



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #6

July 22, 2014

BZH-28248

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 404 West Broadway and 410 West Broadway  
*Project Name:* 404 West Broadway and 410 West Broadway  
*Prepared By:* [Jim Voll](#), Principal Planner, 612-673-3887  
*Applicant:* Council Member Blong Yang  
*Project Contact:* Council Member Blong Yang  
*Ward:* 5  
*Neighborhood:* Hawthorne  
*Request:* Nomination for Designation as Local Landmarks

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	404 West Broadway and 410 West Broadway
<b>Historic Name</b>	I.O.O.F. (404) and White Castle Systems, Inc. (410)
<b>Historic Address</b>	502-504 North 20 <sup>th</sup> Avenue; 404,406, and 410 20 <sup>th</sup> Avenue North; and 404, 406, and 410 West Broadway
<b>Original Construction Date</b>	1897 (404) and 1927 (410)
<b>Original Owner</b>	I.O.O.F. (404) and White Castle Systems, Inc. (410)
<b>Original Architect</b>	Unknown
<b>Original Builder</b>	Unknown (404); day labor (410)
<b>Historic Use</b>	Commercial
<b>Current Use</b>	Vacant
<b>Proposed Use</b>	Undetermined
<b>Other Historical Designations</b>	n/a

## SUMMARY

**BACKGROUND.** Council Member Blong Yang (Ward 5) has submitted a nomination for 404 West Broadway and 410 West Broadway as individual landmarks. CPED has received the nomination and is bringing it forward for the Heritage Preservation Commission's consideration. The parcel address is 404 West Broadway, but there are two buildings, one addressed as 404 West Broadway and the other as 410 West Broadway.

**PUBLIC COMMENTS.** Staff has not received any comments at the time of the publication of this staff report.

## ANALYSIS

### CONSIDERATION FOR NOMINATION

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

### SIGNIFICANCE

The nominated properties appear to meet at least one of the criteria for designation contained in section 599.210. The subject properties may be eligible for local designation as individual landmarks under criteria 1, 3, and 4:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (3) The property contains or is associated with distinctive elements of city or neighborhood identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.

404 West Broadway, constructed in 1897, is an example of an early Independent Order of Odd Fellows (I.O.O.F) hall. Begun in England as a fraternal organization dedicated to mutual assistance, the Order moved to the United States in 1819, and to what is now known as Minnesota in 1848. The Odd Fellows were a pioneering fraternal organization in terms of women's rights, being the first national fraternity to permit female members beginning in 1851. The Odd Fellows were also pioneers in social welfare,

establishing very early retirement homes and orphanages for members. For over eighty years, 404 West Broadway was the home to Hennepin Lodge No. 4 (the second lodge established in Minneapolis and the fourth lodge established in the state) and Hiawatha Rebekah Lodge #2 (the first Rebekah lodge in Minneapolis and the second in the state). By 1899 (two years after the subject building was constructed) a total of 240 lodges and 178 Rebekah lodges existed in Minnesota.<sup>1</sup> While there are other Odd Fellow's buildings in Minneapolis, which are representative of an organization important to the City's heritage, none are designated landmarks.

410 West Broadway is an example of a very early White Castle restaurant, opened on March 27, 1927, during the first year of the restaurant's expansion into the Twin Cities and during the company's biggest growth years (1927-1930). White Castle was the first major fast food carryout hamburger chain, predating the McDonald's Corporation by over three decades. Its rise both fueled and fed off of changes in early twentieth century American society that led Americans away from immigrant habits and identities toward a distinctly American culture, in the process establishing the hamburger's reputation as an American food. This porcelain brick model appears to be the oldest remaining White Castle building in Minneapolis, and it pre-dates the company's use of moveable, prefabricated porcelain steel structures, like White Castle building No. 8 located at 3252 Lyndale Avenue South, designated as a Landmark by the Minneapolis City Council in 1984 and listed in the National Register of Historic Places in 1986.<sup>2</sup> While the City does have a White castle building designated, the building at 410 West Broadway is older, is in its original location, and is of a different architectural style.

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

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

<sup>2</sup> David Hogan, *Selling 'em by the Sack* (New York: New York University Press, 1997) "Minneapolis White Castle (Restaurant) 1-5, 40; "White Castle Still Makes Money the Old Fashioned Way," Southside Journal, Vol. 3, No. 9, June 1984, 19; "Ohio Memory [<https://server16007.contentdm.oclc.org/cdm4/results.php?CISOOOP1=any&CISOBOX1=Minneapolis&CISOFIELD1=CISOSEARCHALL&CISOOP2=all&CISOBOX2=white+castle+%28restaurant%29&CISOFIELD2=subject&CISOROOT=/p15005coll29&t=s>] accessed 28 April 2014; Minneapolis Heritage Preservation Commission, "White Castle #8" [[http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc\\_landmarks\\_lyndale\\_ave\\_s\\_3252\\_white\\_castle\\_8](http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_lyndale_ave_s_3252_white_castle_8)] accessed 28 April 2014.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Nomination for Designation as Local Landmarks:**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of 404 West Broadway and 410 West Broadway as landmarks; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

## ATTACHMENTS

- A. Vicinity map
- B. Nomination application form and narrative
- C. Photos
- D. Web page for White Castle #8 Landmark