windows at the stuccoed second-story, and a fanlight window in the attic. A brick exterior chimney divides the north gambrel end, which displays brick on its east side and stucco on its west. At the rear facade, both wings are clad in stucco. The north wing holds French doors. The south wing features another gambrel wall dormer and a secondary entry bay. There is a non-contributing double garage directly behind the house. This house is non-contributing because it pre-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 1707 East Fifty-second Street**  
**Date: 1940**  
**Style: Tudor Revival**  
**Builder: Matzke, Douglas L.**  
**Contributing**

This one-and-one-half-story, stucco-clad house faces north from a mid-block lot between Seventeenth and Eighteenth Avenues South. Clad in stucco, the front-gabled dwelling has a gabled wing to the west and one to the rear. The front gable end holds a multi-light, double-hung window at the first story and in the half-timbered gable. Overlapping the front gable end is a gabled entry bay containing a front door with a brick surround. Concrete steps, brick wing walls, and pipe railing mark the approach. West of the front gable, the front facade continues as part of the cross-gabled west wing. The wing holds a ribbon of three double-hung windows in a continuous frame at the front facade and a brick exterior chimney against the west facade. The gabled wing that projects off the rear facade contains a pair of multi-light, double-hung windows and a single tuck-under garage. There is a

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one-story enclosed porch at the juncture of the main block and rear wing.

**Historic Name: Single-family dwelling**  
**Address: 1711 East Fifty-second Street**  
**Date: pre-1922**  
**Style: Classical Revival**  
**Non-contributing**

Facing north, this two-story house occupies a wedge-shaped lot between Seventeenth and Eighteenth Avenues South. Clad in horizontal novelty siding, the house's plan is a side-gabled main block. The front facade features a prominent gabled wall dormer on the north slope of the steeply pitched roof. The dormer displays returning eaves and a tripartite window with classical molding. The roof's eaves flare dramatically at the front and rear facades. At the front, the flared eave provides the roof for a full-width screened porch. The porch features classical cornerboards, continuous window openings, and an off-center screen-door. Concrete steps and steel railing mark the approach. The east and west gable ends of the house feature prominent returning eaves and double-hung windows with classical molding in singles and in pairs. At the rear facade, the south slope of the roof holds a second prominent gabled wall dormer. It contains a ribbon of four multi-light-over-one, double-hung windows above a row of the same at the first story. There is a secondary entrance at the first story. A red-brick exterior chimney rises against the east facade. A contributing single garage stands directly behind the house. This house is non-contributing because it pre-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 1539 East Fifty-third Street**  
**Date: 1939**  
**Style: no style**  
**Builder: Palmer, P.L.**  
**Contributing**

This one-story house faces north from a mid-block site between Chateau Place and Sixteenth Avenue South. Clad in stucco, its cross-gabled plan consists of a side-gabled main block and a

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projecting front gable. The front gable is located at the east end of the front facade. It holds a pair of multi-light, double-hung windows at the first story and a small window in the gable. The top of the gable is sheathed in horizontal weatherboard. West of the front gable is a shed-roof entry bay containing the front door. Concrete steps mark the approach. To the west of the entry bay, the front facade holds a multi-light, double-hung window. A brick exterior chimney rises against the west facade. The east facade features several windows and a secondary entrance. The rear facade reveals a ribbon of three multi-light, double-hung windows next to a canted bay holding another set of three windows. Below is a single tuck-under garage.

**Historic Name: Single-family dwelling**

**Address: 1543 East Fifty-third Street**

**Date: 1935**

**Style: Tudor Revival**

**Architect: Schaefer, W.A.; Builder: Sivertsen, M.T.**

**Contributing**

Facing north, this one-and-one-half-story house stands mid-block between Chateau Place and Sixteenth Avenue South. Clad primarily in stucco, its cross-gabled plan consists of a side-gabled main block, a prominent front gable, a rear cross-gable, and a rear gabled wing. The front gable is located near the west end of the front facade. It holds a pair of multi-light-over-one, double-hung windows at the first story and a small, fixed, leaded window in the half-timbered gable. A gabled entry bay overlaps the front gable on its east edge. Clad in ashlar veneer and horizontal weatherboard, the bay contains a front door. Concrete steps and wrought-iron railing mark the approach. East of the entry bay, the front facade holds a pair of multi-light-over-one, double-hung windows with a decorative wood lintel and a wrought-iron window box. Above, the cornice is interrupted by a shed wall dormer. The front facade continues as part of a secondary gable that extends from the east facade. The gable's east end is bisected by a composite masonry chimney flanked by double-hung windows. The rear cross-gable contains a secondary entrance. Attached to the cross-gable is a gabled wing displaying a ribbon of three one-over-one, double-hung windows above a single tuck-under garage.

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**Historic Name: Single-family dwelling**  
**Address: 1547 East Fifty-third Street**  
**Date: 1932**  
**Style: Tudor Revival**  
**Builder: Sivertsen, Alfred**  
**Contributing**

This one-and-one-half-story dwelling faces north at the intersection of East Fifty-third Street and Sixteenth Avenue South. Clad in stucco, its cross-gabled plan consists of a side-gabled main block, a prominent front gable, a rear cross-gable, and a rear gabled wing. The front gable overlaps the entire front facade with the exception of the far west end. At the west end is an arched front door surrounded by ashlar veneer. Concrete steps and a steel railing mark the approach. To the east, an engaged brick-and-ashlar chimney bisects the front gable. The chimney is flanked by large multi-light, double-hung windows at the first story and small ones in the half-timbered gable. The front facade continues to the east, following the front gable's east raking cornice as it extends past the main block of the house. At the end of the facade is a gated arch. The arch is surrounded by ashlar veneer. The remainder of the house features multi-light, double-hung windows in singles and in pairs. There is a pair of modern plate-glass windows in the gable at the east facade. The rear cross-gable holds a secondary entrance. Attached to the cross-gable is a gabled wing containing an enclosed porch and a single tuck-under garage.

**Historic Name: Single-family dwelling**  
**Address: 1551 East Fifty-third Street**  
**Date: 1935**  
**Style: Tudor Revival**  
**Architect/Builder: Sivertsen, Alfred**  
**Contributing**

This house faces north from a mid-block lot between Sixteenth Avenue South and West Lake Nokomis Parkway. Clad in stucco, its cross-gabled plan consists of a side-gabled main block, a projecting front gable, a rear cross-gable, and a gabled rear wing. The front jerkinhead gable overlaps all but the far west end of the front facade. At the west end is a small double-hung

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window. Within the gable is a front door surrounded by red brick veneer. Brick wing walls and stone steps mark the approach. A staggered pattern of red-brick veneer covers the base of the entire front facade. East of the front door, the gable holds a pair of narrow multi-light casements at the first story and a double-hung window in the half-timbered gable. Directly adjacent is an engaged chimney clad in stucco and brick veneer. On the east side of the chimney, the front facade holds a second pair of narrow multi-light casements under the flared east raking cornice of the front gable. The front facade continues as part of a secondary gable that extends from the east facade. The gable holds a pair of double-hung windows in its east end. There is a secondary entrance at the rear cross-gable. A gabled wing extends from the cross-gable, featuring a ribbon of four multi-light-over-one, double-hung windows and a single tuck-under garage.

**Historic Name: Single-family dwelling**  
**Address: 1600 East Fifty-third Street**  
**Date: 1931**  
**Style: Tudor Revival**  
**Architect: Lowell, H.A.; Builder: Ofstead, A.F.**  
**Contributing**

Facing south, this two-and-a-half-story dwelling stands on a sloping corner lot bounded by Sixteenth Avenue South on the west and East Fifty-third Street on the south. Clad in red brick at the first story and stucco in the gables, the house's cross-gabled plan consists of a side-gabled main block, a prominent front gable and a garage wing to the east. The front gable is located at the east end of the front facade. It holds a pair of multi-light casements at the first story. Above, the gable end displays vertical half-timbering. A gabled entry bay overlaps the front gable along its west edge. Clad in red-brick veneer, the bay holds a segmental-arched front door. Concrete steps and wrought-iron railing mark the approach. At the juncture of the entry bay and the front gable is an engaged brick chimney. West of the entry bay, the front facade holds a second small multi-light window. At the west facade, the main block displays a half-timbered jerkinhead gable. Multi-light, double-hung windows in singles and ribbons of three mark the west facade. On the east facade of the house is a one-story, flat-roof wing with a non-

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contributing, single tuck-under garage. On the east slope of the roof, above the wing, a jerkinhead cross-gable holds a secondary door that opens onto the flat roof of the wing, which serves as a patio. The wing is glazed on all three sides with continuous vertical strips of three large lights. A pent roof divides the wing's first story from the one-car garage below. On the east side of the house, adjacent to the garage wing, is a two-story canted bay. Narrow multi-light windows glaze the bay at the first story. A retaining wall juts out perpendicular to the canted bay and runs the length of the driveway. The rear facade features several windows and a secondary entrance.

**Historic Name: Single-family dwelling**  
**Address: 1609 East Fifty-third Street**  
**Date: pre-1922**  
**Style: Classical Revival**  
**Non-contributing**

This one-and-one-half-story, Classical Revival dwelling faces north from a mid-block site between Sixteenth Avenue South and West Lake Nokomis Parkway. Clad in horizontal vinyl siding, the side-gabled house has a prominent gabled wall dormer at the front facade. The wall dormer features returning eaves and holds two one-over-one, double-hung windows. Just below, a central front door is sheltered by a gabled canopy with wrought-iron supports. Concrete steps and wrought-iron railing mark the approach. On each side of the entry is a square plate-glass window and transom in a continuous frame. Each window is flanked with ornamental shutters. On the east facade there is a canted window bay at the first story. The bay holds three one-over-one, double-hung windows. Above, the gable holds two windows of the same type. At the rear facade, a one-story gabled wing holds a secondary entrance. A flat-roof single garage is attached at the southeast corner of the house. This house is non-contributing because it pre-dates the district's period of significance.

**Historic Name: Single-family dwelling**  
**Address: 1526 East Fifty-fourth Street**  
**Date: 1928**  
**Style: Tudor Revival**  
**Builder: Johnson, Gust**

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**Contributing**

This two-and-a-half-story dwelling faces south from a corner lot bounded by Bloomington Avenue South on the west and East Fifty-third Street on the south. Clad in stucco, its cross-gabled plan consists of a side-gabled main block and a prominent front gable. The front gable is located on the east end of the front facade. It holds a pair of multi-light-over-one, double-hung windows surmounted by a blind arch at the first story, a similar pair at the second story, and a double-hung window with a fanlight transom at the attic story. A gabled entry bay overlaps the front gable at its west edge. The bay holds an arched doorway surrounded by ashlar veneer. Concrete steps and sloping wing walls of stone and brick mark the approach. To the west, the front facade holds a double-hung window at the first and second stories. Multi-light-over-one, double-hung windows are found throughout the house in singles and in pairs. The west facade is bisected by a stucco-clad engaged chimney. Symmetrical arrangements of windows flank the chimney, including two small casements at the attic story. A prominent gabled wall dormer projects off the north slope of the roof, containing a pair of windows. At the rear facade is a one-story, enclosed gabled porch with several pairs of windows. In addition, there is a one-story window bay whose flat roof serves as a small balcony, reached by a second-story entrance. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 1530 East Fifty-fourth Street**  
**Date: 1932**  
**Style: Tudor Revival**  
**Contributing**

Facing south, this two-story house is located mid-block between Bloomington Avenue South and West Lake Nokomis Parkway. Clad in stucco, its cross-gabled plan consists a side-gabled main block, a prominent front gable, and a two-story hipped wing to the rear. The front gable overlaps the majority of the front facade. It holds a ribbon of three multi-light-over-one, double-hung windows at the first story and a pair at the half-timbered second story. An ashlar-clad, gabled entry bay at the front gable's west edge

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holds a front door. Ashlar steps and wing walls mark the approach. West of the bay, the front facade holds a double-hung window at the second story. The west facade contains staggered windows in the main block; the rest are multi-light, double-hung. A brick chimney rises against the east facade. At the rear facade, a two-story, shed-roof bay holds a secondary entrance. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 1534 East Fifty-fourth Street**  
**Date: 1930**  
**Style: Tudor Revival**  
**Architect: Krohn, O.N.; Builder: Dahl, Andrew**  
**Contributing**

This one-and-one-half-story dwelling faces south from a mid-block site between Bloomington Avenue South and West Lake Nokomis Parkway. Its rectangular plan is front-gabled with cross-gables to the east and west. The front gable end is overlapped by a gabled entry bay at its west edge. The bay has dramatic returning eaves and holds a segmental-arched front door surrounded by an elaborate pattern of ashlar veneer. Ashlar steps and wing walls and metal handrails mark the approach. East of the entry bay, an engaged stuccoed chimney rises just east of the gable's center. There is a multi-light, double-hung window on the west side of the chimney in the gable and on the east side at the first story. The remainder of the house features double-hung, multi-light windows in singles and in pairs. There is a secondary entrance at the west facade. A contributing double garage stands at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 1538 East Fifty-fourth Street**  
**Date: 1940**  
**Style: no style**  
**Builder: Bligard, Jens**  
**Contributing**

Facing south, this one-and-one-half-story dwelling stands mid-block between Bloomington Avenue South and West Lake Nokomis Parkway. Clad in variegated tan-brick veneer, its cross-gabled

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plan consists of a side-gabled main block, a prominent front gable, and a rear cross-gable. The front gable overlaps the east end of the front facade. In the center of the gable is a canted window bay glazed with multi-light windows. Above the bay is an octagonal window. At the west edge of the front gable, under a flared raking cornice, is an arched front door. Stone steps and wrought-iron railing mark the approach. West of the entry bay, the front facade recedes, holding a multi-light, double-hung window. The east facade holds a secondary gable bisected by an exterior brick chimney and flanked with multi-light, double-hung windows. This type of window characterizes the west and rear facades as well. There is a contributing double garage at the rear of the lot.

**Historic Name: Single-family dwelling**  
**Address: 1542 East Fifty-fourth Street**  
**Date: 1941**  
**Style: Colonial Revival**  
**Builder: Borg, Carl J.**  
**Contributing**

This one-and-one-half-story dwelling faces south from a mid-block lot between Bloomington Avenue South and West Lake Nokomis Parkway. Clad in horizontal weatherboard siding, this side-gabled house has a rectangular plan. An off-center front door is surrounded by a classical frame. Brick steps and wrought-iron railing mark the approach. To the west is a multi-light, double-hung window with ornamental shutters. To the east is a shallow window bay with a tripartite multi-light window, also flanked with shutters. The east facade holds a secondary gable at its north edge. The gable contains a large double-hung, multi-light window. This type of window is found throughout the house. A brick interior chimney pierces the ridgeline. There is a secondary entrance at the rear facade. A contributing double garage stands at the rear of the lot.

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### Statement of Significance

#### Introduction

In the mid-nineteenth century, the area known as south Minneapolis was an agricultural region located within the boundaries of Richfield, now an adjacent suburb. In 1883, Minneapolis's southern boundary jumped from Franklin Avenue to Thirty-eighth Street, and across Minnehaha Creek to Fifty-fourth Street four years later. Annexation did not immediately change the rural character of south Minneapolis. Farms operated into the early twentieth century producing vegetables, grain, fruit, and dairy products for local markets.<sup>2</sup>

Following national trends, residential and commercial development began to transform the agricultural landscape of south Minneapolis in the 1920s. This decade saw farms sold, dismantled, and replaced by subdivisions in an effort to accommodate the startling demand for single-family housing by a burgeoning middle class. Development gradually moved away from the urban core, assisted by an expanding network of electric streetcar lines and, later, automobiles. In Minneapolis, the population in the area south of Minnehaha Creek jumped by more than three-hundred percent between 1920 and 1930. Developers platted subdivisions as quickly as land could be purchased, beginning in areas along Minnehaha Parkway, east and west of Lake Nokomis, around Diamond Lake, and in the suburb of Edina.<sup>3</sup> Sunset Gables, Edgewater-on-Nokomis, Nokomis Knoll, and Edina's Morningside and Country Club districts are among those subdivisions that emerged during this decade.

The Nokomis Knoll Residential Historic District exemplifies one type of urban subdivision that transformed the rural fringe of

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<sup>2</sup> The city's final extension to Sixty-second Street occurred in 1927. William W. Scott and Jeffrey A. Hess, *History and Architecture of Edina, Minnesota* (Edina: City of Edina, 1981), 7.

<sup>3</sup> Calvin F. Schmid, "Your Minneapolis: An Abstract of Social Saga of Two Cities," [1938?], 19, produced by the Minneapolis Board of Education, based on Schmid's book *Social Saga of Two Cities* (Minneapolis: Minneapolis Council of Social Agencies, 1938).

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American cities in the early twentieth century. The Nokomis Knoll district stands today as a reflection of community planning and development practices utilized in Minneapolis from 1922 through 1948. These practices evolved as a direct result of the nationwide emergence of a substantial middle and upper-middle class, whose numbers exploded during the early twentieth century. In addition, the Nokomis Knoll Residential Historic District represents the first wave of residential development in this country where individual garages were standard amenities, a nod to the growing number of private automobiles among middle-class families. Furthermore, houses in the Nokomis Knoll Residential Historic District display many well-preserved examples of the eclectic Period Revival architectural styles that were the height of middle-class fashion in residential districts during the 1920s and 1930s. The Nokomis Knoll Residential Historic District is thus eligible for the National Register of Historic Places under Criterion A for its significance in the area of Community Planning and Development, and under Criterion C in the area of Architecture. The district reflects the historical patterns identified by the Minnesota historic context "Urban Centers, 1870-1940."

**Middle-Class Clout**

Rapid industrialization and economic diversification had stimulated the emergence of a large middle class in American cities in the early 1890s. By the early twentieth century, expanding manufacturing, retail, wholesale, and finance industries and the increased availability of education had helped establish this segment of the population as a prosperous, white-collar force in the American economy. Even the economic downturns associated with the First World War did not dampen the overall prosperity enjoyed by middle-class Americans between 1899 and 1929. The Twin Cities were no exception. Between 1900 and 1920, the population of Minneapolis expanded by nearly 178,000, a phenomenal growth spurt that reflected this burgeoning faction of middle-class professionals. The city's booming economy in the 1920s allowed more people than ever before to afford less

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congested and more idyllic living conditions than inner-city neighborhoods could offer.<sup>4</sup>

Before the automobile became commonplace, Minneapolis residents could settle only as far out of the city as the streetcar lines allowed. As routes spread into outlying areas, the exodus from downtown increased and demand for housing along the urban fringe mounted. Middle- and upper-middle-class residents could afford to live in the most appealing regions of the city where there were hills, trees, and water. Most of these places were located south of downtown and were developed as soon as streetcar tracks were laid. In some cases, these areas were improved ahead of streetcar tracks, as residents were increasingly able to travel to their new homes in private automobiles, another hallmark of the prosperous, postwar decade of the 1920s.<sup>5</sup>

**Nokomis Knoll is Born**

During the late nineteenth and early twentieth centuries, the Orchard Springs dairy farm occupied the land on which the Nokomis Knoll subdivision was eventually built. By the early 1920s, the area's agricultural operations had been abandoned and the farmland divided into smaller parcels. In July 1922, adjacent property owners Mae B. Urquhart and William and Winifred Sill platted a triangular, five-block, ninety-five-lot parcel between Bloomington Avenue, West Lake Nokomis Parkway, East Fifty-second Street and East Fifty-fourth Streets.<sup>6</sup> In October of that year, Mae Urquhart and the Sills sold their land to Dickinson and Gillespie, a realty and development company working in Minneapolis and Los Angeles. The company was founded in 1904, but little is known about its early years. By the mid-1930s,

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<sup>4</sup> John R. Borchert, David Gebhard, David Lanegran, and Judith A. Martin, *Legacy of Minneapolis: Preservation Amid Change* (Minneapolis: Voyageur Press, 1983), 31, 83; Thomas R. Zahn and Associates, "Preservation Plan for the City of Minneapolis," August 1991, prepared for the Heritage Preservation Commission, City of Minneapolis, 4.2.11.

<sup>5</sup> Borchert, 81.

<sup>6</sup> Beatrice Morosco, "Last Farm on a Minneapolis Lake," *Hennepin County History*, Fall 1978, 21.

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Dickinson and Gillespie had established a reputation as "specialists. . . in suburban subdivisions" and as "one of the oldest subdivision firms in the northwest." The company developed a number of areas in Minneapolis and its suburbs, including most of the land immediately east of Lake Nokomis, and Green Acres and Wilshire Gardens, both about six miles west of the city limits near Wayzata Boulevard.<sup>7</sup>

Dickinson and Gillespie marketed the Nokomis Knoll lots immediately after their purchase, targeting upper-middle-class prospects. Deed restrictions, which remained binding until 1940, required a minimum investment of \$3,500 for a single-family house, \$5,500 for a duplex. Higher density dwellings and commercial development were prohibited. Detached garages were permitted, an accommodation to the growing population of automobiles, but had to be located on the rear thirty feet of the property. Other outbuildings were not allowed. Within six months of purchasing a lot, a buyer had to complete the erection of the house's exterior; occupancy was not allowed until exterior walls were finished. Just one restriction was unrelated to construction matters: non-Caucasians were barred from living in the

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<sup>7</sup> It appears Dickinson and Gillespie's connection to Nokomis Knoll ended when the last of the lots were sold. In 1936, Dickinson and Gillespie formed the Hennepin Housing Corporation to take advantage of a recently introduced federal mortgage program. The firm offered to provide plans, build, and arrange financing for houses, a package of services considered unusual at the time. By that time, the firm was large enough to retain its own architect, William W. Purdy. While two of the houses in Nokomis Knoll were designed by Purdy in the late 1920s (5225 Bloomington Avenue and 5208 Seventeenth Avenue South), the services offered by Purdy through the Hennepin Housing Corporation appear to post-date Dickinson and Gillespie's association with Nokomis Knoll. "Real Estate Firm to Build New Homes," [*Minneapolis Times?*], September 29, 1935, in vertical files, Minneapolis Collection, Minneapolis Public Library; advertisement for Dickinson and Gillespie announcing formation of Hennepin Housing Corporation, [*Minneapolis Times?*], January 26, 1936, in vertical files, Minneapolis Collection; "Company to Build 100 Homes in Season," [*Minneapolis Times?*], January 26, 1936, in vertical files, Minneapolis Collection; "Building Firm Plans 1,000 Small Homes," [*Minneapolis Tribune?*], May 18, 1936, in vertical files, Minneapolis Collection; "Real Estate Firm has Best 60 Days in Past 10 Years," [*Minneapolis Times?*], August 30, 1936, in vertical files, Minneapolis Collection.

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subdivision. Deed restrictions such as these were common among contemporary subdivisions in the area.<sup>8</sup>

Subdivisions developed around the same time as Nokomis Knoll included Dickinson and Gillespie's Nokomis Knoll Second Addition in 1922 just north of Nokomis Knoll, and the Thorpe Brothers' Country Club District in Edina, which was platted the same year. Tingdale Brothers developed the Edgewater on Nokomis neighborhood just south of Nokomis Knoll in 1923, and sold nearly half of the 325 lots in their new subdivision in two weeks. Company president Martin Tingdale saw the brisk sales as "evidence that the Lake Nokomis district is increasing in popularity as a high class residential area."<sup>9</sup> Also in 1923, Dickinson and Gillespie platted several subdivisions on the east side of Lake Nokomis, including Nokomis Homes, Nokomis Park View, Nokomis South Park and Nokomis South Shore. Other subdivisions to the north and west of Nokomis Knoll emerged in the mid 1920s, including Martin Tingdale's Edgewater on Nokomis Second Addition, and the Nokomis Terrace neighborhood, developed by the Thorpe Brothers. Between 1921 and 1926, wards bounded by Fifty-fourth Street, still the city's southern boundary, "have shown the greatest population growth of any part of the city, with a greater home building record than all other wards of the city combined." According to the *Minneapolis Journal*, "The whole Lake Nokomis area, which five years ago boasted of one railway and 16 residences, now is parked and platted, and improved with hundreds of fine residences facing on city streets, curbed and improved."<sup>10</sup>

**Access and Amenities: The Attraction to Lake Nokomis**

Although development south of Minnehaha Creek became increasingly reliant on the private automobile, particularly after the 1927

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<sup>8</sup> Nokomis Knoll plat, recorded at the Hennepin County Recorder's Office, Public Records Division, Hennepin County Government Center, Minneapolis; Scott and Hess, 66.

<sup>9</sup> Tingdale quoted in *Minneapolis Sunday Tribune*, July 1, 1923.

<sup>10</sup> Addition plats, recorded at the Hennepin County Recorder's Office, Public Records Division, Hennepin County Government Center, Minneapolis; "House Building Hits Record Mark; More Development Seen," *Minneapolis Journal*, June 20, 1926.

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annexation that dropped the city limits to Sixty-second Street, access to the streetcar line was still considered an amenity in the early 1920s. In fact, streetcar use remained high throughout the decade and continued to influence residential development in Minneapolis until the early 1930s.<sup>11</sup> Located near key rail lines, Nokomis Knoll benefited from easy access to public transportation. Developers Dickinson and Gillespie likely noted the 1921 single-track extension of the Cedar Avenue route south from Forty-second to Fiftieth Street when considering the purchase of the Urquhart-Sills property. In the meantime, double tracks were making their way south on Bloomington Avenue, reaching Forty-eighth Street by 1923, Fifty-second Street (Nokomis Knoll's northern border) by 1928, and Fifty-fourth Street (Nokomis Knoll's southern border) in 1933. The Cedar Avenue tracks were continued to Fifty-second Street, and then west to Bloomington Avenue on Fifty-second in 1925, but this route was discontinued three years later.<sup>12</sup>

Streetcar access was one among many factors that made the Lake Nokomis area attractive to developers and residents. Development south of Minnehaha Creek was also encouraged by the Minneapolis Park Board's progress in upgrading Lake Nokomis, which it had acquired in 1907.<sup>13</sup> Between 1918 and 1924, the board dredged and filled marshy sections around the lake and landscaped the surrounding area, raising the 410 acres occupied by Lake Nokomis and adjacent parkland to the standard of the city's other attractive lakes. During the same period, the board improved Minnehaha Parkway, which links the lakes, and acquired Lake Hiawatha (formerly Rice Lake) just to the north of Lake Nokomis.<sup>14</sup>

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<sup>11</sup> Zahn, "Sub-context: Street Railways, 1873-1954" in "Preservation Plan for the City of Minneapolis," 2.

<sup>12</sup> Russell L. Olson, *The Electric Railways of Minnesota* (Hopkins: Minnesota Transportation Museum, 1936), 57-62.

<sup>13</sup> Lake Nokomis was originally known as Lake Amelia. The name was changed in the early twentieth century to commemorate a character in Longfellow's poem, "Song of Hiawatha" (Jane Hallberg, *Minnehaha Creek Living Waters: A History Tour Down the Creek* [N.p., Minn.: Brooklyn Historical Society, 1988]).

<sup>14</sup> Minneapolis Board of Park Commissioners, "Retrospective Sketch of the First Half-Century of Minneapolis Park Development under the Board of Park Commissioners, 1883-1933," [1933], n.p., typescript in files of Hess, Roise

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In addition, land between Minnehaha Avenue and Lake Nokomis became highly valued after the Ford Motor Company announced in 1923 that it was going to open an assembly plant directly across the river in Saint Paul. Known as the "Ford District," neighborhoods in this area continued to grow through the late 1920s, encouraged by the opening of the Inter-city (Ford Parkway) Bridge in 1927. Finally, a municipal zoning ordinance, passed in 1924, ensured a low-density residential character for south Minneapolis's evolving neighborhoods. This meant stable property values for homeowners.<sup>15</sup>

Later improvements to the area included the installation of a city golf course west of Lake Hiawatha in 1929, and the replacement and installation of several Minnehaha Creek bridges between the late 1920s and the late 1930s.<sup>16</sup>

**Residents and Revivals: The Character of Nokomis Knoll**

The decade of the 1920s saw the construction of nearly thirty-two percent of Nokomis Knoll's housing stock. Most of this initial construction consisted of two- to two-and-one-half-story single-family homes, sheltering the families of middle- and upper-middle-class professionals such as engineers, doctors, nurses, lawyers, dentists, teachers, insurance salesmen, and clerks and managers for light industrial and manufacturing companies. Small

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and Company, Minneapolis; *Nokomis Community: Analysis and Action Recommendation*, Publication No. 162, Community Improvement Program Services No. 18 (N.p., Summer 1965), 9, prepared for the Minneapolis City Council.

<sup>15</sup> Timothy C. Glines, "The Twin Cities Ford Assembly Plant," in *A Guide to the Industrial Archaeology of the Twin Cities*, ed. Nicholas Westbrook (Saint Paul: Minnesota Historical Society, 1983), 103-109, prepared for the Twelfth Annual Conference of the Society for Industrial Archeology; "25-Acre Tract Near Lake Nokomis Sold," *Minneapolis Journal*, March 4, 1923; "South Side House Sales Increase," *Minneapolis Journal*, January 10, 1926; *Nokomis Community*, 9.

<sup>16</sup> Theodore Wirth, *Minneapolis Park System, 1883-1944* (Minneapolis: Board of Park Commissioners, 1945), 133; Judith Martin and David Lanegran, *Where We Live: The Residential Districts of Minneapolis and Saint Paul* (Minneapolis: University of Minnesota Press, 1983), 114.

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business owners and tradesmen such as plumbers, carpenters and electricians also made their homes in Nokomis Knoll.<sup>17</sup>

Homeowners invested in Nokomis Knoll in one of two ways: They either purchased an unimproved lot and built a house, or they bought a lot on which a house already stood. At least forty-six percent of the houses in Nokomis Knoll were designed and built on speculation by building contractors. In contrast to post-World War II development practices, where entire subdivisions were built by a single development/contracting company, Nokomis Knoll represents the heterogeneity of the pre-war building industry, where local companies each erected between one and three homes in a subdivision. The five-block Nokomis Knoll Residential Historic District embodies the efforts of over fifty building concerns.

While some of the larger companies might have had an architect on staff, it was common at that time for builders to use the architect-designed house plans found in local newspapers, home and popular magazines, and pattern books sold at lumberyards. Stock plans had been used to bring professionally designed homes to the middle class since the 1830s. The practice of developing stock plans was regularly stimulated by building-industry downturns, such as those experienced during the First World War and the Great Depression, when trade journals and other organizations encouraged architects to produce the plans as a means of keeping their firms in business. According to historian Thomas Zahn, stock plans became "the primary source of residential design in Minneapolis [between 1892 and 1930]." Of the Nokomis Knoll houses that were built by their first occupants, thirty-eight percent of owners turned to architects for house designs. However, most looked to the builders, or took it upon themselves, to obtain stock plans. It was likely the use of these plans, customized by homeowners, that created the uniformity of scale and stylistic variety that simultaneously characterize the district.<sup>18</sup>

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<sup>17</sup> Information drawn from building permits, Building Inspections Office, Public Health Building, Minneapolis.

<sup>18</sup> Information drawn from building permits; Dell Upton, "Pattern Books and Professionalism," *Winterthur Portfolio* 19 (Autumn 1984): 107-150; William

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Typically well-educated and status-conscious, the new middle class reflected by Nokomis Knoll residents was savvy to the architectural trends that were sweeping through residential districts all over the nation. Consequently, most of the houses in Nokomis Knoll represent the Period Revival style, which was the height of fashion for domestic architecture during the 1920s and 1930s. This eclectic look was characterized by a medley of picturesque elements based on traditional European architecture. The shift toward the Period Revival began in earnest in the United States after Chicago's 1893 Columbian Exposition, where historical interpretations of European styles were popularized. New building materials, such as brick and stone veneer, that allowed middle-class Americans to mimic the masonry construction common in European architecture helped propel period styles to the forefront of fashion in the early 1920s. Among the most popular period styles were the American Colonial, English Tudor, English Cottage, Spanish Colonial, Italian Renaissance, and French Provincial. Picturesque interpretations of most of these styles are found in Nokomis Knoll.<sup>19</sup>

As fashion trends influenced the character of the Nokomis Knoll district, so did the placement of the private garage. The district's growth over the course of two full decades has resulted in a visual chronicle of the early design solutions to the relatively new problem of housing the private automobile. Throughout the decade of the 1920s, the detached garage was the standard for sheltering the automobile. Indeed, eighty-five percent of the houses built in Nokomis Knoll during that decade had detached garages. The premise of the detached garage was "suggested by the stable which was separated from house for sanitary reasons."<sup>20</sup> In addition, wary owners still considered the automobile somewhat of a fire hazard; contemporary architectural

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Stanley Parker, "The Architect and the Small House," *Architectural Record* 70 (September 1931): 155; Zahn, 4.2.21.

<sup>19</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 319; Scott and Hess, 67.

<sup>20</sup> "Planning the House Garage," *Architectural Record* 69 (January 1931): 53-57.

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journals continually emphasized the use of fireproof materials when building the private garage. Although the popularity of the detached garage persisted for several more decades, architects on the cutting edge began promoting garages that were attached to or located within the footprint of the house in the late 1920s. In contrast with the detached garage, the attached unit was much easier to reach in cold weather and did not require separate heating facilities. Nokomis Knoll residents embraced the attached garage. Fifty-five percent of those houses built during the 1930s had attached or interior garages, compared to fifteen percent of those built during the previous decade. By the 1950s, the attached garage had surpassed the detached garage nationwide as the standard for housing the automobile.<sup>21</sup>

Whether detached or attached, the private garage was relegated to the rear of the house in Nokomis Knoll. Unlike those in post-World War II residential developments, streetscapes in Nokomis Knoll emphasize house facades, not garages. The placement of the private garage in the district is a telling reflection of pre-war deed restrictions, auto size, lot size, housing costs, design precedents, and social values. All these factors changed dramatically in the 1950s, resulting in residential developments that looked substantially different from their antecedents. Nokomis Knoll's well-preserved streetscapes achieve significance in the face of such revolutionary changes.

### Thriving in the Thirties

Despite a dramatic downturn in the construction industry during the Great Depression, residential building continued in south Minneapolis through the 1930s. In fact, even though construction nationwide had fallen sixty-six percent between 1929 and 1933, neighborhoods south of Minnehaha Creek experienced a prodigious amount of growth during this time. Social historians Martin and Lanegran suggest that the residents of these neighborhoods were better prepared to weather the Depression because they "had

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<sup>21</sup> "Garages: Standards for Design and Construction," *Architectural Record* 65 (February 1929): 178-196; Ernest P. Goodrich, "The Place of the Garage in City Planning," *Architectural Record* 65 (February 1929): 198; "Planning the House Garage," 53-57; McAlester, 30.

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higher incomes and better jobs than the population at large." Indeed, building in Nokomis Knoll did not merely continue, it flourished during the Depression. Approximately forty-four percent of Nokomis Knoll's housing stock was built during the 1930s.<sup>22</sup>

Better jobs and higher incomes, however, could not overcome nationwide materials shortages experienced during World War II. Between December 1941 and July 1945 no construction took place in Nokomis Knoll. Building resumed after the war, and most of the remaining lots in the district were filled by 1948.

#### **Post-War Patterns in Nokomis Knoll**

Although the neighborhood's deed restrictions ended in 1940, the character of the district had been firmly established. With few exceptions, post-war additions to Nokomis Knoll were consistent in scale and design.

By the 1960s, zoning changes began to affect Nokomis Knoll. Several lots along Bloomington Avenue between Fifty-second and Fifty-fourth Streets were zoned to allow for low-density commercial development. However, the only evidence of this change is a one-story commercial building erected at the corner of Bloomington Avenue and Fifty-second Street in 1967. The rest of the district that borders Bloomington Avenue remains residential.<sup>23</sup>

#### **Conclusion**

Design-related deed restrictions, the use of stock architectural plans, and low-density zoning laws that were established concurrent with the development of the Nokomis Knoll Residential Historic District have resulted in a neighborhood that is exceptionally cohesive in scale and design. The Nokomis Knoll Residential Historic District stands out among neighboring

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<sup>22</sup> *Nokomis Community*, 10; Zahn, 4.2.24; Scott and Hess, 45; Martin and Lanegran, 114; information drawn from building permits.

<sup>23</sup> *Nokomis Community*, 16.

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contemporary subdivisions as a particularly well-preserved example of community planning and residential development practices in Minneapolis between 1922 and 1948. A long tradition of owner occupancy in the Nokomis Knoll Residential Historic District has provided a stable environment within which little change has occurred. Where surrounding subdivisions display spotty commercial in-fill, vacant lots, and design inconsistencies, Nokomis Knoll remains clearly evocative of the decades spanned by its development. The district's array of Period Revival houses exemplifies the architectural styles that were popular among the nation's prosperous middle class in the midst of the new motor age. In its crooked alleys, it is possible to trace the early design solutions to the problem of housing a private automobile. The Nokomis Knoll Residential Historic District is thus eligible for the National Register of Historic Places under Criterion A for its significance in the area of Community Planning and Development, and under Criterion C in the area of Architecture.

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**Verbal Boundary Description**

The Nokomis Knoll Residential Historic District is bounded by Bloomington Avenue South on the west, East Fifty-second Street on the north, West Lake Nokomis Parkway on the east, and East Fifty-fourth Street on the south. The boundary is shown as a heavy black line on the accompanying map entitled, "Boundary and Address Map, Nokomis Knoll Residential Historic District," drawn to a scale of two-hundred feet to one inch.

**Boundary Justification**

The boundary of the district represents the boundary of the original Nokomis Knoll addition, platted in 1922. The boundary encompasses a cluster of dwellings which date from the period 1922 to 1948 and which retain integrity of design, materials, workmanship, feeling and association.

BLOOMINGTON AV S

18TH AV S

**BOUNDARY AND ADDRESS MAP**  
**NOKOMIS KNOLL RESIDENTIAL HISTORIC DISTRICT**  
 MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA  
 AUGUST 1998

EAST FIFTY-SECOND STREET

BLOOMINGTON AVENUE SOUTH

16TH AV SOUTH

17TH AV SOUTH

WEST LAKE NOKOMIS PARKWAY

EAST FIFTY-THIRD STREET

BLOOMINGTON AV S

CHATEAU PLACE

NOKOMIS PARKWAY

EAST FIFTY-FOURTH STREET



● = Non-contributing property  
 Scale: 1" = approximately 200'

