

**Department of Community Planning and Economic Development**  
250 South Fourth Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2597 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: February 26, 2013

TO: Heritage Preservation Commission

FROM: Beth Elliott, Principal City Planner

SUBJECT: National Register of Historic Places Nomination – Hotel Maryland

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**Background**

On January 7, 2013 the Minnesota Deputy State Historic Preservation Officer (SHPO) sent the Minneapolis Heritage Preservation Commission a letter requesting comments on the nomination of the Hotel Maryland to the National Register of Historic Places (Attachment A). The property is located at 1346 Lasalle Avenue on the northwest corner of Lasalle Avenue and Grant Street. It houses the recently-closed King & I restaurant.

As a Certified Local government, the Commission is required by federal law to participate in the National Register nomination process as follows:

- Afford the public a reasonable opportunity to comment on the nomination;
- Prepare a report as to whether or not the subject property is eligible for National Register listing; and
- Have the chief local elected official (the Mayor) submit this report and his/her recommendation to the Minnesota State Historic Preservation Officer within sixty days of notice from the SHPO.<sup>1</sup>

The owner has retained Summit Envirosolutions, Inc. to nominate the subject property to the National Register of Historic Places as the first step in seeking financial aid for a substantial

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<sup>1</sup> More than a simple comment letter, this report provides the City with significant decision making power in the matter. If both the Commission and the chief local elected official recommend that the subject property should not be nominated to the National Register, the SHPO shall take no further action, unless within thirty days of the receipt of such recommendation by the SHPO an appeal is filed with the State. If such an appeal is filed, the State shall follow the procedures for making nomination pursuant to established procedures. Even then, the City's report and recommendations are included with the nomination submitted by the State to the Keeper of the National Register.

rehabilitation of this property. The owner is seeking state historic preservation tax credits and federal historic preservation tax credits to accomplish this goal which will require:

- The property to be listed on the National Register of Historic Places;
- The work to consist of a substantial rehabilitation (an amount greater than the pre-rehabilitation cost of the building(s));
- The work meet the *Secretary of the Interior's Standards for Rehabilitation*; and
- The property's historic character be maintained for five years.

Attachment A includes a copy of the nomination, prepared by Summit Envirosolutions, for your review and comment.

### **Previous Reviews**

The property was included in a 2008 reconnaissance survey by Mead & Hunt which recommended it as a good candidate for intensive-level research to determine eligibility for local and/or National Register nomination.

### **Nomination Review**

To be eligible for listing on the National Register of Historic Places, a property must be significant within a given context and retain its integrity, defined as its ability to communicate that significance.

#### *Significance*

Summit Envirosolutions has identified that the Hotel Maryland meets National Register Criterion A, the property is associated with events that have made a significant contribution to the broad patterns of our history. The area of significance identified is Domestic/Hotel for a Multiple Dwelling or Apartment Building.

The Hotel Maryland was designed by architect Lowell A. Lamoreaux and constructed by the Baltimore Investment Company in two phases in 1907 and 1912. It is identified as significant based on its social history as an important representative of the apartment hotel in Minneapolis. The Hotel Maryland's period of significance starts in 1907 with the construction of the north wing and central section, through the construction of the south wing in 1912, and ends in 1930 with the transitioning of apartment dwellers from upper-class to more middle- and working-class tenants.

The Hotel Maryland also falls within the Minnesota Statewide Historic Context of "Urban Centers, 1870-1940" and the Minneapolis Contexts of "Downtown Minneapolis" and "Residential Development."

A dramatic population boom in Minneapolis at the turn of the 20<sup>th</sup> century led to a need for denser housing construction, particularly near the job center of Downtown. This construction included multifamily housing varieties, including the apartment hotel. This type of housing was developed in larger cities such as New York, Chicago, and San Francisco in order to cater to an upscale resident who preferred private housing along with communal opportunities for

dining and entertainment. The nomination report refers to a 1902 definition of an apartment hotel “as a building in which the apartments lacked private kitchens and residents took their meals in a common dining room or restaurant.” Some apartment hotels also offered housekeeping services, entertainment rooms, or cafes. The Hotel Maryland was constructed with a large dining room, auditorium/ballroom, and a coffee shop. In 1972, these spaces were converted into a community room and space for the King & I restaurant.

### *Integrity*

The National Register of Historic Places divides integrity into seven aspects: location, design, setting, materials, workmanship, feeling, and association. Possessing several, and usually most of these aspects allows resources to successfully communicate their historical significance within a given context.<sup>2</sup>

The report refers to the Hotel Maryland as among Minneapolis’ earliest examples of the apartment hotel and potentially the oldest surviving, and the oldest example of a hotel designed by Lamoreaux. Its location in Loring Park is particularly significant due to the population it was trying to attract – urban upper middle-class residents that desired convenient access to the business, social, and cultural amenities in a modern downtown. The first wave of multifamily housing built near the office core occurred in the Elliot Park neighborhood, much of it now in the locally-designated South 9<sup>th</sup> Street Historic District. The second wave occurred in the Loring Park neighborhood and was particularly appealing to the wealthy because of the proximity to what was at the time called Central Park. Most of the Hotel Maryland competitors were built within a few blocks of its location and have since been demolished. One notable surviving apartment hotel is the Odgen Hotel at Lasalle and South 12<sup>th</sup> Street which has since been placed on the National Register and houses the Continental.

The Hotel Maryland’s association as a residential building in a mostly residential area has not changed. The Loring Park neighborhood has retained many of its multifamily residential structures from the early 20<sup>th</sup> century even though the immediate corner of Lasalle and Grant has not. Many people have and will continue to live in the Loring Park neighborhood due to its proximity to jobs and entertainment which is exactly what made living at the Hotel Maryland so appealing.

### **Staff Recommendation:**

Staff recommends the Commission adopt this CPED report, approve the nomination to the National Register of Historic Places, and direct staff to transmit a letter summarizing the report to the State Historic Preservation Officer.

### **Attachments**

- A. Hotel Maryland National Register of Historic Places Nomination prepared by Summit Envirosolutions

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<sup>2</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation* (Washington: U.S. Government Printing Office, 1998) 44-49.