

Minneapolis
City of Lakes

**Community Planning &
Economic Development**

Planning Division

250 South 4th Street - Room 110
Minneapolis MN 55415

Office 612 673-2597
Fax 612 673-2728
TTY 612 673-2157

November 9, 2011

Jeff Minea
Cushman & Wakefield/Northmarq
3800 American Boulevard West
Suite 800
Bloomington, MN 55431

RE: Historic Review Letter: 2700 Lyndale Avenue South
PID: # 3302924410036
BZH # 27100

Dear Mr. Minea,

On October 8, 2011 you submitted an application for a historic review letter. The subject property is located at 2700 Lyndale Avenue South.

Section 599.460 of the Municipal Code of Ordinances (MCO) states:

"The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170."

Section 599.110 of the MCO defines a historic resource as:

"A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The building located at 2700 Lyndale Avenue was built as 24 feet wide by 50 deep one-story store at the corner of the lot in 1911. In 1916 a 51 by 50 deep addition that contained three storefronts was constructed to the south of the 1911 building. There were no architects listed on the building permits for the buildings.

The property is not currently locally or nationally designated. The property was included in previous historic resource surveys of Minneapolis, but not identified for further research.

The property appears to meet local designation criterion number three: the property contains or is associated with distinctive elements of city or neighborhood identity. The property, along with the adjacent commercial properties on this block of Lyndale Avenue South, creates an early twentieth century commercial context that may be part of distinctive neighborhood fabric that warrants further consideration as a historic resource.

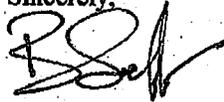


Based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource. As such, if demolition of the property is pursued a Demolition of Historic Resources Application would be required, which is heard in a public hearing with the Minneapolis Heritage Preservation Commission.

The determinations in this letter shall be valid for one (1) year from the date of this letter. In light of additional information provided to CPED by the property owner, the property owner's representative, or other interested parties CPED reserves the right to reevaluate its determination in this letter.

The property may be eligible for listing on National Register of Historic Places. Properties that are listed on the National Register of Historic Places are eligible for Federal and State Historic Tax Credits. These tax credits could provide up to forty percent of the rehabilitation costs of the property.

Sincerely,



Brian Schaffer, AICP
Senior City Planner
250 South 4th Street - Room 300 PSC
Minneapolis, MN 55415
Direct: (612) 673-2670
Fax: (612) 673-2526
brian.schaffer@ci.minneapolis.mn.us

c.c. Amanda Arnold, Principal City Planner, Community Planning



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Jeff Minea
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3800 American Boulevard West
Suite 800
Bloomington, MN 55431

RE: Historic Review Letter: 2708 Lyndale Avenue South
PID: # 3302924410037
BZH # 27101

Dear Mr. Minea,

On October 8, 2011 you submitted an application for a historic review letter. The subject property is located at 2708 Lyndale Avenue South.

Section 599.460 of the Municipal Code of Ordinances (MCO) states:

"The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170."

Section 599.110 of the MCO defines a historic resource as:

"A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The building located at 2708 Lyndale Avenue was built prior to 1885. Sanborn fire insurance maps from 1885 indicate that it was the only building on the block at this time. The original building permit records are not available for this property and thus the exact date of construction is not known. The architect or builder of the property is also not known.

The property is not currently locally or nationally designated. The property was included in previous historic resource surveys of Minneapolis, but not identified for further research.

The property appears to meet local designation criterion number three: the property contains or is associated with distinctive elements of city or neighborhood identity. The property is the oldest extant commercial property along the 2700 block of



Lyndale Avenue South¹ and is associated with broad patterns of commercial development.

The property, along with the adjacent commercial properties on this block of Lyndale Avenue South, creates an early twentieth century commercial context that may be part of distinctive neighborhood fabric that warrants further consideration as a historic resource.

Based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource. As such, if demolition of the property is pursued a Demolition of Historic Resources Application would be required, which is heard in a public hearing with the Minneapolis Heritage Preservation Commission.

The determinations in this letter shall be valid for one (1) year from the date of this letter. In light of additional information provided to CPED by the property owner, the property owner's representative, or other interested parties CPED reserves the right to reevaluate its determination in this letter.

The property may be eligible for listing on National Register of Historic Places. Properties that are listed on the National Register of Historic Places are eligible for Federal and State Historic Tax Credits. These tax credits could provide up to forty percent of the rehabilitation costs of the property.

Sincerely,



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¹ Sanborn Fire Insurance Map 1885-1889.



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November 9, 2011

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3800 American Boulevard West
Suite 800
Bloomington, MN 55431

RE: Historic Review Letter: 2712 Lyndale Avenue South
PID: # 3302924410038
BZH # 27102

Dear Mr. Minea,

On October 8, 2011 you submitted an application for a historic review letter. The subject property is located at 2712 Lyndale Avenue South.

Section 599.460 of the Municipal Code of Ordinances (MCO) states:

"The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170."

Section 599.110 of the MCO defines a historic resource as:

"A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The current building located at 2712 Lyndale Avenue replaced a 12 by 18 frame office building in 1911 that was constructed in 1911. In 1921, a two-story brick building was constructed. It was designed by SJ Bowler.

The property is not currently locally or nationally designated. The property was included in previous historic resource surveys of Minneapolis, but not identified for further research.

The property appears to meet local designation criterion number six: the property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects. SJ Bowler designed the First Church of Christ Scientists (1897) and Mikro Kodesh Synagogue (1926). Both buildings are listed on the National Register of Historic Places and locally designated landmarks for their architecture. S.J. Bowler appears to be a master architect.



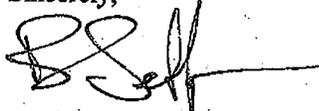
The property appears to meet local designation criterion three: the property contains or is associated with distinctive elements of city or neighborhood identity. The property, along with the adjacent commercial properties on this block of Lyndale Avenue South, creates an early twentieth century commercial context that may be part of distinctive neighborhood fabric that warrants further consideration as a historic resource.

Based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource. As such, if demolition of the property is pursued a Demolition of Historic Resources Application would be required, which is heard in a public hearing with the Minneapolis Heritage Preservation Commission.

The determinations in this letter shall be valid for one (1) year from the date of this letter. In light of additional information provided to CPED by the property owner, the property owner's representative, or other interested parties CPED reserves the right to reevaluate its determination in this letter.

The property may be eligible for listing on National Register of Historic Places. Properties that are listed on the National Register of Historic Places are eligible for Federal and State Historic Tax Credits. These tax credits could provide up to forty percent of the rehabilitation costs of the property.

Sincerely,



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November 9, 2011

Jeff Minea
Cushman & Wakefield/Northmarq
3800 American Boulevard West
Suite 800
Bloomington, MN 55431

RE: Historic Review Letter: 2724 Lyndale Avenue South
PID: # 3302924410235
BZH # 27103

Dear Mr. Minea,

On October 8, 2011 you submitted an application for a historic review letter. The subject property is located at 2724 Lyndale Avenue South.

Section 599.460 of the Municipal Code of Ordinances (MCO) states:

"The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170."

Section 599.110 of the MCO defines a historic resource as:

"A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

In 1911 a 32 by 55 framed creamery was constructed for Isles Dairy at 2728 Lyndale Avenue South. In 1922 a new 60 by 80 brick and tile creamery for Isles Dairy was constructed at 2724 Lyndale Avenue South adjacent to the 1911 building. The following year, 1923, the 1911 building was demolished. In 1933, a 56 by 118 concrete block garage building was added. The 1922 building (still extant) was designed by CB Stravs.

The property is not currently locally or nationally designated. The property was included in previous historic resource surveys of Minneapolis, but not identified for further research.

The architect of the 1922 building, CB Stravs, was involved in several planning and architecture initiatives in Minneapolis. He contributed to the 1906 Comprehensive Plan of Minneapolis: "City Practical, City Beautiful." He also was a member of and author of the Architects' Small House Services Bureau of



Minnesota where he served as Chairman of the Committee of Working Drawings for their publication. CB Stravs also designed the Phi Gamma Delta House at 1129 University Ave SE. This is locally designated as part of the Greek Letter House Historic District.

The property appears to meet local designation criterion three: the property contains or is associated with distinctive elements of city or neighborhood identity. The property, along with the adjacent commercial properties on this block of Lyndale Avenue South, creates an early twentieth century commercial context that may be part of distinctive neighborhood fabric that warrants further consideration as a historic resource.

Based on the information currently available the property appears to meet at least one of the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to be a historic resource. As such, if demolition of the property is pursued a Demolition of Historic Resources Application would be required, which is heard in a public hearing with the Minneapolis Heritage Preservation Commission.

The determinations in this letter shall be valid for one (1) year from the date of this letter. In light of additional information provided to CPED by the property owner, the property owner's representative, or other interested parties CPED reserves the right to reevaluate its determination in this letter.

The property may be eligible for listing on National Register of Historic Places. Properties that are listed on the National Register of Historic Places are eligible for Federal and State Historic Tax Credits. These tax credits could provide up to forty percent of the rehabilitation costs of the property.

Sincerely,

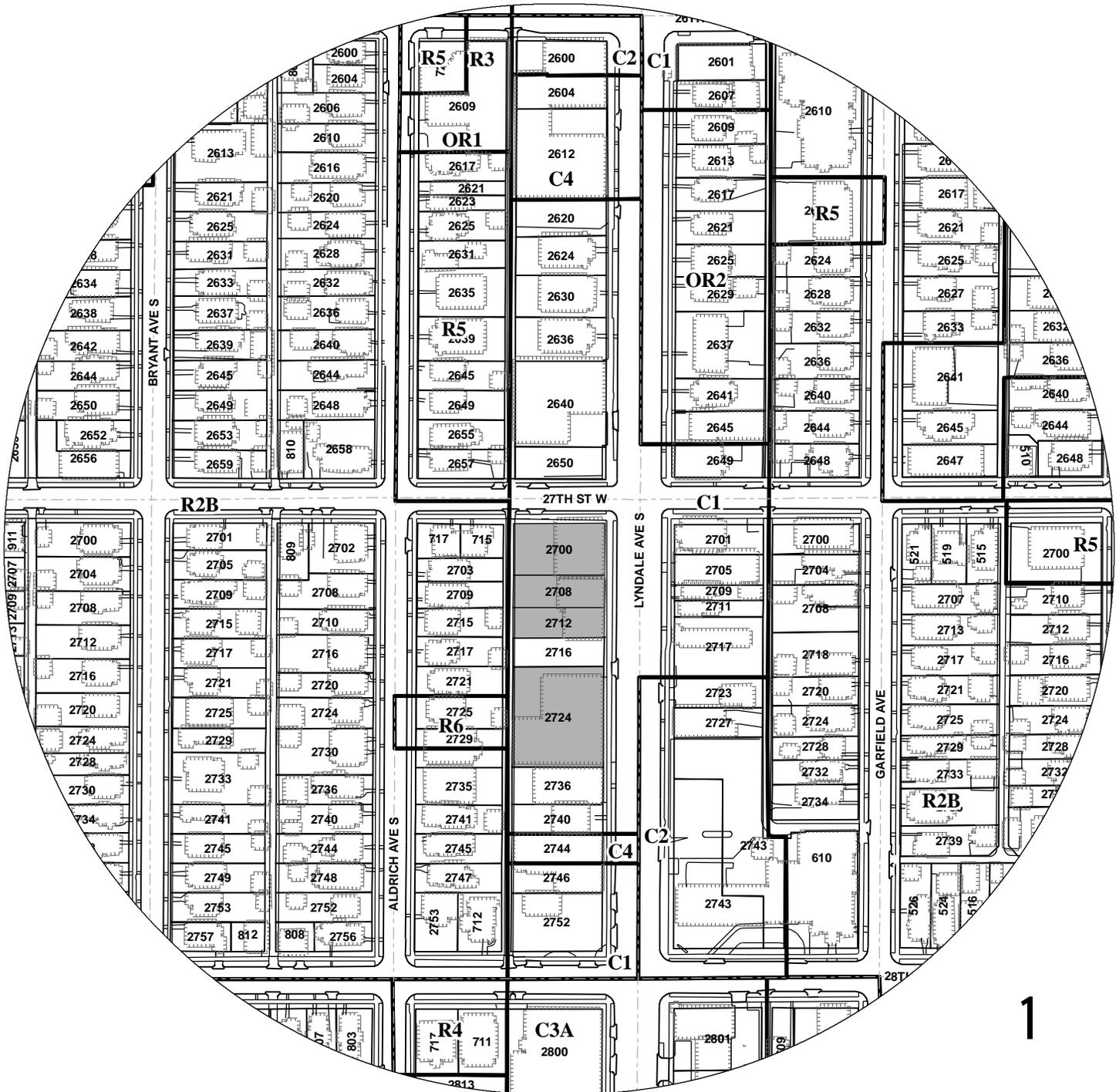


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c.c. Amanda Arnold, Principal City Planner, Community Planning

NAME OF APPLICANT

WARD



1

PROPERTY ADDRESS

2724 Lyndale Avenue South

FILE NUMBER

All



A10



S Garfield Ave

S Garfield Ave

S Garfield Ave

S Garfield Ave

W 27th St

W 28th St

22

S Lyndale Ave

22 S Lyndale Ave

22

S Lyndale Ave

W 27th St

W 28th St

A11

50 feet

10 m



A12

50 feet

10 m

**APPLICATION FOR DEMOLITION OF HISTORIC RESOURCE
HERITAGE PRESERVATION COMMISSION
MINNEAPOLIS, MINNESOTA**

BZH 27249

The undersigned hereby applies for Demolition of an Historic Resource, as authorized in section 599.470 of the Minneapolis Code of Ordinances.

1. Street address of Affected Property: 2700 Lyndale Avenue South

Legal Description: Lot 1 and N 38 feet of Lot 2, Block 1 of Channell & Haywood's Addition to Minneapolis (PID 33-029-24-41-0036)

2. Name of Applicant: TOLD Development Co. (contact: Trent Mayberry)

Address: Two Carlson Pkwy, Suite 355; Plymouth, MN 55447

Daytime Telephone: (952) 278-9000, direct (952) 278-0112

3. Name of Property Owner (if different than applicant): Geurts Family LLC

Contact: Jeff Minnea

Address: 188055 37th Avenue North; Plymouth, MN 55446

Daytime Telephone: (952) 955-6196, cell (612) 701-7741

4. Name of Demolition Contractor (if different than applicant):

Address:

Daytime Telephone:

5. State the reasons for the demolition, including any proposed replacement of the existing building. Describe the physical condition of the existing building and the estimated costs of renovation and stabilization. Describe the economic value or usefulness of the property, including its assessed value, its current use and feasible alternative uses. Attach additional documentation as needed:

See attached letters, plans and Landscape Research LLC report on historic evaluations.

Value of property: 2010 Assessed value: \$460,000

2011 taxes: \$16,909.46

Current building: 5,500 s.f. building covers only 50% of lot area

Current use: Laundromat maintains 2,440 s.f. of building and does not cover costs of building taxes-will likely close in next 2-5 months. Remaining 3,060 s.f. of building is vacant; Sunny Side Up Café left in May 2010 for non-payment of rent.

Proposed use: Trader Joe's grocery will provide considerably more income to owners and City of Minneapolis

Demolition cost: approximately \$20,000, plus abatement costs

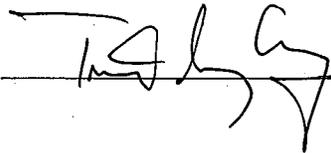
Renovation costs: New roof and mechanical upgrades estimated at \$195,000

6. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

Hennepin County Taxpayer Services Division
A-600 Government Center
300 South 6th Street
Minneapolis, MN 55487
Telephone: 612-348-5910

7. Attach three copies of scaled and dimensioned plans for any proposed project that is intended to replace the historic resource, if applicable, including at least one copy that is reduced to 8" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations. Attached
8. Attach photographs of all affected elevations and significant interiors of the existing building (no Polaroid pictures). See attached Landscape Research report.

Signature of Applicant:



Date: 2/13/12

Submit completed application and required attachments to:

Minneapolis Community Planning & Economic Development (CPED)
Preservation and Design
250 S. 4th St
Room 300
Minneapolis, MN 55415-1385
Telephone: 612-673-2597

Determination of Eligibility Study

**2700, 2708, 2712 and 2724 Lyndale Avenue South
Minneapolis, Minnesota**



**Prepared for
Geurts Family LLC**

**by
Amy M. Lucas M.S.
Landscape Research, LLC
St. Paul, MN**

February 2012

Table of Contents

List of Figures	3
1.0 STUDY OBJECTIVES AND METHODS	5
2.0 PERMIT APPLICATION BACKGROUND	5
3.0 PROPERTY DESCRIPTIONS	6
4.0 LYNDALE AVENUE DEVELOPMENT	11
4.1 The Streetcar Corridor	11
4.2 Lyndale Avenue Commercial Buildings	14
4.3 The Automobile Corridor	15
5.0 PROPERTY HISTORIES	17
6.0 EVALUATION	22
6.1 Previous Evaluations	22
6.2 Integrity	23
6.3 Recommendation	27
7.0 SOURCES CONSULTED	29
8.0 APPENDIX	32

List of Figures

Cover: 2700-2712 Lyndale Avenue South. (A. Lucas, January 2012)	
Fig. 1. Location Map. (City of Minneapolis)	4
Fig. 2. Aerial. (2009)	6
Fig. 3. 2700 Lyndale Avenue South, east elevation, left, and west elevation, right. (A. Lucas, January 2012)	7
Fig. 4. 2708 Lyndale Avenue South, east elevation, left, and west elevation, right. (A. Lucas, January 2012)	8
Fig. 5. 2712 Lyndale Avenue South, east elevation, left, and west elevation, right. (A. Lucas, January 2012)	9
Fig. 6. 2724 Lyndale Avenue South, east elevation, left, and west elevation, right. (A. Lucas, January 2012)	10
Fig. 7. Lyndale Avenue facing south at 25th Street, ca. 1949. (MHS)	11
Fig. 8. Channell & Haywood's Addition to Minneapolis, 1882. (Hennepin County)	12
Fig. 9. Map of Minneapolis, G. M. Hopkins, 1885.	13
Fig. 10. Atlas of City of Minneapolis, C.M. Foote, 1898.	13
Fig. 11. Map of Minneapolis, Minneapolis Real Estate Board, 1914.	14
Fig. 12. Lyndale Avenue South at West 27th Street, ca. 1962. (MHS)	15
Fig. 13. Sanborn Insurance Map, 1952, Vol. 6, Sheet 619.	16
Fig. 14. Aerial, Minneapolis, 1938. (MHS)	32



2700-2724 Lyndale Avenue South

1. Location Map

2700, 2708, 2712 and 2724 Lyndale Avenue South
 February 2012 / Landscape Research LLC

1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the commercial properties at 2700, 2708, 2712 and 2724 Lyndale Avenue South to determine if they meet the Minneapolis Heritage Preservation Commission local designation criteria.

The properties were photographed during site visits in January 2012. Historical research relied on Minneapolis maps and atlases, building permits, city directories, newspapers and U.S. Federal census records. Archives at the Minnesota Historical Society, Hennepin History Museum and the Hennepin County Library-Minneapolis Collection were utilized. Minneapolis historic context studies, including “Neighborhood Commercial Centers, 1885-1963” (Zellie 1993), “Street Railways, 1873-1954”, “The Wedge Neighborhood of Minneapolis” (Zellie 2005), “The East Isles Neighborhood” (Zellie 2006) and “South Minneapolis: A Historic Context” (Hess, Roise and Co. 2000), which provide an overview of Minneapolis’ development history and property types, were reviewed.

Real estate sections of the *Minneapolis Journal* and *The Improvement Bulletin* provided an overview of building activity in the neighborhood at the time of construction. The Northwest Architectural Archives at the University of Minnesota maintain the Carl Stravs Collection.

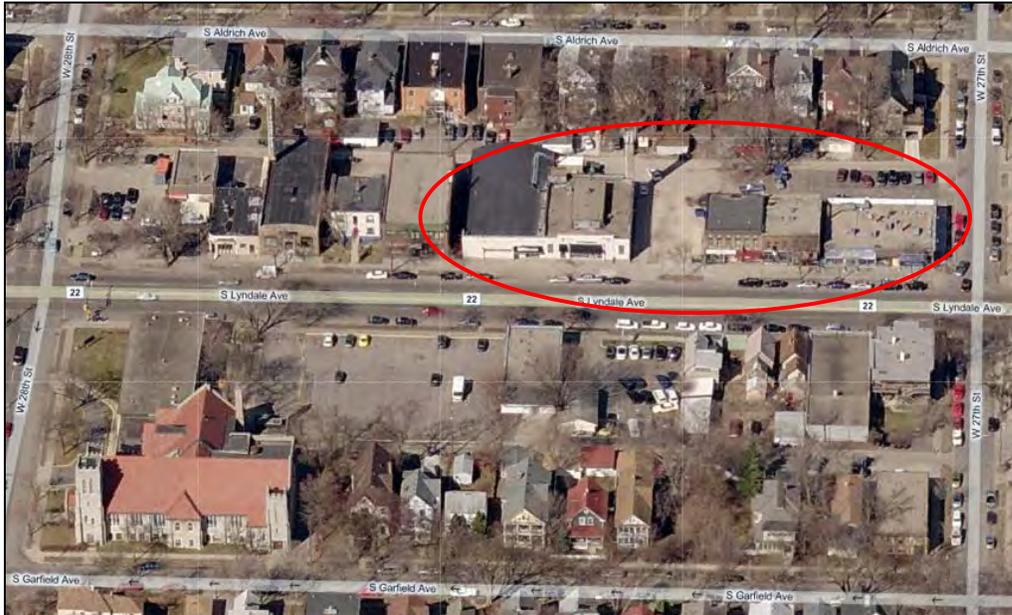
2.0 PERMIT APPLICATION BACKGROUND

On October 8, 2011, Jeff Minea, representative of the owner, applied for historic review letters for the commercial properties at 2700, 2708, 2712 and 2724 Lyndale Avenue South. In letters dated November 9, 2011, Minneapolis Community Planning and Economic Development (CPED) staff concluded that the properties appeared to meet at least one local designation criteria and declared the properties Historic Resources. In order to pursue demolition, completion of a Demolition of Historic Resources application and a public hearing with the Minneapolis Heritage Preservation Commission (HPC) is required.

CPED staff determined that the four properties appear to meet local designation for their association with distinctive elements of city or neighborhood identity. In addition, the letters note that the property at 2712 Lyndale Avenue South exemplifies the work of master architect, S. J. Bowler.

The CPED letters state “in light of additional information to CPED by the property owner CPED reserves the right to reevaluate its determination.” In January of 2012, the property owners hired Landscape Research LLC to conduct additional research and evaluation of the four commercial properties.

3.0 PROPERTY DESCRIPTIONS



2. Aerial (2009).

Location

The four commercial buildings are located at the west side of Lyndale Avenue South between West 27th and 28th streets in the Lowry Hill East neighborhood of Minneapolis. The buildings occupy Lots 1-4, 6, and 7 of Block 1 of Channell and Haywood's Addition; lot 5 is vacant. A multi-tenant commercial building (2009) occupies the south end of the block and faces West 28th Street. The west side of the block faces Aldrich Avenue South and retains much of the turn-of-the-century residential buildings. A central, north-south alley divides the block.

Mixed-use commercial and residential buildings are on the opposite side of the street. Buildings across Lyndale Avenue date from multiple periods and include a ca. 1960 storefront next to two Queen Anne-style houses (2709 and 2711 Lyndale Avenue South). The 1960s modern addition of Salem Lutheran Church at the corner of West 29th Street and Lyndale Avenue South was demolished in 2010 and a four-story apartment building was recently completed at the corner.



3. 2700 Lyndale Avenue South, east elevation, left, and west elevation, right.

2700 Lyndale Avenue South (PID 3302924410036)

The commercial building at 2700-2706 Lyndale Avenue South occupies Lots 1 and 2 of Block 1 of Channell and Haywood's Addition. A one-story wood frame building, measuring 24' by 50' was built on Lot 1 in 1911 at a cost of \$900.¹ A wood-frame addition, measuring 24' by 10', was built at the rear (west) of the building later in the same year.² In 1916, a one-story, wood frame addition, measuring 51'6" by 50' deep, was built on Lot 2 at the south of the 1911 storefront at an estimated cost of \$1,800.³

The modest frame store has a flat roof with a simple wood cornice. Wood clapboard siding is placed above the three storefronts at the east elevation. The storefront at the north (2700) end is occupied by a coin-laundry operator and is entered at the recessed corner. A metal pole and electrified projecting sign highlight the corner entrance. This storefront has been altered with new aluminum windows and concrete-block foundation. The storefronts at 2702 and 2704 Lyndale Avenue South are vacant and have had multiple alterations including non-historic siding, wood infill at the glass transom and infill around the replacement aluminum entrances. A painted sign, "The Sunny Side-Up Cafe," remains above the infilled transom of the entrance at 2704 Lyndale Avenue. Elsewhere, the glass transom has been covered with metal and removed in some areas. All storefront windows have replacement systems and the entrances have aluminum replacement systems.

The north elevation faces West 27th Street and is clad in narrow wood siding. One door at this elevation has been replaced with an aluminum system and the other entrance has been boarded. A painted sign and electrified flat wall sign are applied to this building face.

The rear (west elevation) of the building is clad in painted plywood and a plywood parapet is located above the cornice. Both doors are composite wood and windows have been boarded at this elevation. A narrow opening separates the building from its brick neighbor to the south. This elevation (south) is clad in narrow wood siding and has two square windows.

¹ Minneapolis building permit #B92643, 5-1-11.

² Minneapolis building permit #B96193, 11-13-11.

³ Minneapolis building permit #B125564, 11-18-16.

Alterations

There are numerous alterations at 2700 Lyndale Avenue South including replacement storefronts and entrance systems as well as non-historic siding. A concrete block foundation has been added to the corner storefront and a plywood parapet at the rear.



4. 2708 Lyndale Avenue South, east elevation, left, and west elevation, right.

2708 Lyndale Avenue South (3302924410037)

The commercial building at 2708-2710 Lyndale Avenue South occupies Lot 3, Block 1 of Channell and Haywood’s Addition. A two-story brick building was built on this lot ca. 1884, before building permits were recorded in city records. The stores in the building were altered in 1902 at a cost of \$275 and in 1910 at a cost of \$250.⁴ In 1924 a “second story addition to the enclosed front porch” measuring 39’ by 10’ was added to the front of the building.⁵ The brick veneer front was altered at a cost of \$620 in 1927 giving an updated commercial style to the building.⁶ There is also a two-story frame addition at the rear that may have originally been an open porch. The two storefronts are currently occupied by commercial tenants, the “T-Shirt Shop” and “Salon du The.” Apartments units are located at the upper floor.

The brown brick building features a simple commercial storefront and has a flat roof. The supporting frame is wood with brick veneer. The east facade faces Lyndale Avenue and has two wood storefronts at the first floor flanking a central, wood frame entrance that accesses the second floor apartments. The upper story is divided into six window bays; openings are rectangular in shape with brick sills. The wood, one-over-one, double-hung sash has applied combination aluminum storms. The ground floor storefronts are wood with transoms; one transom section is covered by a sign. The wood cornice at the east elevation features wood brackets.

The rear (west elevation) is clad in wood siding and the second story projects over the ground floor. There are multiple non-original window and door openings. A surface parking lot is located at the elevation.

⁴ Minneapolis building permit #D19555, 9-29-02; #F38491, 5-25-10 and #F38491, 11-16-10.

⁵ Minneapolis building permit #B179226, 5-14-24.

⁶ Minneapolis building permit #B205166, 6-20-27. The front porch must have been removed at this time.

Alterations

Though the building was originally constructed in ca. 1884, the entire face was rebuilt in 1927. The rear elevation has been severely altered with porch infill and non-historic stairs within the last decade.



5. 2712 Lyndale Avenue South, east elevation, left, and west elevation, right.

2712 Lyndale Avenue South (3302924410038)

The commercial building at 2712-2714 Lyndale Avenue South occupies Lot 4, Block 1 of Channell and Haywood's Addition. The two-story brick building was approved by the city inspector incrementally. The first story, measuring 40' by 50' deep, was built in October of 1921 at a cost of \$6,000.⁷ The second story was approved and built in December of 1921 at a cost of \$3,000.⁸

The buff-brick building features a simple commercial storefront and has a flat roof. Permits indicate the building is concrete block with a brick veneer. The east facade faces Lyndale Avenue and has a central recessed entrance flanked by aluminum storefronts. The entrance features a wood, double-leaf door at the center flanked by single, aluminum doors. The upper floor is divided into six window bays; openings are rectangular in shape with brick sills. The wood, one-over-one, double-hung sash is covered by aluminum combination storms. A concrete egg-shaped motif is located above and below each window opening. The storefronts and entrance are aluminum replacements. Non-historic glass block fills the area below the storefronts and the brick at the first floor has been painted. The cornice is flat with a decorative brick design at the parapet.

The south elevation faces the surface parking lot (Lot 5) and is a windowless, party wall that has been parged and painted. The rear (west elevation) has also been parged and features multiple non-original openings. A recent wood stair addition at this elevation provides emergency egress from the second floor. A surface parking lot is located at this elevation.

Alterations

There are numerous alterations at 2712 Lyndale Avenue South including replacement storefront and entrance systems. Brick has been painted at the façade and the south and west elevations have been parged with stucco. A fire in 2008 required an interior remodel, new roof, and electrical systems.

⁷Minneapolis building permit #B154530, 10-21-21.

⁸Minneapolis building permit #B155616, 12-28-21.



6. 2724 Lyndale Avenue South, east elevation, left, and west elevation, right.

2724 Lyndale Avenue South (3302924410235)

The commercial building at 2720-2726 Lyndale Avenue South occupies Lots 6 and 7, Block 1 of Channel and Haywood's Addition. The one-story brick building occupying Lot 6 was built in 1922 at a cost of \$24,155.⁹ The brick building, measuring 60' by 80', was designed by Carl Stravs and built by Jason Leck Co. In 1933 a concrete block addition, measuring 56' by 110' and described as a garage on permit records, was built at the south on Lot 7 by Leck Construction Co.¹⁰ The building, also designed by Stravs, was built at a cost of \$8000 and has a brick face that may have been a later alteration.

The two buildings feature a continuous painted brick facade with a parged foundation at Lyndale Avenue. The 1922 building features a stepped cornice and decorative brick and tile details flank the projecting window bay. Poured concrete stairs access the raised entrance located south of the central window bay; openings have replacement aluminum sash. Rectangular windows, filled with glass block, flank the projecting middle window bay. The building has a flat roof with a central clerestory and a brick chimney at the rear. The north elevation facing the surface parking lot is clad in brick with multiple openings. One window is filled with glass block and the remaining five have replacement aluminum sash. The two door openings have aluminum replacement systems. The rear (west elevation) features three window openings filled with replacement aluminum sash; basement level windows have been filled with brick. The loading dock, next to the 1933 building addition, is accessed through an aluminum rolling door.

The 1933 building is concrete block with a brick face on Lyndale Avenue. The facade features a central window strip of glass block and an offset entrance. The entrance and adjoining window have aluminum replacement systems under an awning. This entrance may have been added as part of the 1962 exterior renovation.¹¹ The addition has a vaulted roof. The west and south elevations feature concrete block faces without openings.

Alterations

There are numerous alterations at 2724 Lyndale Avenue South including replacement windows and storefronts throughout. The connection between the 1922 and 1933 building facade is failing. The painted brick facade may be concealing mismatched brick at the facade building seam and later window and door additions. Entries at the main elevation appear to be later additions.

⁹ Minneapolis building permit #B156474, 3-21-22.

¹⁰ Minneapolis building permit #B236848, 10-19-33.

¹¹ Minneapolis building permit #B378270, 5-11-62, for \$4,550.

4.0 LYNDALE AVENUE DEVELOPMENT

The city limits of Minneapolis remained fairly compact until 1867 and 1872, when portions were extended south to West 24th Street.¹² At the time of expansion, south Minneapolis was primarily in agricultural use, but by 1882 the triangular shape of the neighborhood, now called “The Wedge,” and bounded by Hennepin Avenue at the west, Lyndale Avenue at the east and the Chicago, Milwaukee and St. Paul Railway (CM&StP) railroad line at the south, was completely subdivided by real estate investors. Also in 1882, the Minneapolis Board of Park Commissioners promoted residential growth by designating the major north-south thoroughfares of Lyndale and Hennepin as boulevards and enhancing them with landscaping.¹³

In 1883, the city boundary was pushed south from West 25th Street to Lake Street.¹⁴ This opened the 1851 claim of Roswell P. Russell (1820-1896), which included land from Lake of the Isles to Lyndale and from West 26th to Lake streets.¹⁵ The residential area to the north of West 25th Street was developed largely for the middle class, but the area to the south, “Russell’s Outlots,” was platted later and “workers” houses were more common closer to the CM&StP tracks.¹⁶

4.1 The Streetcar Corridor

The city’s expansion was greatly assisted by the 1875 organization of the Minneapolis Street Railway Company by Thomas Lowry and Col. William S. King. The horse car line ran along major thoroughfares and was extended along Lyndale Avenue in 1876 with a spur turning west at 27th Street to access the brick car barn at Dupont Avenue. A short-lived steam powered system, the Lyndale Railway Company, developed into an electrified system that accessed 115 miles by 1893.¹⁷ The intersection of Lyndale Avenue and Lake Street, three blocks south of the evaluated properties, was a busy transfer point and developed as a significant commercial node.



7. Lyndale Avenue facing south at 25th Street, ca. 1949. (MHS)

¹² Carole Zellie, “The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study,” (Landscape Research for Lowry Hill East Neighborhood Association, 2005), 4.

¹³ Carole Zellie, “The East Isles Neighborhood,” (Landscape Research for East Isles Residents Association, Inc., 2006), 14.

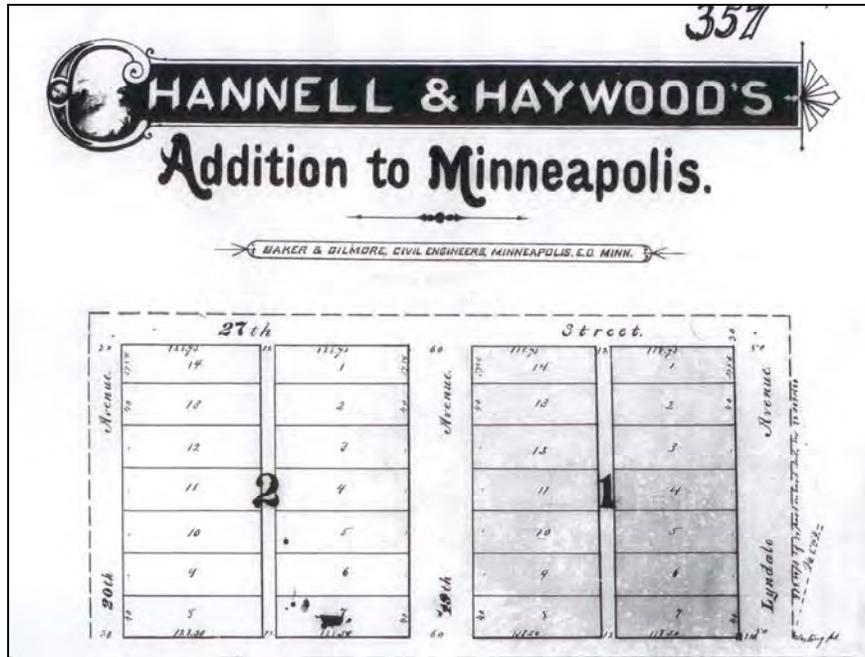
¹⁴ Carole Zellie, “The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study,” 5.

¹⁵ Ibid, 10.

¹⁶ Ibid, 13.

¹⁷ Ibid, 6.

The properties under evaluation are located in Channell and Haywood's Addition to Minneapolis, which was filed March 9, 1882. The plat includes the northern half of the two blocks bounded by Lyndale Avenue at the east, 20th Avenue (Aldrich Avenue South) at the west, 27th Street at the north and 28th Street at the south. Sewell Peasley Channell (b. 1844) and Rufus Cassius Haywood (b. 1848) were land speculators who appeared to have lived near each other in Kansas before moving to Minneapolis during the heyday of real estate speculation.¹⁸ Channell was born in Canada and was working as a merchant in Arkansas City, Kansas in 1875 before he moved to Minneapolis in ca. 1880. Haywood, a native of New Hampshire, was working in Arkansas City as a banker in 1875 and a grain buyer in 1880 before he arrived in Minneapolis.¹⁹ By 1900, Channell was retired in Los Angeles and Haywood was a mining operator in Denver.²⁰



8. Channell & Haywood's Addition to Minneapolis, 1882 (Hennepin County).

While the neighboring side streets were largely residential, Lyndale Avenue developed as a streetcar-served, mixed-use thoroughfare with commercial, industrial and residential properties intermingled. Lots 1-7 of Channell and Haywood's Addition and Lyndale Avenue South developed much like the other commercial corridors, including Washington Avenue, Cedar and Riverside Avenues, Central Avenue and Lake Street. Private developers purchased individual lots and constructed commercial buildings designed to service the surrounding community. Proprietors leased to shops to butchers, grocers, barbers, tailors and bakers.

The first building on the block was built in ca. 1884 on Lot 3 and was one of the few brick buildings in the area. It was built as a carpentry shop for door and window manufacturing and the proprietors lived above the shop. The corner building (Lot 1) followed in 1911 and was occupied by grocers in the early years. The brick building on Lot 4 was built in 1921 and was leased to various shoe repairmen and barbers through the years. The Minneapolis Laundry Machinery

¹⁸ Kansas State Census 1875, Township of Creswell, Crowley County, 12-13.

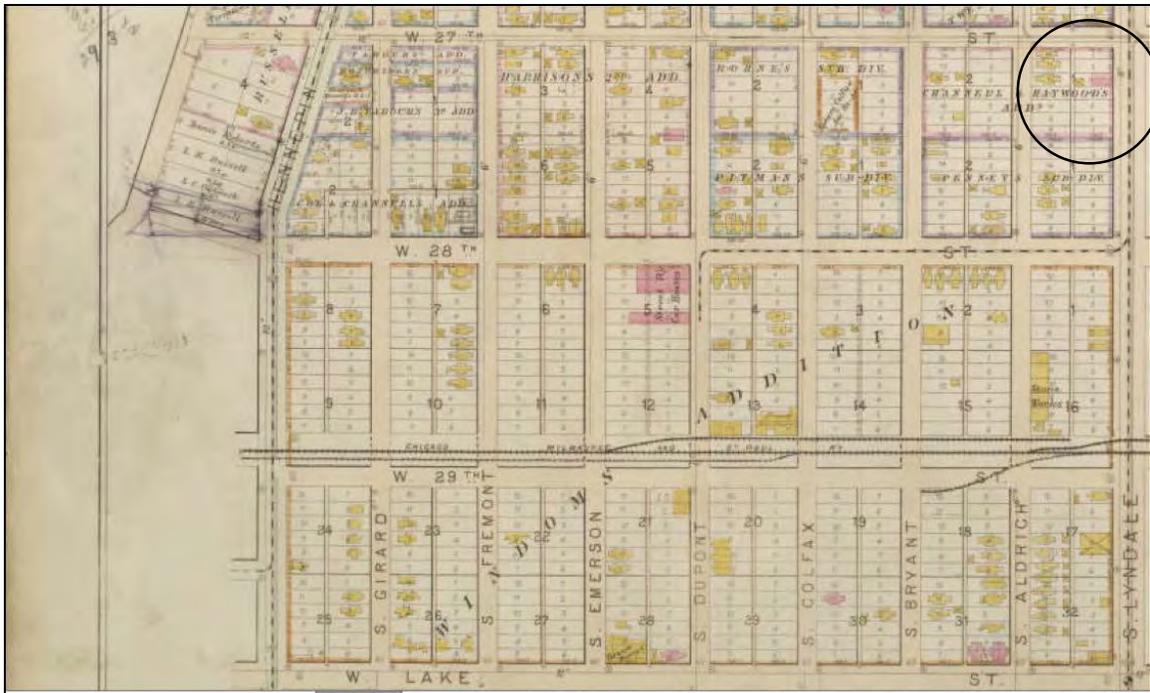
¹⁹ Kansas State Census 1875, Township of Creswell, Crowley County, 12-13; U.S. Federal Census 1880, Arkansas City, Kansas, E.D. 172, sheet 481.

²⁰ U.S. Federal Census, 1900, Los Angeles, California, ED 42, Sheet 14; U.S. Federal Census, 1900, Denver, Colorado, E.D. 70, sheet 6B.

Company constructed a manufacturing building on Lot 5 in 1920 and remained until 1971 when the building was demolished. A creamery was built on Lot 6 in 1921 with an addition in 1933; these buildings were later occupied by bottle manufacturers. By the time the City's first comprehensive zoning ordinance was established in 1924, Lyndale Avenue South had been fully developed for a decade.



9. Map of Minneapolis, 1885.



10. Atlas of City of Minneapolis, C.M. Foote, 1898.



11. Map of Minneapolis, Minneapolis Real Estate Board, 1914.

4.2 Lyndale Avenue Commercial Buildings

The city's two most common types of commercial buildings were the "frame store" and the "brick-front store." Both were highly visible along Lyndale Avenue South.²¹ The "frame store" was typically a one-story wood type that served early retail uses, but the form was utilized into the twentieth century.²² The popular "brick-front store" evolved little between 1900 and 1940 and maximized the rectangular lot with its rectangular form, often built as a store-flat combination.²³ The brick-front is described in the Minneapolis context "Neighborhood Commercial Centers, 1885-1963,"

The typical brick-front store could be built as a single unit or in a block long row. Primary architectural elements are the cornice, pilasters at the corners, a horizontal sign band, a large display window, double doors, and a recessed entry. Details are limited to patterned brick at the cornice line, entry, and windows. Some corner buildings have blank side walls. Motifs at the facade follow classical lines, with prominent overhanging cornices with modillions or, in the case of later examples, more geometric treatments with insets of glazed brick or tile set into brick bands at corners, cornice lines, and above lintels. Stone or concrete trim was also utilized.²⁴

The "artistic front store" developed in the 1920s and 1930s, and designs were based on residential revival styles or Art Deco and Moderne motifs. The Art Deco stores featured glazed cladding and stylized ornament and the Moderne example features structural glass and metal trim.²⁵

²¹ Carole Zellie, "Neighborhood Commercial Centers, 1885-1963," (Landscape Research for the City of Minneapolis, 1993), 10.

²² Ibid, 10.

²³ Ibid, 10.

²⁴ Ibid, 10.

²⁵ Ibid, 11.

4.3. The Automobile Corridor



12. Lyndale Avenue South at West 27th Street, ca. 1962 (MHS).

By 1910 there were 1,300 automobiles operating in Minneapolis, which led to significant changes along Lyndale Avenue.²⁶ Businesses began to provide parking and glass storefronts were covered with enhanced street signs. By 1932, Minneapolis had 70,000 registered cars and shoppers were able to manage larger loads than the previous generation of pedestrians and streetcar riders.²⁷ Gradually, large-scale groceries and drugstores, most owned by national chains, replaced smaller specialized stores. Gas stations also dotted the avenue, particularly at or near convenient corners. In 1955, John Finnie's Standard Oil filling station was located at the south end of the block at 2748 Lyndale Avenue South and two more gas stations were located in the next block.²⁸ Bus service was introduced in 1925 and the streetcars were eventually removed from service in 1954.²⁹

In addition to its role as a neighborhood service center, Lyndale Avenue was also marked as an important highway route to the south. In 1934, the former Constitutional Route (CR) 50 became TH 65 along Lyndale, and was later linked to I-35W.³⁰

New residential growth moved further out from the city's core with the availability of the car and, by the 1950s, Lyndale Avenue South was experiencing an economic slump. Retail was increasingly concentrated in shopping centers at the city's edges and in close proximity to the newest housing stock and freeways. Property owners converted single-family houses along the Lyndale Avenue thoroughfare into multi-tenant apartments. Storefront uses included more laundromats, second-hand stores, garages and repair shops. In 1955, Rent-a-Trailer Systems was located across the study block at 2721 Lyndale Avenue South and Industrial Roofing and Sheet Metal Inc. located at 2727 Lyndale Avenue South.³¹

²⁶ Ibid, 11.

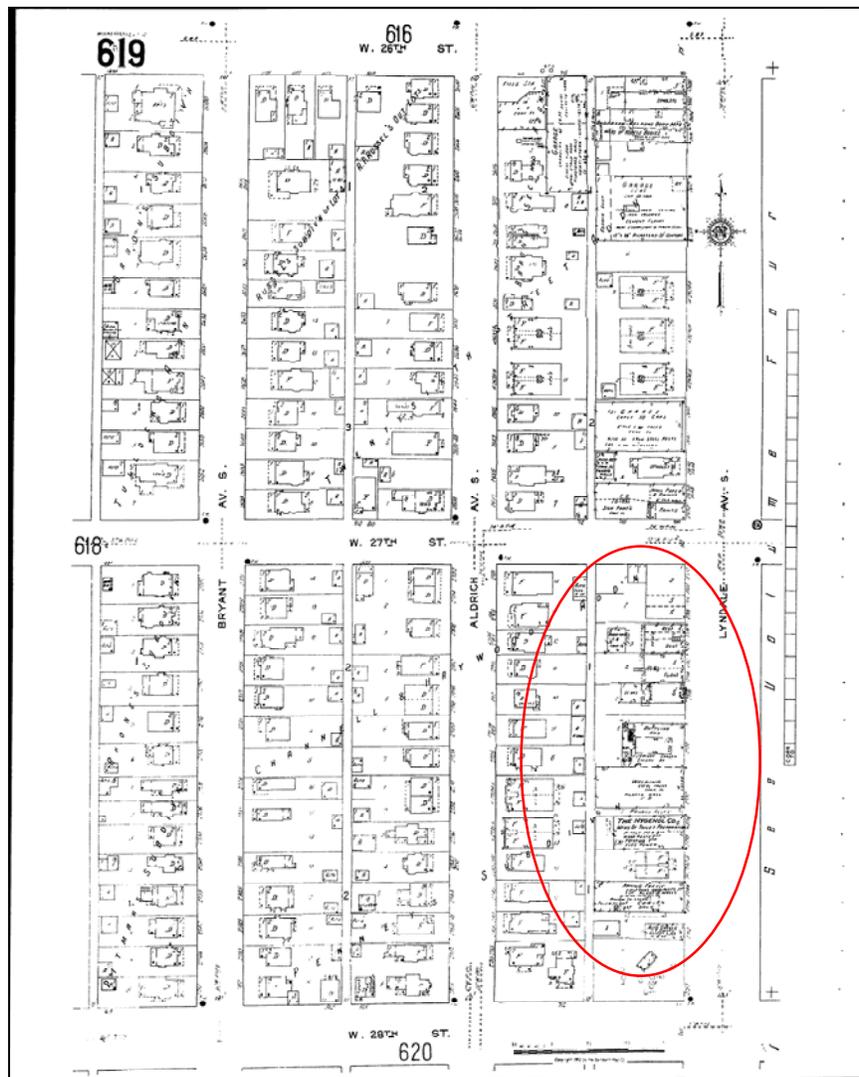
²⁷ Ibid, 11.

²⁸ Minneapolis City Directory, 1955. Paul Cates' gas station was located at 2758 Lyndale Avenue South and Berg's Shell Service was located at 2801 Lyndale Avenue South.

²⁹ Zellie, "Street Railways, 1873-1954," 8.

³⁰ Steve Riner, "Minnesota Unofficial State Highway Page." Accessed as <http://www.steve-riner.com/mnhighways/r51-75.htm>.

³¹ Minneapolis City Directory, 1955.



13. Sanborn Insurance Map, 1952, Vol. 6, Sheet 619.

During the past decade, Lyndale Avenue has experienced a surge in large-scale housing developments and commercial development. In the immediate vicinity study area, there are four new developments. The northwest corner of Lyndale Avenue South and West 28th Street, previously occupied by a gas station, was redeveloped in 2009 with a one-story, multi-tenant building facing 28th Street. The northeast corner of Lyndale Avenue South and West 28th Street is occupied by a four-story apartment building completed in 2011. The southeast corner opposite the apartment building is occupied by a Marathon gas station built in 2004. The next block of Lyndale Avenue South, 2833 Lyndale Avenue South, is occupied by the six-story Murals apartment building built in 2008.

Also during the past decade, the creation of the Midtown Corridor in the former Chicago Milwaukee and St. Paul (CM&StP) Railway grade separation (NRHP) along the length of E. 29th Street has also linked Lyndale Avenue to east-west housing and retail development.

5.0 PROPERTY HISTORIES

2700 Lyndale Avenue South

In 1911 George Brennan built the one-story wood frame building at the southwest corner of West 27th Street and Lyndale Avenue South for \$900. Brennan ran a grocery store at the corner and lived in a rented apartment at 2559 Lyndale with his mother and siblings.³² His brother, Thomas, also worked at the grocery. Brennan hired Lewis Cornell, a local laborer, to build the store, but subsequent additions in 1911 and 1916 were built by unnamed day laborers.³³ The original building and its addition featured three storefronts and occupied Lots 1 and 2 of Channell and Haywood's Addition. By 1920, Brennan listed his occupation as a blacksmith and was renting rooms at 2535 Lyndale Avenue South.³⁴

It appears that Brennan sold his grocery to the Ruff family in ca. 1920. The Ruff Bros. grocers, managed by Jerome (b. 1897) and Warner Ruff (b. 1889), operated out of the 2700 Lyndale Avenue South storefront and their brother, Ambrose George Ruff (1883-1956) operated Ruff Meats out of the 2704 Lyndale Avenue South storefront. This is the only meat store listed under Ambrose's name, but Jerome and Warner also operated Ruff Bros. grocers at 729 West Broadway in north Minneapolis.³⁵ The Ruff family lived with their parents Fred and Catherine at 2101 Aldrich Avenue North in 1900, but by 1920 Ambrose Ruff rented a farm in Maple Grove and may have provided the meats.³⁶ The third storefront was rented to a number of tenants including bakers Adolph S. Williamson in 1930 and Thiede Bros Baker in 1931.³⁷

By 1940 the Ruff Bros. grocers and meats had left the building and Louise Magel operated a grocery next to Arthur Lefstad meats and Oscar Fenstermacher's auto parts store.³⁸ A decade later, Fenstermacher was still located at 2706 Lyndale Avenue South, but new occupants, Moehlenbrok Nursery and grocer Frank Graff, occupied the remaining storefronts.³⁹ By 1959 a Maytag Coin-A-Matic was located at the corner location next to Chuck's Dairy Store; the third storefront remained vacant.⁴⁰ Building permit records indicate a succession of retail and restaurant operations with related sign permits at the building. A coin-operated laundromat continues at the corner location today, but the other two storefronts are vacant.

2708 Lyndale Avenue South

It appears that George Maskell (b. 1838-1902) purchased Lot 3 of Channell and Haywood's Addition shortly after it was platted in 1882. George and his wife, Annie (1837-1911), were born in England and immigrated to the United States in 1873 after ten years of marriage.⁴¹ They lived at 1112 5th Avenue South in 1880 and Maskell was a butcher.⁴² Between 1882 and 1884, Maskell was a proprietor of Maskell, Chant & Couch meats located at City Market and 627 Nicollet.⁴³ It appears that Maskell built a two-story brick building on the lot in 1884 and operated Robinson &

³² U.S. Federal Census 1910, E.D. 147, sheet 8B.

³³ Minneapolis building permits

³⁴ Minneapolis City Directory, 1920.

³⁵ Minneapolis City Directory, 1924 and 1930.

³⁶ U.S. Federal Census 1900, E.D. 20, sheet 12B and U.S. Federal Census 1920, E.D. 16, sheet 8B.

³⁷ Minneapolis City Directories, 1930 and 1931.

³⁸ Minneapolis City Directory, 1940.

³⁹ Minneapolis City Directory, 1950.

⁴⁰ Minneapolis City Directory, 1959.

⁴¹ U.S. Federal Census 1900, E.D. 37, sheet 9B.

⁴² U.S. Federal Census 1880 E.D. 2nd, sheet 22.

⁴³ Minneapolis City Directories, 1882-1884.

Maskell in the building, which advertised “carpet beating” and “door and window manufacturing.” O. G. Robinson lived upstairs at 2708 Lyndale Avenue South and Maskell lived across the hall at 2710 Lyndale Avenue South. The enterprise was short-lived and the following year, George Maskell opened Maskell & Neefus meat market in the building; Robinson was no longer listed at this address. Building permits for an icehouse and smoke house indicate that meat production occurred at the location.⁴⁴ Maskell died in August of 1902 and his widow sold the property to William Ray.⁴⁵ Ray’s name does not appear on permits and he does not appear to have lived in the building.

By 1924, Lewis H. Cornell (1861-1932) and his wife, Sarah (1859-1938), owned the building and lived upstairs. Cornell, previously listed as the contractor of the neighboring building, was renting an apartment at 2541 Lyndale in 1910 and working at a dry goods store, later named Cornell Stock Food Co., at 2558 Lyndale Avenue South.⁴⁶ Cornell does not appear to have worked in the stores below, which in 1930 were leased to barber Lafayette Jeffers, china dealer Frances R. McWhitney and shoe repairman Chas H. Weisner.⁴⁷ The following year Cornell continued to lease with McWhitney, but a new barber, Peter Carroll, and new shoe repairman, Benjamin Lerie, were renting the storefronts.⁴⁸ Cornell died in 1932 and his wife died in 1938. Their daughter, Helen, contracted to alter the storefronts in 1938 and sold the building in 1940; the second floor appears to have been split into four apartments after their vacancy.⁴⁹

Tenants turned over frequently in the building. In 1940, the ground-floor tenants included Bernt Strindmo, tailor; William Thielvoldt, barber; and Joyce Keller, beverages. The second floor was vacant.⁵⁰ William Thielvoldt remained in the building for ten years, but a cafe, grocer and confectioner occupied the other storefronts in 1950.⁵¹ A different restaurant and a furniture store occupied the ground floor in 1959.⁵²

2712 Lyndale Avenue South

Building records indicate that in 1885 a small dwelling was built on Lot 4 of Channell and Haywood’s Addition. A wood-frame storefront, measuring 12’ by 18’, was built in front of the house in 1911, but both buildings were demolished in 1921 to prepare for a new commercial building. Septimus James Bowler (1868-1940) originally designed a one-story concrete block and brick building for Albert Wilbur Harwood (1853-1923) in October 1921 at Lot 4. Bowler designed a second-story addition in December 1921.

Albert Harwood and his wife, Addie, were born in New York and appear in the Minneapolis directory by 1882. In 1891, Harwood operated a livery, boarding and hack stable at 216 South 3rd Avenue while renting at 2630 Hennepin Avenue.⁵³ In 1900 the Harwoods, with their four children, rented a house at 2638 Aldrich Avenue South.⁵⁴ By 1910, Harwood owned the house at

⁴⁴ Minneapolis building permit #B5805 for wood ice house, 2-1-86; #B8210 for brick smoke house, 8-20-86; #B8766 for wood smoke house, 10-6-86.

⁴⁵ Hennepin County Warranty Deed, August 20 1902, Book 559 , Page 204; U.S. Federal Census 1900, E.D. 37, sheet 9B.

⁴⁶ U.S. Federal Census 1910, E.D. 148, sheet 8B.

⁴⁷ Minneapolis City Directory, 1930.

⁴⁸ Minneapolis City Directory, 1931.

⁴⁹ Minneapolis building permit, B255686, 10-6-38.

⁵⁰ Minneapolis City Directory, 1940.

⁵¹ Minneapolis City Directory, 1950.

⁵² Minneapolis City Directory, 1959.

⁵³ Minneapolis City Directory, 1891.

⁵⁴ U.S. Federal Census 1900, E.D. 92, sheet 14.

2644 Aldrich Avenue South and Addie died the following year. Construction of the commercial building at 2712 Lyndale Avenue South appears to have been a business investment for Harwood in 1921. He did not live at the property nor did he operate a business in the building. Harwood died in 1923 and his son, Stanley, sold the building to Albert Schultz in 1924.⁵⁵

The building has a history of short-term owners. Shultz sold the property to Einar Gulbrandsen in 1929.⁵⁶ Einar (1881-1955) and his sister, Mary, emigrated from Norway in 1904 and owned a house at 4201 Washburn Avenue South in 1920.⁵⁷ It does not appear that they lived in the building, but Gulbrandsen appears to have worked in the building as a watchmaker and rented retail spaces to the Ideal Window Shade Co., Isham and Marsh Wallpaper, and carpenter George Whitney in 1930. Second-floor residents included Anna Anderson, Albert Boulard, and Olive Gustafson, a nurse.⁵⁸ Gulbrandsen sold the building to the Grudem brothers in 1934.

Irvin (b.1908) and Vern (b.1910) Grudem were born on a farm in Tyro, Minnesota and moved to Minneapolis ca. 1930. Irvin and his wife, Pearl, lived in an apartment building at 4850 Chicago Avenue in 1930 and Irvin was an oil-burner salesman. The 1940 directory lists Grudem Oil burners and Grudem Realty and Investment Co. at 2714 Lyndale Avenue. In 1940, the other storefront was rented to Muriel Ziegler, a beautician, and the second-floor apartments were rented to Louise Fossum and Ralph Hernig.⁵⁹

The Grudems sold the building to Earle T. (b. 1905) and Hortense Anderson in 1948. Anderson operated an antiques store at one storefront and continued to lease the other storefront to Muriel's Beauty Services. The upper apartments were leased to Bertil Nygaard and Earle Anderson Jr. in 1950. The Andersons rented to multiple tenants and uses before they sold the building in 1970.

Septimus J. Bowler (1868-1940)

The building architect, Septimus J. Bowler, was born in London, England and appears in the 1884 Minneapolis directory as a carpenter. By 1888, he is listed as an architect, but little is known about his education and training. He designed a number of apartment buildings, commercial stores and religious buildings. Bowler's First Church of Christ Scientist, Mikro Kodesh Synagogue and Montefiore Cemetery Chapel are locally designated Minneapolis Landmarks, but it appears he may not have been highly regarded in the architecture field. In 1921, the president of the Minneapolis Chapter of the American Institute of Architects, George Chapman, wrote the following to the national organization: "In regard to Septimus James Bowler, Mr. Bowler has never been considered eligible for Chapter membership and to the best of my knowledge has never made application to the Chapter. I have not heard much of him for the past few years since Prohibition went into effect; previous to that time, I believe he was sober only occasionally. His work, architecturally, consisted of rough sketch plans made mostly for the cheaper class of speculative builders. He has never been considered a man of standing and particularly one eligible for Institute membership."⁶⁰ Bowler was hospitalized in the Rochester State Hospital in 1939 and died the following year.

⁵⁵ Hennepin County Mortgage, Book 1405, Page 398.

⁵⁶ Hennepin County Mortgage, Book 1663, Page 26.

⁵⁷ U.S. Federal Census 1920, E.D. 242, sheet 15A.

⁵⁸ Minneapolis City Directory, 1930.

⁵⁹ Minneapolis City Directory, 1940.

⁶⁰ Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis and London: University of Minnesota Press, 2010), 26.

2724 Lyndale Avenue South

The 1912 Sanborn Insurance Maps indicate that an earlier creamery was located on the lot south of Lot 7 of Channell and Haywood's Addition at 2732 Lyndale Avenue South, but was demolished when the 1922 brick creamery building was constructed for the Isles Dairy Co. Minneapolis architect, Carl Stravs, designed the creamery as well as the 1933 concrete block garage addition.⁶¹

The Isles Dairy Company at 2724 Lyndale Avenue South appears to be Harry (Hans) C. Johnson's first dairy. Johnson was born in Denmark in 1882 and immigrated in 1884. By 1900, he was boarding in Forest City, Minnesota and working as a butter maker.⁶² Ten years later, Johnson was a dairy farmer in Anoka. He and his wife Julia (b.1882) married in 1917 and had two children, Stanley and Elaine. Johnson lived at 612 West 31st Street in Minneapolis when he organized the Isles Dairy with Otto Foss as vice-president and William Bratt as secretary.⁶³ By 1930, Johnson and Bratt were operating the dairy and Johnson's son, Stanley, was a dairy truck driver. Ten years later, Hans and Stanley Johnson are listed as the sole proprietors of the dairy. The dairy was sold to the Norris Creamery conglomerate in 1942 and Hans Johnson died in 1944.⁶⁴

Dairies and Creameries

Like most urban dairies, Isles Dairy was originally located on the outskirts of the city, but rapid growth enveloped many creameries.⁶⁵ Though many urban dairies maintained livestock, it does not appear that Isles Dairy was a farmstead or had cows on the property. Census records reveal that Minneapolis' urban dairies were predominately operated by Scandinavian immigrants in the early years. In 1914, there were 59 independent dairies operating in Minneapolis including three dairies operated by C. A. Johnson, C. H. Johnson and C. W. Johnson who do not appear to be related to Hans Johnson of Isles Dairy, but all were of Scandinavian descent.

In the 1920s, innovations in dairy equipment increased the supply to the growing city population, but the city growth also demanded a wider delivery range. By 1925, the trend towards dairy conglomerates was apparent; twenty dairies were operating in Minneapolis, but each managed multiple locations in Minneapolis. One of the city's largest creameries, Northland Milk and Ice Cream Company was formed in 1922 after the purchase of four dairies. The Norris Creamery conglomerate started slowly in 1926, when Lannie Norris, a milk truck driver, purchased H. C. Johnson's Pure Milk Co. at 2824 Emerson Avenue South. Norris subsequently bought out the Elgin Dairy at 50th and France; Young America Dairy at 2832 Bryant Avenue South; Delano Dairy at France and Hwy 100; and Isles Dairy.⁶⁶

Norris Creameries headquartered at 2824 Emerson Avenue South and operated Norris Dispensers, production of refrigeration and milk dispenser equipment, at the Isles Dairy facility. Sanborn Insurance maps indicate that welding occurred in the concrete block garage of the milk

⁶¹ The plans are on file with the University of Minnesota, Northwest Architectural Archives as part of the Minneapolis Plan Vault Collection.

⁶² U.S. Federal Census 1900, E. D. 88, sheet 7B.

⁶³ Minneapolis City Directory 1925.

⁶⁴ Johnson's death date is unclear. Minnesota Death Certificates list the Hennepin County death of Hans Christ Johnson on April 2, 1947 and Hans Christian Johnson on June 10, 1944. Johnson's middle name was unclear in census records and newspaper obituaries did not assist.

⁶⁵ In general, dairies refers to the farms with livestock and milking facilities. Creameries managed the butter and cheese production as well as bottling and delivery. Minneapolis directories may have interchanged the terms because urban dairies began as small production farmsteads, but by 1925 creameries have replaced dairies in the directories.

⁶⁶ Wood, David, "Milkmen and the Neighborhood Dairies They Served," *Lake Area*, November 1982.

dispenser factory. In the 1950s, Norris Creamery, operated by Norris's grandson, Eugene Packard, delivered milk to over 50,000 people, but by 1973, facility demands pushed the operation to a new plant in Woodbury. Norris Dispensers remained in the building at 2724 Lyndale Avenue South until 1967. The building was subsequently occupied by Land-O-Color, photographic processing, and Traders Supply, floral wholesale, (1972-1977); Fireside Office Supply (1977-1983); Tratman's Artificial Limb Company (1989-1993); and Art Materials (2001-present).

Carl B. Stravs (1882-1958)

The building architect, Carl Stravs, was born in Yugoslavia in 1882 and trained as an engineer at the Imperial and Royal Institute of Technology in Vienna, Austria.⁶⁷ He arrived in Minneapolis in 1902 and partnered with architect John Jager (1871-1959) from 1905 to 1909 before Jager joined the firm, Hewitt and Brown.⁶⁸ Stravs specialized in residences and commercial buildings and designed his own house at 4649 York Avenue South in 1929. Stravs' Phi Gamma Delta fraternity house at 1129 University Avenue Southeast (1912) is located within the locally-designated University of Minnesota Greek Letter Chapter House Historic District; it is individually listed in the National Register of Historic Places.

⁶⁷ Carole Zellie, Phi Gamma Delta Fraternity House National Register of Historic Places nomination form, on file MN State Historic Preservation Office, section 8, page 5.

⁶⁸ Ibid.

6.0 EVALUATION

Chapter 599, Heritage Preservation Regulations of the Minneapolis Code of Ordinances, outlines the process for reviewing historic resources and designation criteria. When evaluating the potential destruction of a historic resource, the Minneapolis Heritage Preservation Commission “shall consider, but not be limited to, the significance of the property, the integrity of the property, and the economic value or usefulness of the existing structure” (Section 599.480). When evaluating a property for local designation the property must meet at least one of the designation criteria.

According to Section 599.210, 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 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.

6.1 Previous Evaluations

One of the first large-scale architectural surveys of the city was conducted by the University of Minnesota’s Center for Urban and Regional Affairs (CURA) and completed in 1980. The four buildings under evaluation are not listed in the 1980 survey. As part of an on-going local government grant project, BRW conducted a reconnaissance-level survey of south Minneapolis in 2001 and did not include these properties. The cultural resource division of Mead & Hunt continued the surveys of Minneapolis neighborhoods for the Minneapolis Heritage Preservation Commission and the Minnesota State Historic Preservation Office. The firm’s 2008 survey of the Lowry Hill East neighborhood identified two of the four buildings evaluated in this report. The “Minneapolis HPC Building Inventory Form” for 2712 Lyndale Avenue South, identified the building as the “A.W. Harwood Building” after the original owner listed on the 1921 permit and concluded that the property was “not recommended individually for intensive research.” The inventory form for 2708 Lyndale Avenue South listed the date of construction at ca. 1920 and stated “based on preliminary investigations, this property is not recommended for further intensive-level research for local and/or National Register designation.” The other two properties evaluated in this report were not referenced in the 2008 survey.

6.2 Integrity

Section 599.480 (b) of the Minneapolis Code of Ordinances states that integrity of a potential historic resource must be considered when reviewing demolition, but does not explain how to evaluate integrity. The U.S. Department of the Interior-National Park Service provides interpretation of the seven aspects of integrity when evaluating a property for listing in the National Register of Historic Places (NRHP). The NRHP bulletin, *How to Apply the National Register Criteria for Evaluation*, explains that location, design, setting, materials, workmanship, feeling and association of a property should be considered before historic significance.⁶⁹

The NRHP bulletin chapter, *Understanding the Aspects of Integrity*, follows:

Location is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

6.3 Evaluation

2700 Lyndale Avenue South

Criteria

As part of the City of Minneapolis' Preservation Plan the context, "Neighborhood Commercial Centers, 1885-1963" (Zellie 1993), was completed to guide future surveys and evaluations within

⁶⁹ U.S. Department of the Interior, National Register Bulletin "How to Apply the National Register Criteria for Evaluation."

this context. The context “provides analysis of a common pattern of retail activity in Minneapolis” noting that “these centers are the most ubiquitous features of the city’s commercial landscape and are a part of nearly every neighborhood in Minneapolis.” The context recommended conducting “an inventory selecting representative areas and building types for intensive study.” In 2008, the City contracted with Mead & Hunt to conduct a survey of this area. This property was not deemed representative or further evaluated in the survey. The wood-frame building is a common building type found throughout Minneapolis and lacks historic integrity. The building at 2700 Lyndale Avenue South is not associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history and is not significant under criterion 1.

The original owner, George Brennan, is not a significant figure in the development of Minneapolis. He appears to have built the property for speculative reasons and sold it within ten years of construction. The property is not associated with the lives of significant persons or groups and is not significant under criterion 2.

The CPED staff letter of November 9, 2011 states the property is associated with distinctive elements of city or neighborhood identity. For example, the Foshay Building (individual Landmark), Chain of Lakes, Grain Belt brewery sign (St. Anthony Falls Historic District), and *Spoonbridge and Cherry* at Minneapolis Sculpture Garden are typically associated with Minneapolis’ city identity. This simple storefront building is not associated with the identity of the Lowry Hill East neighborhood or Minneapolis and is not significant under criterion 3.

The one-story, wood-frame commercial building is a common building type found throughout Minneapolis. The property does not appear to have been designed by an architect and does not embody distinctive characteristics of a type, period, or method of construction. The property is not significant under criterion 4.

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under criterion 5.

The building is not associated with an architect and does not exemplify the work of a master builder, engineer, designer, artist, craftsman, or architect and is not significant under criterion 6.

City property atlas maps and Sanborn fire insurance maps provide information about previous use and development at the site. The property has not yielded, nor is it likely to yield, information important in prehistory and, therefore, is not significant under criterion 7.

Integrity

The building at 2700 Lyndale Avenue South possesses fair integrity in design, materials and workmanship. The main design component of such commercial stores was the storefront, which in this case has been altered with replacement sash, entrances, and concrete block foundation. The building is in poor condition and has an altered rear elevation and parapet.

2708 Lyndale Avenue South

Criteria

This property was included in the 2008 Mead & Hunt survey of the neighborhood. The inventory form states that “based on preliminary investigations, this property is not recommended for further intensive-level research for local and/or National Register designation.” After further intensive research, this report concurs that the two-story, brick commercial building is a common

building type found throughout Minneapolis. The two-story, brick commercial building is a common building type found throughout Minneapolis. The building at 2708 Lyndale Avenue South is not associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history and is not significant under criterion 1.

The original owner, George Maskell, is not a significant figure in the development of Minneapolis. He appears to have lived elsewhere and operated a number of businesses at the building. The property is not associated with the lives of significant persons or groups and is not significant under criterion 2.

The CPED staff letter of November 9, 2011 states that the property is associated with distinctive elements of city or neighborhood identity. For example, the Foshay Building (individual Landmark), Chain of Lakes, Grain Belt brewery sign (St. Anthony Falls Historic District), and *Spoonbridge and Cherry* at Minneapolis Sculpture Garden are typically associated with Minneapolis' city identity. This simple storefront building is not associated with the identity of the Lowry Hill East neighborhood or Minneapolis and is not significant under criterion 3.

The two-story, wood-frame brick building is a common building type found throughout Minneapolis. The property does not appear to have been designed by an architect and the façade was greatly altered forty years after original construction. The property does not embody distinctive characteristics of a type, period, or method of construction and is not significant under criterion 4.

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under criterion 5.

The building is not associated with an architect and does not exemplify the work of a master builder, engineer, designer, artist, craftsman, or architect and is not significant under criterion 6.

City property atlas maps and Sanborn fire insurance maps provide information about previous use and development at the site. The property has not yielded, nor is it likely to yield, information important in prehistory and, therefore, is not significant under criterion 7.

Integrity

The building at 2708 Lyndale Avenue South possesses fair integrity in design, materials and workmanship. Although built ca. 1884, the full façade was replaced in 1927. There is a two-story non-historic addition at the rear (west elevation).

2712 Lyndale Avenue South

Criteria

This property was included in the 2008 Mead and Hunt survey of the neighborhood. The building was identified as the "A. W. Harwood Building", but the survey form concluded that the property was "not recommended individually for intensive research." After further intensive research, this report concludes that the two-story, brick commercial building is a common building type found throughout Minneapolis. The building at 2712 Lyndale Avenue South is not associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history and is not significant under criterion 1.

The original owner, Albert W. Harwood, is not a significant figure in the development of Minneapolis. He appears to have built the property for speculative reasons and did not operate a

business in the location; it was sold two years after construction. The property is not associated with the lives of significant persons or groups and is not significant under criterion 2.

The CPED staff letter of November 9, 2011 states that the property is associated with distinctive elements of city or neighborhood identity. For example, the Foshay Building (individual Landmark), Chain of Lakes, Grain Belt brewery sign (St. Anthony Falls Historic District), and *Spoonbridge and Cherry* at Minneapolis Sculpture Garden are typically associated with Minneapolis' city identity. This simple storefront building is not associated with the identity of the Lowry Hill East neighborhood or Minneapolis and is not significant under criterion 3.

The two-story, brick building is a common building type found throughout Minneapolis and the façade has been significantly altered since original construction. The property does not embody distinctive characteristics of a type, period, or method of construction and is not significant under criterion 4.

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under criterion 5.

The CPED staff letter states that the property meets criterion six and exemplifies the work of master architect, S. J. Bowler. The building was built incrementally with construction of the first floor completed months before the second story was approved and built. The main component of a commercial store is the storefront, which has been replaced with an aluminum system and glass block at the foundation. This building is a simple commercial storefront with significant alterations. The design no longer resembles the original intent of the architect and does not exemplify the work of the master architect under criterion 6.

City property atlas maps and Sanborn fire insurance maps provide information about previous use and development at the site. The property has not yielded, nor is it likely to yield, information important in prehistory and, therefore, is not significant under criterion 7.

Integrity

The building at 2712 Lyndale Avenue South possesses fair integrity in design, materials and workmanship. The brick of the façade has been painted and the storefront and entrance systems are aluminum replacements. Brick at the south and west (rear) elevations has been parged with stucco.

2724 Lyndale Avenue South

Criteria

In 2008, the City contracted with Mead & Hunt to conduct a survey of this area. This property was not deemed representative or further evaluated in the survey. The building operated as one of the hundreds of creameries in Minneapolis and was adapted into a dispensary factory in 1942. The building at 2724 Lyndale Avenue South is not associated with significant events or periods that exemplify broad patterns of cultural, political, economic or social history and is not significant under criterion 1.

The original owner, Hans Johnson, is not a significant figure in the development of Minneapolis. The property is not associated with the lives of significant persons or groups and is not significant under criterion 2.

The CPED staff letter of November 9, 2011 states that the property is associated with distinctive elements of city or neighborhood identity. For example, the Foshay Building (individual Landmark), Chain of Lakes, Grain Belt brewery sign (St. Anthony Falls Historic District), and *Spoonbridge and Cherry* at Minneapolis Sculpture Garden are typically associated with Minneapolis' city identity. This building is not associated with the identity of the Lowry Hill East neighborhood or Minneapolis and is not significant under criterion 3.

Although originally built as a dairy in 1921, a large concrete block garage addition was built in 1933, damaging the integrity of the original dairy-building property type. The façade has been significantly altered since original construction. The property does not embody distinctive characteristics of a type, period, or method of construction and is not significant under criterion 4.

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under criterion 5.

The 1921 dairy and 1933 garage addition were designed by Minneapolis architect, Carl Stravs. The main façade has been greatly altered with new openings and entrances. The design no longer resembles the original intent of the architect and does not exemplify the work of the master architect under criterion 6.

City property atlas maps and Sanborn fire insurance maps provide information about previous use and development at the site. The property has not yielded, nor is it likely to yield, information important in prehistory and, therefore, is not significant under criterion 7.

Integrity

The building at 2724 Lyndale Avenue South possesses fair integrity in materials and workmanship. The original design has been damaged with new openings at the main façade. The entire brick façade has been painted to conceal the brick replacement at the 1933 building connection as well as infill openings. Openings at the north and rear (west elevations) have replacement sash at openings; some historic openings have been filled with brick.

6.4 Recommendation

Commercial corridors across central Minneapolis include of a great variety of late nineteenth- and early twentieth-century building types that served commercial, industrial, institutional, and residential uses. Evaluation of integrity and significance suggest that these four Lyndale Avenue properties do not meet the Minneapolis Heritage Preservation Commission criteria for individual designation.

As a group, the properties have lost historic integrity that might contribute to a larger commercial district. Individually and collectively they do not appear to possess significance as commercial buildings representative of the period 1884-1933. The building near the center of the block (Lot 5) has been demolished leaving a fragmented street face and the south corner of the study-area block is a vacant lot. The east side of Lyndale Avenue South is also comprised primarily of vacant lots and non-historic redevelopment. As a group, these four properties do not comprise a cohesive collection of commercial development from the period, and are therefore not eligible for designation as a local district.

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8.0 APPENDIX



14. Aerial, Minneapolis, 1938 (John R. Borchert Map Library-University of Minnesota).

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MINNEAPOLIS, MN**

**EXTERIOR
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CHECKED BY	J.A.

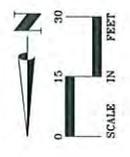
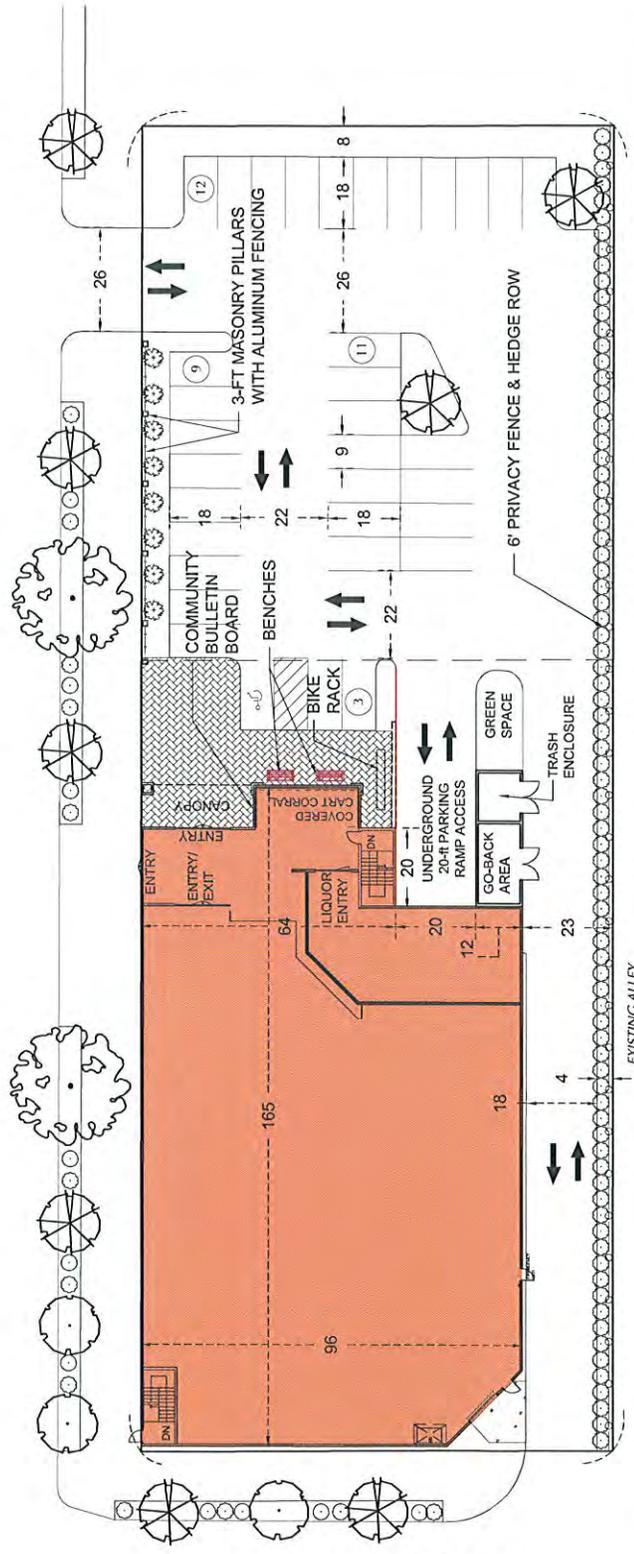
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Architectural Consortium, LLC 2015



Project Name: **CONCEPT SITE PLAN**
 SWC 27th Street & Lyndale Ave.
 Minneapolis, Minnesota
 Concept Description:

LYNDALE AVE. S.



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