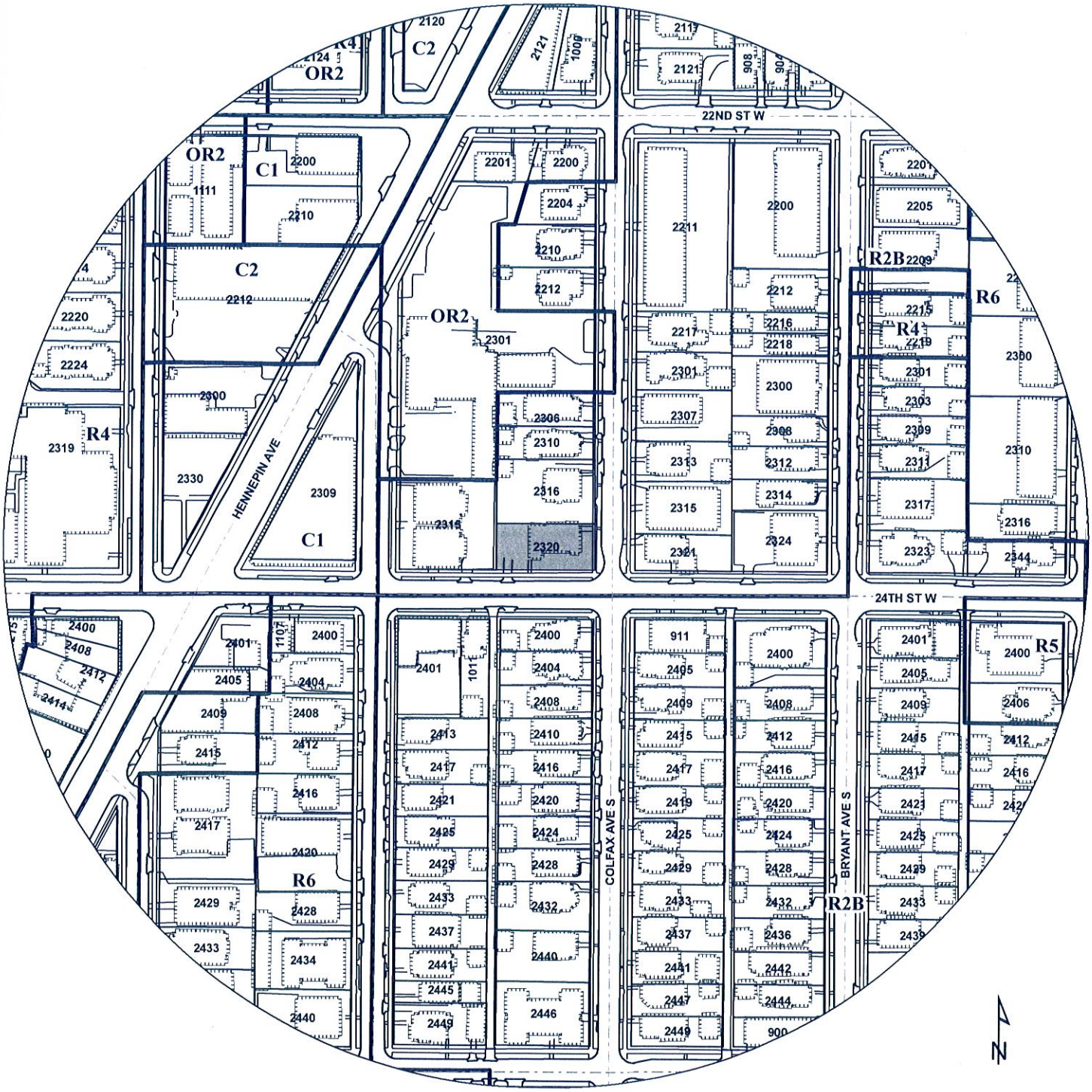
Anders Christensen

NAME OF APPLICANT

10th

WARD



Legend

PROPERTY ADDRESS

2320 Colfax Avenue South

FILE NUMBER

BZH-27687

Minneapolis
City of Lakes

Community Planning & Economic Development

Planning Division
250 South 4th Street – Room 110
Minneapolis MN 55415

Office 612-673-2597
Fax 612-673-2728
TTY 612-673-5154

September 25, 2012

Pete Keely
705 Raymond Avenue
St. Paul, MN 55114

RE: Historic Review Letter for property at 2316 Colfax Ave S
PID # 3302924110099
BZH #27488

Mr. Keely

On September 12, 2012 you submitted an application for a historic review letter for the property located at 2320 Colfax Avenue South.

Section 599.460 of the City of Minneapolis Municipal Code states, "The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170." Section 599.110 defines an historic resource as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The property currently contains a former single family home that was designed and constructed by T.P. Healy in 1893. The building has had several alterations since it was constructed. This includes fire damage repairs in 1895 (performed by TP Healy), 1991, and 2011. In 1982 the building was converted to one dwelling unit and 13 rooming units. The property currently appears to have 15 permitted rooming units. In 1960 the building as resided and in 2003 the siding was again replaced, this time with vinyl siding. Also in 2003 the original windows were replaced with vinyl windows.

The property has not been designated as a Landmark or portion of a historic district by the City of Minneapolis. The building has also not been designated as part of a historic district, site, or place by the State of Minnesota. Furthermore, the building has not been listed in the National Register of Historic Places. Additionally, the property was not recommended for further research in the City's 2005 historic reconnaissance survey, which included the Lowry Hill East neighborhood of the city and covered this property.

Staff research indicates that the subject property is associated with T.P. Healy. T.P. Healy, a native of Nova Scotia, built at least 30 houses in the Wedge and neighboring Lowry Hill neighborhood, including nine in the Lowry Hill East Residential Historic District. Healy was a prolific Minneapolis builder-contractor who specialized in Queen Anne and Colonial Revival residences, often accommodating plan-book designs to his clients' budgets and the size of the lot. Examples of Healy-built houses in the neighborhood include the Colonial Revival house at 2323 Bryant Avenue South (HE-MPC-5876) and the Colonial Revival house at 2424 Colfax Avenue South (HE-MPC-5829). Through newspaper real estate advertising, Healy and his houses became well known and favored, especially after his death. In 1989 the City of Minneapolis designated the Healy Block Historic District, which is a collection of Healy-designed Queen Anne houses along 2nd and 3rd Avenues between 31st and 32nd Street.

Due to the property's alterations the property's historic integrity is significantly diminished. In addition there are several more intact examples of Healy's work in the neighborhood, adjacent neighborhoods and within the City. Based on the information currently available the property does not appear to meet the City of Minneapolis' thresholds for historical significance and therefore the subject property does not meet the Minneapolis Code or Ordinances definition of a historic resource.

In light of additional information CPED reserves the right to reevaluate its determination in this letter.

Please let me know if you have any questions.

Sincerely,

Brian Schaffer, AICP
Principal City Planner
City of Minneapolis
Community Planning and Economic Development
Planning Division
(612) 673-2670
brian.schaffer@minneapolismn.gov

2320 Colfax Avenue South, circa 1900

2320 Colfax Avenue South, 2013

2320 EAST

2320 SOUTH

2390 Nat

2320 WEST

STATEMENT OF REASON FOR APPEAL

Theron Healy is an iconic builder, the most important and prolific vernacular master builder of the golden age of Minneapolis architecture (1885-1915). The Orth House, 2320 Colfax Avenue South, is Healy's turning-point house in his transition from designing and building the romantic Queen Annes of the Healy Block and the North Wedge, to the more classically inspired designs on the 2400 block of Bryant Avenue South and his houses on Lowry Hill.

The Planning Director's decision was based on the staff report by Brian Schaffer. In my written response, I sought to correct inaccuracies and challenge assumptions in this report.

Moreover, project architect Pete Keely misrepresented Brian Schaffer's report when Keely presented it to the neighborhood association. At the first hearing, Mr. Keely said that the City determined that there was no historical significance to 2320 and the other affected house, 2316.

At subsequent neighborhood meetings, Pete Keely and his historical consultant, Amy Lucas, asserted that "little interior fabric" remains in the house (letter by Lucas, 12/14/12). I have recently viewed the common spaces in the interior of 2320. On the first level, the original woodwork, leaded glass, and some tile are intact. Brian Finstad, Nicole Curtis, John Jepsen, and Sean Ryan viewed the middle room on the first floor and found the fireplace mantel, tile, and woodwork intact. On the first floor, the main alteration has been only the division of the rooms into separate units. In short, our examinations of the Orth House interior have found Keely's and Lucas's allegations to be false.

We look forward to being heard by the Heritage Preservation Commission.

--Anders Christensen

3/14/2013

January 30, 2013

4347 Garfield Ave. So.
Minneapolis, MN 55409

Dear Mr. Schaffer:

I am writing in response to your Historic Review Letter for property at 2320 Colfax Ave. So., addressed to Pete Keely, dated Sept. 25, 2012.

During the period of 1978-1981, my historical research "rediscovered" the work of Theron Potter Healy, established the basic outline of his life and work, and produced the list of his buildings.

T. P. Healy is Minneapolis's iconic master builder. We know of over 140 buildings, primarily houses, that he constructed between 1886 and his death in 1906. Many of these houses were of his own design. During this period, arguably the golden age of Minneapolis architecture, he was the most prolific and by the end of his life the most sought after residential builder in Minneapolis. Three of his buildings are included in Larry Millett's book, *Once There Were Castles*--the Dunwoody House, the Daggett-Gillette House, and the Forman House.

While your analysis is professional, it contains some inaccuracies and is based on older research. Much has happened in our understanding of Healy, his work, and the time period that your analysis seems oblivious of. But more importantly, Mr. Keely substantially misrepresented your findings to the neighborhood committee reviewing the development proposal that seeks to demolish this house.

T. P. Healy did build 30 houses in the Wedge neighborhood, 27 of which are still standing. Three were demolished after the City's upzoning of the Wedge in 1963: 2303 Colfax Ave. So. in 1963, 2210 Bryant Ave. So. in 1964, and 2212 Aldrich Ave. So. in 1968. He also built 28 houses in the Lowry Hill and East Lake of the Isles neighborhoods. In the Central neighborhood where he lived, he built 37 houses. His significance to the entire city of Minneapolis is underscored by the fact that in addition to these areas of concentration, he also built in the following neighborhoods--Marcy-Holmes, Old Highland, Downtown, Loring Park, Eliot Park, Whittier, Kenwood, East Calhoun, and Linden Hills.

He did not "accommodate plan-book designs" as you assert. He was a gifted, although not academically trained, architect in his own right. Before 1893, 45 of the 48 houses he built were of his own design. We have several examples of houses that he designed for other builders.

Healy is also significant because he built for virtually every major architect of that period including the Orff Brothers, Harry Wild Jones, Long & Kees, James MacLeod, William Channing Whitney, F. A. Clarke, E. C. Haley, Lowell Lamoreaux, William Kenyon,

Edwin Overmire, Bertrand & Chamberlain, Cecil Chapman, Adam Lansing Dorr, Ernest Kennedy, and Kees & Colburn. During the second half of his career while he was building the designs of Minneapolis's top architects, he continued to build houses of his own design.

Your two examples of Healy-built houses in the Wedge neighborhood, 2323 Bryant and 2424 Colfax, are not examples of the Colonial Revival. They would be more accurately described as transitional Queen Annes or Shingle Style Queen Annes. His houses did not become well known and favored after his death as you assert; they were well known and favored in his lifetime. They have become well known and favored again in the last thirty years after his rediscovery.

In Minneapolis the name Healy is synonymous with Victorian House. He and his buildings have an iconic status. The Healy Block Historic District is widely known; its residents and former residents are the most knowledgeable Healy historians. Your staff could look to them to update their knowledge.

This last summer, the Bennett-McBride House at 3116 3rd Ave. So., a house listed on the National Register of Historic Places was purchased by prominent Minneapolis architect John Cuningham, a great-grandson of T. P. Healy. John and his wife Sally plan to move into this house once their restoration work has been completed. This is a huge endorsement of the Healy Block and the Central neighborhood.

Lowry Hill East is no longer a transitional neighborhood. The Healy house down the block, 2212 Colfax Ave. So., sold for $512,000. recently. The Orth House, 2320 Colfax Ave. So., because of its location would justify exterior restoration. Because of the extensive alterations to the interior, the house could be redeveloped in a variety of creative ways. The current developer has only considered demolition. No analysis has been done to look at alternatives.

Healy's career is divided in two--before 1893 and after 1893. There was an economic crash in 1893 similar to what we experienced in 2008, only more severe. The Chicago World's Fair of 1893 with its centerpiece, the White City, profoundly changed American architecture. It finished off the Queen Anne style that Healy was so adept at and introduced both the Neo-Classical and the Colonial Revival styles.

Healy built only two houses in 1893--2320 Colfax Ave. So. and 821 Douglas Ave. Developer Paul Klodt demolished 821 Douglas Ave. for an apartment building in 1981. It was Healy's only example of a Shingle Style house. The Orth House, 2320 Colfax Ave. So., was his first building modifying his Queen Anne style with many Colonial Revival features. As Healy was a vernacular builder, his house designs do not fit neatly into stylistic categories. This is a very important house in Healy's career, his turning point house.

While architectural history is one of my avocations, professionally I have been a building contractor and painting contractor in Minneapolis for the last thirty years specializing in

historic buildings. I am the "qualified member" for purposes of our Minnesota Building Contractors License for TigerOx Painting, LLC. We are also registered with the EPA as a Lead Safe Contractor.

Your comment, "due to the property's alterations the property's historic integrity is significantly diminished," is based on both changes to the interior and the exterior of the building. The interior of the front entryway is the primary interior space with original features. The exterior, since it has been covered with siding for fifty years is a prime candidate for restoration. In Lowry Hill East and throughout the city are numerous examples of houses whose exteriors have been restored after being covered with siding for many years: 2648 Emerson Ave. So., 2433 Aldrich Ave. So. (front so far), 2437 Aldrich Ave. So., 2440 Colfax Ave. So., 2219 Bryant Ave. So. (second story porch). There is even an example of a homeowner at 2501 Bryant Ave. So. removing the stucco and restoring the original siding that had been covered.

Much of the advancement in modern Healy scholarship has happened on the Facebook page, "T. P Healy, Master Builder: King of the Queen Anne." This is a ground-breaking community research project making use of a new medium to gather and analyze research as a group endeavor. The development of archival search engines has also contributed to the wealth of historical information that can be easily obtained. This new level of Healy scholarship is what makes your report look outdated because it doesn't take into account the new research.

I take you at your word--"In light of additional information CPED reserves the right to reevaluate its determination in this letter."

Please re-evaluate. Thank you for your consideration.

Yours truly,

Anders Christensen

2314-16 Colfax Avenue South

and

2320 Colfax Avenue South

HISTORIC REFERENCES AND NOTATIONS

Compiled by
Kathleen Kullberg
LHENA Historian

October 10, 2012

2320 COLFAX AVENUE SOUTH
MINNEAPOLIS HISTORIC NEWSPAPERS 1880 TO 1922

Year Built: 1894
Architect/Builder: T.P. Healy

Original Owner: Edward F. Orth, Minneapolis Brewing Co
1894 to 1903
1903 to 1935 Thomas Kenyon, Kondon Mfg Co.
Present Owner: Michael and Linda Crow

Edward F. Orth was born in Minneapolis in 1856. His father came to Minneapolis in 1851 and built the famous Orth Brewery Company building , which was later made the Minneapolis Brewing company's when several Minneapolis breweries combined. Edward was also president of the City Ice Company, Orth Brothers, and the Coe Commission Company while living at Colfax. He died in 1910 at only 54 years old.

Minneapolis Brewing Company

In 1890, Minneapolis' four largest breweries - John Orth Brewing Company, Heinrich Brewing Association, Frederick D. Norenberg Brewery, and Germania Brewing Association - merged to form the Minneapolis Brewing and Malting Company. The new endeavor operated for a time out of John Orth's facility, the largest of the four complexes.

In 1891, the current Grain Belt Brewery was constructed on the John Orth site in four distinctly different architectural styles. It officially became Minneapolis Brewing Company and opened operations in 1893. "Golden Grain Belt," became Minneapolis Brewing Company's trademark beer, its name a hybrid reference to "America's Grain Belt" (the wheat source) and the perfect brewing water of the Mississippi River. Grain Belt Premium and Grain Belt Select were added to the brand in the 1950s-60s.

During National Prohibition from 1920-1933, Golden Grain Belt and most other US beers were forced out of the United States market. Minneapolis Brewing Company continued to subsist in its facilities by selling near beer, malted drinks and soda under Golden Grain Juice Company. Minneapolis Brewing Company reentered the alcoholic beverage scene in the mid-thirties with the repeal of the law and survived ebbs and flows in the industry until the late nineteen-sixties.

Thomas N. Kenyon, born in Thurman, New York in 1863, moved to Minneapolis in 1882 and worked as a traveling salesman handling drug specialties for Frederick Ingram of Detroit, Michigan. After several years he then bought the business and was the originator of Kondon's Catarrhal Jelly, a remedy used extensively throughout North and South America, Canada and England growing the business largely on distributing free samples into the territories subjected to colds and hay fever. Mr. Kenyon also extended his efforts into other fields and was well known as a director of the Minneapolis National Bank and vice president of the Citizens State Bank of Monticello, Minnesota. He was an avid automobile enthusiast and was an early pioneer aficionado of autos in Minneapolis (owning license number 873) and of the Minnesota Automobile Club. As a member of Fowler Methodist church, he and his wife Effie DeMille, entertained extensively and participated in many church activities and charities.

HISTORIC NEWSPAPER REFERENCES

Jan 1, 1894: Building record: A fine Showing for the Year 1893: Building operations were pretty well scattered, but one locality deserves especial mention as having been very prolific in residence construction. This is the Lowry Hill district and the region just beyond where a large amount is going into houses ranging in value from $3,000 to $35,000. Among the persons who have commenced work in 1893 are these: T.P. Healy, 2320 Colfax avenue south....

Mar 18, 1894: Classified Ad: For Sale: You can buy my fine modern house, all hard wood; 2320 Colfax avenue south, cheaper now than later on; it is large southeast front; corner lot and a beauty. T.P. Healy.

Mar 18, 1900: Among the Clubs: The Ladies Social Club will be entertained Friday afternoon by Mrs. Edward F. Orth, 2320 Colfax avenue south.

Jan 30, 1903: Horse Show Rare Treat. Thousands of People Witness the Magnificent Parades along Park Avenue. Best ever.....winners.....Class 12 – Best pair trotters to single speed sleigh: First place, J.D. McArdle; second, Mollie Morrill, Maplewood by T.N. Kenyon....

Oct 29, 1903: Minneapolis Society: Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south issued invitations for a card party to be given Saturday evening November 7 to commemorate the 5th anniversary of their wedding.

June 1, 1904: Society: Dr. George Armstrong, of Spokane, Wash., formerly of Minneapolis, is the guest of Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south for a few days.

Nov 15, 1904: Mrs. T.N. Kenyon, at her home, 2320 Colfax avenue south, will entertain the women who wish to sew for the fancy work booth of the Asbury hospital bazaar, Wednesday afternoon. The thimble bee is not limited to any particular group of women, but is intended for all who are interested.

May 13, 1905: Minneapolis Owners of Automobiles: #873, T.N. Kenyon, 2320 Colfax avenue south.

Nov 28, 1905: City News: Summoned to New York – Thomas Kenyon, 2320 Colfax avenue south and his brother, Rexford H. Kenyon, 4001 Stevens avenue, left for Miles City, N.Y. today having been summoned there by the sudden death of their mother, which took place yesterday.

Mar 30, 1906: City News: Circle No.1 Ladies Aid Society of the Fowler M.E. Church will give an old-fashioned social at the home of Mr. T.N. Kenyon, 2320 Colfax avenue south Friday afternoon.

Mar 31, 1906: City News: Fowler Church Social. The beautiful T.N. Kenyon residence st 2320 Colfax avenue south was thrown open last evening for an old-fashioned social event for the members of Fowler Methodist Episcopal church. Mr. and Mrs. Kenyon were assisted in receiving the guests by the pastor, Dr. J.S. Montgomery and Mrs. Montgomery and about 100 were present . Daffodils and jonquils lent their bright presence to the hospitable home and in the dining room formed a sunny centerpiece for the table. The evening was spent informally and had for its purpose the furthering of social concourse among the Fowler church people. Refreshments were daintily served.

Feb 12, 1908: Meeting: Ladies Aid society, Fowler M.E. Church, Mrs. T.N. Kenyon, 2320 Colfax avenue south, 2:30.

May 24, 1908: Mrs. T.N. Kenyon entertained at dinner Wednesday at her home, 2320 Colfax avenue south. The table was centered with a basket of pink roses and the 12 covers were marked with place cards bearing hand painted pink roses. Individual pink tapers burned at each place. The evening was spent informally.

Nov 11, 1908: Today in Club Circles: The Ladies Aid Society, Fowler M.E. Church, Mrs. T.N. Kenyon, 2320 Colfax avenue south, 2:30 o'clock.

Dec 16, 1908: Wednesday in Club Circles: Woman's Home Missionary society, Mrs. T.N. Kenyon, 2320 Colfax avenue south, 2:30 o'clock..

Jan 31, 1909: Dancing Parties: Mr. and Mrs. T.N. Kenyon entertained at a dancing party last evening at Mrs. Noble's dancing academy. The guests were received by the host and hostess, Mr. and Mr. P.E. DeMille of Baldwin, Wis, who are visiting Mr. and Mrs. Kenyon. A string orchestra played behind a screen of palms and frappe was served from a table decked with American Beauty roses. There were 50 couples.

Jul 21, 1909: With the Travelers: Mrs. S.A. DeMille, 2320 Colfax avenue south and her grandson, Donald Kenyon, left last night for New York to meet Mr. T.N. Kenyon and family who are returning from Europe where they have been on a three month tour.

Jul 30, 1909: T.N. Kenyon Is Back from Trip To Europe: Although well pleased, he says he is glad to be in Minneapolis again. Delighted with everything he saw in Europe but glad to be back in the United States again, T.N. Kenyon arrived in Minneapolis yesterday after a three month trip abroad.

Accompanied by Mrs. Kenyon and daughter, Norma, Mr. Kenyon sailed from New York April 14 and visited the Azores, Gibralter, Venice, Naples, Rome, Florence, the mountains of Switzerland, Paris and London. "What impressed me most,"said Mr. Kenyon "was the way the railroads and hotels are handled. In all our travels we never missed a train or a meal."

"The roads in the Eruopean countries are simply fine," said Mr. Kenyon, and their plans of road making and road keeping might well be followed in this country, but the city streets are narrow and dirty and generally inferior to those of the American cities." He traveled over the road from Sorrento to Cava, built more than 100 years ago by Napoleon.

Mr. Kenyon was in Rome and attended the ceremonies at St. Charles' where 40,000 persons were present at the canonization of two saints by the pope.

At Algiers he spent some time in the Arab markets thronged with turbaned Moors and elaborately veiled women. He visited the catacombs but does not want to repeat the trip; saw the home of Dante at Florence and of John Calvin at Genova.

Paris was somewhat of a disappointment to him, he said as he expected to find it much gayer, much cleaner and much more agreeable generally. Be he was delighted with London.

One thing that struck Mr. Kenyon was the overcrowding of many of the cities. Mr. Kenyon met scores of Americans everywhere, he said.

Dec 16, 1909: Minneapolis Society News: Girls Coming Home from Smith. Miss Norma Kenyon, daughter of Mr. and Mrs. T.N. Kenyon of 2320 Colfax avenue south will come from Smith College, December 23, to spend the Christmas holidays with her parents. Mrs. Kenyon will entertain at a luncheon at 1 o'clock Thursday of Christmas week for her daughter Norma. There are to be 14 guests.

Mar 17, 1910: Minneapolis Society. Mrs. S.A. DeMille returns Friday from a seven months trip through California. She will visit at the home of her daughter, Mrs. T.N. Kenyon, of 2320 Colfax avenue south. Mrs. DeMille will be accompanied by her niece, Mrs. Ethel Bradford, of Monticello, Minn.

Aug 28, 1910: Miss Norma Kenyon of 2320 Colfax avenue south will be hostess at an informal bridge party at her home Thursday afternoon in compliment to Miss Zelda Gibbons whose marriage to Mr. Leo Burns will take place in September. There will be 16 guests. The hours are from 2 until 5 o'clock.

Dec 27, 1910: Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south, entertained at a family Christmas dinner Sunday. The guests included Mr. and Mrs. George N. DeMille, Mr. and Mrs. A.H. Kenyon and Asa J. Hunter whose engagement to Miss Norma Kenyon has just been announced. Covers were laid for 14.

Mar 19, 1911: Miss Norma Kenyon, daughter of Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south has chosen April 19 as the date of her marriage to Mr. Asa J. Hunter. The wedding will take place at Fowler Methodist church; Dr. Montgomery officiating. Miss Kenyon is one of the popular girls who attended Smith College at Northampton. She was graduated last year. Mr. Hunter is a graduate of the University of Minnesota and a member of the theta Delta Chi fraternity.

Apr 9, 1911: Miss Norma Kenyon, 2320 Colfax avenue south luncheon at her home for girls of her bridal party in the afternoon.

Apr 13, 1911: With the Travelers: Mr. and Mrs. Charles Bradford of Monticello, Minn will arrive in Minneapolis the first of next week to attend the marriage of Miss Norma Kenyon and Mr. Asa J. Hunter. Mr. and Mrs. Bradford will be the guests of Mr. and Mrs. T.N. Kenyon at their home 2320 Colfax avenue south.

Apr 16, 1911: Social Calendar: Wednesday: Miss Norma Kenyon, daughter of Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south. Marriage to Mr. Asa J. Hunter at Fowler Methodist church in the evening at 8 o'clock.

Apr 19, 1911: Minneapolis Society: Bridal Dinner. Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south gave the bridal dinner for the wedding party of their daughter, Miss Norma Kenyon, and Mr. Asa J. Hunter, whose marriage takes place today, last evening at the Minneapolis Club. Yellow and white was the color scheme which was carried out in spring flowers. Covers were placed for 18 guests.

Oct 28, 1911: Girl Charged with Insanity: Victoria Larson, a domestic in the home of T.N. Kenyon, 2320 Colfax avenue south, was taken to the county jail last night by Deputy Sheriff Johnson and held on a charge of insanity. She has been in this country six months and is said to have often threatened to take her own life. She attempted to put her threat into execution last night and was arrested. Is is said her despondency is caused by an unhappy love affair.

Sep 22, 1912: Mrs. T.N. Kenyon, 2320 Colfax avenue south is entertaining as her guest, Mrs. Charles Bradford of Monticello, Minn. Several affairs have been planned for the visitor.

Jan 3, 1914: Classified: Wanted: First class cook. $7 per week to begin work Wednesday 7th. Call 2320 Colfax avenue south.

Sep 11, 1914: Meetings: The Women's Foreign Missionary Society of the Hennepin Methodist church will hold a mitebox and thank offering at its meeting Friday at 2:30 pm at the home of Mrs. T.N. Kenyon, 2320 Colfax avenue south.

Jan 30, 1916: Mrs. S.A. DeMille, 2320 Colfax avenue south and her granddaughter, Miss Ethel Bradford of Monticello, Minn left yesterday for Florida, to spend the remainder of the winter.

Nov 17, 1916: Society: Fifty guests were entertained at the bridge tea which Mrs. T.N. Kenyon gave yesterday in her home 2320 Colfax avenue south. American Beauty roses and yellow chrysanthemums artistically arranged in baskets and vases were used throughout the rooms. Mrs. Kenyon was assisted by her mother and daughter, Mrs. S.A. DeMille and Mrs. Asa Hunter.

Mar 4, 1917: Here and There in Society: Mr. and Mrs. T.N. Kenyon and their son Donald, 2320 Colfax avenue south, are planning to leave the latter part of this month for the East, where they will remain for three weeks. They will visit in Atlantic City, New York and Philadelphia.

Apr 2, 1918: Women and War Work: Red Cross Headquarters has awarded 11 more chevron stripes to women who have worked for the Red Cross for 128 hours since early in March. Those who have received the awards are:.....Mrs. T.N. Kenyon, 2320 Colfax avenue south.

Aug 13, 1919: Society: Mr. and Mrs. T.N. Kenyon, 2320 Colfax avenue south, have had as their guests for the last few days, Mr. and Mrs. John Buslee of Chicago. Mr. and Mrs. Kenyon left yesterday on a motor trip to Milwaukee and Chicago.

Aug 14, 1919: Mrs. S.A. DeMille, 2320 Colfax avenue south left yesterday for Monticello where she will be the guest of Mr. and Mrs. Charles Bradford for several days.

Mar 24, 1921: Mr. and Mrs. T.N. Kenyon and son, Donald, 2320 Colfax avenue south left last evening for an Eastern trip. They will visit New York, Atlantic City, Albany, Buffalo, and Detroit, returning to Minneapolis April 12.

Apr 21, 1921: Society: Mrs. T.N. Kenyon will be hostess at a luncheon Friday April 23, at her home 2320 Colfax avenue south for the members of the executive board of Bethany Home. Plans will be discussed for the coming campaign for a new building.

LANDSCAPE RESEARCH LLC

Cultural Resource Management
Development Consultation

December 14, 2012

Pete Keely
Collage Architects
705 Raymond Avenue
St. Paul, MN 55114

Dear Mr. Keely,

Thank you for contacting me regarding the historic significance of the properties located at 2316 and 2320 Colfax Avenue South. After reviewing the City of Minneapolis historic review letters of September 25, 2012 and the additional documentation provided by Kathleen Kullberg, I conducted additional research of the properties and toured the properties on December 10, 2012. As you know, Landscape Research LLC prepared "The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study (2005)" for the Lowry Hill East Neighborhood Association (LHENA) and is well acquainted with the neighborhood.

When evaluating a historic property the Minneapolis Heritage Preservation Commission "shall consider, but not be limited to, the significance of the property, the integrity of the property, and the economic usefulness of the existing structure" (Section 599.480). In general, the seven criteria for local designation include association with significant events, significant persons, city identity, architectural style, landscape design, master architect design or archaeological importance. The National Register of Historic Places provides seven aspects of integrity when evaluating a property; these include maintaining original location, design, setting, materials, workmanship, feeling and association. A designated property must embody or exemplify at least one criterion for local designation and maintain a high-level of historic integrity.

The two-story, frame house at 2316 Colfax Avenue South was built in 1902 by builder-contractor C. J. Weston. It appears the house was built for bachelor brothers, Fred Deane Young (1863-1911), a co-founder of the Young-Quinlan department store, and George Burton Young (1869-1906), bookkeeper, at a cost of $5,000. They lived in the house with their mother, Martha (d.1903), and multiple relations including their cousin, Jennie

L R
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a.lucas@landscaperesearch.net

Snyder. (*History of Minneapolis and Hennepin County*, p. 554; Federal Census 1900, 1910). Fred Young died in 1911 and the house was sold to Albert F. Pray (d. 1944), an insurance salesman. In 1923, the Prays converted the house into a duplex and built an addition, measuring 4' by 17', at the north elevation to allow for an additional staircase; a second front entry was also added at this time. (Building Permit #B16785, 4-11-23) The front porch foundation may have been replaced at this time as well. Federal census records indicate that the Prays rented to a number of families; Lawrence Kellogg, a trader, and his wife, Olive, were renters in 1930. The property was converted into a rooming house in the 1970s and underwent a significant fire on January 27, 1987. The second floor and roof were re-built at that time; the replacement design did not reproduce the original roofline. The house has replacement windows and replacement siding at the exterior. Besides some wood door frames there is little original fabric at the interior.

The building at 2316 does not appear to meet the criteria for local designation. While an original owner of the Young-Quinlan department store, Fred Young's tenure at the Young-Quinlan department store was short-lived (1894-1911). The company's stature grew under the leadership of Elizabeth Quinlan, who built a large department store on Nicollet Avenue in 1926. The house is a vernacular Queen-Anne style house, which is the predominant architectural style in the surrounding area. The property has significant integrity problems that include alterations to the main elevation as well as replacement siding, replacement windows, roofing, and additional dormers. The interior has been completely lost with the rooming house conversion and fire repairs.

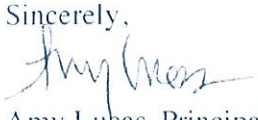
The neighboring wood-frame house at 2320 Colfax Avenue South was designed by architect-builder Theron P. Healy (1886-1906) in 1893 for $7,000. Healy was a prolific builder in Minneapolis; there are an estimated 30 Healy-designed homes in the Lowry Hill East neighborhood alone. Like many of his projects, Healy built the house at 2320 Colfax Avenue South on speculation and sold the house to Edward F. Orth (1856-1910). Orth, son of the Orth Brewery Company owner, is listed in city directories as president of the City Ice Company and the Coe Commission real estate company. The house was not originally designed for Orth and his tenure at the property was relatively short-lived. He sold the house to Thomas Kenyon (1863-1935) in 1904 and moved to a flat on Second Avenue South. Kenyon was a pharmaceutical salesman for the Kondon Manufacturing Co.

The house at 2320 Colfax Avenue South has undergone significant alterations through the years. The front porch was enclosed in 1948 with a new stone foundation and stone columns. The house has replacement vinyl siding and replacement vinyl windows. Fires in 1991 and 2011 have left little interior fabric. The second and third floors have been completely rebuilt; the first floor entry hall retains some wood paneling and stair railing. The house has been converted into 15 rooming units. T.P. Healy was an important builder-architect in Minneapolis and the locally designated Healy Block Historic District is a two-block area of Healy-designed houses that retain historic integrity. The house at 2320 Colfax Avenue South has extensive integrity issues and is no longer representative of an intact Healy design. The property is not eligible for local designation.

I agree with the City of Minneapolis staff interpretation of September 25, 2012. The properties at 2316 and 2320 Colfax Avenue South do not meet the criteria for local designation due to lack of historic significance. More significantly, these houses have been greatly altered through the years and have lost their architectural integrity.

Please feel free to contact me with further questions at (612) 414-7949.

Sincerely,



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