Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: March 5, 2015
To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee
Referral to: Zoning & Planning Committee

Subject: Approval of the historic landmark designation of the Camden Park State Bank building located at 705 42nd Avenue North

Recommendation: The Heritage Preservation Commission recommended approval of the historic landmark designation of the Camden Park State Bank building on February 17, 2015.

Previous Directives: N/A

Prepared by: Alexandr Young, Preservation Intern, (612) 673-2118 Approved by: Jason Wittenberg, Planning Manager, (612) 673-2297 Doug Kress, Development Services Director, (612) 673-3310 Presenters in Committee: Alexandr Young, Preservation Intern, (612) 673-2118

Financial Impact
- No financial impact

Community Impact
- Neighborhood Notification: The Webber-Camden Neighborhood Association and property owners within 350 feet of 705 42nd Avenue North were notified of the Zoning and Planning Committee meeting by letter on February 2, 2015.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-120-day decision period: N/A

Background/Supporting Information

On August 5, 2014, the Heritage Preservation Commission (HPC) approved the building owners' nomination of the Camden Park State Bank building (Avestini building) at 705 42nd Avenue North as a historic Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. That study is attached.

On December 5, 2014, the State Historic Preservation Officer found the subject property to be eligible for local designation.

On January 15, 2015, CPED brought the designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

On February 17, 2015, the Heritage Preservation Commission adopted staff findings and approved the landmark designation of the Camden Park State building, and directed staff to forward the designation study (dated February 17, 2015) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 705 42nd Avenue North.

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #2
February 17, 2015
BZH-28291

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location:	705 42nd Avenue North
Project Name:	Camden Park State Bank
Prepared By:	Alexandr Young, Intern, (612) 673-2118 with Dr. John Smoley, Senior City Planner (612) 673-2830
Applicant:	Tyler J. Avestini
Project Contact:	Alexandr Young (612) 673-2118
Ward:	4
Neighborhood:	Camden
Request:	Nomination for Designation as a Local Landmark

HISTORIC PROPERTY INFORMATION

Current Name	Avestini Building
Historic Name	Camden Park State Bank Building
Historic Address	4169-4171 Lyndale Avenue North and 707-709 42nd Avenue North
Original Construction Date	1910 (lodge), 1920 (bank building)
Original Architect	S.J. Bowler – lodge building, E.C. Haley – bank building
Original Builder	Charles E. Hagstrom – lodge building, Charles J. Johnston – bank building
Original Engineer	Not applicable
Historic Use	Bank, retail, office space, ballroom, meeting lodge
Current Use	Restaurant, hair salon, offices
Proposed Use	Restaurant, hair salon, offices

Date Application Deemed Complete	N/A	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	N/A	**End of 120-Day Decision Period**	N/A

CLASSIFICATION

Local Historic District	Not applicable
Period of Significance	1910 - 1954
Criteria of Significance	1, 3, 6
Date of Local Designation	TBD
Date of National Register Listing	Not applicable
Applicable Design Guidelines	TBD

BACKGROUND

In July, 2014 Tyler Avestini submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Camden Park State Bank Building at 705 42nd Avenue North. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on August 5th, 2014 that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Camden Park State Bank Building under interim protection and called for a designation study to be conducted. A designation study was completed in the fall of 2014 (attached) and has been presented for review to both the State Historic Preservation Office and the City of Minneapolis Planning Commission.

CONSISTENCY WITH CITY OF MINNEAPOLIS ADOPTED PLANS AND POLICIES

Title 23, Chapter 599.260 of the Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council.

The designation of the subject property meets the following relevant policies of *The Minneapolis Plan for Sustainable Growth*:

> **Heritage Preservation Policy 8.1: Preserve, maintain and designate districts, landmarks and historic resources which serve as reminders of the city's architecture, history, and culture.**
> **Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.**
>
> Policy 8.10.5: Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.
>
> **Heritage Preservation Policy 8.11: Raise awareness of the history of Minneapolis and promote the quality of the built environment.**

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will set an example of the value of rehabilitating and maintaining existing commercial building stock during a time when new commercial and residential projects are being quickly built to serve

growing demands. It will also serve as a reminder of the neighborhoods history to the residents of Camden and North Minneapolis.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The City Council has adopted no small area plans for this portion of the Camden neighborhood west of Interstate 94.

LOCAL DESIGNATION CRITERIA

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Camden Park State Bank property meets the following designation criteria:

Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

The property is significant for its association with the development of the streetcar system and its influence on the built environment of Minneapolis. The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.

Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

During the 1920s and 1930s, the Camden Park State Bank building was the home to the community's lodge, bank, post office, mortuary, ballroom, pool room, doctor, dentist, lawyer and insurance agent. These services and recreational facilities were essential to the well-being of the commercial and community activities in Camden. Tenants have since changed, however the property is still a central part of the Camden neighborhood.

Criterion #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

The property is significant for its association with the work of master architects Septimus J. Bowler and Ernest C. Haley as discussed in part two of this designation study.

REVIEWS and COMMENTS

The Preservation Chapter of the Minneapolis Code of Ordinances (Chapter 599) requires that the designation be submitted to the Minnesota State Historic Preservation Office (SHPO) for review and comment.

State Historic Preservation Office

The designation was submitted to SHPO for comment on October 10, 2014. In a letter dated December 5, 2014 (attached) SHPO provided comments on the designation and stated:

> "The Camden Park State Bank is historically significant for its association with the development of the streetcar system and the Camden neighborhood in the early twentieth century. The bank was built… in order to take full advantage of the streetcar, and the financial institution played an important role in the commercial development of the Camden neighborhood… Due to its strong historical associations, the Camden Park State Bank is an excellent candidate for local designation."

Chapter 599 of the Minneapolis Code of Ordinances also requires that the designation be submitted to the Minneapolis City Planning Commission (CPC) for review and comment. The Ordinance states that the city planning commission shall consider, but not be limited to, the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or developments adopted by the city council.

City Planning Commission

The designation study was presented to the CPC on January 15, 2015. The CPC found that the proposed designation was consistent with the City of Minneapolis' Comprehensive Plan and applicable development plans and objectives adopted by the City Council. Furthermore, the CPC found that the proposed designation would have a positive effect on the surrounding Camden Neighborhood. A copy of the memorandum submitted to the CPC is attached to this report.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission **adopt** the above report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council with a **recommendation to approve** the local designation of the property at 705 42nd Avenue North subject to the following conditions:

1. The designation includes the entire exterior of the building (constructed in 1910 and 1920) identified in the designation study.

2. The Secretary of the Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

ATTACHMENTS

1. The Camden Park State Bank designation study

DESIGNATION STUDY:

THE CAMDEN PARK STATE BANK

705 42ND AVE N, Minneapolis

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

City of Minneapolis
Department of Community Planning & Economic Development - CPED

MPLS PLAN
The Minneapolis Plan for Sustainable Growth

February 17, 2014

ACKNOWLEDGEMENTS

Mayor and City Council of the City of Minneapolis

Betsy Hodges, Mayor

Barbara Johnson, Council President
Elizabeth Glidden, Council Vice President

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- Ernest C. Haley

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Designation Study Purpose and Background

In July, 2014, Tyler Avestini submitted an application for nomination to the City of Minneapolis Department of Community Planning and Economic Development (CPED) for the Camden Park State Bank Building at 705 42nd Avenue North. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on August 5th, 2014, that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED's findings and placed the Camden Park State Bank Building under interim protection and called for a designation study to be conducted.

This Study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources including historic building permits, periodicals, professional journals, books, archival materials of the Minneapolis Collection of the Hennepin County Library that include photographs and a series of oral histories from the Elmer Tupper Files. Significant contributions to the research for this study were made by Holly Raab and James Rust who prepared a draft designation study for the Camden Park State Bank building in 1997.

Current name	Avestini Building
Historic Name	Camden Park State Bank Building
Current Address	705 42nd Avenue North
Historic Address	4169-4171 Lyndale Avenue North and 707-709 42nd Avenue North
Original Construction Date	1910 (lodge building), 1920 (bank building)
Original Contractor	Charles E. Hagstrom – lodge building, Charles J. Johnston – bank building
Original Architect, Master builder, engineer, designer, artist, or craftsmen	Septimus J. Bowler – lodge building, Ernest C. Haley – bank building
Historic Use	Bank, retail, office, ballroom, meeting lodge
Current Use	Restaurant, hair salon, offices
Ward:	4
Neighborhood:	Camden

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY

Parcel location, shape, and size

The Camden Park State Bank Building at 705 42nd Avenue North is located in the Camden neighborhood of North Minneapolis at the southwest corner where 42nd and Lyndale Avenues North intersect. The building sits on a west-to-east sloped, 5,779 square foot lot with 126 feet of frontage on 42nd Avenue North and 45 feet of frontage on Lyndale Avenue North. It is the northernmost building in a commercial district adjacent to two commercial properties directly south. Directly to the east of the property, across Lyndale Avenue North, is Interstate 94.

Description of building(s) on the property

The Independent Order of Odd Fellows Highland Lodge No. 99 and the Camden Park State Bank buildings form a commercial edifice located on the southwest corner of 42nd and Lyndale Avenues North. No green space exists.

Description of the primary structure

Date(s) of construction: In 1910 the Independent Order of Odd Fellows (IOOF) purchased the property and in the same year erected a building at the west end of the lot. The lodge building was designed by Minneapolis architect Septimus J. Bowler and constructed by Charles E. Hagstrom for an estimated cost of $9,000.[1] In 1920 the IOOF built the bank building addition, extending the length of the property to the east. This housed the Camden Park State Bank at street level with frontage on Lyndale Avenue North. It was designed by Minneapolis architect Ernest C. Haley and was constructed by Charles J. Johnston for an estimated cost of $40,000.[2] Although built separately, the two buildings essentially function as one, and have always had one owner.

Size and massing: The 45’ x 57’ 1910 lodge building is two stories tall and approximately 27’ in height. The 45’ x 68’ 1920 bank building is three stories tall and approximately 35’ in height. The 1910 building is massed as a rectangular cube on the west part of the lot with frontage on 42nd Avenue North. It was designed this way because there were existing frame structures on the east side of the lot.[3] The 1920 building connects to

the 1910 building and is also massed as a rectangular cube. The latter has frontage on Lyndale Avenue North and is higher in elevation than the 1910 building. The building is massed as two adjacent rectangular volumes embedded in the slope of the land (Figures 32, 33).

Architectural style: The Camden Park State Bank building is an example of a vernacular commercial building designed in Minnesota between 1900 and 1920. While essentially lacking in style, Haley's addition exhibits some neoclassical elements. The building is symmetrically massed and stylistic flourishes on the exterior are expressed by the ornamentation and emphasis of the central entrance portico.

The Lyndale frontage of the 1920 addition is red brick laid in running bond, window header surrounds are in cream brick, and brown tile is used to ornament the primary facades. Pressed concrete is used at the window sills and in the continuous belt course. This material is also employed in place of the cut stone and marble veneer specified in the original design of the foundation plinth and the entryway portal (Figure 21). The Lyndale frontage is divided horizontally by the second-story belt course, which visually separates the bank entry level from the upper floors. The upper stories are composed of three vertical groups, with a recessed central bay (Figure 31). Paired sashes form vertical groups that span the two upper floors; this grouping is emphasized by cream-colored brick header surrounds that visually connect the groups in each bay (Figure 36).[4] Decorative rectangular brick panels ornamented by a single tile in each corner and a tile diamond pattern in the center visually connect each window grouping in their own respective bays. This diamond tile pattern is repeated in a larger scale above the third floor windows of the projecting end bays. Tall, crenelated parapets rise above the roof line, and are capped with masonry coping (Figure 18).

The central, portico entrance is the most formal feature of the façade. Paired columns in pressed concrete with unfluted shafts are engaged. They rise from a base and terminate in ionic capitals ornamented by an egg and dart enrichment of the ovolo molding. Within the entablature is a frieze engraved with the words "Camden Park State Bank." A projecting cornice completes the upper part of the entablature (Figures 23, 37). A modern metal and glass single door has replaced the original glass paned

double doors. Display windows with in-filled transoms covered by canopies flank each side of the entrance. Brick soldier courses define the lintels of the ground floor windows. The 42nd Avenue elevation of the 1920 addition is designed in similar fashion to the Lyndale frontage, employing symmetrical arrangement of horizontal and vertical elements. The upper stories are arranged in four parts; the two central bays are recessed and contain two vertical groups of paired double hung sashes except for one pair with fixed sashes. The projecting end bays are lit by four single sash windows, all mismatched in relation to one another. Four display windows are at street level, with in-filled transoms covered by canopies (Figures 19, 32).[5]

The 42nd Avenue frontage of the 1910 building is a fairly plain commercial structure of red brick in running bond; cream brick in common bond, painted over in red, is used on the west and south (alley) elevations. This frontage is embellished by limestone windowsills and a corbeled brick cornice that transcends a dentil molding. When initially constructed, this was capped by stone coping; it has since been covered or replaced with metal (Figures 33, 44).[6] The second story frontage has three sets of windows: in the center is a square-shaped, fixed-sash positioned subtly higher than the paired, double-hung, single light sashes that flank each side. The latter were originally filled with two over two divided lights (Figure 44). A large, recessed panel sits below the central window. Small rectangular panels, defined by soldier courses, are positioned above the paired groups to the sides; this creates an effect of uniting these three groups into a unified composition (Figure 33). Windows on the west and south elevations are unadorned single-light, double-hung sashes; a doorway and two window openings on the west (alley) façade have been filled in with brick. In 1997, Raab and Rust found that a transom over the fire-escape door on the south façade was also bricked in.[7] End wall chimneys from the 1910 building and the 1920 addition meet on the south façade above the roofline (Figures 34, 35).

Known original elements that are deteriorated or missing: All of the fenestration on the 1910 building and the 1920 addition has been replaced. Original mullions have peeling paint. The original, glass paned exterior doors have been replaced (Figures 18, 19, 21, 37, 41).[8]

The 42nd Avenue side of the building recently received poor repointing. The white color in the repair does not match the use of the historic grey mortar (Figures 31-33, 40).

The entry to the 1910 building was originally through a double glass paned door, covered by a rain screen which has since been replaced (Figures 22, 23, 33, 43). A 1936 photograph documents the earliest visual appearance of the 1910 building with a storefront that is relieved by a central recessed entryway with two glass paned doors to each side. The door to the east provided access to the mortuary and the other door on the west, to the post office. These entrances were once symmetrically flanked by display windows, set in partial bays, with transom lights above (Figure 42).[9] Newer, brick infill walls and a storefront curtain wall replace the original entry to the 42nd Avenue frontage. Presumably this alteration took place in 1947, based on available building permit records.[10] The type of brick used differs in color and texture from the historic brick, and the mortar that was used is white. The present storefront windows and entry doors appear to be fairly recent; in 1997 the Holly Raab and James Rust documented this change of the 42nd Avenue frontage with a photograph depicting another, different storefront window system. When initially constructed, the wall was once capped by a stone coping. It has since been covered or replaced with metal flashing (Figures 33, 43).[11]

The crenelated parapets that once adorned the 42nd Ave roofline of the 1920 addition were damaged in a tornado that hit North Minneapolis in 2011 (Figures 19, 31, 32, 41). They were subsequently removed and not rebuilt. The exterior mortar of the building is in need of re-pointing. The west and south exterior brick walls were originally exposed, cream-colored brick, laid in common bond. These walls have been painted over in red since 1997, presumably to cover up old ghost signs (Figures 34, 38). Old window and door openings have been bricked in on the west elevation of the building (Figure 34). A stairwell on the north side of the 1920 building used to provide access the basement level, originally used as a pool room and bar, has since been filled and paved (Figures 20, 32, 41).[12]

Building index cards show that as a result of a 1994 fire, four original non-bearing partition walls were removed on the interior of the second floor.[13]

Description of secondary structure(s)

No other structures stand on the lot.

Description of interior features

Date(s) of construction: The 1910 lodge building has retail space at ground level, occupied by a hair salon. This space formerly served two tenants (Figure 28); alterations to the ground level converted the space to accommodate one tenant in 1947.[14] The ballroom on the second floor is accessed through a double door located on 42nd Avenue North. This opens to a stairwell with a vestibule where the 1920 addition can be accessed to the west through an added gypsum board partition wall and non-historic door. At the top of the stairs on the second floor is a foyer with a reception counter and fireplace that was presumably used for lodge and ballroom functions. There is a remodeled kitchen that was also likely used for events. The original walls are plaster over lathe construction.[15] Gypsum board has been used to cover and repair the original plaster interior walls. Dropped ceiling tiles, added in 1966, obscure all of the original coffered ceiling except for a central plaster dome.[16] The dome is octagonal with wood trusses; this oculus was once used in ventilation, but has since been filled in with insulating material as part of the recent installation of a central cooling system by the present owner (Figure 29). Ceiling fans hang from the ceiling. Hardwood floors have sustained water damage from the 2011 tornado. There is an elevated stage at the west side of the ballroom.

The street-level bank in the 1920 addition has been converted for commercial use. The interior of the first floor is presently an open space occupied by a café. It was once partitioned for separate establishments; any physical evidence of remodeling is hidden by a dropped ceiling. The owner states that a molded metal ceiling, presumably original, is intact above it (Figures 24, 42).[17] The only remnants of the original public space are four freestanding support columns. An interior photograph from 1920 of the new bank shows the historic interior details of the lobby as seen from the entry (Figures 24, 42).[18] In order to accommodate a kitchen for the café, the present owner cut through the original reinforced concrete walls of the bank's safe (Figure 24). A basement in the 1920 addition

functions as overflow space for the present café (Figure 27). A side stairway entrance from Lyndale Avenue services the second and third floors from the east side of the building and connects to the reception area and ballroom of the 1910 building (Figures 24-27).

Parts of the second floor were significantly damaged by a fire in 1994.[19] A tornado in 2011 resulted in water damage to parts of the third floor, the external walls, and the ballroom flooring. The second floor is divided into eight office spaces. The third floor is divided into twelve office spaces and reception area. Extensive alterations made after the building's period of significance have eliminated the ability of interior spaces to communicate the building's historical significance. The building's interior is not suitable for designation.

Description of landscape and landscape features

There is no landscaping on the site. An asphalt parking lot extends from the alley westward to the end of the parcel. There is a downward slope to the site; elevation descends approximately five feet from the west part of the property to the east frontage on Lyndale Avenue.

PART 2: DISCUSSION OF HISTORIC SIGNIFICANCE

The subject property is historically significant for its association with Minneapolis' streetcar heritage, its association with the Camden community and its association with the works of Minneapolis master architects Septimus J. Bowler and Ernest C. Haley. These three areas of significance are all interrelated.

Streetcar Related Development

The subject property is historically significant primarily for its association with the development of the streetcar system and its influence on the built environment of Minneapolis. The Twin City Rapid Transit Company (TCRT) was a privately operated public transportation company whose geographic breadth and economic impacts were enormous. Its 523 miles of track spanned the distance from Lake Minnetonka to the St. Croix River. At its heyday in the 1920s more than 200 million passengers traveled in over 900 company streetcars each year. With roughly 3,500 employees, TCRT also became one of the area's largest employers. Twin City Rapid Transit (TCRT) was an exceptional company in its own time, and in comparison to the present. Even the systems in larger cities such as Chicago or New York did not meet the threshold of excellence set by the TCRT. Its board of directors and management were community leaders and philanthropists and included recognizable names such as Goodrich, Pillsbury, and Washburn. Its first president, Thomas Lowry, was instrumental in developing many of the neighborhoods in Minneapolis, St. Paul, and the surrounding communities.[20]

The streetcar enhanced land and property values; neighborhood commercial nodes developed where streetcar lines would stop or intersect with other lines. Streetcars made it possible for workers to live further away from their places of work than they were previously able to. This change greatly influenced the patterns of growth that define the present boundary of the city. Additionally, the streetcar made it both convenient and affordable for city dwellers to travel to city parks and nearby resort areas. [21]

In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Avenue North, 42nd Avenue North, Lyndale

Avenue North, and Webber Parkway in newly-annexed Camden. This line was the first to offer service this far into north Minneapolis. Camden Place was the last, northernmost stop on the Washington Avenue line for more than twenty years. It was located by the Camden Bridge, which was the northernmost crossing of the Mississippi River.[22] In 1899 the Washington Avenue streetcar line was extended to 49th Avenue North and in 1913 was extended to 52nd Avenue North to serve the old Minneapolis Workhouse. The extension from 45th Avenue North was discontinued in 1925 and was rerouted in the same year along Bryant Avenue North up to 52nd Avenue to serve the growing post-war residential community of Camden.[23]

The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.[24] Streetcar routes from the center of downtown Minneapolis terminated at this juncture for decades, making this area an excellent location for businesses serving foot traffic.[25] It ran every fifteen minutes off-peak and every ten minutes during peak ridership hours. It was the main connection from this part of North Minneapolis to downtown from 1890 until 1912 when the Emerson-Fremont line was extended north along Emerson Avenue to 42nd Avenue and in 1923 when the Penn line was extended along Thomas Avenue to reach 42nd Avenue.[26] The streetcar facilitated both the economic and residential development of the community into the urban fabric of the City of Minneapolis (Figures 10, 11).

Camden Neighborhood - Commercial and Community Development

The Camden Park State Bank building is historically significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of Washington Avenue North, 42nd Avenue North, Lyndale Avenue North, and Webber Parkway in the early decades of the twentieth century. Due to its distance from downtown Minneapolis and St. Anthony Falls, the Camden neighborhood developed as its own community, unique from the patterns of urbanization that characterized most of Minneapolis.[27]

At the time when Joel Bassett and other settlers claimed land near St. Anthony Falls, John Ware Dow and John C. Bohanon began another small settlement about five miles north in Crystal Lake Township in the

spring of 1852. Dow claimed land near 44th and Humboldt; Bohanon claimed 160 acres near 43rd and Dupont. The first shingle mill in Hennepin County was established that same year, and inspired the name of the both the creek and the new area that it ran through. Rufus Farnham took over the shingle mill and converted it to a flour mill in 1859 that produced more than one hundred barrels of flour daily.[28]

Camden was originally part of Crystal Lake Township and remained rural in character until sawmills moved upriver, and until 1887 when it was annexed by Minneapolis. The shingle mill at the mouth of the creek and the other early industries formed the economic backbone of the new settlement. In 1876, brickyards were located near the Mississippi River north of Shingle Creek. By the end of the 1890s, this local industry proliferated along the river.[29]

In the 1880s, transportation connections to the City of Minneapolis contributed to the urban development of the Shingle Creek area. Eventually, the area took on a new name. The "official" story is that Rev. Robert Atchison, pastor of the North Methodist Church from 1887 to 1889, thought that "Shingle Creek" was too much of an unsophisticated name for the growing and industrious community. Apparently, he petitioned the Soo Line railroad to name its stop Camden Place after his own hometown of Camden, New Jersey.[30]

In the 1890s, the streetcar lines came to 42nd Avenue and Washington Avenue. A small hub of businesses began to develop where 42nd, Lyndale and Washington Avenues intersected. One of the fanciest buildings to ever stand in Camden was the Hotel Lyndale, on the east side of Lyndale opposite 42nd Avenue where the Camden Park State Bank Building presently stands.[31] It has been described as a stately, brick, three-story, turreted, Victorian structure, among other more colorful descriptions of its inhabitants. In 1912 the hotel was torn down to make way for a new bridge that was to be built across the Mississippi. Other businesses including a grocer, a butcher, a feed store, and a blacksmith were located in this burgeoning commercial district.[32] The Camden Park State Bank opened in 1910 at 4150 Washington Avenue North, later moving in 1920 to its present location at 4171 Lyndale Avenue, where it became a stalwart of the community.

The block where the subject property exists began developing in 1889 with its incorporation as Rufus Farnham's Second Addition. City building permits show that a Farnham built a "two-story frame store with dwelling above" on Lot 1, Block 4 in 1889 and a "one-story frame store" on Lot 2, Block 1 in 1896.[33]

The Camden Park State Bank was historically significant as an integral part of the commercial and community center of the Camden neighborhood of Minneapolis in the early decades of the twentieth century. Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.[34] The 1910 building was designed as a community meeting hall with commercial space below on 42nd Avenue North.[35] The three-story 1920 addition was designed with commercial space on the upper floors and the Camden Park State Bank fronting on Lyndale Avenue North.[36] With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire commercial district has been torn down, primarily during the construction of Interstate 94 (Figures 2-9). During the 1920s and 1930s, the Camden Bank building was the home of the community's lodge, bank, post office, mortuary, ballroom, pool room, doctor, dentists, lawyer and insurance agent. These services and recreational facilities were essential to the well-being of the commercial and community activities in Camden.[37] As the aforementioned amenities served broad community purposes, they are recalled in local informant histories.[38]

Septimus James Bowler

The property is historically significant for its association with master architect Septimus J. Bowler, who designed the 1910 building.[39] S.J. Bowler was born in London, England, on February 11, 1868. There is no record of his education or work experience until he came to Minneapolis in 1884. At about the age of 16 he began his career as a carpenter under master builder Barclay Cooper and then, around 1888, established an architectural practice.[40] He managed a busy practice until the early

1930s, designing buildings in various styles that included; residences, hotels, commercial buildings, and religious structures.[41]

S.J. Bowler has been formally recognized for his work on three Minneapolis Landmarks. The Montefiore Cemetery Chapel (Now Temple Israel) at 4153 3rd Avenue South was designated as a local historic Landmark in 2000. The Mikro Kodesh Synagogue (now Disciples Ministry Church at 1000 Oliver Avenue North) was designated as a local historic landmark in 1998. And the First Church of Christ Scientist at 614-620 East 15th Street was designated in 1986 as a local landmark. It is also listed in the National Register of Historic Places. Reconnaissance surveys by professional evaluators have identified several of his works as having potential to be historic resources.

In 1895 S.J. Bowler was one of forty architects from around the country and one of the seven finalists from Minneapolis to be included in the competition to design the Minnesota State Capitol building.[42] Among the competitors, several were nationally renowned architects of their time. Names of firms from the competition read like an architecture history book and include, Coxhead, White & Coxhead, Wyatt & Nolting, William Kenyon, Harry W. Jones, Reed & Stem, Clarence H. Johnston and the eventual winner; the eminent Cass Gilbert.[43]

S.J. Bowler was a prominent architect during his career. In 1905 he submitted a design to a competition for the planning of Architects' Avenue in Northeast Minneapolis. He was chosen, along with eleven of the best architects in Minneapolis to design twelve "modern cottages" for the Avenue. These architects were, Bertrand & Chamberlain, Boehme & Cordella, Adam Lansing Door, Downs & Eads, The Keith Company, Kees & Colburn, Theron Potter Healy, Ernest Kennedy, Lowell Lamoreaux, William Kenyon, Fremont D. Orff, Edwin P. Overmire, Kinney & Detwiler, C. LeRoy Kinports, and Carl F. Struck.[44]

S.J. Bowler's admittance to these competitions indicates that his work was worthy of the same respect of those other master architects. The architectural firms represented in these competitions have numerous buildings that are listed on the National Register of Historic Places or are designated locally by the City of Minneapolis. Many of these listings are

significant for their architecture or for being works of master architects. In reading historic newspaper articles from the *Minneapolis Tribune* and the *Improvement Bulletin*, one can see that Bowler was named along other prominent local architects such as Cass Gilbert, Downs & Eads, Joseph and Ernest Haley, Clarence H. Johnston, Harry Wild Jones, William Kenyon, Lowell A. Lamoreaux, Freemont D. Orff, and William Channing Whitney. By the accounts of these records, it is clear that he was a contemporary of these prominent historical figures.

Septimus J. Bowler died in Rochester, Minnesota on April 16, 1940.[45]

Ernest C. Haley

The subject property is significant for its association with master architect Ernest C. Haley, who designed the 1920 addition. Ernest Haley, son of notable master architect Joseph Haley, was born in Malone, New York, on September 25, 1867. His family moved to Minnesota later that year and settled in Minneapolis in 1873. Haley was educated in the Minneapolis public school system and studied architecture with his father. In 1897, he and his brother Arthur started working together in their fathers' firm.[46] In 1903 Ernest and Joseph are listed as having separate architectural firms in the Minneapolis Directories. After his father's death in 1904, Haley continued his own practice until 1910 when he began a partnership with Otto W. Johnson, who was a draftsman for the firm of Alban & Fisher. In 1917, Minneapolis Directories show separate business listings for Ernest Haley and Otto Johnson.[47] Nearly 60 known extant buildings are attributed to the work of Ernest C. Haley in Minneapolis.[48]

Ernest Haley has been formally recognized for his accomplishments during his productive career as an architect. The F. E. Day House at 1900 Colfax Avenue South was designated as a local historic landmark in 2009. Reconnaissance surveys by professional evaluators have identified several of his works as having the potential to be historic resources.

Haley's work garnered the attention of newspapers and professional journals throughout his career. A May 28, 1905, article from the Minneapolis Tribune reported that the Commercial Club of Minneapolis invited several architects to display renderings of their work in a

"prominent" Nicollet Avenue storefront window. These were buildings that were recently constructed or buildings that were to be constructed soon. The architects were Bertrand & Chamberlain, Adam Lansing Door, Langdon & Turner, The Keith Company, William Kenyon, Lowell A. Lamoreaux, Fremont D. Orff, Sedgewick & Saxton and Ernest C. Haley.[49]

Ernest Haley's invitation to be a part of this display indicates that his work was worthy of the same respect of those other master architects. All but two of these architects have their designs listed on the National Register of Historic Places. In the 2009 designation study for the F.E. Day House, the investigator, Brian Schaffer found that, "the nine architectural firms represented in this display have thirty buildings that are listed on the National Register of Historic Places or are designated locally by the city of Minneapolis. Over twenty of these listings are significant for their architecture or being works of master architects."[50]

In reading historic newspaper articles from the *Minneapolis Tribune* and the *Improvement Bulletin*, one can see that Haley was frequently named along other prominent local architects such as Septimus J. Bowler, Downs & Eads, Clarence H. Johnston, Harry Wild Jones, William Kenyon, Lowell A. Lamoreaux, Freemont D. Orff, and William Channing Whitney. By the accounts of these records, it is clear that he was a prominent contemporary of these significant historical figures.

Haley's known work includes places of worship, single and multiple family residential dwellings, commercial, and industrial buildings.[51] He closed his practice around 1948 and died in Minneapolis on July 2, 1954.[52]

PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION

Local historic designation is an official action that promotes the preservation of historic resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or inappropriate alterations.

Designation Criteria

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark because of its particular significance. The Camden Park State Bank Building is considered below in relation to each of the seven designation criteria.

Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history.

The property in question is significant due to its association with the development of the Minneapolis streetcar system as discussed in part two of this designation study.

Criterion #2: The property is associated with the lives of significant persons or groups.

This property is not significant for association with the lives of significant persons or groups. The Independent Order of Odd Fellows Lodge No. 99 was the owner of the 1910 building and the 1920 addition. While fraternal groups are a significant part of Minneapolis heritage, there are other better remaining examples of buildings associated with the Odd Fellows and Rebekah Lodge organizations.

404 West Broadway, constructed in 1897, is an example of an early Independent Order of Odd Fellows (I.O.O.F) hall. Begun in England as a fraternal organization dedicated to mutual assistance, the Order moved to the United States in 1819, and to what is now known as Minnesota in 1848. The Odd Fellows were a pioneering fraternal organization in terms of women's rights, being the first national fraternity to permit female members beginning in 1851. The Odd Fellows were also pioneers in social welfare, establishing very early retirement homes and orphanages for members. For over eighty years, 404 West Broadway was the home to Hennepin Lodge No. 4 (the second lodge established in Minneapolis and the fourth lodge established in the state) and Hiawatha Rebekah Lodge No. 2 (the first Rebekah lodge in Minneapolis and the second in the state). By 1899 (two years after the 404 West Broadway was constructed) a full 240 lodges and 178 Rebekah lodges existed in Minnesota.[53] 404 West Broadway is currently being studied for historic designation.

401 Hennepin Avenue East, constructed in 1891 is another better remaining example of an early I.O.O.F. hall. The Saint Anthony Lodge building retains excellent design integrity and architectural details for a commercial brick property of its time. "I.O.O.F." is emblazoned in large white letters on the primary façade of this building. This building is recommended for local historic designation.[54]

The subject property is worthy of designation because it has been a long-lasting part of the lives of everyday people both seeking and providing ordinary and essential services in the Camden community.

Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

The property is associated with distinctive elements of city and neighborhood identity as discussed in part two of this designation study.

Criterion #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The property does not embody the distinctive characteristics of an architectural or engineering type or style, or method of construction. It is an example of a commercial building designed in Minnesota between 1900 and 1920. Overall, the building lacks a definite architectural style. The 1920 Haley addition exhibits

some neoclassical elements that include the symmetry of its facades and the central emphasis on the former bank entry. While decorative brickwork adds visual interest to the building, overall, these design elements are typical to commercial buildings of this time period.

Criterion #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The property does not appear significant under criterion five. There is no landscaping on the site. Aside from the building, there is only an asphalt parking lot on the property.

Criterion #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

This property is significant for its association with master architect Septimus J. Bowler, as discussed in part two of this designation study.

This property is significant for its association with master architect Ernest C. Haley, as discussed in part two of this designation study.

Criterion #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

The subject property has not yielded information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate that no archeological sites have been identified on the subject property nor have any archeological surveys been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory. The subject property is presently located approximately one-thousand feet west of the Mississippi River and approximately five-hundred feet south of Shingle Creek. Shingle Creek has been drastically altered from its natural state. Historic Minneapolis plat maps show that Shingle Creek once did flow less than five hundred feet from the site of the subject property as recently as 1914 (Figures 12, 13, 14).[55] These are the nearest significant pre contact bodies of water. As

these features generally served as source of water, food, and transportation, areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archeological evidence of pre contact human habitation. As the subject property is greater than five hundred feet from the Mississippi River, it is far less likely to possess such evidence. The area where Shingle Creek once flowed naturally has been disturbed by the creation of Camden Park (now Webber Park) and the land between the subject property and Shingle Creek has been built and paved over intensively. This makes it less likely that the subject property will possess any archeological evidence from prehistory.

The Mississippi Watershed Management Organization has identified a depression of water or wet soil near the surface approximately four-hundred feet to the west of the subject property.[56] It is defined by a rectangle bounded by Bryant Avenue on the east, Dupont Avenue on the west, 42nd Avenue on the north and 41st Avenue on the south. It is unlikely that this would have been a significant pre contact body of water, because Shingle Creek flowed into the Mississippi River nearby. It makes sense that this confluence would be a more significant spot for any human settlement or activity than a relatively small depression of water or wet soil. A plat map from 1892 shows the area where this depression is identified, but does not show any significant body of water (Figure 12).[57] A 1914 plat map shows this area having frame dwellings built upon it (Figure 14).

The subject property is not likely to yield information important in history. While building permit records and historic maps indicate the presence of frame buildings on the east part of the block prior to the 1910 and 1920 construction of the present building, the present footprint of the subject property covers the entire lot.[58] The subject property has a basement which leaves little chance that anything from pre-history or history would be found on site. Furthermore, city records indicate that the lot was connected to the sewer system in 1910 and again in 1920 when the two buildings onsite were constructed.[59] For this reason there is little chance that the lot may contain privy vaults bearing archeological evidence.

Integrity of historic resource

The following is an assessment of the Camden Park State Bank Building as it relates to the seven aspects of integrity as defined by the Department of the Interior:

Location: The original building permits for the property makes note that the building was constructed onsite, indicating that the building maintains integrity of location.[60]

Design: The exterior of the Camden Park State Bank retains integrity of design. The building has undergone damage, repairs and changes that have modified the original appearance of the exterior, but these changes do not affect the impression of the overall design, despite the addition of a two way billboard on top of the building's roof and replacement of all original windows. The ornamental tile work, the color and texture of the brick are all original. The one over one design of some replacement windows compliments the character of the building. Based on review of the original drawings for the 1920 addition, one can see that the majority of the original window and door openings on the primary elevations are intact. Overall, the majority of the original, historic features on the exterior remain intact (Figures 18, 19, 21, 31, 32, 36, 37, 41, and 43).

The interior of the building does not retain the integrity of its original design. The bank lobby has been converted to retail and original non-bearing partition walls have been replaced. Notably, a 1994 fire on the second floor damaged original fixtures. The original ceilings and walls have largely been obscured by drop ceilings and gypsum board. Historic floors are covered by non-historic carpet and linoleum. However, an original bank vault door with a working lock is still extant in the basement, as are cabinets inside the vault original to the building. The former office of the bank resident maintains its original built in cabinets and organizational fixtures (Figures 24-30).

Setting: The property's integrity of setting has changed considerably since the time when the Camden Park State Bank was built (Figures 2-9). It sits on its original site at the intersections of 42nd Avenue North, Lyndale Avenue North, and Washington Avenue North. Although Interstate 94 passes nearby, the primary façade of the Camden Park State Bank still fronts on Lyndale Avenue which was, and still is a major thoroughfare in the City of Minneapolis. The subject property is among the last extant building of the original Camden commercial district.

Materials: The property retains its integrity of materials. The exterior brickwork, the decorative tile and the carved entablatures above the entrances to the bank and lodge date back to the building's origins (Figures 21, 22, 37). The paired, unfluted, ionic columns still serve as the main focal point of the Lyndale Avenue entry. The cream color brick used in the window surrounds were likely sourced in the immediate vicinity from the brickyards at Shingle Creek.[61] The importance of these historical features more than makes up for the fact that some of the original building materials have been lost, damaged, or altered.

Workmanship: The subject property retains a majority of elements that indicate the workmanship originally imbued in the buildings. These include; the paired, unfluted, concrete columns at the main entry portico, the decorative tile work, the exterior brickwork, and the carved entablatures above the bank and lodge entries (Figures 18, 21, 22, 36, 37).

Feeling: The property retains integrity of feeling. The subject property continues to serve as the center of the Camden business district. Although many of the buildings' materials have changed, the property's expression of the time period associated with the historic streetcar system is still very evident. Its location, design and size make it an established feature of the neighborhood. By looking closely at historic photographs, it is clear that the subject property was one of the most prominent buildings in the old Camden commercial district. At present, the building is the fanciest part of the Camden commercial district today. The building is one of the last witnesses to the history of this commercial area before the construction of Interstate 94.

Association: While the building does not obviously retain its association with its original owner, builders, architects or tenants, the building closely resembles its early twentieth century appearance. Unlike the two commercial properties located directly to the south which have been significantly altered, the Camden Park State Bank building retains its integrity of association. The entablature above the central main entry retains the original "Camden Park State Bank" engraving. Above the lodge entrance, an engraved stone nameplate reading "I.O.O.F. No. 99" is still extant. The Camden Park State Bank building remains one of the last direct links associated with the old Camden commercial district.

Relationship to the body of locally-designated properties in Minneapolis

Septimus James Bowler

Septimus J. Bowler has been recognized locally and nationally for his work on three Minneapolis Landmarks:

- The Montefiore Cemetery Chapel (now Temple Israel), 4153 3rd Avenue South, 1894
    - Locally designated in 2000 for architecture and cultural history
- The First Church of Christ Scientist, 614-620 East 15th Street, 1897
    - Locally designated in 1986 for architecture and cultural history, listed in the National Register of Historic Places in 1986 for architecture and cultural history
- The Mikro Kodesh Synagogue (now Disciples Ministry Church), 1000 Oliver Avenue North, 1927
    - Locally designated in 1998 for architecture, religion, and social/humanitarian significance

In addition to these designated properties, Bowler designed several other buildings, including his own personal residence that was listed in the City Directory in 1910, which have been identified by professional evaluators as potential historic resources.[62] These buildings include:

1. Home Flats, 1516 & 1520 Elliot Avenue South, 1892
2. Laurel Apartment, 1502-06 Laurel & 1519 North 15th Street, 1893
3. Minneapolis Brewing Company Saloon, 1516 7th Street South, 1899
4. Schlitz Brewing Company, Store & Flat (now Shaw's Bar), 1528 University Avenue Northeast, 1901
5. S.J. Bowler Residence, 1514-1516 West 25th Street, 1904
6. Minneapolis Brewing Company, Store & Hall (now Rogue Buddha Gallery and Eat Street Social Club), 357-59 13th Avenue Northeast, 1910
9. Brick Store & Apartment, 2712-14 Lyndale Avenue South, 1921

Other Bowler attributed properties are not identified as potential historic resources.[63] These buildings include:

1. Minneapolis Brewing Company, 961 Central Avenue Northeast, 1899
2. Building for the Minneapolis Brewing Company 350-357 13th Avenue Northeast, 1900 (razed)
3. Cold Storage Plant, Deadwood, South Dakota, 1900

4. Brewing Plant Complex, Deadwood, South Dakota, 1900
5. Presbyterian Church, 127 North Main Street, Winnebago City, Minnesota, 1900
6. Four Story Luxury Hotel, 3rd Street South, between 2nd and 3rd Avenues South, 1900, (razed)
7. Frame Cottage for John Wood, 14th Street South and Spruce Place, 1901 (razed)
8. J.A. Fagan House, 1526 West 25th Street, 1904
9. John S. Ganly House, 13th Street and Oakland Avenue, 1904 (razed)
10. Two-story brick store, 32-34 6th Street South, 1904 (razed)
11. Three-story brick flats, 2716 Hennepin Avenue South, 1904
12. Brick Store and Lodge Building, 907 Main Street Hopkins, MN, 1905
13. Frame dwelling, 3636 2nd Avenue South, 1905 (razed for I-94)
14. Brick Flats, 215 South 11th Street, 1905 (razed)
15. Boehn & Chase Apartments, 12th Street and Second Avenue South,
16. 1905 (razed)
17. Charles Johnson House, 3201 Park Avenue South, 1906
18. One-story commercial building, 808-14 1st Avenue South, 1911 (razed)
19. One-story row of brick stores, 501-11 4th Avenue South, 1911 (razed)
20. Three Stores, 615-17-19 6th Street South, 1913 (razed)

Newspaper notices describe other works of his that include alterations and improvements to buildings and designs for private residences without giving any specific addresses.

Ernest C. Haley

Ernest Haley has been recognized locally for his work on one Minneapolis landmark.

- The F.E. Day House, 1900 Colfax Avenue South, 1908
    - Locally designated in 2009 for broad patterns of development, architecture, and the work of a master architect

The F. E. Day House at 1900 Colfax Avenue South is a Colonial Revival house that was designed as a single family residence in Lowry Hill, and is one of about 35 single family residences that he worked on in the Lowry Hill neighborhood.[64] Ernest Haley' work is attributed to nearly 60 known extant buildings in Minneapolis.[65] Reconnaissance surveys have identified other properties he

designed that are worthy of further study for historical significance.[66] These buildings include:

1. Emmons House, 1729 James Avenue South, 1897*
2. Commercial Building, 617 Central Avenue Northeast, 1898*
3. Oughelture House, 2116 Bryant Avenue South, 1898*
4. Halnert House, 1800 Irving Avenue South, 1899*
5. Johnson House, 1815 Freemont Avenue South, 1902*
6. 2401 Humboldt Avenue South, 1902*
7. Johnson House, 1834 Fremont Avenue South, 1903
8. C.C. Johnson House, 1775 Emerson Avenue South, 1903
9. C.C. Johnson House, 1778 Emerson Avenue South, 1903
10. Charles Hutchins House, 2735 Lake of the Isles, 1903
11. Flour City Odd Fellows Building 2701-2707 East Lake Street, 1903
12. Henry Kraft House, 2131 Dupont Avenue North, 1904
13. Frank Moren House, 1816 Humboldt Avenue South, 1905
14. Apartment Building, 902 Franklin Avenue West, 1908
15. Fred J. Clark House, 2422 Girard Avenue South, 1908
16. M.J. Enright House, 2863 Irving Avenue South, 1908
17. Swedish Emanuel Methodist Church, 1900 11th Avenue South, 1919

* denotes work attributed to Joseph and Ernest C. Haley

Of these properties, the case for designating the Camden Park State Bank building is strong in relation to other Haley designed buildings. The Flour City Odd Fellows Building at 2701-2707 East Lake Street is a commercial building that is associated with streetcar development. The Lake Street Corridor already has several locally designated buildings. The subject property is unique because it was the most important commercial building in the Camden neighborhood from 1920 onwards.

The Swedish Emanuel Methodist Church has been greatly altered from its original appearance as a result of a fire, repairs and alterations, more so than the subject property.[67] All but two of these potential historic properties were designed as single family residences in the Colonial Revival style like the F.E. Day House. All of these properties, except for 2132 Dupont Avenue North and 617 Central Avenue Northeast, are concentrated in South Minneapolis.
Other Ernest Haley designed buildings have not been identified as potential

historic resources.[68] These buildings include:

1. African M. E. Church, 912-914 E 22nd Street, 1888* (razed)
2. Theo F. Kinney House, 2437 Girard Avenue South, 1897*
3. African Church, 912-914 East 22nd Street, 1898
4. 57' x 75' Building, 620 Hennepin Avenue, 1899* (razed)
5. B.F. Brown House, 1808 Irving Avenue South, 1899*
6. Anne W. Patton House, 3200 Columbus Avenue South, 1900*
7. A.J. Smith House, 1771 Irving Avenue South, 1900*
8. E.C. Mills House, 1774 Irving Avenue South, 1900*
9. E.F. Rollins House, 1908 Irving Avenue South, 1900*
10. Hotel, Montevideo, MN, 1900*
11. 111 Arthur Avenue South East, 1901*
12. J.R. Gordon House, 45 Barton Avenue South East, 1901*
13. C.C. Johnson, 2408 Humboldt Avenue South, 1901*
14. C.C. Johnson, 2437 Humboldt Avenue South, 1901*
15. Davis House, 1787 Irving Avenue South, 1901*
16. Emmons House, 1782 Knox Avenue South, 1901*
17. E.J. Maybauer House, 2504 Girard Avenue South, 1902*
18. 1812 Irving Avenue South, 1902*
19. 1777 Knox Avenue South, 1902*
20. 1964 Sheridan Avenue South, 1902*
21. C.C. Johnson,1771 Emerson Avenue South, 1902
22. D.L. Fife House, 1808 Knox Avenue South, 1903
23. H.W. Mills House, 52 Barton Avenue South East, 1903
24. 1907 Colfax Avenue South, 1904
25. Arthur H. Cloves House, 406 5th Street South East, 1906
26. 1819 Humboldt Avenue South, 1905
27. Samuel H. Davis House, 2104 Irving Avenue South, 1905
28. T.W. Russel House, 2639 Irving Avenue South, 1905
29. Dr. Arthur E. Benjamin House, 710 East 34th Street, 1906
30. A.C. Randall House, 4754 Fremont Avenue South, 1906
31. Fredricka Eckhart, 253 Garfield Avenue South, 1906
32. W.E. Deming House, 2412 Humboldt Avenue South, 1906
33. Wommack House, 1809 Knox Avenue South, 1908
34. L.H. Rough House, 3624 Lyndale Avenue South, 1908
35. C.H. Dennison House, 87 Bedford Avenue South East, 1909
36. Mrs. Elizabeth Brewer House, 3301 Clinton Avenue South, 1909

37. 4th Northwestern National Bank, Cedar Riverside, 1910 (razed)
38. A.P. Rugg House, 2437 Sheridan Avenue South, 1910
39. Warehouse, 508 Washington Avenue North, 1910
40. M.C. Zipoy House, 50 Bedford Avenue South East, 1912**
41. Trygye Benson House, 39 Barton Avenue South East, 1916
42. Trygye Benson House, 114-118 Melbourne Avenue South East, 1916**
43. Shop and Flats, 1501 Washington Avenue South, 1916**
44. R.E. Billman House, 5053 Washburn Avenue South,1919
45. Roy A. Will House, 2820 Benton Boulevard, 1920
46. Duplex, 96 Bedford Avenue South East, 1923

* denotes work attributed to Joseph and Ernest C. Haley
** denotes work attributed to Ernest C. Haley and Otto W. Johnson

Relationship to the Minneapolis Preservation Plan

The proposed designation helps fulfill the goals outlined in the 1990 *Preservation Plan for the City of Minneapolis* by systematically studying a property for its potential for preservation.

Comprehensive and Long-Range Planning

Title 23, Chapter 599.260 of the Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council. The designation of the subject property meets relevant policies of the Minneapolis Plan for Sustainable Growth.

- Heritage Preservation Policy 8.1 states, “Preserve, maintain and designate districts, landmarks and historic resources which serve as reminders of the city’s architecture, history and culture.” By designating the subject property as a landmark, the City will require the preservation of

a building significant for its association with historic patterns of development, community identity, and master architects.

- Heritage Preservation Policy 8.10 states, "Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality." Designating this property and encouraging its maintenance and rehabilitation may stimulate economic activity in the Camden area.

- Heritage Preservation Policy 8.10.5 states, "Prioritize the reuse of the city's historic buildings as a strategy for sustainable development." Oftentimes, the greenest building is the one that has already been built. By designating the subject property and protecting it from any demolition in the future, embodied energy is conserved that would be spent in any demolition and construction of a new structure on this site.

- Heritage Preservation Policy 8.11 states, "Raise awareness of the history of Minneapolis and promote the quality of the built environment." Designation of this property will help to tell the story of Camden and the early Minneapolis streetcar system to future residents of the city as this period of time shifts from memory to history. This could raise awareness in the public as the City of Minneapolis studies the implementation of new streetcar lines to service the sustainable growth of the city in a post-modern context.

The relationship of the proposed designation to the city's comprehensive plan: By ensuring the continued use of a property that was built with durable materials, the proposed designation of the subject property will contribute to the sustainable growth of the City.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will provide another example of the value of preservation in Minneapolis. With the act of designation, over time, the restoration and rehabilitation of buildings is encouraged. Maintaining existing commercial building stock for continued use during a time when new commercial and residential projects are being built during a boom in construction is a way to ensure that the old and the new coexist in a beautiful and dynamic whole. It will

also serve as a reminder of the neighborhood's history to the residents of Camden and North Minneapolis.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The City Council has adopted no small area plans for this portion of the Camden neighborhood west of Interstate 94.

National Register Status

This property is not currently listed in the National Register of Historic Places (NRHP). The owner is encouraged to pursue such designation in the future.

State Designation

This property has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

Period of Significance

The period of significance is 1910-1955, the time from when the first building of the subject property was designed and constructed to the time when the last streetcar lines were in operation. The Camden Park State Bank remained a tenant in the building until 1955.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historic Name	Camden Park State Bank Building International Order of Odd Fellows Highland Lodge # 99
Current Name	Avestini Building
Other Names Used	Camden Park State Bank Building
LOCATION OF PROPERTY	
Street and Number	705 42nd Avenue North
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Tyler and Kimberly Avestini
Owner's Address	5035 Harbor Lane North Plymouth, MN 55446
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building, Structure
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 0 Structures: 0 Sites: 1 Parking Lot Objects: 0

Listed on the National Register of Historic Places?	No
Date of NRHP listing?	N/A
USE AND FUNCTION	
Historic Use	Bank, retail, office, ballroom, meeting lodge
Current Use	Restaurant, hair salon, offices
DESCRIPTION	
Architectural classification/style	Commercial Building with Neoclassical elements
Materials: • Foundation • Roof • Walls • Windows	• Limestone on 1910 building; concrete on 1920 addition • asphalt • brick • aluminum
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	599.210(1)(3)(6)
Related local context (s)	Streetcar Related Development, Social and Commercial History, Significant Architects
Significant dates	1910-1954
Period (s) of significance	1910-1954
Cultural affiliation	N/A

Names of master builders, engineers, designers, artists, craftsmen, and/or architects	Septimus James Bowler, Ernest C. Haley
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources section
GEOGRAPHICAL DATA	
Size of parcel	5,779 square feet
PIN number	0402924110037
Legal Description	Lots 3 and 4, Block 1, of Farnham's Second Addition

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS

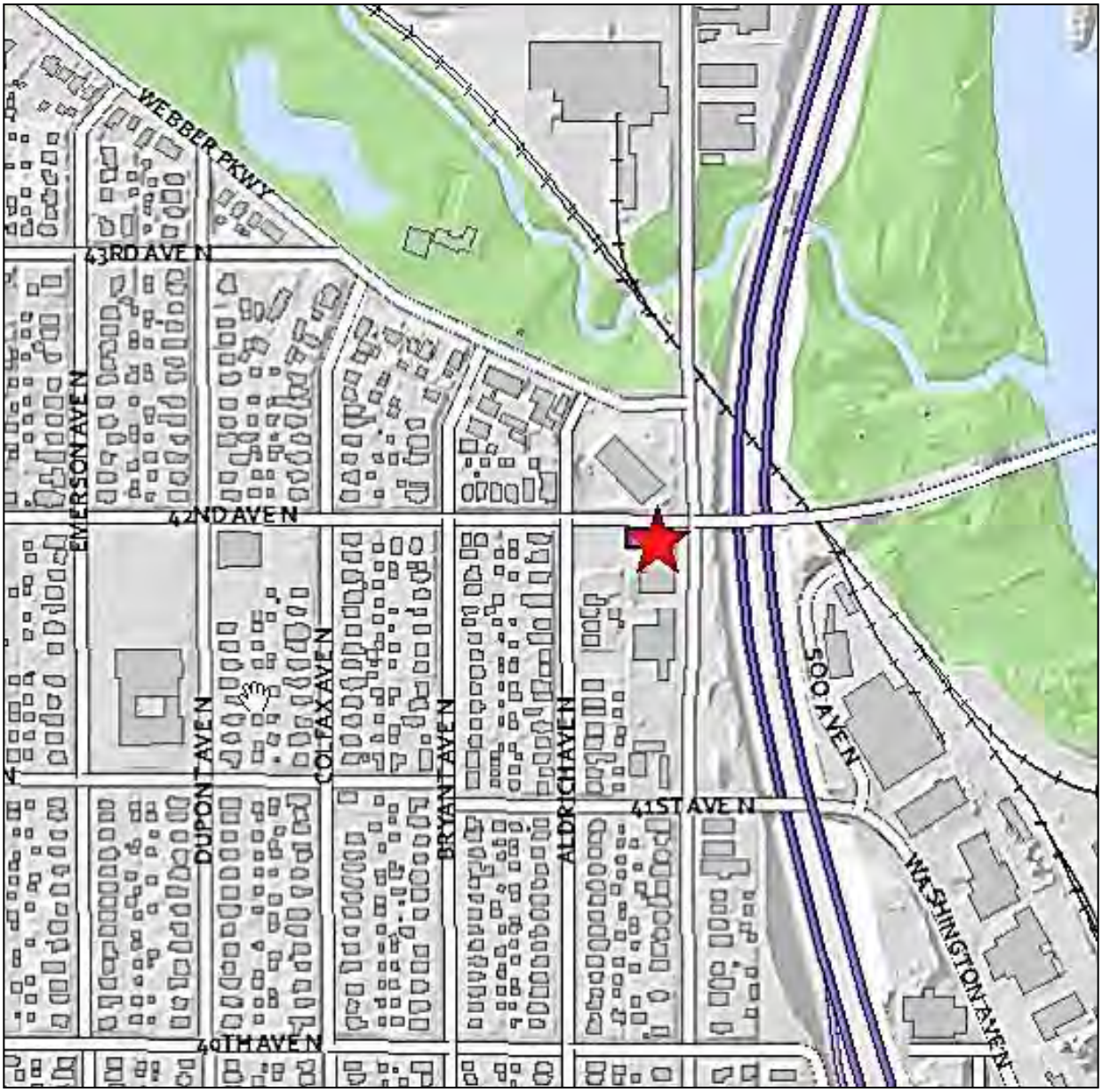

Figure 1. 705 42nd Avenue North and vicinity, looking north, source: Minneatlas

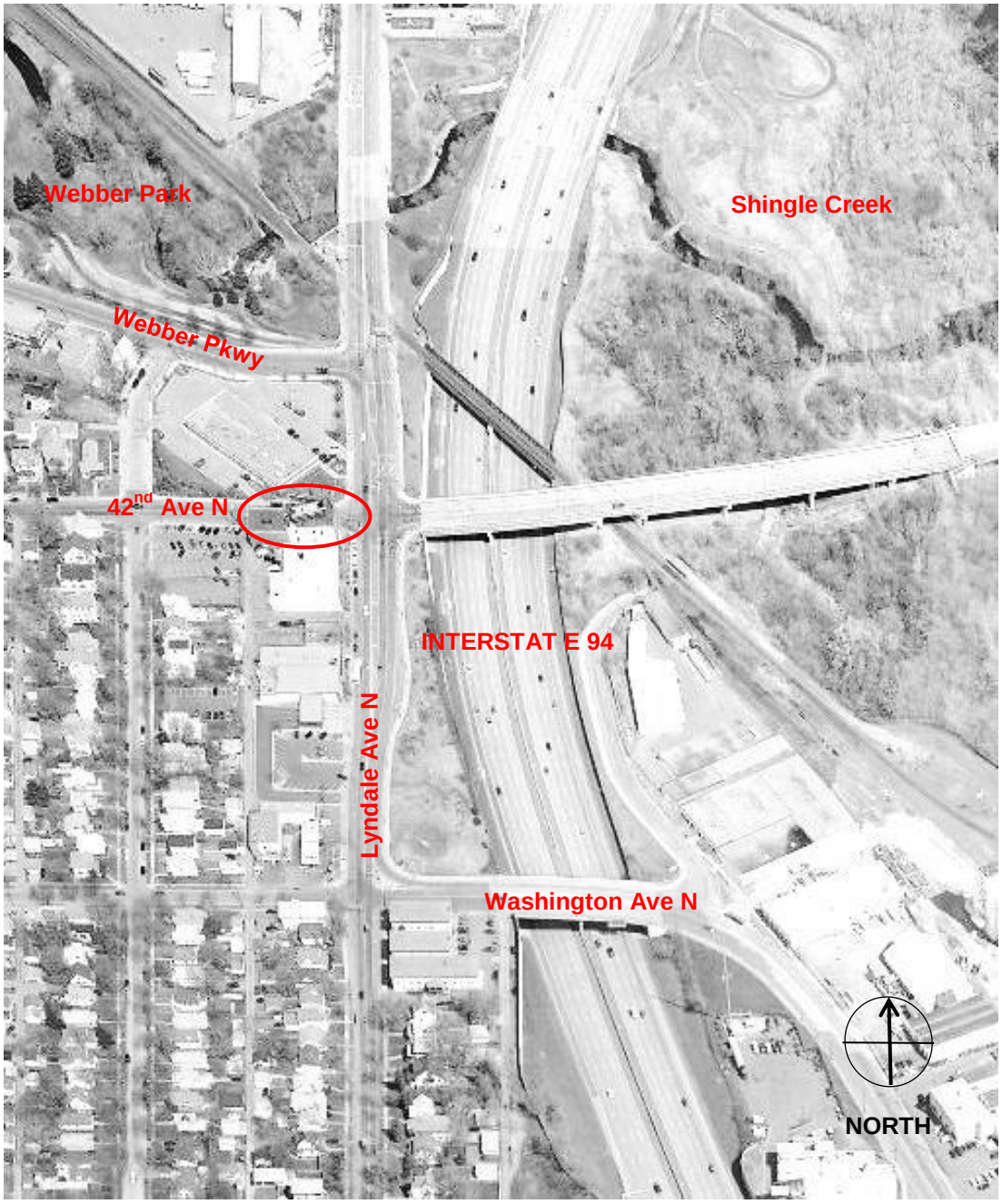

Figure 2. 705 42nd Avenue North and vicinity, 2014, source: Bing.com

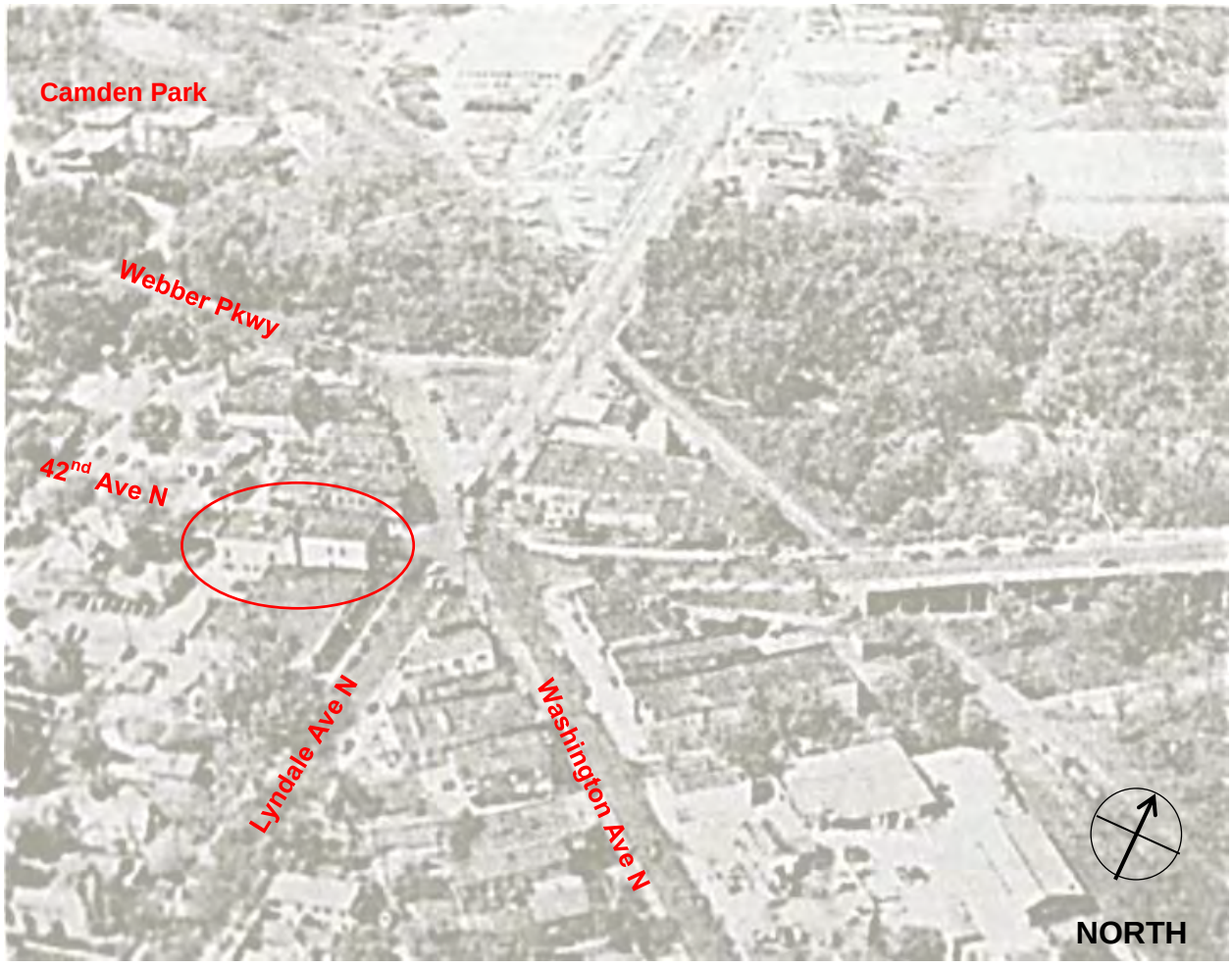

Figure 3. "Camden Business District," commercial district at Webber Pkwy, 42nd, Lyndale and Washington Avenues, 1920s. source: Hennepin County Library

Figure 4. 42nd and Lyndale facing Northwest, 1920s, source: Hennepin County Library

Figure 5. 42nd and Lyndale facing Northwest, 2013, Source: Google Maps

Figure 6. 42nd and Lyndale facing Northeast, 1920s, source: Hennepin County Library

Figure 7. 42nd and Lyndale facing Northeast, 2013, source: Google Maps

Figure 8. 42nd and Lyndale facing Southeast, 1920s, source: Hennepin County Library

Figure 9. 42nd and Lyndale facing Southeast, 2013, source: Google Maps

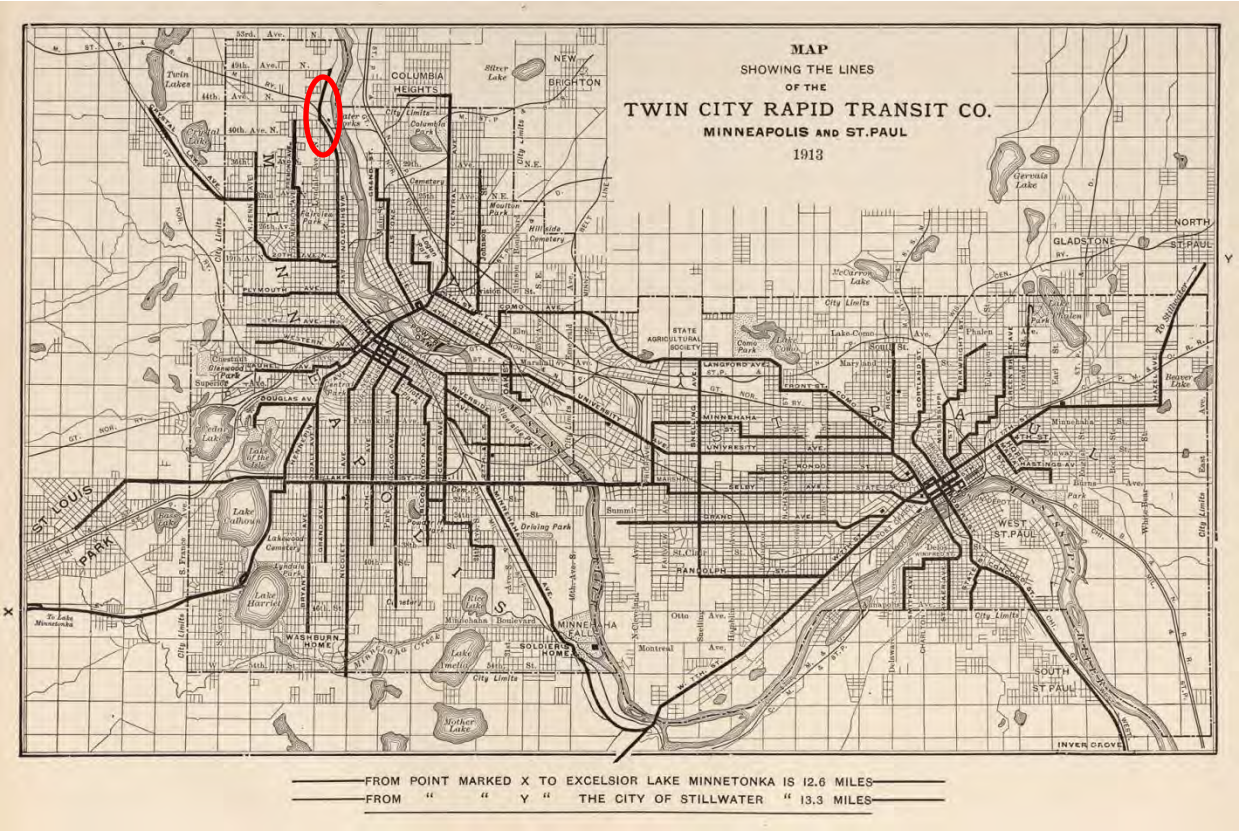

Figure 10. Twin Cities Rapid Transit Company, 1913 streetcar map, source: www.urbanmsp.com, accessed October 2, 2014

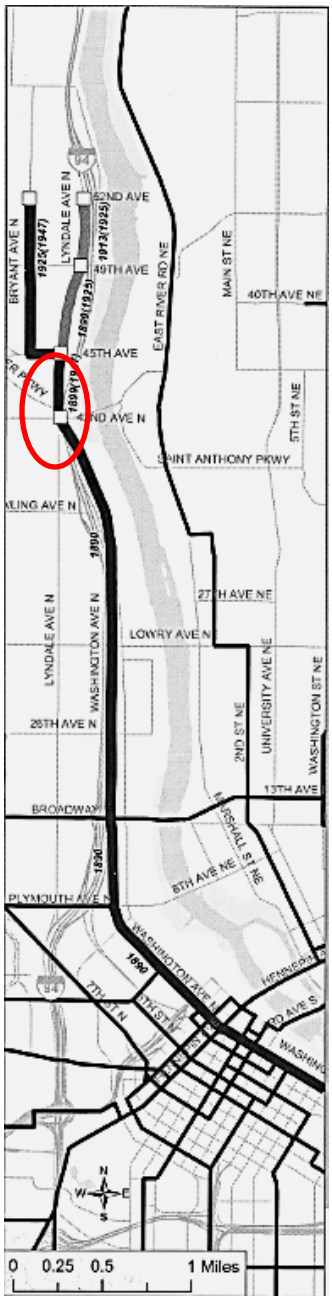

Figure 11. Washington Avenue North streetcar line, source: John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 225.

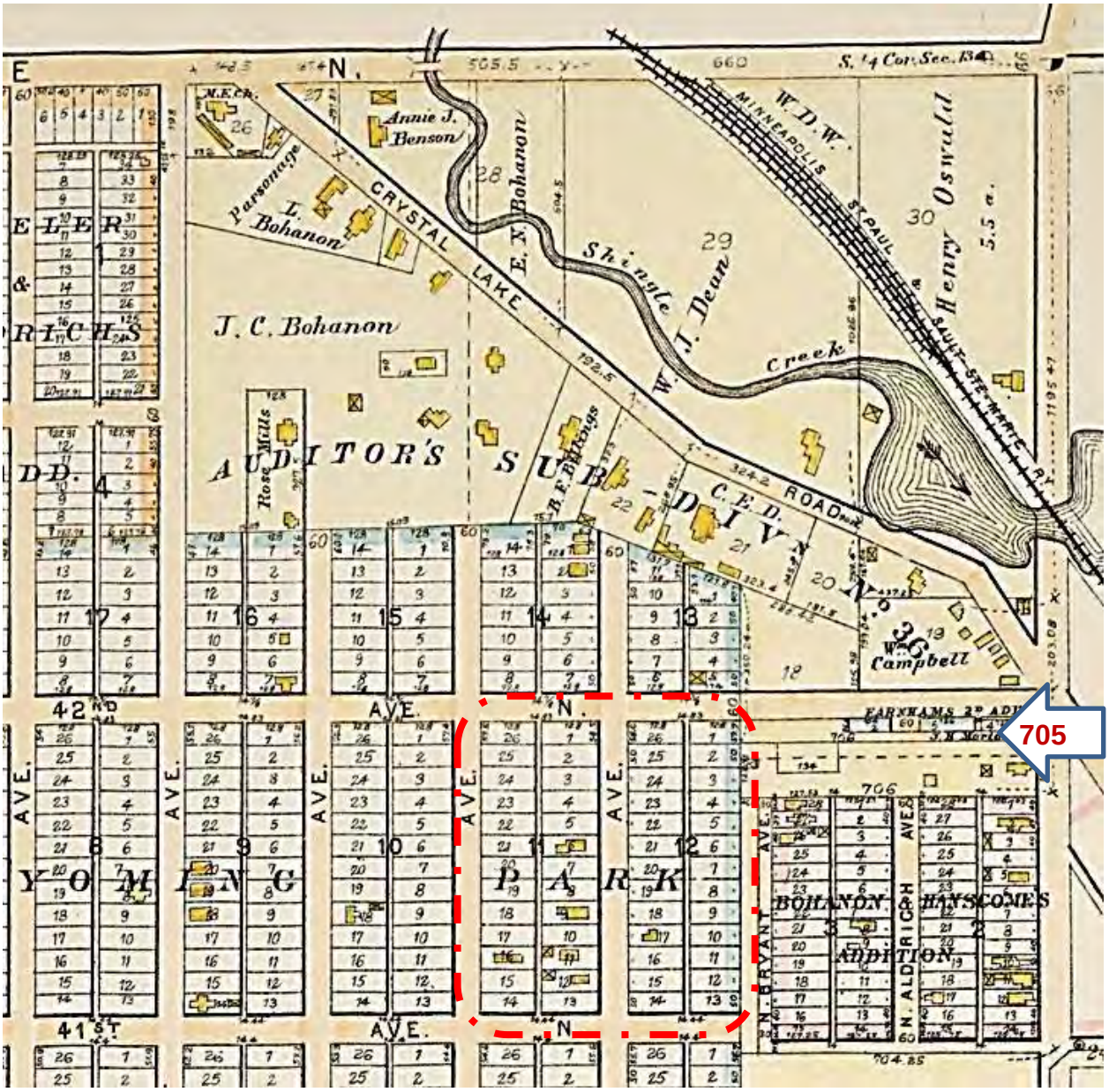

Figure 12. 705 42nd Avenue North, area of wet surface depression outlined in blue, Rufus Farnham's 2nd Addition and vicinity, source: Atlas *of the City of Minneapolis*, Plate 39, C.M. Foote and Company, 1892

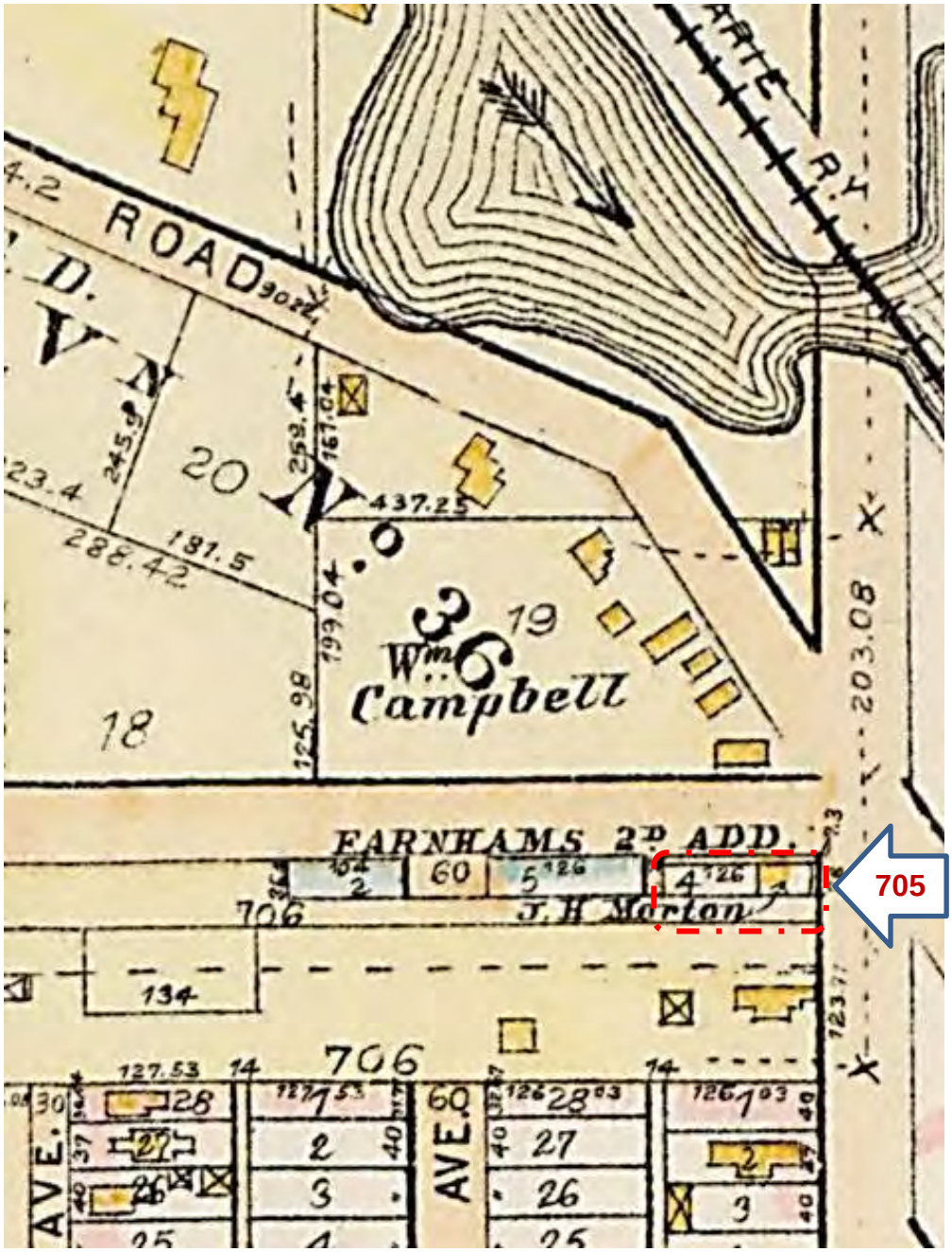

Figure 13. Rufus Farnham's 2nd Addition and vicinity, source: *Atlas of the City of Minneapolis*, Plate 39, C.M. Foote & Company, 1892

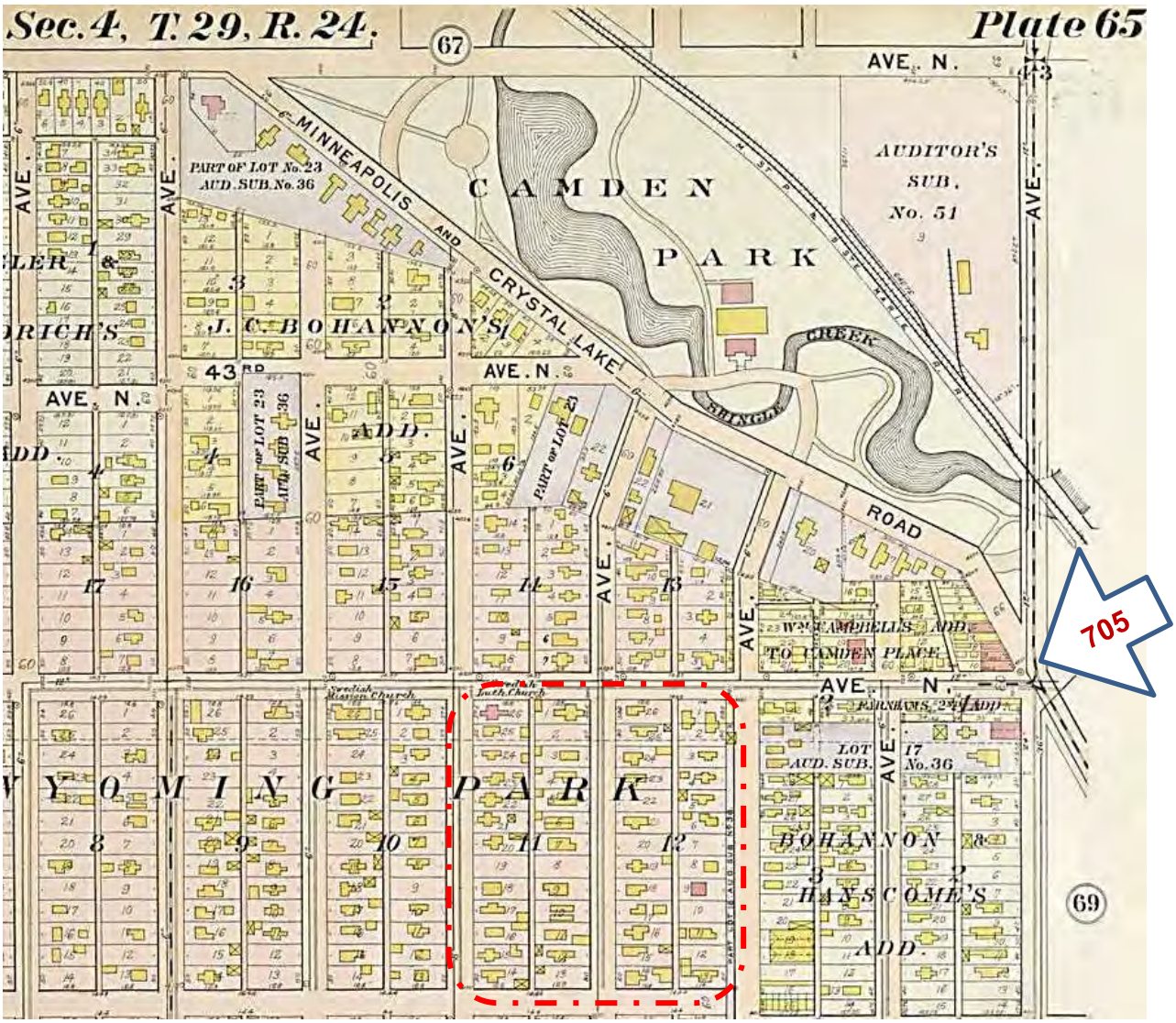

Figure 14. Area of wet soil depression outlined in blue, Rufus Farnham's 2nd Addition and vicinity. 1910 lodge building shown on 42nd Avenue North. Washington Avenue North street car line is shown by the dashed line. Source: *Index Map of the City of Minneapolis*, Plate 65. Compiled by H.W. Bennecke, 1914

Figure 15. Rufus Farnham's 2nd Addition and vicinity. Subject property site outlined in red, 1910 lodge building shown on 42nd Avenue North in red, frame dwellings predating the 1920 building are shown in yellow to the east of the building. Washington Avenue North street car line is shown by the dashed line. *Index Map of the City of Minneapolis*, Plate 65. Compiled by H.W. Bennecke, 1914. Source: John R. Borchert Map Library.

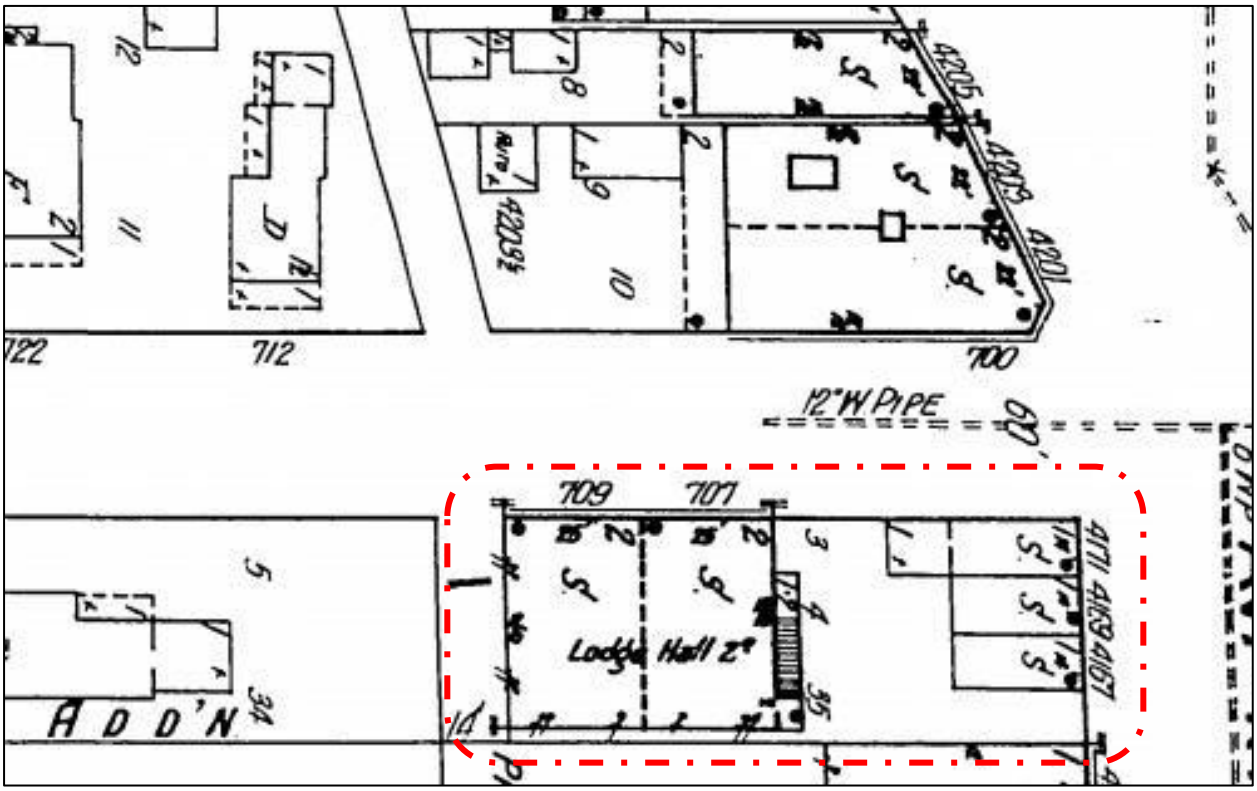

Figure 16. 1910 two-story lodge hall building shown at 707-709 42nd Avenue North, existing frame dwellings on east part of lot, sewer line shown under 42nd Avenue North, 1912-1930, 1912 Vol. 1 sheet 91, Sanborn Map, source: Hennepin County Library

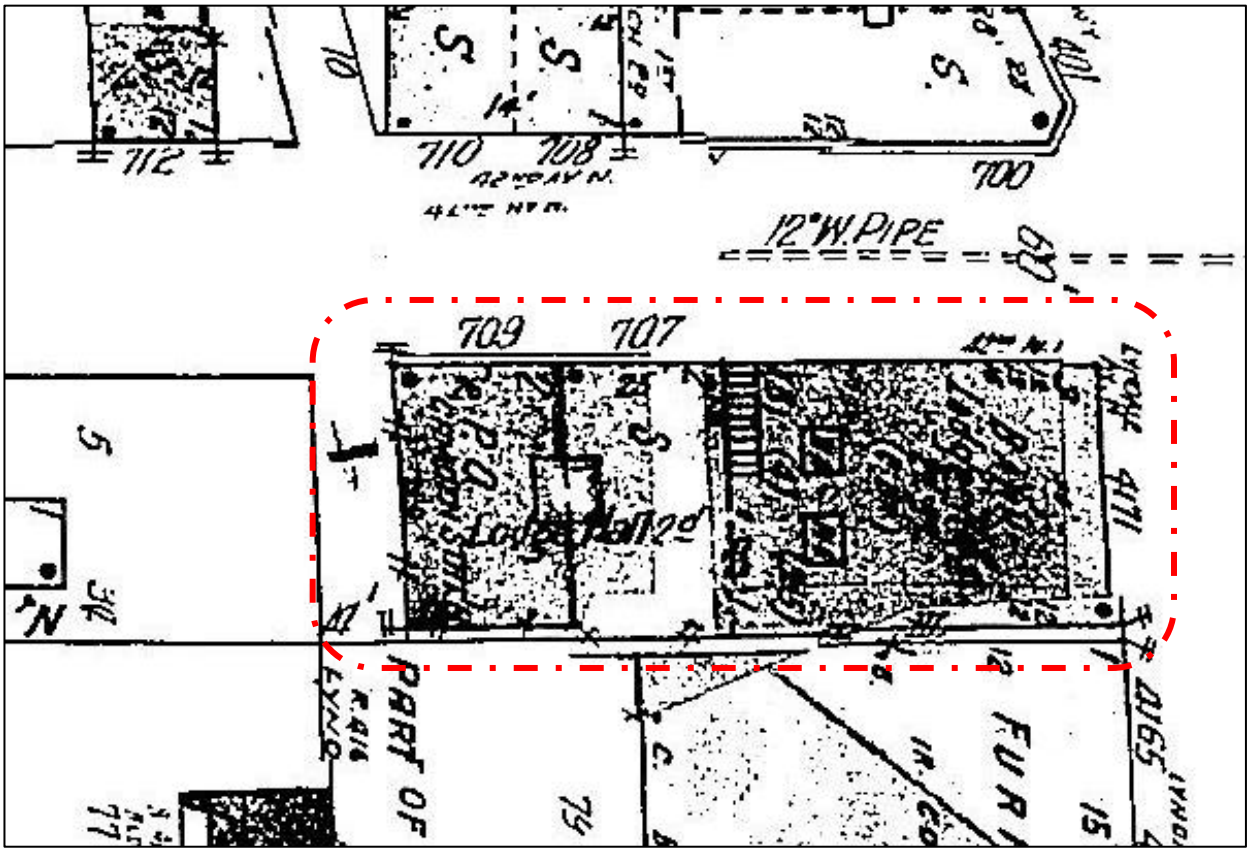

Figure 17. 1910 two story lodge hall building shown at 707-709 42nd Avenue North, bank building shown at 4171 Lyndale Avenue North, sewer line shown under 42nd Avenue North, Sanborn Map Company, *Insurance Maps of Minneapolis, Minnesota,* 1912-April 1951 vol. 1, 1912-April 1951, sheet 91, source: Hennepin County Library

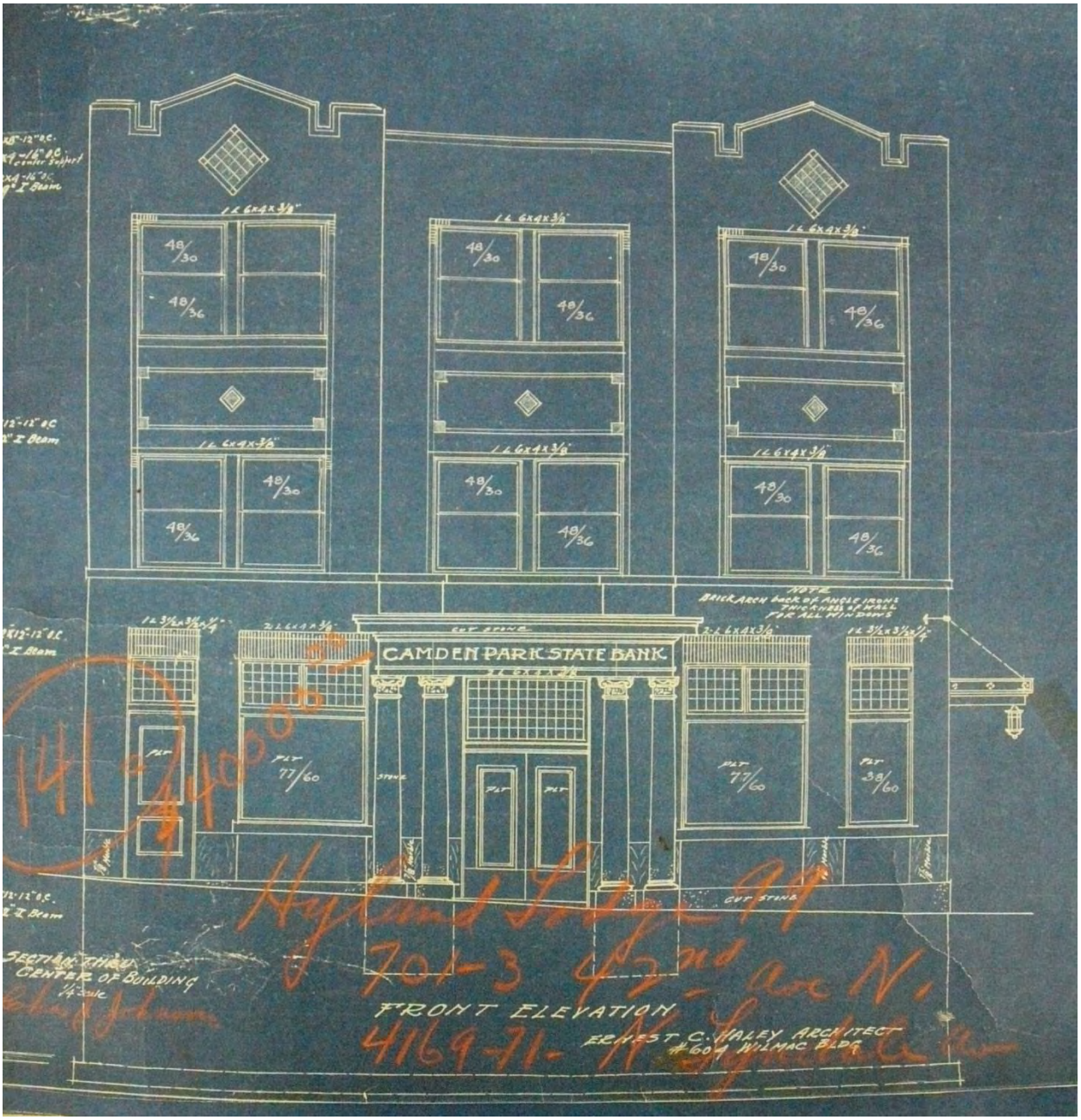

Figure 18. Lyndale Avenue North elevation, source: Northwest Architectural Archives

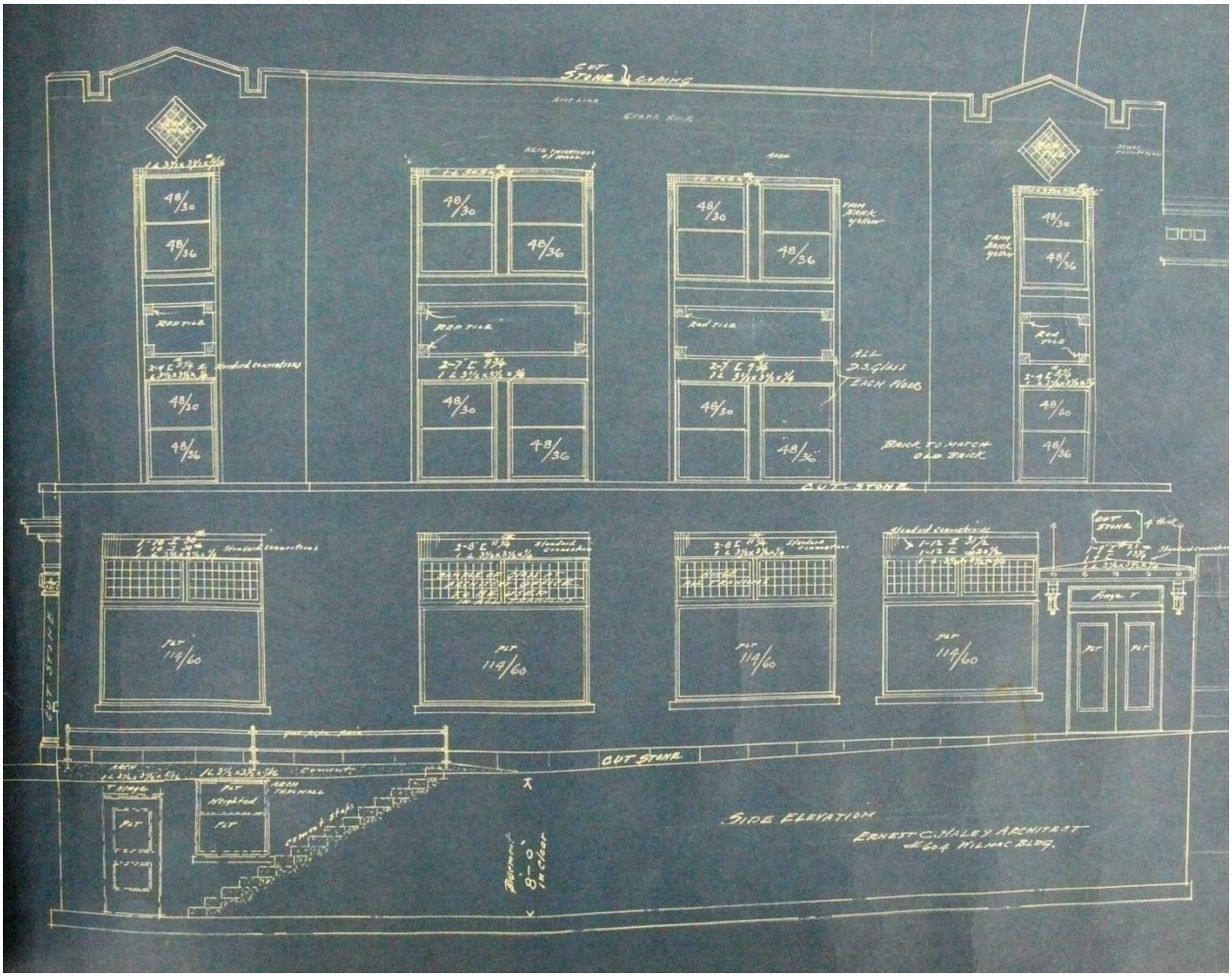

Figure 19. 42nd Avenue North elevation, source: Northwest Architectural Archives

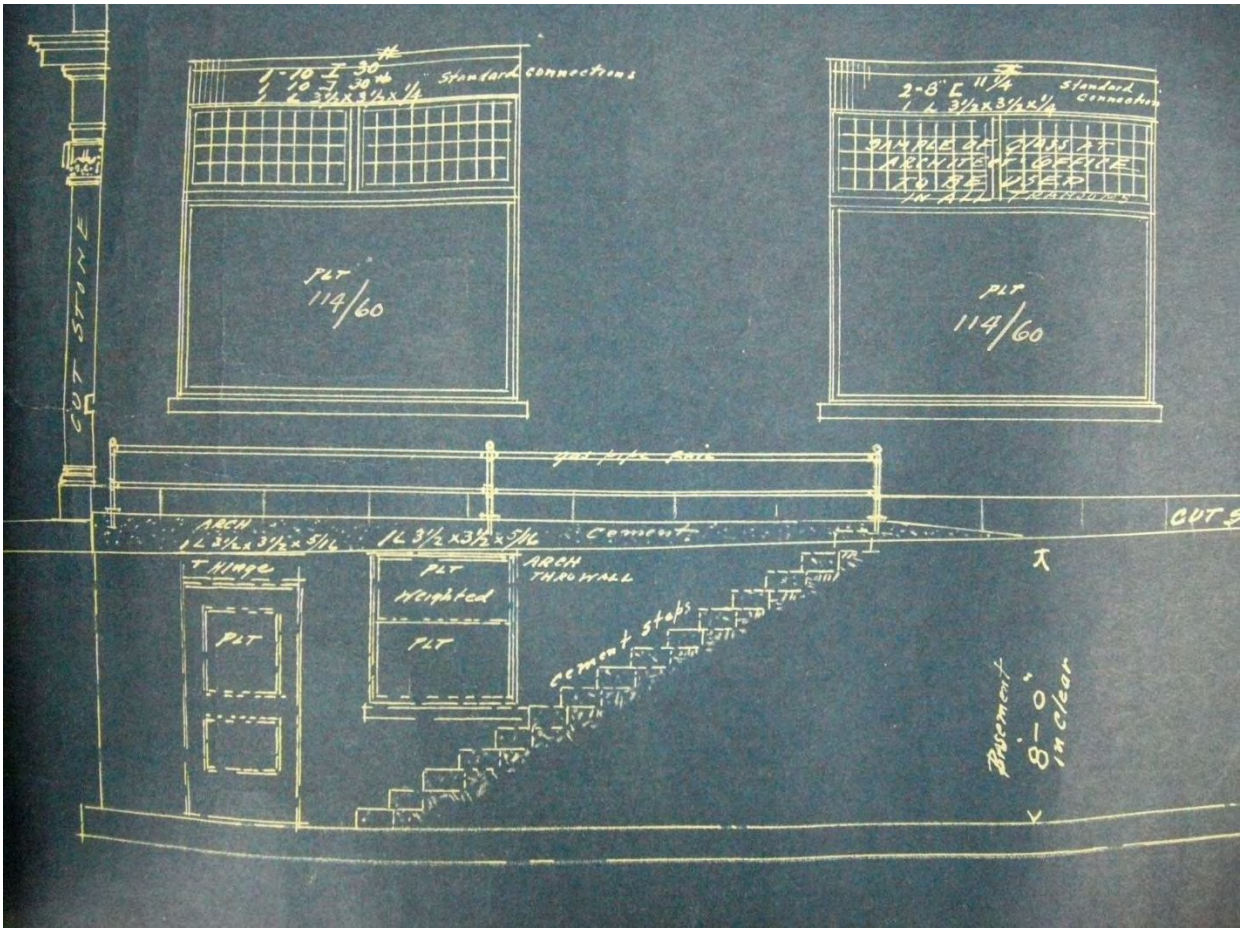

Figure 20. 42nd Avenue North elevation, detail of the entry to the Pool Hall / Club Room area, source: Northwest Architectural Archives

Figure 21. Main entry portico, source: Northwest Architectural Archives

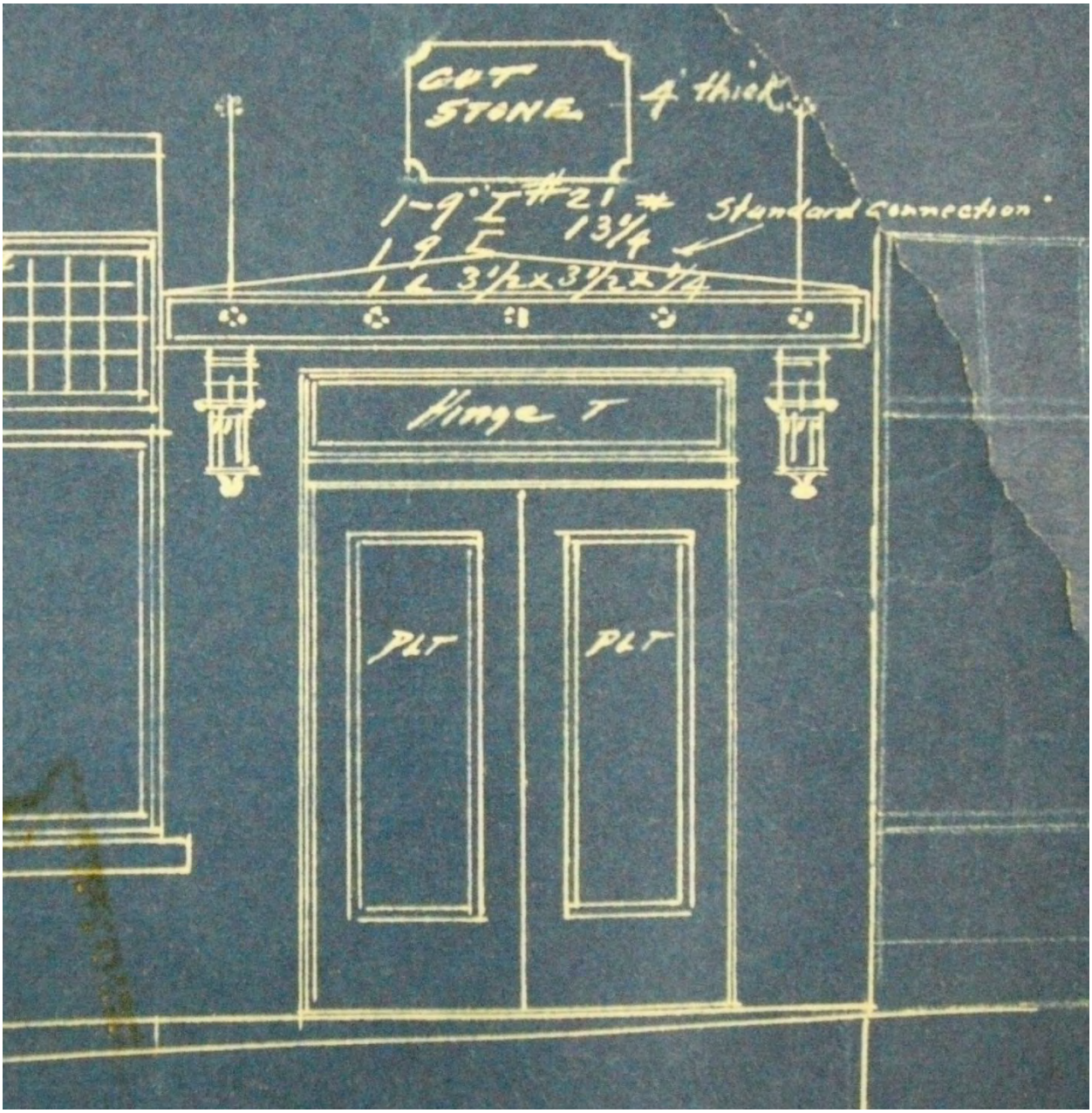

Figure 22. Lodge Hall entry front elevation, source: Northwest Architectural Archives

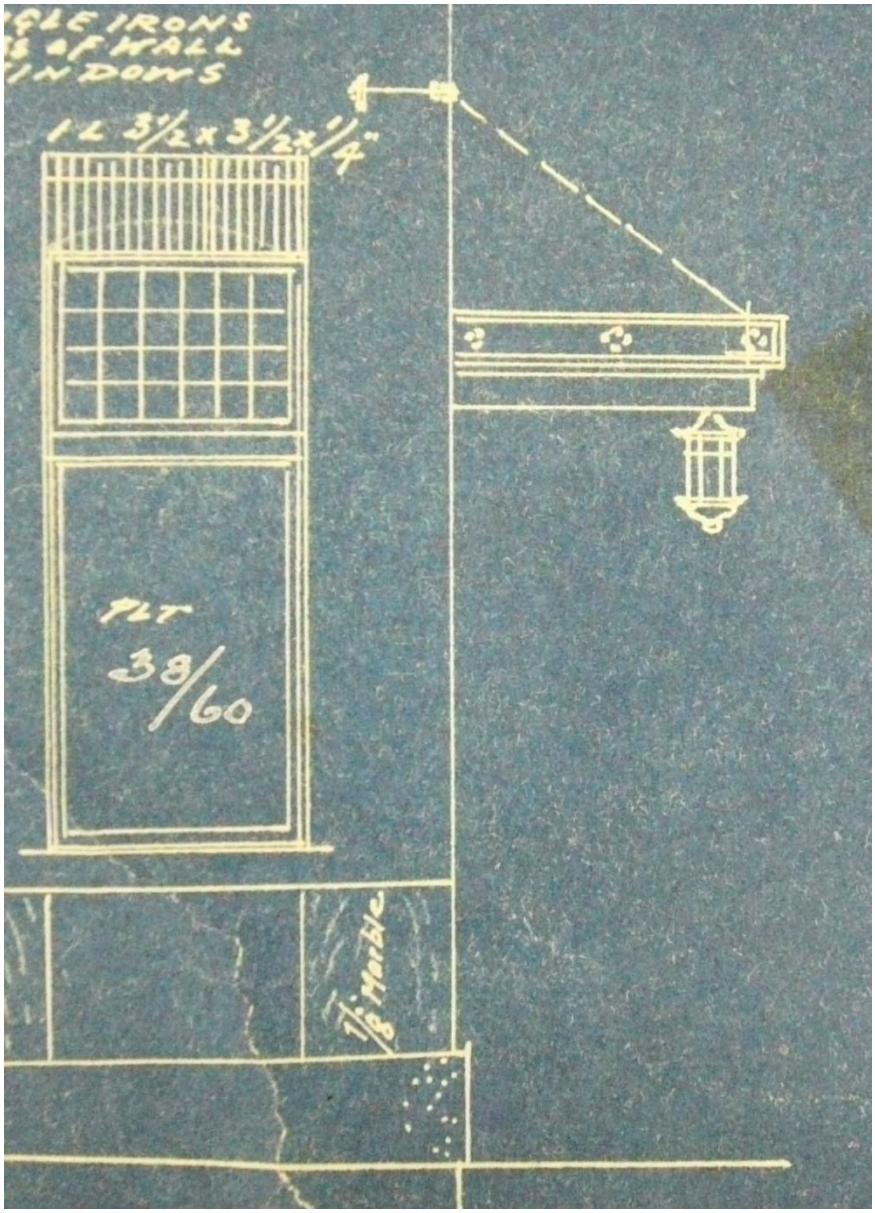

Figure 23. Lodge Hall entry side elevation, source: Northwest Architectural Archives

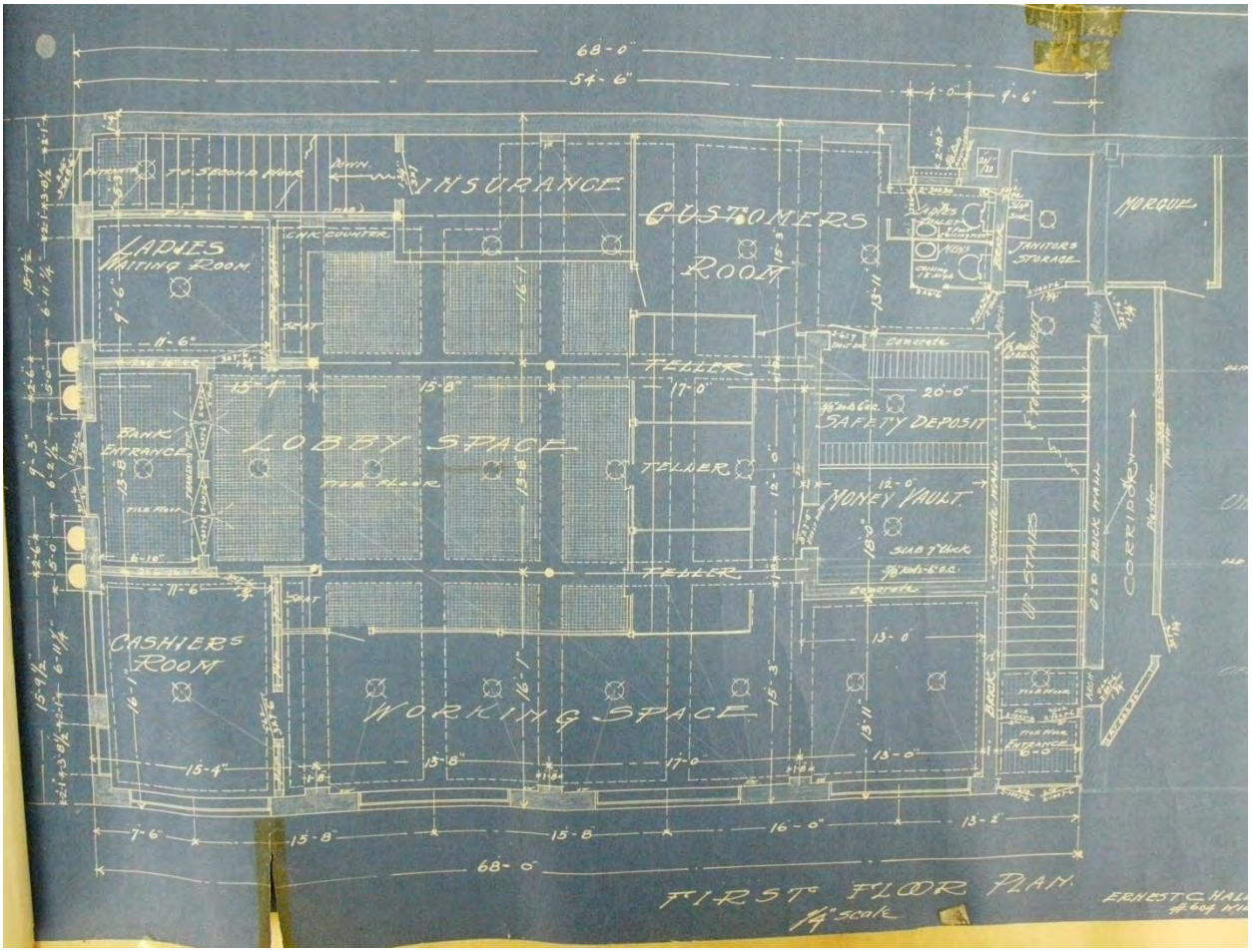

Figure 24. First floor plan 1920 addition, source: Northwest Architectural Archives

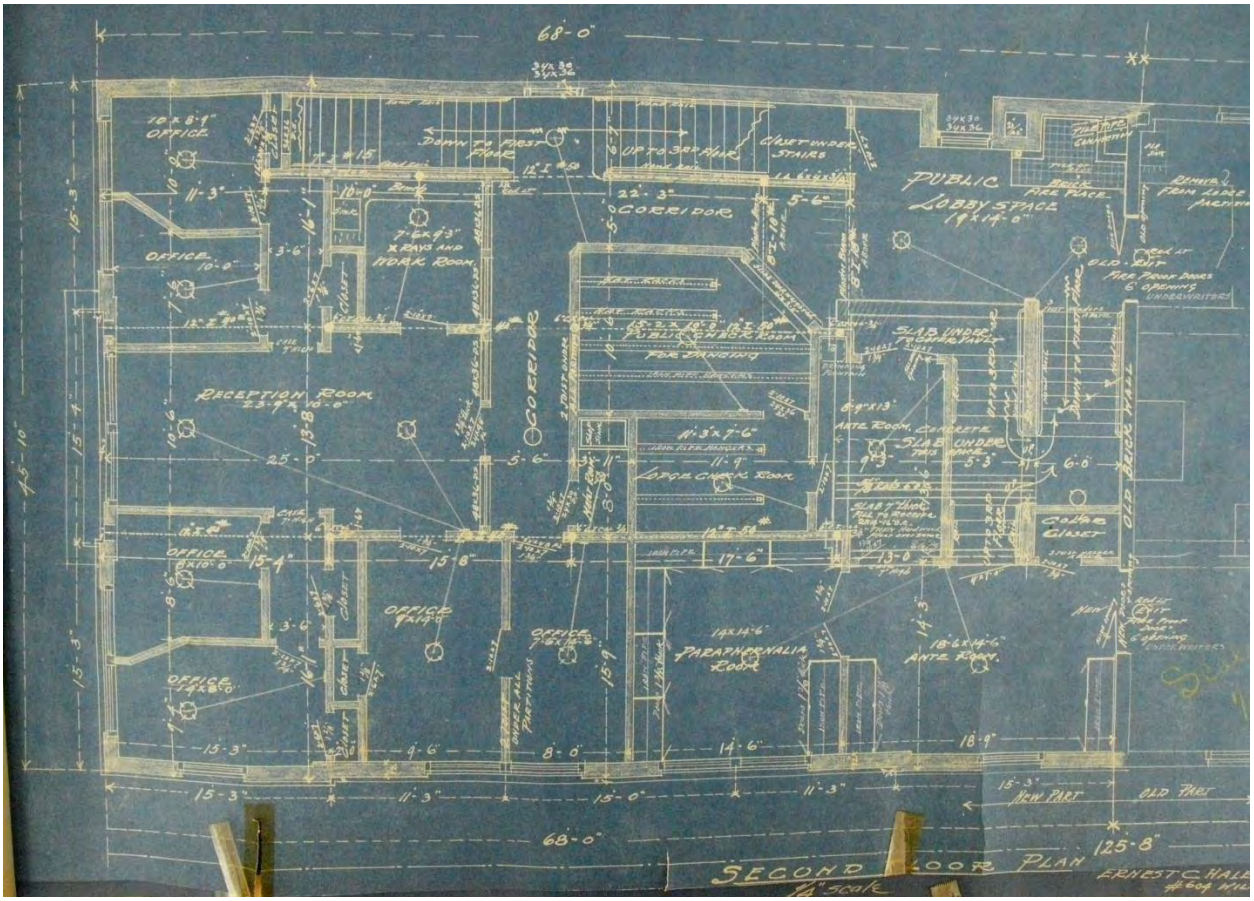

Figure 25. Second floor plan 1920 addition, source: Northwest Architectural Archives

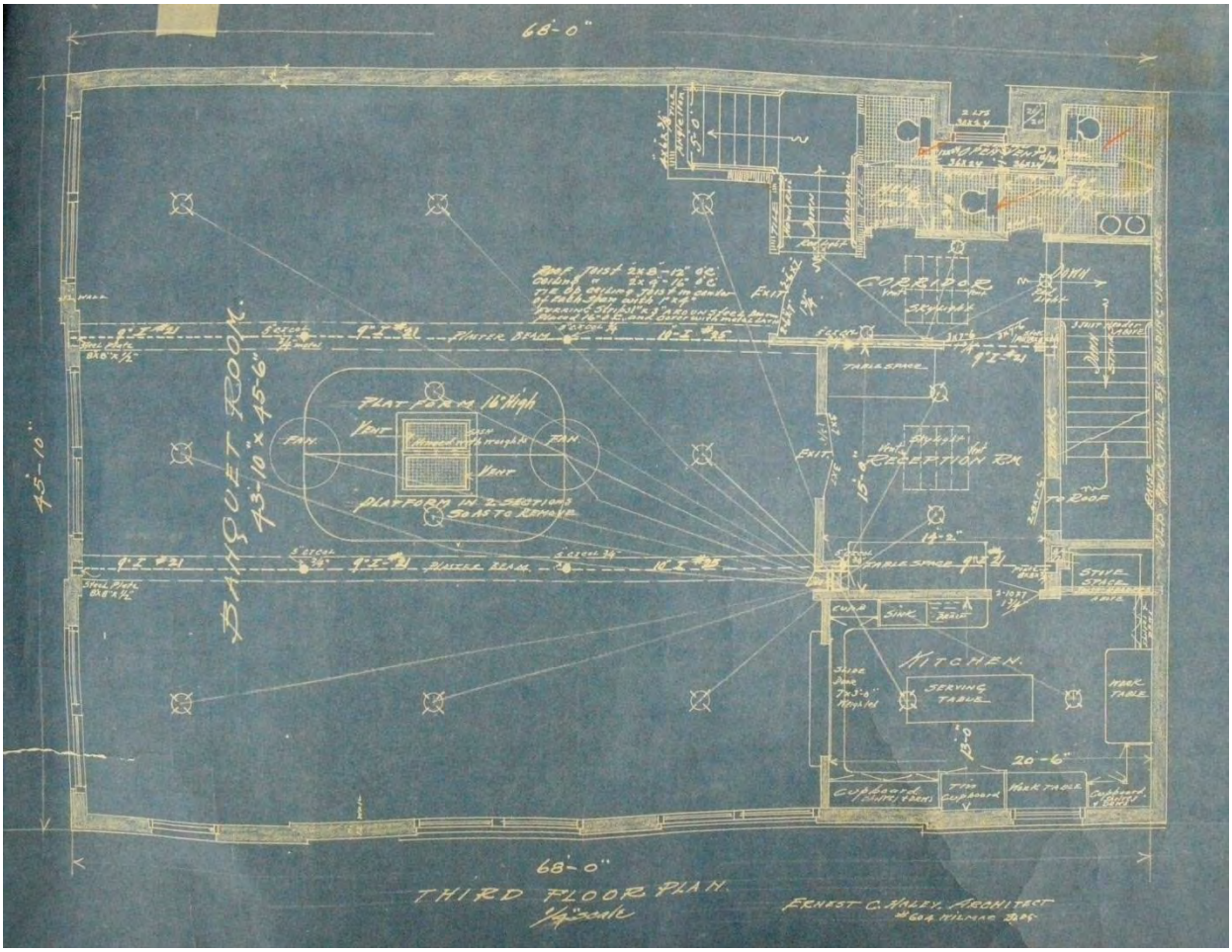

Figure 26. Third floor plan 1920 addition, source: Northwest Architectural Archives

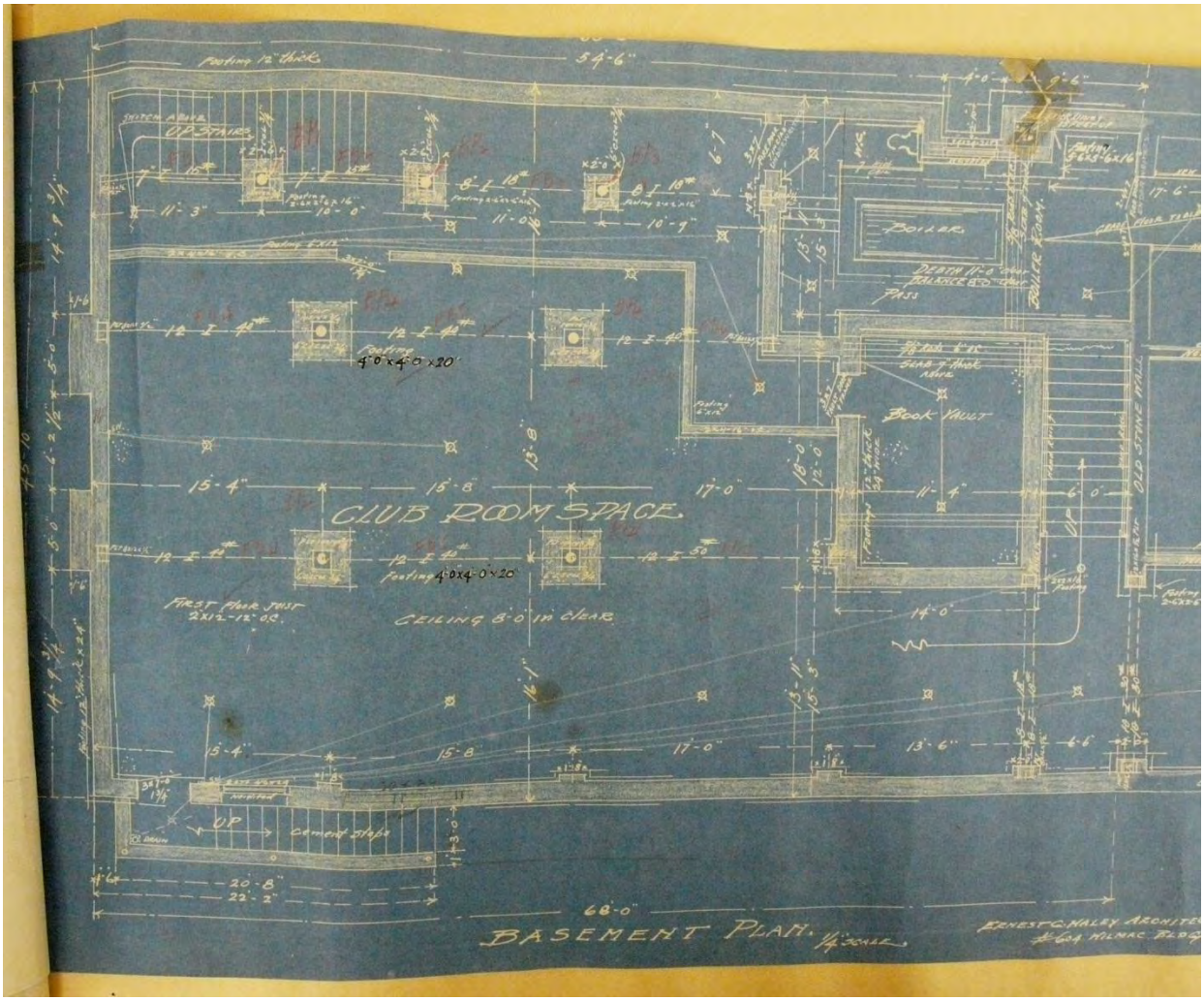

Figure 27. Basement floor plan 1920 addition, source: Northwest Architectural Archives

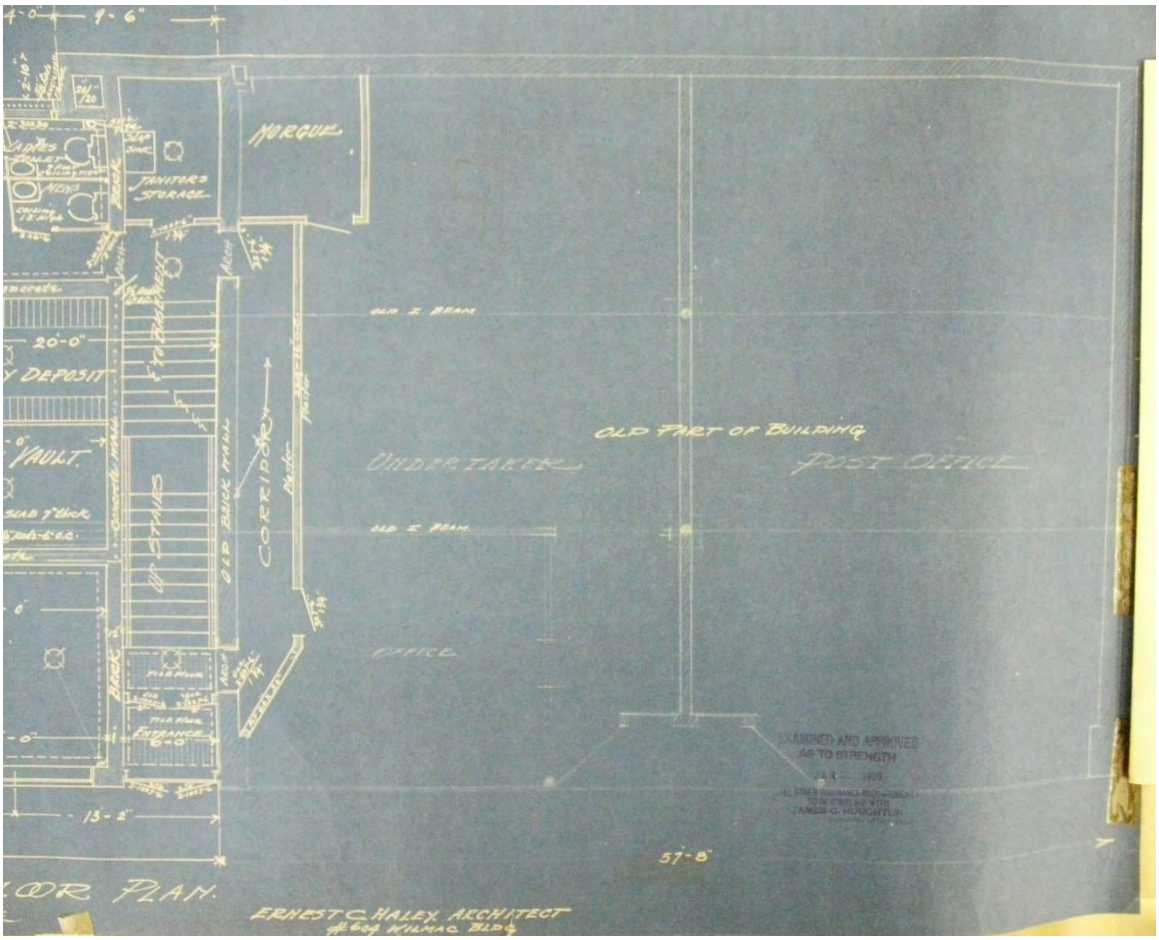

Figure 28. First floor plan 1910 building from Haley's drawing set, source: Northwest Architectural Archives

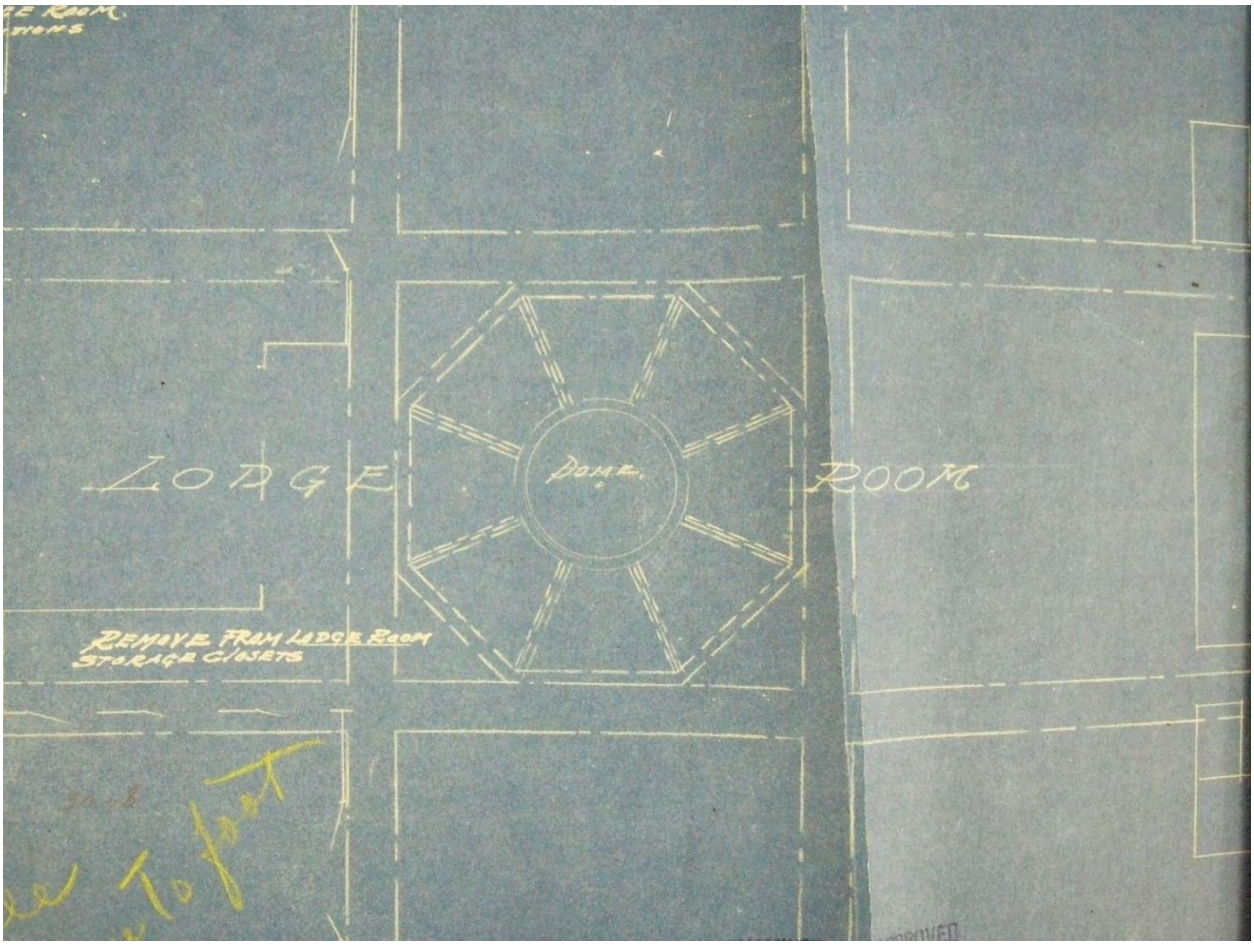

Figure 29. Second floor lodge / dance hall detail of the oculus in the 1910 building, from Haley's drawing set, source: Northwest Architectural Archives

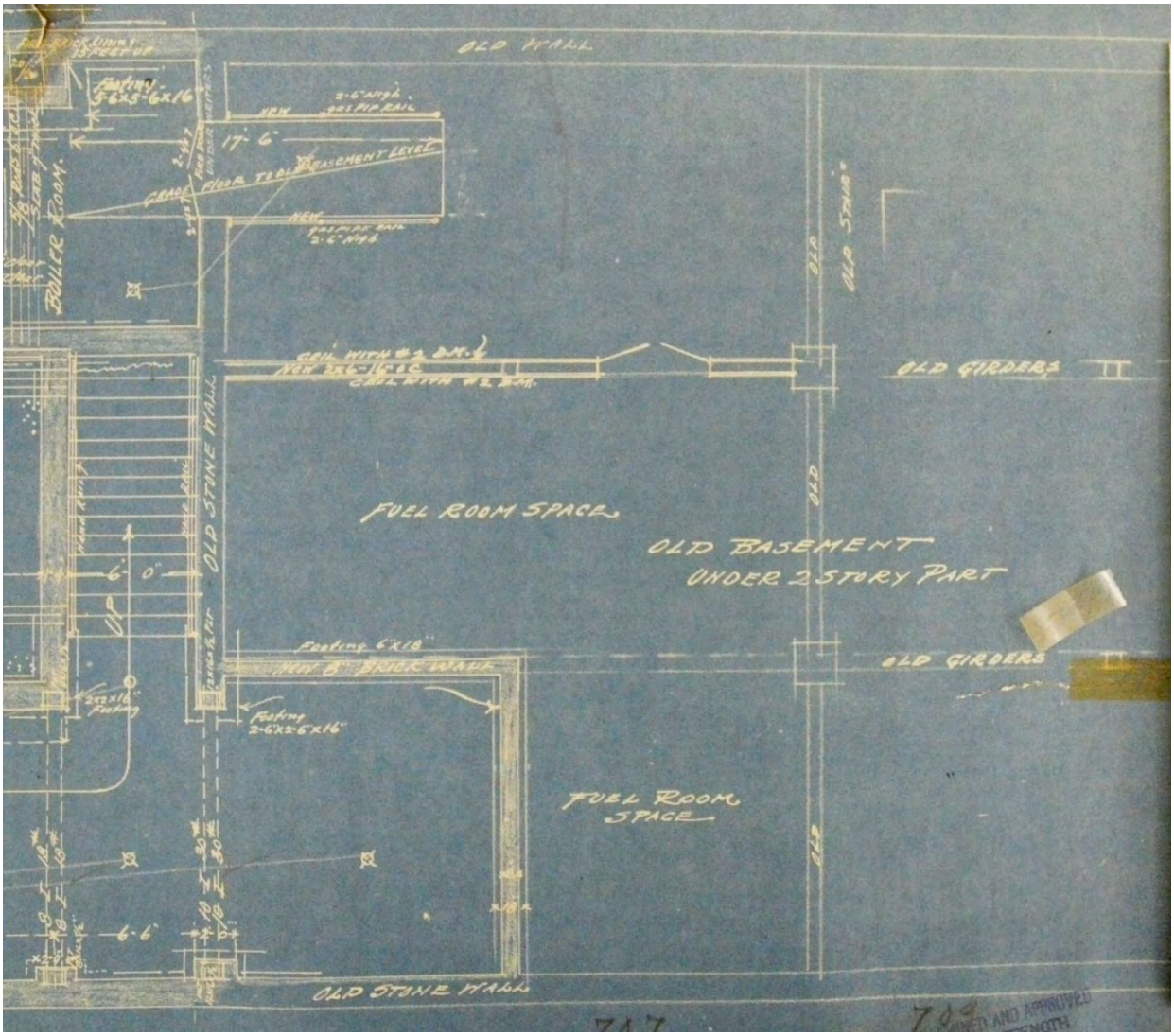

Figure 30. Basement in the 1910 building, from Haley's drawing set, source: Northwest Architectural Archives

Figure 31. 705 42nd Avenue North, west (front) elevation, July 2014, source: CPED files

Figure 32. 705 42nd Avenue North, north elevation, July 2014, source: CPED files

Figure 33. 705 42nd Avenue North, north elevation, 1910 building, non-historic brick infill and replacement windows are visible on the lower portion of the storefront. July 2014, source: CPED files

Figure 34. 705 42nd Avenue North, east (rear) elevation, July 2014, source: CPED files

Figure 35. 705 42nd Avenue North, south elevation, July 2014, source: CPED files

Figure 36. Decorative brickwork, diamond motif and crenelated parapets, July 2014, source: CPED files

Figure 37. Entryway portico, facing east, July 2014, source: CPED files

Figure 38. Ghost sign, east (back) elevation, March 3, 1997, source: CPED files

Figure 39. 1910 lodge, ceiling in crawlspace at east end of building, March 3, 1997, source: CPED files

Figure 40. 42nd Street alterations to exterior. Historic brick above with historic red mortar and white mortar patching, repair on bottom with non-historic brick infill and white mortar, source: CPED files

Figure 41. Camden Park State Bank, 1928, source: Minnesota Historical Society

Figure 42. Camden Park State Bank lobby, 1928, source: Minnesota Historical Society

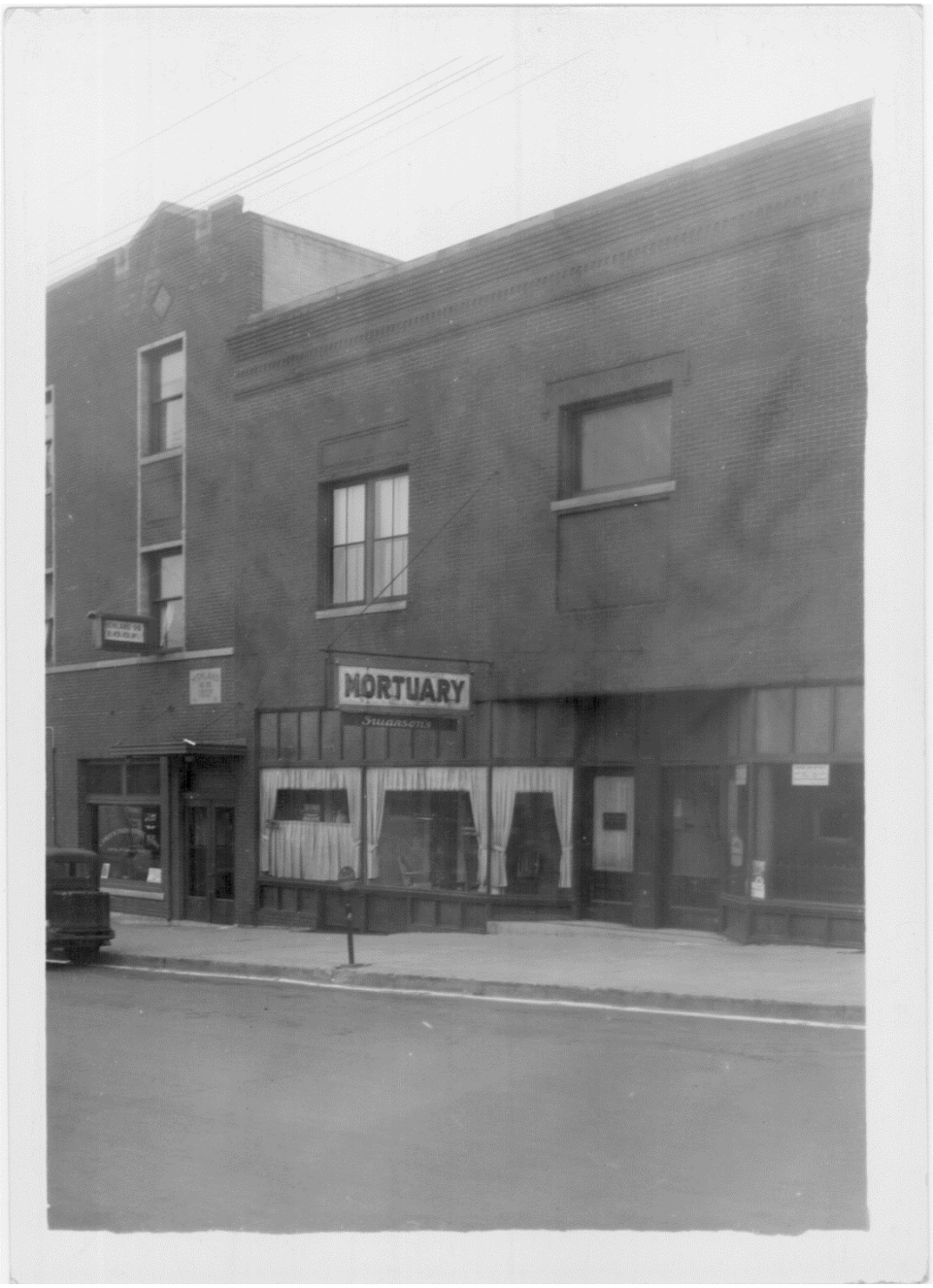

Figure 43. Camden Park State Bank building, 1936, Mortuary below ballroom on 42nd Avenue North, source: Minnesota Historical Society

Figure 44. Perspective rendering, presumably by E.C. Haley, source: Hennepin County Library.

END NOTES

[1] Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

[2] Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920).

[3] Minneapolis Inspector of Buildings, Permits B 20559 (10-7-1899) and B 36528 (4-22-1896).

[4] All sashes on both street frontages have been replaced. See 1928 Minnesota Historical Society photograph, Norton & Peel Collection, NP 72917, Figure 41.

[5] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 2-3.

[6] The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection, Minneapolis Photo Collection, "Camden Mortuary," (MPL-MHC), Figure 43.

[7] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2.

[8] With the aid of a magnifying glass, the grilles can be made out in the 1928 photograph. See Minnesota Historical Society photograph, Norton & Peel Collection, NP 72917, Figure 41.

[9] The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection, Minneapolis Photo Collection, "Camden Mortuary," (MPL-MHC), Figure 43.

[10] Minneapolis Inspector of Buildings, Permit B 293521 (5-19-1947).

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[11] The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection, Minneapolis Photo Collection, "Camden Mortuary," (MPL-MHC) Figure 43.

[12] See 1928 Minnesota Historical Society photograph, Norton & Peel Collection, NP 72917, Figure 41.

[13] Minneapolis Inspector of Buildings, Permit B 63079 (6-28-1996).

[14] Minneapolis Inspector of Buildings, Permit B 293521 (5-19-1947).

[15] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2-3.

[16] Minneapolis Inspector of Buildings, Permit B 400220 (12-13-1966).

[17] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2-3.

[18] See Minnesota Historical Society photograph, Norton & Peel Collection, NP 31759, Figure 42.

[19] Minneapolis Inspector of Buildings, Permits B 613817 (11-4-1994), B 63079 (6-28-1996).

[20] John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 3-5.

[21] Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission*. *Sub-Context: Street Railways, 1873-1954,* 1991, Community Planning and Economic Development Department, City of Minneapolis, 1.

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[22] John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 225, 226.

[23] John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 225, 226.

[24] John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 59, 111, 225-226.

[25] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 4.

[26] John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 220-225.

[27] Garneth O. Peterson and Carole Zellie, *North Minneapolis 1850 - 1980, Minneapolis Context Study, Minneapolis Heritage Preservation Commission and Minneapolis Planning Department,* 1998, Community Planning and Economic Development Department, City of Minneapolis, 19.

[28] Garneth O. Peterson and Carole Zellie, *North Minneapolis 1850 - 1980, Minneapolis Context Study, Minneapolis Heritage Preservation Commission and Minneapolis Planning Department,* 1998, Community Planning and Economic Development Department, City of Minneapolis, 19.

[29] Garneth O. Peterson and Carole Zellie, *North Minneapolis 1850 - 1980, Minneapolis Context Study, Minneapolis Heritage Preservation Commission and Minneapolis Planning Department.* 1998. Community Planning and Economic Development Department, 19.

[30] Ruth Hammond, "Edythe Scheidegger Admits to Being Discombobulated About Camden's Past," *Minneapolis Star-Tribune*, August 19, 1978.

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[31] See photograph, No. M5961, Minneapolis Public Library, Minnesota History Collection, Minneapolis Photo Collection, "Camden," (MPL-MHC).

[32] See the extensive Minneapolis History Collection photos that include, Nos. M5961, M6091, M5968, M6054, M5995, M5931, M5967, M5980, Minneapolis Public Libraries, Minnesota History Collection, Minneapolis Photo Collection, "Camden," (MPL-MHC).

[33] Minneapolis Inspector of Buildings, Permits B 20559 (10-7-1889) and B 36528 (4-22-1896).

[34] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 7.

[35] Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910)

[36] Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920)

[37] Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 4,8.

[38] *Minneapolis City Directories*; "Elmer Tupper", Biography Files, Minneapolis Collections, Special Collections, Hennepin County Library.

[39] See Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

[40] "Charles Johnson House, 3201 Park Avenue, Minneapolis, MN," Placeography, accessed August 14, 2014, [http://www.placeography.org/index.php.]

[41] Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis*:* University of Minnesota Press, 2010) 26-27.

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[42] "The Capitol Plans: The Designs for the New Structure Now On Exhibition," *Minneapolis Tribune,* October 22, 1894, 5.

[43] "St. Paul: Plans in Plentitude, Competition for the New Capitol Closed," *Minneapolis Tribune,* September 10, 1895, 2.

[44] "Columbia Heights Will Have Architects' Avenue," *Minneapolis Tribune,* February 19, 1905, 24.

[45] Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis*:* University of Minnesota Press, 2010) 27.

[46] Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis*:* University of Minnesota Press, 2010) 88-89.

[47] *Minneapolis City Directory.* (Minneapolis: Minneapolis Directory Company) 1917.

[48] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN, 2009, 8-9, 20-21.

[49] "Work," *Minneapolis Tribune,* May 28, 1905, 17.

[50] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN, 2009, 11.

[51] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN, 2009, 9.

[52] Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis*:* University of Minnesota Press, 2010) 89.

[53] "With the Greetings of the New Year," *Minneapolis Tribune*, 1 January 1898, 8; Northfield News, *An Outline of the Origins and Development of the Independent Order of Odd Fellows and its Growth and Work in the North Star State Together With A Record of the Progress of the Movement for an Odd Fellows Home In Minnesota* (Northfield, MN: Northfield News, 1899) 2, 11-12, 15, 20-21; Historic American Building Survey, "Odd Fellows Home of Ohio" [http://lcweb2.loc.gov/pnp/habshaer/oh/oh1400/oh1496/data/oh1496data.pdf] accessed 28 April 2014; NOTE: The lodge was discontinued and reactivated shortly before moving into this structure, however.

[54] Minneapolis HPC Building Inventory Form, HE-MPC-02811, (3-15-2004), 401 Hennepin Avenue East.

[55] H.W. Bennecke, *Index Map of the City of Minneapolis*, Plate 65, 1914.

[56] Mississippi River Management Organization, *Historic Waters of the Mississippi Watershed Management Organization* (Minneapolis: Mississippi Watershed Management Organization, 2011) 34.

[57] C.M. Foote and Company, *Atlas of the City of Minneapolis*, Plate 39, 1892.

[58] H.W. Bennecke, *Index Map of the City of Minneapolis*, Plate 65, 1914.

[59] City of Minneapolis Sewer Permits 21953 (1910) and 47407 (1920).

[60] See Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910), B 86264 (4-5-1910) and B 140227 (2-4-1920).

[61] Gail Anderson, "The Neighborhoods of Minneapolis: Camden", *Greater Minneapolis*, July 1974, 12-13.

[62] Stark Preservation Planning LLC, "Historic Resources Inventory Capstone" Prepared for the City of Minneapolis Department of Community Planning and Economic Development and the Minnesota State Historic Preservation Office, 2013.

[63] "Septimus James Bowler Papers", University of Minnesota, Northwest Architectural Archives, Elmer Andersen Library.

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[64] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN 2009, 8-9, 20-21.

[65] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN 2009, 20-21.

[66] Stark Preservation Planning LLC, "Historic Resources Inventory Capstone" Prepared for the City of Minneapolis Department of Community Planning and Economic Development and the Minnesota State Historic Preservation Office, 2013.

[67] Minneapolis Inspector of Building Permits B 335582 (7-16-1953) and B 382818 (4-29-1963).

[68] Brian Schaffer, "F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission," 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN 2009, 20-21.

City of Minneapolis
Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-3000

NOMINATION APPLICATION

This application packet is used to file an application(s) for the nomination of a property as an individual landmark or for a group of properties as an historic district that requires approval by the Minneapolis Heritage Preservation Commission. The packet is a tool for gathering information relevant to an application. It contains a checklist of the commission with authority to recommend the designation of landmarks and historic districts and to adopt design guidelines for designated properties. (2001-Or-029, § 1, 3-2-01)

599.210. Designation criteria. The following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

(1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

(2) The property is associated with the lives of significant persons or groups.

(3) The property contains or is associated with distinctive elements of city or neighborhood identity.

(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

(5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

(6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

(7) The property has yielded, or may be likely to yield, information important in prehistory or history. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 9, 3-27-2009)

599.220. Nomination of property. Nomination of a property to be considered for designation as a landmark or historic district shall be submitted to the planning director on a nomination application form approved by the planning director and shall be accompanied by all required supporting information. A nomination may be made by any of the following:

(1) A member of the heritage preservation commission.

(2) A member of the city council.

(3) The mayor.

(4) The planning director.

(5) Any person with a legal or equitable interest in the subject property. (2001-Or-029, § 1, 3-2-01)

599.230. Commission decision on nomination. The commission shall review all complete nomination applications. If the commission determines that a nominated property appears to meet at least one (1) of the criteria for designation contained in section 599.210, the commission may direct the planning director to prepare or cause to be prepared a designation study of the property. In cases where an application for demolition is initiated by the property owner, the planning director may determine that the property owner bears the full financial responsibility of conducting the designation study. In all cases, the planning director shall define the scope of services for a designation study, review qualifications of agent conducting study and make a

Attention: If you need other disability related accommodations, such as a sign language interpreter, accessible meeting site, or materials in alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting. If you want help translating this information, call – **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.

determination of what constitutes a final submission upon completion. (2001-Or-029, § 1, 3-2-01; 2009-Or-023, § 10, 3-27-2009)

599.240. Interim protection. (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) Effective date. Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) Scope of restrictions. During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

599.250. State historic preservation office review. The planning director shall submit all proposed designations to the state historic preservation officer for review and comment within sixty (60) days. (2001-Or-029, § 1, 3-2-01)

599.260. City planning commission review. The planning director shall submit all proposed designations to the city planning commission for review and comment on the proposal within thirty (30) days. In its review, the city planning commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.

(2) The effect of the proposed designation on the surrounding area.

(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council. (2001-Or-029, § 1, 3-2-01)

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation. (2001-Or-029, § 1, 3-2-01)

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the zoning and planning committee of the city council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the state historic preservation officer's comments, the city planning commission's comments, the planning director's report and all testimony and evidence received at the public hearing relating to the designation. (2001-Or-029, § 1, 3-2-01)

599.290. City council decision. The city council shall make the final decision on all designations. (2001-Or-029, § 1, 3-2-01)

599.300. Design guidelines. The commission shall adopt design guidelines for landmarks and historic districts. Prior to adoption, the planning director shall submit all proposed design guidelines to the state historic preservation officer for review and comment within sixty (60) days. (2001-Or-029, § 1, 3-2-01)

NOMINATION APPLICATION REQUIREMENTS CHECKLIST

Staff will accept only complete applications that include all of the items listed below. If any of the items are missing at the time of submittal, the application will be deemed incomplete and staff will not accept the application. [1]

	Pre-application meeting.
	Electronic copy of the application submittal. Please see our instructions for electronic submittal: http://www.ci.minneapolis.mn.us/hpc/WCMS1P-106443
	Completed Application Worksheet.
	Letter of support from the property owner, if applicable.
	Statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.
	Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.
	Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).
	Map showing the location of the property.
	Photos of the property and existing structures. Must include the following items: ▪ Photos of all elevations of the structure(s) ▪ Photos of significant interior features

[1] City staff will review the initial application submission to determine completeness and will notify the applicant of what, if any, additional information must be submitted. Please be aware that supplemental information may also be requested during the evaluation and hearing process.

NOMINATION APPLICATION WORKSHEET

Applicant **(This person will be the primary contact for staff)**	Name	Tyler and Kimberly Avestini
	Mailing Address Including City, State and Zip Code	5035 Harbor Lane North Plymouth, MN 55446
	Phone Number	612. 501. 8049 (Mr. Avestini's cell phone) 612. 287. 9060 (Building) 763. 519. 0393 (Home)
	Fax	n/a
	Email	avestini@yahoo.com
Property Owner	Name	Tyler and Kimberly Avestini
	Mailing Address Including City, State and Zip Code	5035 Harbor Lane North Plymouth, MN 55446
	Phone Number	612. 501. 8049 (Mr. Avestini's cell phone) 612. 287. 9060 (building)
	Fax	n/a
	Email	avestini@yahoo.com
Property Information	Address(es)	705 42nd Avenue North Minneapolis, MN 55412 (aka 4139 North Lyndale Avenue)
	Identification Number(s)	0402924110037
	Legal Description	Zoned C1, Neighborhood Commercial District 3-story multi-tenant & retail office, originally meeting hall and retail
Name of Proposed Project (If applicable)	Camden Park State Bank	

NOMINATION APPLICATION

I understand that I must file the nomination application with the Department of Community Planning and Economic Development and obtain approval of this application by the Heritage Preservation Commission in order to conform with the heritage preservation regulations of the City of Minneapolis. I certify that the information which I have supplied in submitting this application is correct and accurate to the best of my knowledge. When I submit this application, I authorize the Department of Community Planning and Economic Development to process the nomination application.

Tyler J. Avestini 7/20/14

Applicant's name and signature Date

Tyler J. Avestini

- Must be signed and dated by the applicant before the application(s) will be processed.
- Applications received after 3:30 p.m. will be processed as received on the following business day.
- Community Planning and Economic Development staff may identify additional applications upon further analysis of the proposed project.

CRITERIA FOR DESIGNATION

The Camden Park State Bank appears to meet criteria 1, 3 and 4 for designation as a landmark under Section 599.210 of the Heritage Preservation Regulations.

Due to its associations with Minneapolis' streetcar heritage, the Camden Park State Bank appears to meet criterion 1, "the property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history." Its primary significance is due to its relationship to the development of the Minneapolis streetcar system. In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Avenue North, 42nd Ave North, Lyndale Avenue North, and Webber Parkway in the then newly-annexed Town of Camden. Camden Place was the last, northernmost stop on the Washington Avenue line by the Camden Bridge, which was the northernmost crossing of the Mississippi River. In 1899 the Washington Ave line was extended to 49th Avenue North and in 1913 was extended to 52nd Avenue North. The extension from 45th Avenue North was discontinued in 1925 and was rerouted in the same year along Bryant Avenue North up to 52nd Avenue to serve the growing residential community of Camden. The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.[1] It was the main connection from this part of North Minneapolis to downtown until 1912 when the Emerson-Fremont line was extended north along Emerson Avenue to 42nd Avenue and in 1923 the Penn line was extended along Thomas Avenue to reach 42nd Avenue.[2] The streetcar facilitated the integration of this community into the urban core of the City of Minneapolis.

Due to its association with the Camden community, the Camden Park State Bank appears to meet criterion 3, "the property contains or is associated with distinctive elements of city or neighborhood identity." The Camden Bank property is significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of North Minneapolis in the early decades of the twentieth century. Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.[3] The two-story portion of the building was designed by Minneapolis architect S.J. Bowler and was constructed in 1910 as a community meeting hall with commercial space below on 42nd Ave North.[4] The three-story portion of the building was designed by Minneapolis architect E.C. Haley and was constructed in 1920 with commercial space and the Camden Park State Bank fronting on Lyndale Avenue North.[5] With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire district has been torn down, primarily during the construction of Interstate 94.[6] At, or soon after its construction, the Camden Bank building was home to the community's bank, lodge, post office, mortuary, doctor, dentist, lawyer, insurance agent, ballroom, and pool hall. These services and recreational facilities were essential to the well-being of the

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[1] John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 59, 111, 225 – 226.

[2] John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 220-225.

[3] Holly Rabb and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 7.

[4] Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

[5] Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920).

[6] Hennepin County Library, "Camden Business District," http://image.hclib.org/mplsphotos/Jpegs/tM6106.jpg, accessed July 16, 2014.

Camden community. As the aforementioned served the community well, it is not surprising that they are remembered in local informant histories.[7]

The building was designed by Minneapolis architects and appears to meet criterion 4, "the property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction." The Lyndale Avenue façade of the Camden Park State Bank claims importance as a well-preserved example of the Beaux-Arts architectural style as adapted to vernacular commercial use in Minnesota in between 1900 and 1920. The main frontage employs red brick, window surrounds are in header courses of cream brick, and decorative tile is used in ornamentation. At the window sills, foundation plinths, and in the continuous belt course, concrete is used. The Lyndale frontage is divided horizontally by the second-story belt course, separating the formal entry of the ground floor from the upper floors. The upper stories are a three-part composition, with a recessed bay in the center above the bank entrance. Paired sashes form vertical groups that span the two floors; this effect is emphasized by header brick surrounds that enhance the groups in each bay.[8] Between the two groups, a decorative brickwork panel surrounds a central diamond motif. A larger diamond motif is repeated in tile above the third floor windows of the projecting end bays. These end bays terminate in crenelated parapets, with masonry coping. The central, formal feature of the façade is the portico entrance. Featured here are paired, unfluted, concrete columns that terminate in Ionic capitals. "Camden Park State Bank" is engraved in the entablature above these columns and supports a projecting cornice.[9]

INTEGRITY OF PROPERTY

The Camden Park State Bank retains integrity of location. It is located at its original site of construction where the Washington Avenue streetcar line would operate. The creation of Interstate 94 resulted in the removal of almost every remaining historic building from the business zone, now best represented solely by this building at Lyndale and 42nd Avenues. The Camden Bank remains a property fully associated with the northernmost reaches of the historic Minneapolis streetcar system and its effect on connecting downtown with outlying communities until a solid urban core was formed.

The exterior of the Camden Bank retains integrity of design. The Camden Bank has undergone damage, repairs and changes that have modified the original appearance of the exterior, but these changes do not affect the impression of the overall design, despite the addition of a two way billboard on top of the building's roof and replacement of all original windows. The ornamental tile work, the color and texture of the brick are all original. Many other original historic features on the exterior remain intact. The engraved entablature above the entrance portico still communicates the integrity of the original design.

The interior of the building does not fully communicate the integrity of its original design. The bank lobby has been converted to retail. Notably, there was a 1994 fire on the second floor, and more recently a tornado in 2011 causing damage to the roof of the building. Historic wood panel doors to the main and side entries have been replaced with modern steel frame and glass doors. All windows are replacements for the originals. The original plaster over lathe ceilings and walls have been largely obscured by drop ceilings and gypsum board. Historic floors are covered by non-historic carpet and linoleum. An original bank vault door with a working lock is still extant in the basement, as are cabinets inside the vault original to the building.

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[7] *Minneapolis City* Directories; "Elmer Tupper", Biography Files, Minneapolis Collection, Special Collections, Hennepin County Library.

[8] See Minnesota Historical Society (MHS) 1928 photograph.

[9] Holly Rabb and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 2.

The integrity of setting has changed considerably since the time when the Camden Bank was built. It sits on its original site at the intersections of 42nd Avenue North, Lyndale Avenue North, and Washington Avenue North. Although I-94 passes nearby, the primary façade of the Camden Bank still fronts on Lyndale Avenue which was, and still is a major thoroughfare in the City of Minneapolis.

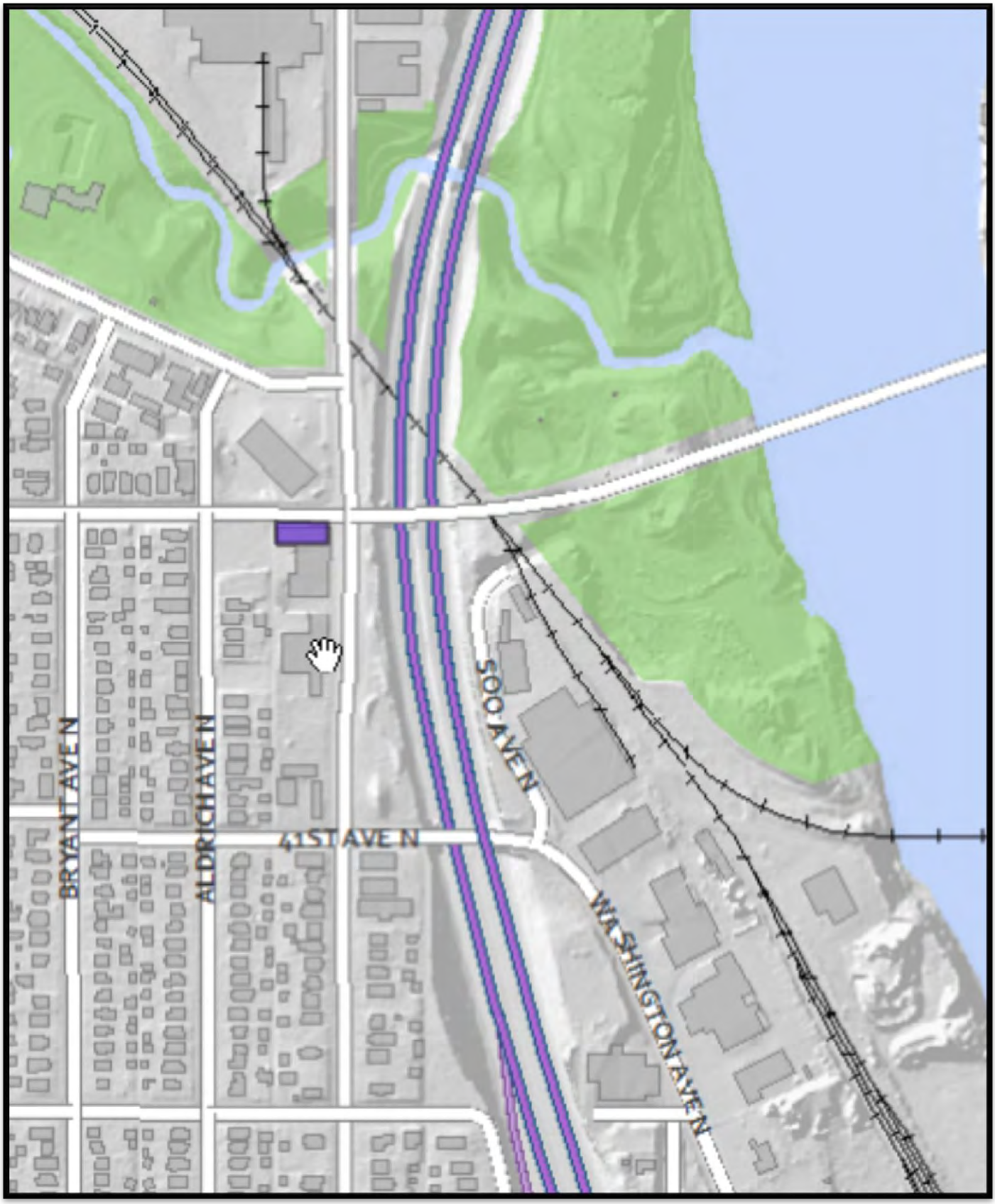
The Camden Bank strongly retains integrity of materials, most notably on its exterior. While there have been repairs to the building, most of the original brick masonry, the crenelated parapets at the roof line and the central concrete portico entrance with the engraved entablature are still in place. The cream color brick of the window surrounds were likely sourced in the immediate vicinity from the brickyards at Shingle Creek.[10]

The Camden Bank retains integrity of workmanship. Evidence of the builders' skill and labor are still evident on the exterior of the building. Paired, unfluted, concrete columns with an engraved entablature above are the formal features of the main entrance. Above the lodge entrance, an engraved stone nameplate with the I.O.O.F. No. 99 is still present and is evidence of the craft related to the building's period of significance.

The Camden Bank strongly expresses the integrity of feeling associated with the period of historical significance in Camden related to the development of the streetcar system. The Bank building is one of the last witnesses to the northern reaches of the old Minneapolis streetcar system and to the history of this area before the construction of I-94.

The Camden Bank retains integrity of association. Unlike the two commercial properties located directly to the south which have been significantly altered, the Bank closely resembles its early twentieth century appearance. The entablature above the main entry retains the original "Camden Park State Bank" engraving. Above the lodge entrance, an engraved stone nameplate with the "I.O.O.F. No. 99" is still extant. The Camden Park State Bank remains one of the last direct links associated with the significant development patterns of the historic streetcar system and the old Camden commercial district.

[10] Holly Rabb and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 7.



Camden Park State Bank, 705 42nd Ave N, in relation to the intersections of Washington Ave N, 42nd Ave N, and Lyndale Ave N. I-94 is represented by purple lines running north/south

"Camden Business District" Commercial district at Webber Pkwy, 42nd, Lyndale, and Washington Avenues, 1920's. Image courtesy Hennepin County Libraries

42nd Ave N & Lyndale Ave N, 2012.
Image copyright Bing

Camden Park State Bank, 1928. Image courtesy Minnesota Historical Society

Camden Park State Bank, east elevation top, north elevation bottom

Camden Park State Bank, west elevation top, south elevation bottom

CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #
August 5, 2014
BZH-28291

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location:	705 42nd Avenue North
Project Name:	Camden Park State Bank
Prepared By:	Alexandr Young, Graduate Student Intern, (612) 673-2118 with Dr. John Smoley, (612) 673-2830
Applicant:	Tyler J. Avestini
Project Contact:	Alexandr Young (612) 673-2118
Ward:	4, Council President Barbara Johnson
Neighborhood:	Camden
Request:	Nomination for Designation as a Local Landmark

HISTORIC PROPERTY INFORMATION

Current Name	Avestini Building
Historic Name	Camden Park State Bank Building
Historic Address	4169-4171 Lyndale Ave North and 707-709 42nd Avenue North
Original Construction Date	1920 (bank building) 1910 (lodge)
Original Owner	Highland Lodge #99, I.O.O.F.
Original Architect	E.C. Haley – Bank, S.J. Bowler - lodge
Original Builder	Charles E. Hagstrom – lodge, Charles J. Johnston - bank
Historic Use	Bank, retail, office space, ballroom, meeting lodge
Current Use	restaurant, hair salon, offices
Proposed Use	restaurant, hair salon, offices
Other Historical Designations	n/a

SUMMARY

BACKGROUND

The Historic Camden Park State Bank building claims stylistic importance as a well-preserved example of Beaux-Arts Classicism as adapted to institutional use in Minnesota in between 1900 and 1920. The current building owner, Tyler J. Avestini, submitted an application to have the building nominated for Local Historic Designation.

PUBLIC COMMENTS

Staff has received no public comments on the proposal.

ANALYSIS

CONSIDERATION FOR NOMINATION

Per section 599.230 of the Heritage Preservation Regulations, the Heritage Preservation Commission shall review all complete nomination applications. If the Heritage Preservation Commission determines that a nominated property or property appears to meet at least one of the criteria for designation contained in section 599.210 the commission may institute interim protection and direct the planning director to prepare or cause to be prepared a designation study of the property.

SIGNIFICANCE

The nominated property appears to meet at least one of the criteria for designation contained in section 599.210:

(1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

Due to its associations with Minneapolis' streetcar heritage, the Camden Park State Bank appears to meet criterion 1, "the property is associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history." Its primary significance is due to its relationship to the development of the Minneapolis streetcar system. In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Ave N, 42nd Ave N, Lyndale Avenue North, and Webber Parkway in the then newly-annexed Town of Camden. Camden Place was the last, northernmost stop on the Washington Avenue line by the Camden Bridge, which was the northernmost crossing of the Mississippi River. In 1899 the Washington Ave line was extended to 49th Ave North and in 1913 was extended to 52nd Avenue North. The extension from 45th Avenue North was discontinued

in 1925 and was rerouted in the same year along Bryant Avenue North up to 52nd Avenue to serve the growing residential community of Camden. The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.[1] It was the main connection from this part of North Minneapolis to downtown until 1912 when the Emerson-Freemont line was extended north in along Emerson Avenue to 42nd Avenue and in 1923 the Penn line was extended along Thomas Avenue to Reach 42nd Avenue.[2] The streetcar facilitated the integration of this community into the urban core of the City of Minneapolis.

(3) The property contains or is associated with distinctive elements of city or neighborhood identity.

Due to its association with the Camden community, the Camden Park State Bank appears to meet criterion 3, "the property contains or is associated with distinctive elements of city or neighborhood identity." The Camden Bank building is significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of North Minneapolis in the early decades of the twentieth century. Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.[3] The two-story portion of the building was designed by Minneapolis architect S.J. Bowler and was constructed in 1910 as a community meeting hall with commercial space below on 42nd Ave N.[4] The three-story portion of the building was designed by Minneapolis architect E.C. Haley and was constructed in 1920 with commercial space and the Camden Park State Bank fronting on Lyndale Avenue North.[5] With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire district has been torn down, primarily during the construction of Interstate 94.[6] At, or soon after its construction, the Camden Bank building was home to the community's bank, lodge, post office, mortuary, doctor, dentist, lawyer, insurance agent, ballroom, and pool hall. These services and recreational facilities were essential to the well-being of the Camden community. As the aforementioned served the community well, it is not surprising that they are remembered in local informant histories. [7]

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[1] John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 59, 111, 225 – 226.

[2] John W. Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 220-225.

[3] Holly Rabb and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 7.

[4] Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

[5] Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920).

[6] Hennepin County Library, "Camden Business District," http://image.hclib.org/mplsphotos/Jpegs/tM6106.jpg, accessed 16 July 2014.

[7] *Minneapolis City* Directories; "Elmer Tupper", Biography Files, Minneapolis Collection, Special Collections, Hennepin County Library.

(4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

The building was designed by Minneapolis architects and appears to meet criterion 4, "the property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction." The Lyndale Avenue façade of the Camden Park State Bank claims importance as a well-preserved example of the Beaux-Arts architectural style as adapted to vernacular commercial use in Minnesota in between 1900 and 1920. The main frontage employs red brick, window surrounds are in header courses of cream brick, and decorative tile is used in ornamentation. At the window sills, foundation plinths, and in the continuous belt course, concrete is used. The Lyndale frontage is divided horizontally by the second-story belt course, separating the formal entry of the ground floor from the upper floors. The upper stories are a three-part composition, with a recessed bay in the center above the bank entrance. Paired sashes form vertical groups that span the two floors; this effect is emphasized by header brick surrounds that enhance the groups in each bay.[8] Between the two groups, a decorative brickwork panel surrounds a central diamond motif. A larger diamond motif is repeated in tile above the third floor windows of the projecting end bays. These end bays terminate in crenelated parapets, with masonry coping. The central, formal feature of the façade is the portico entrance. Featured here are paired, unfluted, concrete columns that terminate in Ionic capitals. "Camden Park State Bank" is engraved in the entablature above these columns and supports a projecting cornice.[9]

The subject property may also be eligible for designation as a landmark under the other four designation criteria. Such an analysis would be conducted as part of a designation study.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of the Camden Park State Bank building as a landmark; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

[8] See Minnesota Historical Society (MHS) 1928 photograph.

[9] Holly Rabb and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42nd Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN, 1997, 2.

ATTACHMENTS

A. Nomination

Minneapolis Heritage Preservation Commission Actions

Regular Meeting
4:30 p.m., Tuesday, August 5, 2014
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Commission Membership: Mr. Paul Bengtson, Ms. Laura Faucher, Mr. Alex Haecker, Mr. Chris Hartnett, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, Mr. Robert Mack, Mr. Ian Stade, and Ms. Constance Vork

Committee Clerk: Fatima Porter, 612.673.3153

Members absent: Ms. Linda Mack and Mr. Robert Mack
The meeting was called to order at 4:30 p.m.
Minutes were approved for the meeting held on July 22, 2014

Public Hearings

Public Hearing

1. Proposed Conservation District Ordinance (John Smoley)

This item was continued from the July 22 HPC meeting.

An amendment to the Heritage Preservation Regulations to create the legal framework for identifying and protecting conservation districts.

Action: The Heritage Preservation Commission adopted staff findings and adoptedthe proposed amendment to Minneapolis Code of Ordinances (MCO) chapter 599, Heritage Preservation Regulations, as indicated in the attached ordinance, with the following amendments (with proposed additions underlined and proposed deletions stricken out):

599.730 Initiation of conservation district plan. Application for initiation of a conservation district plan shall be submitted on an application from approved by the planning director and shall be accompanied by evidence documenting the consent of owners who represent one-third (1/3) or more of all tax parcels, excluding streets and alleys, within the proposed conservation district boundary. The commission shall review all complete applications. If the commission determines that the subject district appears to meet the criteria for establishment contained in section 599.720, the commission may direct the planning director to prepare or cause to be prepared design guidelines. Complete applications will be acted upon in the order that they are received, with no more than one application per city sector (north, east, downtown, south, and southwest) processed simultaneously.

599.740 Design guidelines. (a) In general. ~~After receipt of a complete conservation district plan application,~~ Conservation district design guidelines shall be drafted by the planning director with the active participation of property owners in the proposed district.

Aye: Bengtson, Harnett, Hunter Weir, Lackovic, Stade, Vork
Nay: Haecker, Faucher

Absent: L. Mack and R. Mack
Motion passed

2. 1729 Morgan Avenue South (BZH #27906, Ward 7) (Joe Bernard)

A designation study has been completed by the City of Minneapolis and reviewed by the City Planning Commission and State Historic Preservation Office for the Webster/Deinard Residence at 1729 Morgan Avenue South. The Minneapolis Heritage Preservation Commission will discuss the proposed designation and consider recommending addition of the property to the City's list of designated historic properties.

Action: The Heritage Preservation Commission adopted the staff report and attachments as findings of fact and submit the same together to the Zoning & Planning Committee of the City Council with a recommendation to approvethe local designation of the property at 1729 Morgan Avenue South with the following conditions:

1. The designation includes the entire property including the exteriors of the principal structure (constructed in 1924) and the landscaping elements identified in the designation study (constructed in 1924).
2. The Secretary of Interior's Standards for Treatment of Historic Properties will used to evaluate alterations to the property.

Aye: Bengtson, Faucher, Haecker, Hartnett, Hunter Weir, Lackovic, Stade, Vork
Absent: L. Mack and R. Mack
Motion Passed

3. 1 (3) Lourdes Place (BZH # 28271, Ward 3) (Becca Farrar-Hughes)

Landscape Research, LLC, on behalf of Our Lady of Lourdes Parish, has applied for a Certificate of Appropriateness application to allow for the up-lighting of the exterior of the church and steeple located on the property at 1 Lourdes Place, a contributing building in the St. Anthony Falls Historic District.

Action: The Heritage Preservation Commission adopted staff findings and approved the Certificate of Appropriateness to allow up-lighting of the church and steeple of Our Lady of Lourdes Church located at 1 (3) Lourdes Place subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than August 5, 2016.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: http://www.nps.gov/history/hps/tps/standguide/.
4. Final plans shall include fixtures that meet the size stipulations and locational specifications as well as the color and luminance level noted in the attached plans.
5. All building mounted and pole mounted off-site light fixtures used to illuminate the church shall be removed from said premises prior to the installation of the fixtures on the church.

Absent: L. Mack and R. Mack
Approved on consent

4. 21 Third Street North (BZH # 28267, Ward 3) (Becca Farrar-Hughes)

Adsit Architecture & Planning, on behalf of John Rimarcik, has applied for a Certificate of Appropriateness application to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the building located at 21 Third Street North, also known as the Lakeland Building. No other work is proposed for the building at this time. The structure is a contributing building in the Minneapolis Warehouse Historic District.

Action: The eritage Preservation Commission adopted the findings and approved the Certificate of Appropriateness to allow for the removal of the non-historic masonry infill at the street level of the front (north) elevation of the building. A new wood storefront, wood entry door and stone wainscot is proposed to be installed in the three front bays of the Lakeland Building located at 21 Third Street North subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than August 5, 2016.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
3. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: http://www.nps.gov/history/hps/tps/standguide/.
4. Final plans shall comply with the Minneapolis Warehouse Historic District Design Guidelines as noted within this report and as indicated in the submitted plans.

Absent: L. Mack and R. Mack
Approved on consent

Information Items

5. Camden Park State Bank Building (BZH 28291, Ward 4) (Alexandr Young) with (John Smoley)

Property owner Tyler Avestini has nominated the Camden Park State Bank building located at 705 42nd Avenue North for designation as a Landmark.

Action: The Heritage Preservation Commission adopted staff findings and approved the nomination of the Camden Park State Bank building located at 705 42nd Avenue North as a landmark; established interim protection; and directed the Planning Director to prepare or cause to be prepared a designation study.

Aye: Bengtson, Faucher, Haecker, Hartnett, Hunter Weir, Lackovic, Stade, Vork
Absent: L. Mack and R. Mack
Motion passed

New Business

The next HPC meeting will be held in City Hall room 212. (Porter)

Cinema in the Cemetery at Minneapolis Pioneers and Soldiers Cemetery is coming to an end soon. The next show is The Blob on September 10. Plan 9 from Outer Space and The Thing From Another World will follow in coming weeks. (Hunter Weir)

Adjournment

The meeting was adjourned at 5:52 p.m.

The next regular Heritage Preservation Commission meeting: August 19, 2014

The Chair reserves the right to limit discussion on Agenda items.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: Hmong – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; Spanish – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; Somali – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

Last updated Aug 6, 2014

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October 10, 2014

Michael Koop
Local Preservation Programs
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. West
St. Paul, MN 55102-1906

RE: Camden Park State Bank Designation Study – Submittal for State Historic Preservation Office Comment

Mr. Koop:

The City of Minneapolis is pleased to submit the attached designation study for the Camden Park State Bank, 705 42nd Avenue North, Minneapolis. Please let me know if you would prefer a paper copy.

In accordance with state and local law, we respectfully request your comments within 60 days: by December 9, 2014. Staff is available to discuss the designation study in the coming weeks, should you wish to have a meeting. Please contact me with any questions that you may have. We look forward to receiving your comments.

Sincerely,

John Smoley, Ph.D.
612-673-2830
john.smoley@minneapolismn.gov

cc: Alexandr Young, CPED-Development Services

Minnesota
Historical Society

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December 5, 2014

John Smoley, Ph.D.
City of Minneapolis
Community Planning and Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: Local designation of the Camden Park State Bank, 705 42nd Avenue North, MHS Referral Number 2015-0226

Dear John,

Thank you for the opportunity to comment on the above referenced local designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

The Camden Park State Bank consists of two adjoining buildings: the two-story Independent Order of Odd Fellows (IOOF) building constructed in 1910, and the three-story Camden Park State Bank building constructed in 1920. Both buildings are faced with reddish-brown brick. The IOOF building has a corbelled brick cornice, while the 42nd Avenue façade of the 1920 building features a central entrance highlighted by a cornice supported by two pairs of Ionic columns, and a crenelated parapet.

The Camden Park State Bank is historically significant for its association with the development of the streetcar system in Minneapolis and the Camden neighborhood in the early twentieth century. The bank was built along 42nd Avenue North in order to take full advantage of the streetcar, and the financial institution played an important role in the commercial development of the Camden neighborhood. In addition to the first-floor bank, the building housed a fraternal lodge, post office, ballroom, pool hall, and medical legal and insurance offices. These services and recreational facilities thrived, in part, because of their proximity to the streetcar line.

Regarding architectural style, we would disagree with the classification of the 1920 building as Beaux Arts. The Beaux Arts style is characterized by large and grandiose compositions with an exuberance of detail and variety of stone finishes. Highlights are projecting pavilions with colossal columns, enriched moldings, and free-standing statuary. The 1920 building lacks these characteristics and is essentially devoid of style; at best it exhibits a few elements of Neoclassical design. Nevertheless, due to its strong historic associations, the Camden Park State Bank is an excellent candidate for local designation.

If you have any questions regarding our assessment of this property, please contact me.

Sincerely,

Michael Koop
State Historic Preservation Office

cc: Laura Faucher, HPC Chair

RECEIVED
DEC 08 2014
By

Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Alex Young, Intern, 612-673 -2118, with John Smoley, Ph.D.

DATE: January 15, 2015

SUBJECT: The Camden Park State Bank Building (705 42nd Avenue North) Designation Study – CPC Review and Comment

Designation Study Review and Comment

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

Staff anticipates this item will be on the January 15, 2015, Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

The relationship of the proposed designation to the city's comprehensive plan: The designation of the Camden Park State Bank Building is consistent with the following comprehensive plan policies:

- Policy 8.1 states "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." By designating the subject property as a landmark, the City will require the preservation of a building significant to the City for its association with the Minneapolis Streetcar system, Camden neighborhood identity, and prominent local architects.

- Policy 8.10 states, "Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality." Designating this property and encouraging its maintenance and rehabilitation may stimulate economic activity in the Camden area.

- Policy 8.10.5 states, "Prioritize the reuse of the city's historic buildings as a strategy for sustainable development." Oftentimes, the greenest building is the one already built. By designating the subject property and protecting it from any demolition in the future, embodied energy is conserved that would be otherwise spent in any potential demolition and construction of a new structure on this site. Therefore, this energy is conserved for future uses.

- Policy 8.11 states, "Raise awareness of the history of Minneapolis and promote the quality of the built environment." Designation of this property will help to tell the story of Camden and the early Minneapolis streetcar system to future residents of the city as this period of time shifts from memory into history. This could raise awareness in the public as the City of Minneapolis studies and considers any potential implementation of new light rail lines to service the sustainable growth of the city in a post-modern context.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will provide another example of the value of preservation in Minneapolis. With the act of designation, over time, the restoration and rehabilitation of buildings is encouraged. Maintaining existing commercial building stock for continued use during a time when new commercial and residential projects are being built during a boom in construction is a way to ensure that the old and the new coexist in a beautiful and dynamic whole. It will also serve as a reminder of the neighborhood's history to the residents of Camden and North Minneapolis.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: City council has adopted no small area plans for this portion of the Camden neighborhood west of Interstate 94.