

**Community Planning & Economic Development
Planning Division**

350 South 5th Street, Room 210
Minneapolis, MN 55415-1385



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

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, City Planner 612.673.2830
Aaron Hanauer, City Planner 612.673.2494
DATE: September 18, 2008
RE: Informational Item: Demolition Update: August 2008

Section 599.460 of the Minneapolis Code of Ordinances directs CPED staff to review all applications for wrecking permits to determine if the subject property is an historic resource. In the past year, CPED Preservation & Design staff has brought a handful of properties before the Heritage Preservation Commission for the demolition of an historic resource. These properties represent a small fraction of the properties staff reviews for demolition administratively.

In August, the CPED-Preservation and Design team reviewed 148 wrecking permit applications and approved demolition of 83 properties (see Table 1). These are substantially higher numbers than previous months; of the 148 wrecking permit applications reviewed, 23 properties were wrecking permits that were submitted by private contactors (see Appendix A for images). None of these properties possessed historical significance, though a few did retain several aspects of integrity. The other 125 wrecking permit applications that were reviewed (60 approved) were part of the City of Minneapolis Hennepin County Demolition project (see Appendix B for images). It is anticipated that up to 40 additional wrecking permits may be submitted (and approved) as part of this project by years end.

Table 1: Summary of August Demolition Activity

Demolition Type	Reviewed Wrecking Permits	Approved Wrecking Permits
Private Contractor Demolition Permits	23	23
City of Minneapolis/Hennepin County Approved Demolitions	125	60*
Total * The total number of wrecking permits approved may reach 100 by years end as part of the City-County Collaborative.	148	83

The City of Minneapolis Problem Properties- Hennepin County Demolition project, which was announced in late July of this year, is a collaborative effort to remove 100 vacant and boarded houses in Minneapolis by December 31, 2008 (see Appendix D for a list of press coverage). For this project, the Problem Properties Unit created a list of 125 properties that they considered to be beyond repair and candidates for demolition (see Appendix E for list). From this list of 125 properties, funding has been appropriated to demolish 100 properties. The 125 houses on this list were described by the Problem Properties Unit as being in extremely poor condition. Many of these houses have extensive fire damage, had internal vandalism, and/or missing structural elements such as copper pipes.

The Problem Properties Unit met with the CPED-Preservation and Design team in late July and asked the team to review the list of 125 properties for historic significance. The Problem Properties Unit also requested the historic significance review be completed within three weeks due to a quick timeline they received from Hennepin County. In order to meet this deadline the Preservation and Design team set up a three-step process to review the properties. Below are details of the process and results.

Step 1. Review general property information and information in the CPED-Preservation and Design team files for historic information of the 125 properties.

Summary of Step 1:

- 99 percent (124 properties) are located in North Minneapolis;
- None of the properties are historic landmarks or in historic districts;
- One property is considered a potential historic landmark: The Granlund Home at 2127 Lyndale Avenue North (see Appendix F); and
- One property is a noncontributing structure to the potential Homewood Historic District (1254 Russel Avenue North).

Step 2. Conduct a team meeting to analyze images of the 125 structures and place each property into one of the following categories:

Category 1: Candidate for rehabilitation (properties that are significant to neighborhood character)/May have historic or architectural integrity

Category 2: Demolition ok/Good candidate for salvage

Category 3: Demolition ok

Summary of Step 2:

- 95 properties were considered to contain little or no architectural and/or historic integrity (Category 3 properties).
- 31 properties were considered to possibly contain historic or architectural integrity and the Preservation and Design team thought a site visit was required to make a final decision.

Step 3. Conduct a site visit of the 31 properties that may be candidates for rehabilitation and/or have historic and/or architectural integrity.

Summary of Step 3 (results of site visit)

- 12 additional properties were found to be in poor condition and/or had little architectural or historic integrity. These properties were then placed into Category 3: Demolition Ok. There were a total of 107 properties placed in Category 3.
- 3 properties were considered to not have historic significance, but likely contained unique and valuable architectural and building details that should be salvaged. For these properties, the Preservation and Design Team encouraged the City of Minneapolis Problem Properties Unit to complete a salvage plan.
- 15 properties were considered to still contain architectural and historic integrity, and the Preservation and Design team requested from the Problem Properties Unit information on the extent of the interior and structural damage as well as a cost of rehabilitation estimate in order to possibly encourage rehabilitation.

Table 2: City-County Final Results from CPED-Preservation and Design Team Review

Category	Numbers
Category 1: Candidate for rehabilitation	15
Category 2: Candidate for salvage	3
Category 3: Demolition ok	107
Total	125

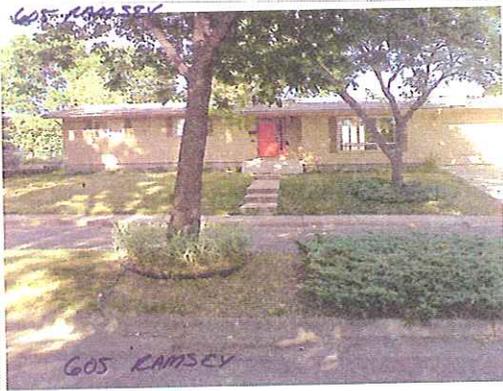
To date, the Problem Properties Unit has submitted 60 wrecking permit applications (97 percent of the houses were located in North Minneapolis). The Preservation and Design team considered 56 of the properties to be in Category 3. The other four properties that were approved for demolition were Category 1 properties (740 Pierce Street NE, 917 31st Avenue North, 1100 Knox Avenue North, and 2123 6th Street North). For the Category 1 Properties, the Problem Properties Unit provided the Preservation and Design Team documentation listing the extent of needed repairs. The Preservation and Design team agreed with the Problem Properties Unit assessment that these properties were beyond repair and therefore provided approval for the demolition. As for the one known potential historic resource, the Grandlund House at 2127 Lyndale Avenue North, it was taken off of the list of candidates for demolition as part of this project.

Attachments:

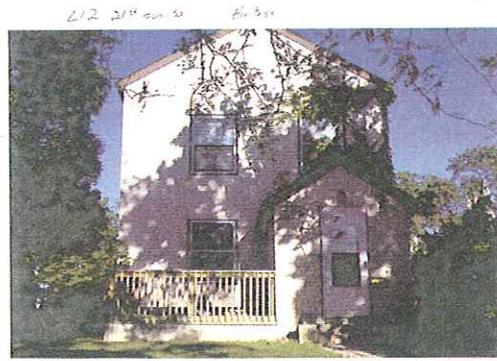
- Appendix A: Approved Private Contractor Wrecking Permits
- Appendix B: Approved Hennepin County City of Minneapolis Wrecking Permits
- Appendix C: August 2008 Wrecking Permit Map
- Appendix D: City-County Demolition Collaborative 2008
- Appendix E: List of Candidates for Demolition
- Appendix F: Grandlund Home Information

APPENDIX A.

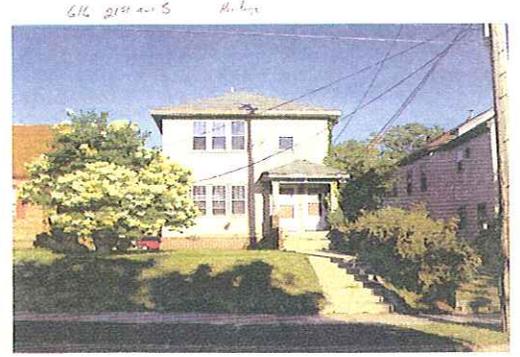
APPROVED PRIVATE CONTRACTOR WRECKING PERMITS



605 Ramsey Street NE.jpg



612 21st Ave.jpg



616 21st Ave S.jpg



721 2nd Street SE.jpg

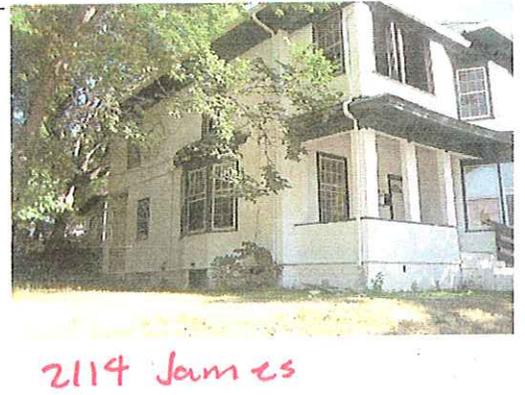
AK



1016 Marquette Avenue.jpg



1920 West Broadway.jpg



2114 James Ave N.jpg

2223 26th Ave N, Minneapolis



2223 26th Avenue North.jpg

2520 Queen Ave N, Minneapolis



2520 Queen Avenue.jpg

2524 Queen Ave N, Minneapolis



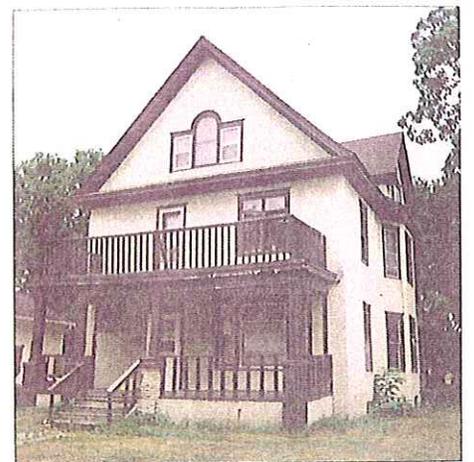
2524 Queen Avenue North.jpg



2530 James Ave N.jpg



2610 18th Ave S.jpg



2910 Lyndale Avenue
Mpls

2910 Lyndale Avenue North.jpg

AZ



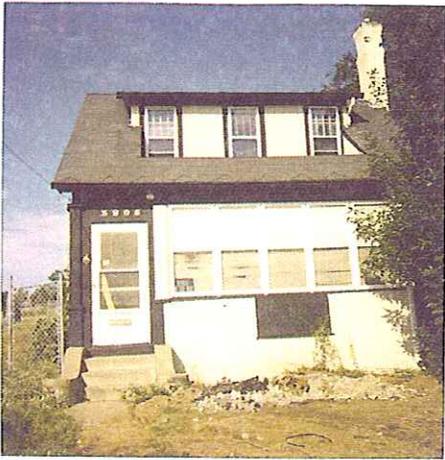
3112 6th St N.jpg



3600 10th Avenue South.jpg



3800 46th Avenue South.jpg



*3905 Washington Ave
N mpls
same - a lot better*

3905 Washington Ave N.jpg



4323 Newton Ave N.jpg



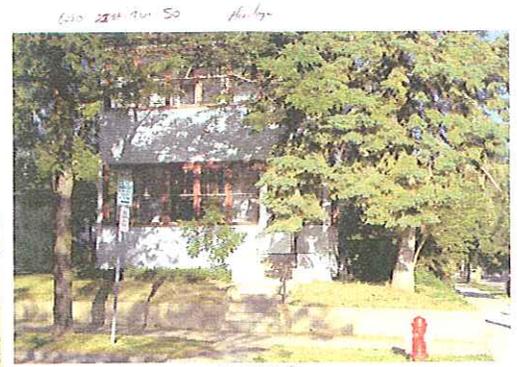
4611 Colfax Avenue North.jpg



4754 Camden AVE N.jpg



4917 York Avenue South.jpg



600 21st Ave S

600 21st Ave .jpg

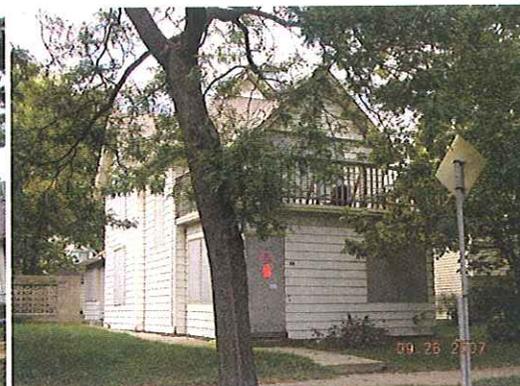
APPROVED HENNEPIN COUNTY
CITY OF MINNEAPOLIS WRECKING
PERMITS



706 Russell Ave N.JPG



710 Penn Ave N.JPG



740 Pierce St NE.JPG



900 34th Ave N.JPG



917 31st Ave N.JPG



1100 Knox Ave N.JPG



1212 22nd Ave N.JPG



1216 25th Ave N.JPG



1401 25th Ave N.JPG



1610 Oak Park Ave N.JPG



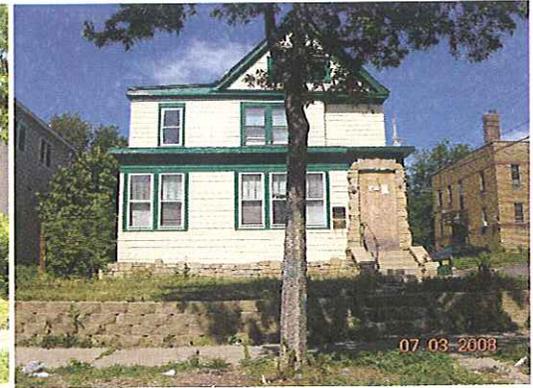
1611 22nd Ave N.JPG



1716 West Broadway Ave N.JPG



1726 West Broadway Ave N.JPG



1819 Sheridan Ave N.JPG



2034 Willow Ave N.JPG



2101 Dupont Ave N.JPG



2118 Emerson Ave N.JPG



2123 6th St N.JPG



2125 James Ave N.jpg



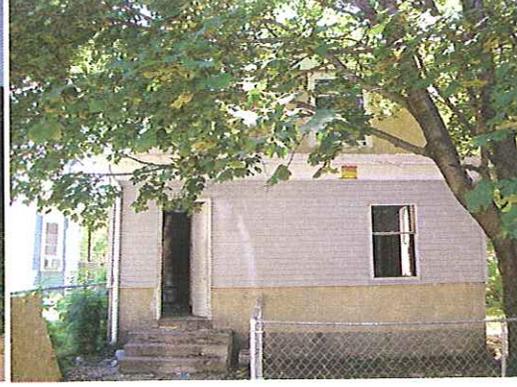
2228 4th St N.JPG



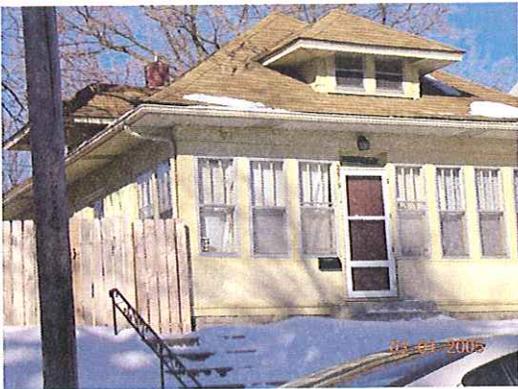
2414 Lyndale Ave N.JPG



2415 Lyndale Ave N.JPG



2514 6th St N.JPG



2619 Oliver Ave N.JPG



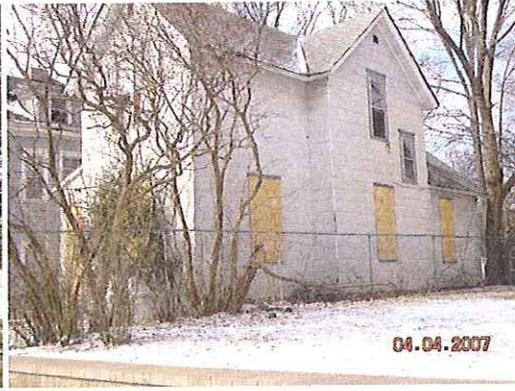
2635 James Ave N.JPG



2655 Penn Ave N.JPG



2705 OLIVER AVE.JPG



2707 Aldrich Ave N.JPG



2714 BRYANT AVE N.JPG



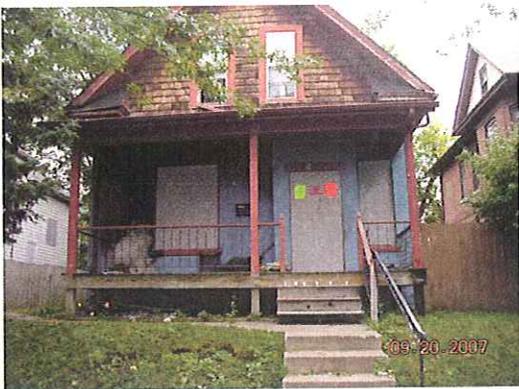
2720 James Ave N.JPG



2743 QUEEN AVE N.JPG



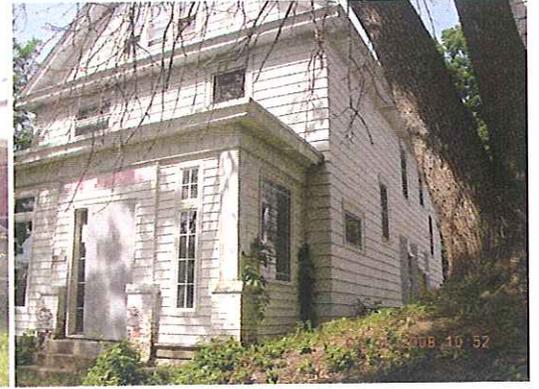
2800 Penn Ave N.JPG



2803 BRYANT AVE N.JPG



2826 BRYANT AVE N.JPG



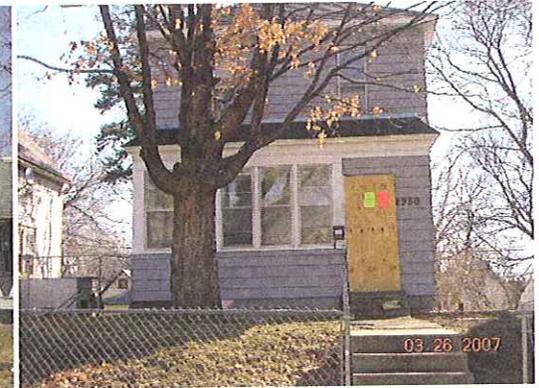
2901 BRYANT AVE N.JPG



2911 PENN AVE N.JPG



2943 PENN AVE N.JPG



2950 Queen Ave N.JPG



305 24th Ave N.JPG



314 25th Ave N.JPG



3239 4TH ST N.JPG



3321 25th Ave S.JPG



3427 MORGAN AVE N.JPG



3438 6TH ST N.JPG



3514 RUSSELL AVE N.JPG



3543 OLIVER AVE N.JPG



3627 Lyndale Ave N.JPG



3633 OLIVER AVE N.JPG



3910 GIRARD AVE N.JPG



4051 ALDRICH AVE N.JPG



415 31st Ave N.JPG



423 30th Ave N.JPG



4615 ALDRICH AVE N.JPG



613 33rd Ave N.JPG



613 39th Ave N.JPG



614 33rd Ave N.JPG



620 25th Ave N.JPG



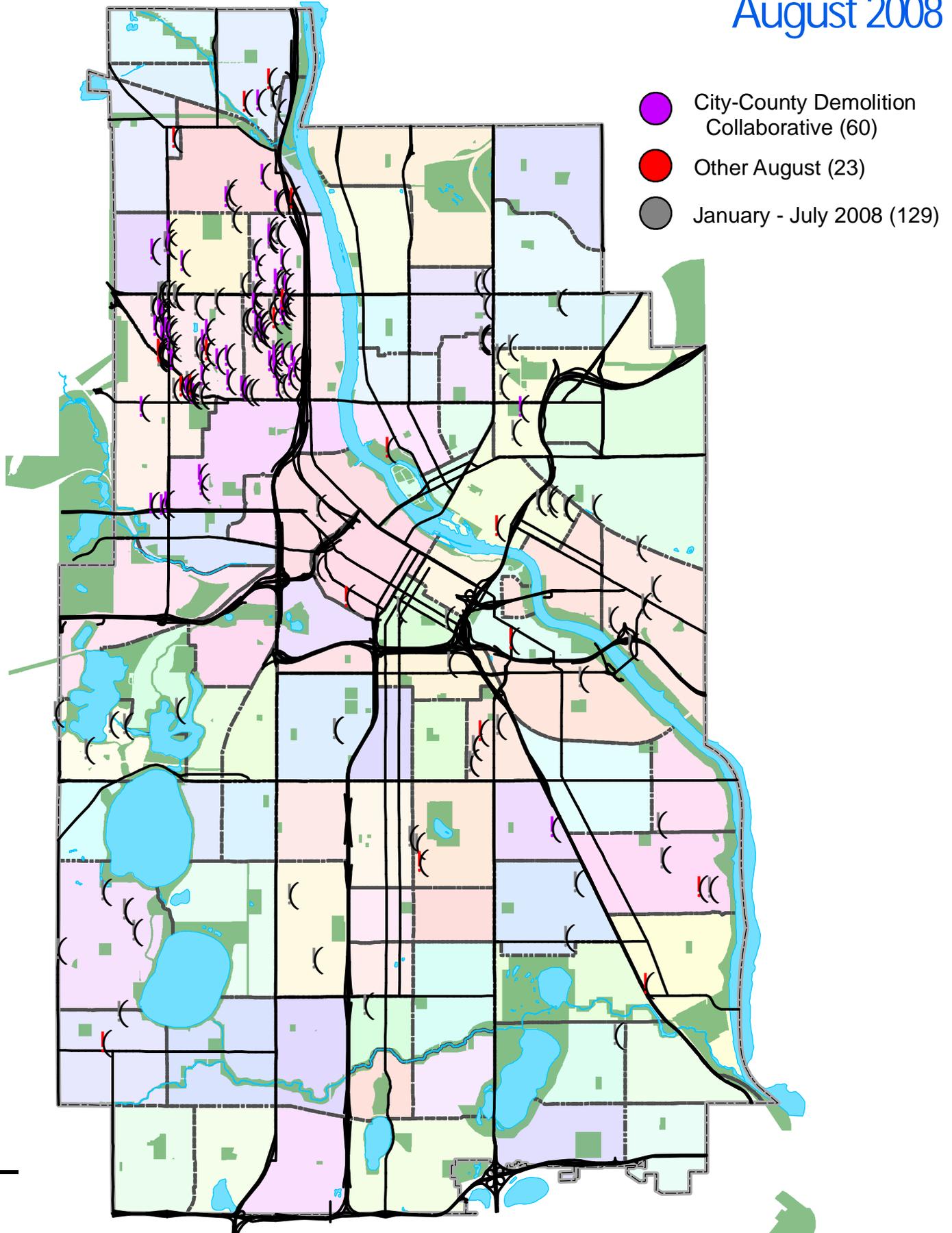
623 24th Ave N.JPG



627 Penn Ave N.JPG

Wrecking Permit Applications Reviewed by Preservation Staff

August 2008



Appendix D: City-County Demolition Collaborative 2008

In an effort to help remove vacant, boarded houses from Minneapolis neighborhoods, Hennepin County officials have joined forces with the Problem Properties Unit and Regulatory Services to demolish [at least 100 properties](#) by December 31, 2008.

Pursuant to Chapter 249 of the Minneapolis Ordinance, City staff have already performed interior surveys of many of the City's condemned houses and selected the worst to receive the Director's Order of Demolition. Buildings get placed on the Chapter 249 list for various reasons. Please read about [boarded buildings](#) and [code compliance](#) for more information.

[List of Candidates for Demolition as part of the CCDC](#) (Updated August 12)
[Minneapolis List of Boarded/Condemned Properties](#) (Updated August 12)

Recent Articles about the Project

[Razing trouble to rebuild Minneapolis](#),
(**Star Tribune**, August 5, 2008)

[Foreclosed 'nuisance' house demolished in Minneapolis](#)
(**Finance & Commerce**, August 4, 2008)

[Minneapolis begins effort to demolish abandoned houses](#)
(**Minnesota Public Radio**, August 4, 2008)

[Minneapolis cleans up by demolishing vacant homes](#)
(**ABC 5 News**, August 4, 2008)

[Hennepin County helps Minneapolis demolish blighted houses](#)
(**KARE 11 News**, August 4, 2008)

[Demolition begins on first of 50 blighted Minneapolis homes](#)
(**Hennepin County News Release**, August 4, 2008)

(Source: <http://www.ci.minneapolis.mn.us/Inspections/ccdc2008.asp>)

Appendix E: List of Candidates for Demolition (City-County 2008 Collaborative Project)

Note: Shaded properties were approved for demolition in August 2008.

Category 1. Candidate for Rehabilitation/May have historic or architectural integrity

Number	Street Name	Type	Direction	Ward	Neighborhood
917	31st	Ave	N	3	Hawthorne
2211	4th	St	N	3	Hawthorne
2123	6th	St	N	3	Hawthorne
2114	6th	St	N	3	Hawthorne
4858	Bryant	Ave	N	4	Lind Bohanon
1613	Fremont	Ave	N	5	Near North
2127	Lyndale	Ave	N	3	Hawthorne
740	Pierce	St	NE	3	Beltrami
1619	Fremont	Ave	N	5	Near North
313	26th	Ave	N	3	Hawthorne
1911	3rd	Ave	N	5	Harrison
1406	Fremont	Ave	N	5	Near North
1423	Girard	Ave	N	5	Near North
1100	Knox	Ave	N	5	Near North
2622	Plymouth	Ave	N	5	Willard Hay

Category 2. Demo Ok and Salvage Candidate

Number	Street Name	Type	Direction	Ward	Neighborhood
2800	Dupont	Ave	N	3	Hawthorne
3600	Emerson	Ave	N	4	Folwell
1020	Newton	Ave	N	5	Near North

Category 3. Demolition Ok

Number	Street Name	Type	Direction	Ward	Neighborhood
1611	22nd	Ave	N	5	Jordan
1212	22nd	Ave	N	5	Jordan
418	23rd	Ave	N	3	Hawthorne
623	24th	Ave	N	3	Hawthorne
305	24th	Ave	N	3	Hawthorne
420	24th	Ave	N	3	Hawthorne
620	25th	Ave	N	3	Hawthorne
314	25th	Ave	N	3	Hawthorne
1401	25th	Ave	N	5	Jordan
1216	25th	Ave	N	5	Jordan
2215	26th	Ave	N	5	Jordan
2215	29th	Ave	N	5	Jordan
301	30th	Ave	N	3	Hawthorne
423	30th	Ave	N	3	Hawthorne
430	30th	Ave	N	3	Hawthorne
416	30th	Ave	N	3	Hawthorne
726	31st	Ave	N	3	Hawthorne
415	31st	Ave	N	3	Hawthorne
614	33rd	Ave	N	3	McKinley
613	33rd	Ave	N	3	McKinley
900	34th	Ave	N	3	McKinley
613	39th	Ave	N	4	Webber Camden
2317	3 rd	St	N	3	Hawthorne
3213	4 th	St	N	3	McKinley
2314	4 th	St	N	3	Hawthorne
2222	4 th	St	N	3	Hawthorne
3229	4 th	St	N	3	McKinley
3239	4 th	St	N	3	McKinley
2228	4 th	St	N	3	Hawthorne
2200	6 th	St	N	3	Hawthorne
3315	6 th	St	N	3	McKinley
4847	6 th	St	N	4	Lind Bohanon
2514	6 th	St	N	3	Hawthorne
3438	6 th	St	N	3	McKinley
2130	6 th	St	N	3	Hawthorne
3016	6 th	St	N	3	Hawthorne
2701	Aldrich	Ave	N	3	Hawthorne
2707	Aldrich	Ave	N	3	Hawthorne
4051	Aldrich	Ave	N	4	Webber Camden
4615	Aldrich	Ave	N	4	Lind Bohanon
2803	Bryant	Ave	N	3	Hawthorne

Number	Street Name	Type	Direction	Ward	Neighborhood
2826	Bryant	Ave	N	3	Hawthorne
2704	Bryant	Ave	N	3	Hawthorne
2901	Bryant	Ave	N	3	Hawthorne
2714	Bryant	Ave	N	3	Hawthorne
2101	Dupont	Ave	N	3	Hawthorne
2627	Dupont	Ave	N	3	Hawthorne
2118	Emerson	Ave	N	3	Hawthorne
2648	Emerson	Ave	N	3	Hawthorne
2807	Emerson	Ave	N	5	Jordan
2810	Emerson	Ave	N	3	Hawthorne
3800	Fremont	Ave	N	4	Webber Camden
2638	Fremont	Ave	N	5	Jordan
2321	Fremont	Ave	N	5	Jordan
2718	Girard	Ave	N	5	Jordan
3910	Girard	Ave	N	4	Webber Camden
2005	Hillside	Ave	N	5	Jordan
1714	Hillside	Ave	N	5	Jordan
2635	James	Ave	N	5	Jordan
2125	James	Ave	N	5	Jordan
2720	James	Ave	N	5	Jordan
1119	Knox	Ave	N	5	Near North
1001	Logan	Ave	N	5	Near North
3851	Lyndale	Ave	N	4	Webber Camden
3627	Lyndale	Ave	N	3	McKinley
2414	Lyndale	Ave	N	3	Hawthorne
2131	Lyndale	Ave	N	3	Hawthorne
2415	Lyndale	Ave	N	3	Hawthorne
3015	Morgan	Ave	N	4	Jordan
3427	Morgan	Ave	N	4	Folwell
1610	Oak Park	Ave	N	5	Near North
2705	Oliver	Ave	N	5	Jordan
1942	Oliver	Ave	N	5	Willard Hay
3318	Oliver	Ave	N	4	Folwell
2619	Oliver	Ave	N	5	Jordan
3543	Oliver	Ave	N	4	Folwell
3633	Oliver	Ave	N	4	Folwell
1826	Oliver	Ave	N	5	Willard Hay
2800	Penn	Ave	N	5	Jordan
2943	Penn	Ave	N	5	Jordan
2911	Penn	Ave	N	5	Jordan
2718	Penn	Ave	N	5	Jordan

Number	Street Name	Type	Direction	Ward	Neighborhood
2655	Penn	Ave	N	5	Jordan
2631	Penn	Ave	N	5	Jordan
2614	Penn	Ave	N	5	Jordan
710	Penn	Ave	N	5	Near North
627	Penn	Ave	N	5	Harrison
2915	Penn	Ave	N	5	Jordan
2950	Queen	Ave	N	5	Jordan
2018	Queen	Ave	N	5	Willard Hay
2718	Queen	Ave	N	5	Jordan
2743	Queen	Ave	N	4	Jordan
2904	Queen	Ave	N	5	Jordan
1254	Russell	Ave	N	5	Willard Hay
3514	Russell	Ave	N	4	Cleveland
2918	Russell	Ave	N	4	Jordan
2955	Russell	Ave	N	4	Jordan
706	Russell	Ave	N	5	Willard Hay
1819	Sheridan	Ave	N	5	Willard Hay
2014	Upton	Ave	N	5	Willard Hay
1914	West Broadway	Ave	N	5	Jordan
1800	West Broadway	Ave	N	5	Jordan
1726	West Broadway	Ave	N	5	Jordan
1716	West Broadway	Ave	N	5	Jordan
1714	West Broadway	Ave	N	5	Jordan
1918	West Broadway	Ave	N	5	Jordan
2034	Willow	Ave	N	5	Jordan

Note: Shaded properties were approved for demolition in August 2008.

APPENDIX F. GRANLUND HOUSE INFO

Minneapolis HPC Building Inventory Form

P.I.D. 1602924140051

2127 Lyndale Ave. N.

Property and Owner Information

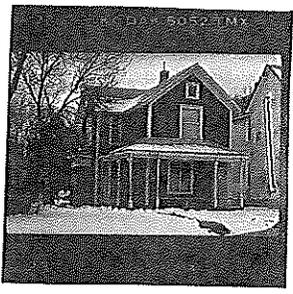
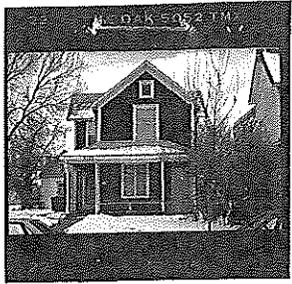
Historic Name Granlund, Peter House Owner Code P *P=Private; L=Local; S=State; F=Federal*
 Common Name House Current Owner Sm Division, Inc.
 Other Name _____ Address 1609 W. Co. Rd.
 State Inventory # HE-MPC-08191 City Burnsville State MN Zip 55306-

Locational Information

Blk 005 Lot(s) 002 Addition Highland Park Addn
 ZONE 15 Quad Minneapolis North No. 2127 Street Lyndale Ave. N.
 E 477290 TWP 29 RG 24 Sec. 16 City Minneapolis County Hennepin
 N 4982910 Quarter/Quarters NE SE NE Zip 55411 Neighborhood: Hawthorne

Survey/Photography Information

Surveyor(s) Mead & Hunt, Inc.
 Survey Date 04/03/2002 Co. Mead & Hunt, Inc.
 Building Occupied? Publicly Accessible?
 Survey Level 3. Possible Significance/Integrity
 Photographer Mead & Hunt, Inc.
 Photo Date 04/03/2002 Roll 5
 Frame 22 Facing NE
 Frame 23 Facing SE
 Frame _____ Facing _____
 Frame _____ Facing _____
 Contact Sheet 014358



Notes:

Significance and Nomination Information

Property Category Building Period of Significance 1890 Level of Sig. L *L=Local; S=State; N=National*
 NRHP Status _____ Local Status _____ NHL Date _____
 Date _____ Date _____
 Ref. No. _____ In District *C = Contributing NC=Noncontributing*
 In District *C = Contributing NC=Noncontributing*
 Significant Person _____ Cultural Affiliation _____
 Local Criterion 4. Architecture/Engineering/Construction
 Local Contexts Architecture Residential Development _____
 State Context Urban Centers 1870-1940
 Note on Significance: _____ Threats: _____

Consultant Recommendation: Property is an example of late nineteenth century house within the survey area. This house does not appear to be individually distinctive enough architecturally to meet local or National Register criteria. Historic research conducted did not reveal potential significance for its relationship to a significant pattern of events or individual.

FI

2127 CYNARE



04.09.2007

F2

Minneapolis Heritage Preservation Commission
 City Planning Department
 210 City Hall
 Minneapolis, Minnesota 55415

DRAFT

Local Heritage Preservation Designation Study

1. Name
Historic: GRANLUND HOUSE
Common:

2. Location: 2127 Lyndale Avenue North, Mpls., MN

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> pvt. res.
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transport.
			<input type="checkbox"/> other:

4. Legal Description:

5. Date(s) of Construction: 1891

6. Architect and/or Builder:

7. Owner of Property: David K. Westlund

Address: 3288 Idaho Avenue South, St. Louis Park, MN

8. Condition

excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

9. Description

The Granlund home is located in north-west Minneapolis in a dilapidated older neighborhood, Hawthorne. It is two blocks north of the commercial district of West Broadway and six blocks west of the industrial area along the Mississippi.

The home has frame construction, horizontal wood lap siding, and two floors with cross-shaped floor plans. Plans typical of this shape located the sitting room and parlor in the front and the kitchen in the rear. The bedrooms were on the second floor. The maximum length and width was 40' x 20'. Wood shingles were used on the gabled roof. The front apex of the roof has a small triangular mergeboard. A carved wood panel, pediment-shaped, is above each of the two

Cont.

F3

Minneapolis Heritage Preservation Commission

Local Heritage Preservation Designation Sheet
Continuation Sheet - Granlund

Item Number

Page 2

Description continued

entries to the encircling front porch. The front and back porch also featured scroll brackets and round post spindles. A small rectangular one-story bay window with scroll brackets and moldings protrudes from the south wing.

A few years after initial construction a 8' x 10' shed was added to the back of the lot. At the turn of the century, the back porch was removed and an addition was added connecting the shed to the home. Also at this time, a 28' x 14' carriage house was added to the far back of the lot.

Currently the home is rented as three units. Posts and brackets are sparsely spaced on the porch. Roofs and window framing members sag. The porch base is also missing. The Granlund House, though, appears to be structurally stable.

10. Areas of Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> education	<input type="checkbox"/> music
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> education	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> engineering	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> religion
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> industry	<input type="checkbox"/> science
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> invention	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> social/humanitarian
	<input type="checkbox"/> community planning	<input type="checkbox"/> law	<input type="checkbox"/> theater
	<input type="checkbox"/> conservation	<input type="checkbox"/> literature	<input type="checkbox"/> transportation
	<input type="checkbox"/> economics	<input type="checkbox"/> military	<input type="checkbox"/> other (specify)
			<input type="checkbox"/> city development

11. Statement of Significance

The Granlund home built in 1891 has similar features to those of the rural Victorian style. Because of these exterior features, the home is considered significant. Round post spindle work, vergeboards, bay windows, carved panels, and scroll brackets were once common in this Minneapolis neighborhood, but few structures are left with this standard of craftsmanship.

The home was constructed and occupied by Peter Granlund, a carpenter. At that time, the neighborhood was predominantly middle-class Scandinavians who relied on the lumber mills along the Mississippi River for employment. The title of the Granlund home passed from Peter to Carl Granlund during the twenties. Carl used the house as rental property, most likely because the neighborhood declined after the collapse of the mills in 1921. Many of the new inhabitants were struggling immigrants. Carl sold the home in 1939. From there, a rapid succession of ownerships occur. During this time the carriage house and main house were separated as properties. At present, the house is again for sale, typical of the neighborhood.

Cont.

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Minneapolis Heritage Preservation Commission

Local Heritage Preservation Designation Sheet
Continuation Sheet - Granlund

Item Number

Page 3

Statement of Significance cont.

The Hawthorne area of North Minneapolis has been plagued by absentee landlords who neither screen their tenants nor repair their buildings. Housing inspectors also have poor records. Rehabilitation and redevelopment are major issues for the Hawthorne neighborhood. Preservation of existing buildings would be a beginning in improving the integrity of the once respectable neighborhood.

12. Study prepared by:

Date:

13. Minneapolis Heritage Preservation Commission Recommendation:

ss/b20

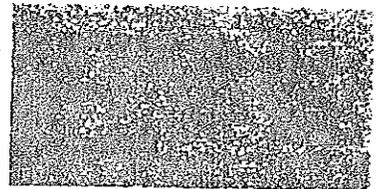
F5

DRAFT

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Granlund House

and/or common

2. Location

street & number 2127 Lyndale Avenue North not for publication

city, town Mpls. vicinity of congressional district

state MN code county Hennepin code

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David K. Westlund

street & number 2288 Idaho Av. S.

city, town St. Louis Park vicinity of state MN

5. Location of Legal Description

courthouse, registry of deeds, etc. Hennepin Co. Court House, Govt. Center

street & number 6th Floor 300 S. 6th St.

city, town Mpls. state MN

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

FL

Description

it deteriorated unaltered original site
 ruins altered moved date _____
 unexposed

be the present and original (if known) physical appearance

The Granlund home is located in north-west Minneapolis in a dilapidated older neighborhood, Hawthorne. It is two blocks north of the commercial district of West Broadway and six blocks west of the industrial area along the Mississippi.

The home has frame construction, horizontal wood lap siding, and two floors with cross-shaped floor plans. Plans typical of this shore located the sitting room and parlor in the front and the kitchen in the rear. The bedrooms were on the second floor. The maximum length and width was 40'x20'. Wood shingles were used on the gabled roof. The front apex of the roof has a small triangular vergeboard. A carved wood panel, pediment-shaped, is above each of the two entries to the encircling front porch. The front and back porch also featured scroll brackets and round post spindles. A small rectangular one-story bay window with scroll brackets and moldings protrudes from the south wing.

A few years after initial construction a 8'x10' shed was added to the back of the lot. At the turn of the century, the back porch was removed and an addition was added connecting the shed to the home. Also at this time, a 28'x14' carriage house was added to the far back of the lot.

Currently the home is rented as three units. Posts and brackets are sparsely spaced on the porch. Roof and window framing members sag. The porch base is also missing. The Granlund House, though, appears to be structurally stable.

ificance

Areas of Significance—Check and justify below

Pre-1499	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
1499-1599	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
1700-1799	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
1800-1899	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
1900-	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration-settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics-government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify):

Specific dates

1891

Builder-Architect

Statement of Significance (in one paragraph)

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The Hawthorne area of North Minneapolis has been plagued by absentee landlords who neither screen their tenants nor repair their buildings. Housing inspectors also have poor records. Rehabilitation and redevelopment are major issues for the Hawthorne neighborhood. Preservation of existing buildings would be a beginning in improving the integrity of the once respectable neighborhood.