

**DESIGNATION STUDY:**

**THE CAMDEN PARK STATE BANK**  
*705 42<sup>ND</sup> AVE N, Minneapolis*



## **ACKNOWLEDGEMENTS**

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## Designation Study Purpose and Background

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

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

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

## **PART 1: PHYSICAL DESCRIPTION OF THE PROPERTY**

### **Parcel location, shape, and size**

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

### **Description of building(s) on the property**

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

#### **Description of the primary structure**

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

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

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

*Architectural style:* Vernacular commercial building designed in the Beaux-Arts style of architecture.

*Known original elements that are deteriorated or missing:* All of the fenestration on the 1910 building and the 1920 addition has been replaced. Original mullions have peeling paint. The original, glass paned exterior doors have been replaced. <sup>4</sup> (Figures 18, 19, 21, 37, 41)

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

The entry to the 1910 building was originally through a double glass paned door, covered by a rain screen which has since been replaced (Figures 22, 23, 33, 43). A 1936 photograph documents the earliest visual appearance of the 1910 building with a storefront that is relieved by a central recessed entryway with two glass paned doors to each side. The door to the east provided access to the mortuary and the other door on the west, to the post office. These entrances were once symmetrically flanked by display windows, set in partial bays, with transom lights above <sup>5</sup> (Figure 42). Newer, brick infill walls and a storefront curtain wall replace the original entry to the 42<sup>nd</sup> Avenue frontage. Presumably this alteration took place in 1947, based on available building permit records. <sup>6</sup> The type of brick used differs in color and texture from the historic brick, and the mortar used is white. The present storefront windows and entry doors appear to be fairly recent; In 1997 the principal investigators Holly Raab and James Rust documented this change of the 42<sup>nd</sup> Avenue frontage with a photograph depicting another, different storefront window system. When initially constructed, the wall was once capped by a stone coping. It has since been replaced with metal flashing <sup>7</sup> (Figures 33, 43).

The crenelated parapets that once adorned the 42<sup>nd</sup> Ave roofline of the 1920 addition were damaged in a tornado that hit North Minneapolis in

2011 (Figures 19, 31, 32, 41). They were subsequently removed and not rebuilt. The exterior mortar of the building is in need of re-pointing. The west and south exterior brick walls were originally exposed, cream-colored brick, laid in common bond. These walls have been painted over in red since 1997, presumably to cover up old ghost signs (Figures 34, 38). Old window and door openings have been bricked in on the west elevation of the building (Figure 34). A stairwell on the north side of the 1920 building used to provide access the basement level, originally used as a pool room and bar, has since been filled and paved<sup>8</sup> (Figures 20, 32, 41).

Building index cards show that as a result of a 1994 fire, four original non-bearing partition walls were removed on the interior of the second floor.<sup>9</sup>

### **Description of secondary structure(s)**

No other structures stand on the lot.

### **Description of interior features**

*Date(s) of construction:* The 1910 lodge building has retail space at ground level, occupied by a hair salon. This space formerly served two tenants (Figure 28); alterations to the ground level converted the space to accommodate one tenant in 1947.<sup>10</sup> The ballroom on the second floor is accessed through a double door located on 42<sup>nd</sup> Avenue North. This opens to a stairwell with a vestibule where the 1920 addition can be accessed to the west through an added gypsum board partition wall and non-historic door. At the top of the stairs on the second floor is a foyer with a reception counter and fireplace that was presumably used for lodge and ballroom functions. There is a remodeled kitchen that was also likely used for events. The original walls are plaster over lathe construction.<sup>11</sup> Gypsum board has been used to cover and repair the original plaster interior walls. Dropped ceiling tiles, added in 1966, obscure all of the original coffered ceiling except for a central plaster dome.<sup>12</sup> The dome is octagonal with wood trusses; this oculus was once used in ventilation, but has been filled in with insulating material as part of the recent installation of a central cooling system by the present owner (Figure 29). Six original ceiling fans hang from the ceiling. The original hardwood floors have

sustained water damage from the 2011 tornado. There is an elevated stage at the west side of the ballroom.

The street-level bank in the 1920 addition has been converted for commercial use. The interior of the first floor is presently an open space occupied by a café. It was once partitioned for separate establishments; any physical evidence of remodeling is hidden by a dropped ceiling. The owner states that a molded metal ceiling, presumably original, is intact above it.<sup>13</sup> (Figures 24, 42) The only remnants of the original public space are four freestanding support columns. An interior photograph from 1920 of the new bank shows the original interior details of the lobby as seen from the entry<sup>14</sup> (Figures 24, 42). In order to accommodate a kitchen for the café, the present owner cut through the original reinforced concrete walls of the bank's safe (Figure 24). A basement in the 1920 addition functions as overflow space for the present café (Figure 27). A side stairway entrance from Lyndale Avenue services the second and third floors from the east side of the building and connects to the reception area and ballroom of the 1910 building (Figures 24-27).

Parts of the second floor were significantly damaged by a fire in 1994.<sup>15</sup> A tornado in 2011 resulted in water damage to parts of the third floor, the external walls, and the ballroom flooring. The second floor is divided into eight office spaces. The third floor is divided into twelve office spaces and reception area. Extensive alterations made after the building's period of significance have eliminated the ability of interior spaces to communicate the building's historical significance. The building's interior is not suitable for designation.

Staff was not granted permission to photograph the interior of the building.

### **Description of landscape and landscape features**

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

## **PART 2: DISCUSSION OF HISTORIC SIGNIFICANCE**

The subject property is historically significant for its association with Minneapolis' streetcar heritage, its association with the Camden community, its association with the works of Minneapolis master architects Septimus. J. Bowler and Ernest.C. Haley and the embodiment of the distinctive characteristics of the Beaux-Arts style of architecture. These four areas of significance are all interrelated.

### **Streetcar Related Development**

The subject property is historically significant primarily for its relationship to the development of the Minneapolis streetcar system and its influence on the built environment of Minneapolis. The Twin City Rapid Transit Company (TCRT) was a privately operated public transportation company whose geographic breadth and economic impacts were enormous. Its 523 miles of track spanned the distance from Lake Minnetonka to the St. Croix River. At its heyday in the 1920s more than 200 million passengers travel in over 900 company streetcars each year. With roughly 3,500 employees, TCRT also became one of the area's largest employers. Twin City Rapid Transit (TCRT) was an exceptional company in its own time, and in comparison to the present. Even the systems in larger cities such as Chicago or New York did not meet the threshold of excellence set by the TCRT. Its board of directors and management were community leaders and philanthropists and included recognizable names such as Goodrich, Pillsbury, and Washburn. Its first president, Thomas Lowry, was instrumental in developing many of the neighborhoods in Minneapolis, St. Paul, and the surrounding communities.<sup>16</sup>

The streetcar enhanced land and property values; neighborhood commercial nodes developed where streetcar lines would stop or intersect with other lines. Streetcars made it possible for workers to live further away from their places of work than they were previously able to. This change greatly influenced the patterns of growth that define the present boundary of the city. Additionally, the streetcar made it both convenient and affordable for city dwellers to travel to city parks and nearby resort areas.<sup>17</sup>

In 1890, the Washington Avenue streetcar was extended to the six-way intersection of Washington Avenue North, 42<sup>nd</sup> Avenue North, Lyndale Avenue North, and Webber Parkway in newly-annexed Camden. This line was the first to offer service this far into north Minneapolis. Camden Place was the last, northernmost stop on the Washington Avenue line for more than twenty years. It was located by the Camden Bridge, which was the northernmost crossing of the Mississippi River.<sup>18</sup> In 1899 the Washington Avenue streetcar line was extended to 49<sup>th</sup> Avenue North and in 1913 was extended to 52<sup>nd</sup> Avenue North to serve the old Minneapolis Workhouse. The extension from 45<sup>th</sup> Avenue North was discontinued in 1925 and was rerouted in the same year along Bryant Avenue North up to 52<sup>nd</sup> Avenue to serve the growing post-war residential community of Camden.<sup>19</sup>

The Washington Avenue streetcar line fostered the quick growth of the six-way intersection as the commercial center of the community.<sup>20</sup> Streetcar routes from the center of downtown Minneapolis terminated at this juncture for decades, making this area an excellent location for businesses serving foot traffic.<sup>21</sup> It ran every fifteen minutes off-peak and every ten minutes during peak ridership hours. It was the main connection from this part of North Minneapolis to downtown from 1890 until 1912 when the Emerson-Fremont line was extended north along Emerson Avenue to 42<sup>nd</sup> Avenue and in 1923 when the Penn line was extended along Thomas Avenue to reach 42<sup>nd</sup> Avenue.<sup>22</sup> The streetcar facilitated both the economic and residential development of the community into the urban fabric of the City of Minneapolis (Figure 10, 11).

### **Camden Neighborhood - Commercial and Community Development**

The Camden Park State Bank building is historically significant as an integral part of the commercial and community center of the Camden neighborhood that was focused at the crossroads of Washington Avenue North, 42<sup>nd</sup> Avenue North, Lyndale Avenue North, and Webber Parkway in the early decades of the twentieth century. Due to its distance from downtown Minneapolis and St. Anthony Falls, the Camden neighborhood developed as its own community, unique from the patterns of urbanization that characterized most of Minneapolis.<sup>23</sup>

At the time when Joel Bassett and other settlers claimed land near St. Anthony Falls, John Ware Dow and John C. Bohanon began another small settlement about five miles north in Crystal Lake Township in the spring of 1852. Dow claimed land near 44<sup>th</sup> and Humboldt; Bohanon claimed 160 acres near 43<sup>rd</sup> and Dupont. The first shingle mill in Hennepin County was established that same year, and inspired the name of the both the creek and the new area that it ran through. Rufus Farnham took over the shingle mill and converted it to a flour mill in 1859 that produced more than hundred barrels of flour daily.<sup>24</sup>

Camden was originally part of Crystal Lake Township and remained rural in character until sawmills moved upriver, and until 1887 when it was annexed by Minneapolis. The shingle mill at the mouth of the creek and the other early industries formed the economic backbone of the new settlement. In 1876, brickyards were located near the Mississippi River north of Shingle Creek. By the end of the 1890s, this local industry proliferated along the river.<sup>25</sup>

In the 1880s, transportation connections to the City of Minneapolis contributed to the urban development of the Shingle Creek area. Eventually, the area took on a new name. The 'official' story is that Rev. Robert Atchison, pastor of the North Methodist Church from 1887 to 1889, thought that "Shingle Creek" was too much of an unsophisticated name for the growing and industrious community. Apparently, he petitioned the Soo Line railroad to name its stop Camden Place after his own hometown of Camden, New Jersey.<sup>26</sup>

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

1910 at 4150 Washington Avenue North, later moving in 1920 to 4171 Lyndale, where it became a stalwart of the community.<sup>27</sup>

The block where the subject property exists began developing in 1889 with its incorporation as Rufus Farnham's Second Addition. City building permits show that a Farnham built a "two-story frame store with dwelling above" on Lot 1, Block 4 in 1889 and a "one-story frame store" on Lot 2, Block 1 in 1896.<sup>28</sup>

The Camden Park State Bank building is historically significant as an integral part of the commercial and community center of the Camden neighborhood of Minneapolis in the early decades of the twentieth century. The 1997 investigators Holly Raab and James Rust found that, "The stability of the bank undoubtedly owed much to a native of Iceland, Goodman B. Sigurdson. Sigurdson was a young cashier for the bank of M.R. Waters & Son in Bethel, Minnesota until October of 1910 when he moved to Minneapolis and helped to organize the Camden Park State Bank. At first head cashier, he became president of the bank in 1922 and remained in this position throughout and after its tenancy at 4171 Lyndale Avenue North. Sigurdson was also associated with other banks in Minneapolis within the Marquette Group and was an active member of the Minneapolis Civic and Commerce association and the Camden Park Commercial Club. The Sigurdson's made their home in the Camden Park neighborhood."<sup>29</sup>

Banks represented a stronghold of economic stability indispensable to the early development of urban communities. The bank was the backbone of local commerce in the years following the collapse of the nineteenth century lumber industry in Minneapolis.<sup>30</sup> The 1910 building was designed as a community meeting hall with commercial space below on 42<sup>nd</sup> Avenue North.<sup>31</sup> The three-story 1920 addition was designed with commercial space on the upper floors and the Camden Park State Bank fronting on Lyndale Avenue North.<sup>32</sup> With the exception of this property and a pair of single-story commercial buildings to the south that have been heavily altered, the entire commercial district has been torn down, primarily during the construction of Interstate 94 (Figures 2-9). During the 1920s and 1930s, the Camden Bank building was the home of the community's lodge, bank, post office, mortuary, ballroom, pool room,

doctor, dentists, lawyer and insurance agent. These services and recreational facilities were essential to the well-being of the commercial and community activities in Camden.<sup>33</sup> As the aforementioned amenities served broad community purposes, they are recalled in local informant histories.<sup>34</sup>

## **Beaux Arts**

The façade of the Camden Park State Bank is stylistically important as a well preserved example of Beaux Arts architecture as adapted to vernacular commercial use in Minnesota between 1900 and 1920. The building embodies the distinctive characteristics of this architectural style. The formal compositions of the style made it preferred for public buildings such as courthouses, museums, libraries and banks nationwide during the first two decades of the twentieth century. The signatures of the style are clearly articulated in its symmetrical massing, the flat roof, and the emphasis on the hierarchy of the internal spaces, in this case expressed by the ornamentation and emphasis around the central entrance portal. The 1920 addition is stylistically influenced from classical European architectural forms as taught at the influential Ecole des Beaux Arts in Paris, France at the time. The design of the Camden Park State Bank marks a departure from the more grandiose classical forms, and represents a bridge towards more progressive design that was evolving towards art deco and early modernism<sup>35</sup> (Figures 18, 21).”

The Lyndale frontage of the 1920 addition is red brick laid in running bond, window header surrounds are in cream brick, and brown tile is used to ornament the primary facades. Concrete is used at the window sills and in the continuous belt course. This material is also employed in place of the cut stone and marble veneer specified in the original design of the foundation plinth and the entryway portal (Figure 21). The Lyndale frontage is divided horizontally by the second-story belt course, which visually separates the bank entry level from the upper floors. The upper stories are composed of three vertical groups, with a recessed central bay. Paired sashes form vertical groups that span the two upper floors; this grouping is emphasized by cream-colored brick header surrounds that visually connect the groups in each bay<sup>36</sup> (Figure 36). Decorative rectangular brick panels ornamented by a single tile in each corner and a

tile diamond pattern in the center visually connect each window grouping in their own respective bays. This diamond tile pattern is repeated in a larger scale above the third floor windows of the projecting end bays. Tall, crenelated parapets rise above the roof line, and are capped with masonry coping (Figure 18). The central, portico entrance is the most formal feature of the façade. Paired columns in pressed concrete with unfluted shafts are engaged. They rise from a base embedded in stylobate and terminate in ionic capitals ornamented by an egg and dart enrichment of the ovolo molding. Within the entablature is a frieze engraved with the words "Camden Park State Bank." A projecting cornice completes the upper part of the entablature (Figures 23, 37). A modern metal and glass single door has replaced the original glass paned double doors. Display windows with in-filled transoms covered by canopies flank each side of the entrance. Brick soldier courses define the lintels of the ground floor windows. The 42<sup>nd</sup> Avenue elevation of the 1920 addition is designed in similar fashion to the Lyndale frontage, employing symmetrical arrangement of horizontal and vertical elements. The upper stories are arranged in four parts, the two central bays are recessed and contain two vertical groups of paired double hung sashes except for one pair with fixed sashes. The projecting end bays are lit by four single sash windows, all mismatched in relation to one another. Four display windows are at street level, with in-filled transoms covered by canopies <sup>37</sup> (Figures 19, 32)."

The 42<sup>nd</sup> Avenue frontage of the 1910 building is a fairly plain commercial structure of red brick in running bond; cream brick in common bond, painted over in red, is used on the west and south (alley) elevations. This frontage is embellished by limestone windowsills and a corbeled brick cornice that transcends a dentil molding. When initially constructed, this was capped by stone coping; it has since been covered or replaced with metal <sup>38</sup> (Figures 33, 44). The second story frontage has three sets of windows: in the center is a square-shaped, fixed-sash positioned subtly higher than the paired, double-hung, single light sashes that flank each side. The latter were originally filled with two over two divided lights (Figure 44). A large, recessed panel sits below the central window, small rectangular panels, defined by soldier courses are positioned above the paired groups to the sides; this creates an effect of uniting these three groups into a unified composition (Figure 33). Windows on the west and south elevations are unadorned single-light, double-hung sashes; a

doorway and two window openings on the west (alley) façade have been filled in with brick. In 1997, Raab and Rust found that a transom over the fire-escape door on the south façade was also bricked in.<sup>39</sup> End wall chimneys from the 1910 building and the 1920 addition meet on the south façade above the roofline (Figures 34, 35).”

### **Septimus James Bowler**

The property is historically significant for its association with master architect Septimus J. Bowler, who designed the 1910 building.<sup>40</sup> S.J. Bowler was born in London, England, on February 11, 1868. There is no record of his education or work experience until he came to Minneapolis in 1884. At about the age of 16 he began his career as a carpenter under master builder Barclay Cooper and then, around 1888, established an architectural practice.<sup>41</sup> He managed a busy practice until the early 1930s, designing buildings in various styles that include; residences, hotels, commercial buildings, and religious structures.<sup>42</sup>

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

S.J. Bowler was a prominent architect during his career. In 1905 he submitted a design to a competition for the planning of Architects' Avenue in Northeast Minneapolis. He was chosen, along with eleven of the best architects in Minneapolis to design twelve modern cottages for the Avenue. These architects were, Bertrand & Chamberlain, Boehme & Cordella, A. L. Door, Downs & Eads, The Keith Company, Kees & Colburn, T.P. Healy, Ernest Kennedy, Lowell Lamoreaux, William Kenyon, Fremont D. Orff, E.P. Overmire, Kinney & Detwiler, C.L.R. Kinports, and C.F. Struck.<sup>43</sup>

In 1895 S.J. Bowler was one of forty architects from around the country and one of the seven finalists from Minneapolis to be included in the competition to design the Minnesota State Capitol building.<sup>44</sup> Among the competitors, several were nationally renowned architects of their time. Names of firms from the competition read like an architectural history book and include, Coxhead, White & Coxhead, Wyatt & Nolting, William Kenyon, Harry W. Jones, Reed & Stern, Clarence H. Johnson and the eventual winner; the eminent Cass Gilbert.<sup>45</sup>

S.J. Bowler's admittance to these competitions indicates that his work was worthy of the same respect of those other master architects. The architectural firms represented in these competitions have numerous buildings that are listed on the National Register of Historic Places or are designated locally by the City of Minneapolis. Many of these listings are significant for their architecture or for being works of master architects. In reading historic newspaper articles from the *Minneapolis Tribune* and the *Improvement Bulletin*, one can see that Bowler was named along other prominent local architects such as Cass Gilbert, Downs & Eads, Joseph and Ernest Haley, Clarence H. Johnson, Henry Wild Jones, William Kenyon, Lowell A. Lamoreaux, Freemont D. Orff, and William Channing Whitney. By the accounts of these records, it is clear that he was a contemporary of these significant historical figures.

Septimus J. Bowler died in Rochester, Minnesota on April 16, 1940.<sup>46</sup>

### **Ernest C. Haley**

The subject property is significant for its association with master architect Ernest C. Haley, who designed the 1920 addition. Ernest Haley, son of notable master architect Joseph Haley, was born in Malone, New York, on September 25, 1867. His family moved to Minnesota later that year and settled in Minneapolis in 1873. Haley was educated in the Minneapolis public school system and studied architecture with his father. In 1897, he and his brother Arthur started working together in their fathers' firm.<sup>47</sup> In 1903 Ernest and Joseph are listed as having separate architectural firms in the Minneapolis Directories. After his father's death in 1904, Haley continued his own practice until 1910 when he began a partnership with

Otto W. Johnson, who was a draftsman for the firm of Alban & Fisher. In 1917, Minneapolis Directories show separate business listings for Ernest Haley and Otto Johnson.<sup>48</sup> Nearly 60 known extant buildings are attributed to the work of Ernest C. Haley in Minneapolis.<sup>49</sup>

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

Haley's work garnered the attention of newspapers and professional journals throughout his career. A May 28, 1905 article from the Minneapolis Tribune reported that the Commercial Club of Minneapolis invited several architects to display renderings of their work in a "prominent" Nicollet Avenue storefront window. These were buildings that were recently constructed or buildings that were to be constructed soon. The architects were Bertrand & Chamberlain, Adam Lansing Door, Langdon & Turner, The Keith Company, William Kenyon, Lowell A. Lamoreaux, Fremont D. Orff, Sedgewick & Saxton and Ernest C. Haley.<sup>50</sup>

Ernest Haley's invitation to be a part of this display indicates that his work was worthy of the same respect of those other master architects. All but two of these architects have their designs listed on the National Register of Historic Places. In the 2009 Designation Study for the F.E. Day House, the investigator, Brian Schaffer found that, "the nine architectural firms represented in his display have thirty buildings that are listed on the National Register of Historic Places or are designated locally by the city of Minneapolis. Over twenty of these listings are significant for their architecture or being works of master architects."<sup>51</sup>

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

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Haley's known work includes places of worship, single and multiple family residential dwellings, commercial, and industrial buildings.<sup>52</sup> He closed his practice around 1948 and died in Minneapolis on July 2, 1954.<sup>53</sup>

### **PART 3: RATIONALE FOR LOCAL HISTORIC DESIGNATION**

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

#### **Designation Criteria**

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

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

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

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

This property does not appear significant for its association with the lives of significant persons. This property is worthy of designation because it has been a long-lasting part of the lives of everyday people seeking ordinary and essential services in the Camden community.

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

The property in question appears to be an integral part of the commercial and community center of the Camden neighborhood as discussed in part two of this designation study.

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

The property in question is significant for its embodiment of the Beaux Arts style of architecture, as discussed in part two of this designation study.

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

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

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

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

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

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

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

The subject property is not likely to yield information important in prehistory. The subject property is presently located approximately one-thousand feet west of the

Mississippi River and approximately five-hundred feet south of Shingle Creek. Shingle Creek has been drastically altered from its natural state, and historic Minneapolis plat maps show that Shingle Creek once did flow less than five hundred feet from the site of the subject property as recently as 1914<sup>54</sup> (Figures 12, 13, 14). These are the nearest significant pre contact bodies of water. As these features generally served as source of water, food, and transportation, areas in close proximity (generally five hundred feet or less) to such sites have a higher than average potential to include archeological evidence of pre contact human habitation. As the subject property is greater than five hundred feet from the Mississippi River, it is far less likely to possess such evidence. The area where Shingle Creek once flowed naturally has been disturbed by the creation of Camden Park (now Webber Park) and the land between the subject property and Shingle Creek has been built and paved over intensively. This makes it less likely that the subject property will possess any archeological evidence from prehistory.

The Mississippi Watershed Management Organization has identified a depression of water or wet soil near the surface approximately four-hundred feet to the west of the subject property.<sup>55</sup> It is defined by a rectangle bounded by Bryant Avenue on the east, Dupont Avenue on the west, 42<sup>nd</sup> Avenue on the north and 41<sup>st</sup> Avenue on the south. It is unlikely that this would have been a significant precontact body of water, because Shingle Creek flowed into the Mississippi River nearby. It makes sense that this confluence would be a more significant spot for any human settlement or activity than a relatively small depression of water or wet soil. A plat map from 1892 shows the area where this depression is identified, but does not show any significant body of water (Figure 12).<sup>56</sup> A 1914 plat map shows this area having frame dwellings built upon it (Figure 14).

The subject property is not likely to yield information important in history. While building permit records and historic maps indicate the presence of frame buildings on the east part of the block prior to the 1910 and 1920 constructions of the present building, the present footprint of the subject property covers the entire lot.<sup>57</sup> The subject property has a basement which leaves little chance that anything from pre-history or history would be found on site. Furthermore, city records indicate that the lot was connected to the sewer system in 1910 and again in 1920 when the two buildings onsite were constructed.<sup>58</sup> For this reason

there is little chance that the lot may contain privy vaults bearing archeological evidence.

### **Integrity of historic resource**

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

**Location:** The original building permits for the property makes note that the building was constructed onsite, indicating that the building maintains integrity of location.<sup>59</sup>

**Design:** The property embodies distinctive characteristics of the Beaux-Arts architectural style and retains its architectural integrity. The exterior of the Camden Park State Bank retains integrity of design. The Camden Park State Bank has undergone damage, repairs and changes that have modified the original appearance of the exterior, but these changes do not affect the impression of the overall design, despite the addition of a two way billboard on top of the building's roof and replacement of all original windows. The ornamental tile work, the color and texture of the brick are all original. The majority of the original, historic, character-defining features on the exterior remain intact (Figures 18, 19, 21, 31, 32, 36, 37, 41, and 43).

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

**Setting:** The property's integrity of setting has changed considerably since the time when the Camden Park State Bank was built (Figures 2-9). It sits on its original site at the intersections of 42<sup>nd</sup> Avenue North, Lyndale Avenue North, and Washington Avenue North. Although Interstate 94 passes nearby, the primary façade of the Camden Park State Bank still fronts on Lyndale Avenue

which was, and still is a major thoroughfare in the City of Minneapolis. The subject property is among the last extant building of the original Camden commercial district.

**Materials:** The property does retain integrity of materials. The exterior brickwork, the decorative tile and the carved entablatures above the entrances to the bank and lodge date back to the building's origins (Figures 21, 22, 37). The paired, unfluted, ionic columns still serve as the main focal point of the Lyndale Avenue entry. The cream color brick used in the window surrounds were likely sourced in the immediate vicinity from the brickyards at Shingle Creek.<sup>60</sup> The importance of these character-defining features more than makes up for the fact that some of the original building materials have been lost, damaged, or altered.

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

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

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

extant. The Camden Park State Bank building remains one of the last direct links associated with the historic Minneapolis streetcar system and the old Camden commercial district.

## **Relationship to the body of locally-designated properties in Minneapolis**

### **Septimus James Bowler**

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

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

In addition to these designated properties, Bowler designed several other buildings, including his own personal residence that was listed in the City Directory in 1910, which have been identified in historical survey efforts in Minneapolis. These buildings include:

1. Home Flats, 1516 & 1520 Elliot Avenue South, 1892
2. Laurel Apartment, 1502-06 Laurel & 1519 North 15<sup>th</sup> St, 1893
3. Minneapolis Brewing Company Saloon, 1516 7<sup>th</sup> Street South, 1899
4. Schlitz Brewing Company, Store & Flat (now Shaw's Bar), 1528 University Avenue Northeast, 1901
5. J.A. Fagan House, 1526 West 25<sup>th</sup> Street, 1904
6. S.J. Bowler Residence, 1514-1516 West 25<sup>th</sup> Street, 1904
7. Charles Johnson House, 3201 Park Avenue South, 1906
8. Minneapolis Brewing Company, Store & Hall (now Rogue Buddha Gallery and Eat Street Social Club), 357-59 13<sup>th</sup> Avenue Northeast, 1910

9. Brick Store & Apartment, 2712-14 Lyndale Avenue South, 1921

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

1. Minneapolis Brewing Company, 961 Central Avenue Northeast, 1899
2. Building for the Minneapolis Brewing Company 350-357 13<sup>th</sup> Avenue Northeast, 1900 (razed)
3. Cold Storage Plant, Deadwood, South Dakota, 1900
4. Brewing Plant Complex, Deadwood, South Dakota, 1900
5. Presbyterian Church, 127 North Main Street, Winnebago City, Minnesota, 1900
6. Four Story Luxury Hotel, 3<sup>rd</sup> Street South, between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues South, 1900, (razed)
7. Frame Cottage for John Wood, 14<sup>th</sup> Street South and Spruce Place, 1901 (razed)
8. John S. Ganly House, 13<sup>th</sup> Street and Oakland Avenue, 1904 (razed)
9. Two-story brick store, 32-34 6<sup>th</sup> Street South, 1904 (razed)
10. Three-story brick flats, 2716 Hennepin Avenue South, 1904
11. Brick Store and Lodge Building, 907 Main Street Hopkins, MN, 1905
12. Frame dwelling, 3636 2<sup>nd</sup> Avenue South, 1905 (razed for I-94)
13. Brick Flats, 215 South 11<sup>th</sup> Street, 1905 (razed)
14. Boehn & Chase Apartments, 12<sup>th</sup> Street and Second Avenue South, 1905 (razed)
15. One-story commercial building, 808-14 1<sup>st</sup> Avenue South, 1911 (razed)
16. One-story row of brick stores, 501-11 4<sup>th</sup> Avenue South, 1911 (razed)
17. Three Stores, 615-17-19 6<sup>th</sup> Street South, 1913 (razed)

Newspaper notices describe other work of his that includes alterations and improvements to buildings and designs for private residences without specific addresses.

Ernest C. Haley

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

- The F.E. Day House, 1900 Colfax Avenue South, 1908

- Locally designated in 2009 for broad patterns of development, architecture, and the work of a master architect

The F. E. Day House at 1900 Colfax Avenue South is a Colonial Revival house that was designed as a single family residence in Lowry Hill, and is one of about 35 single family residences that he worked on in the Lowry Hill neighborhood.<sup>61</sup> Ernest Haley' work is attributed to nearly 60 known extant buildings in Minneapolis.<sup>62</sup> Reconnaissance surveys have identified other properties he designed that are worthy of further study for historical significance. These buildings include:

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

\* denotes work attributed to Joseph and Ernest C. Haley

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

Camden from 1920 onwards. Stylistically, the 1920 addition to the subject property is unique in the scope of his work.

The Swedish Emanuel Methodist Church has been greatly altered from its original appearance as a result of a fire, repairs and alterations, moreso than the subject property.<sup>63</sup> All but two of these potential historic properties were designed as single family residences in the Colonial Revival style like the F.E. Day House. All of them, except for 2132 Dupont Avenue North, are concentrated in south Minneapolis. Stylistically, the 1920 addition to the subject property is unique in the scope of Haley's work.

Other Ernest Haley designed buildings have not been identified as potential historic resources. These buildings include:

1. African M. E. Church, 912-914 E 22<sup>nd</sup> Street, 1888\* (razed)
2. Theo F. Kinney House, 2437 Girard Avenue South, 1897\*
3. African Church, 912-914 E 22<sup>nd</sup> Street, 1898
4. 57' x 75' Building, 620 Hennepin Avenue, 1899\* (razed)
5. B.F. Brown House, 1808 Irving Avenue South, 1899\*
6. Anne W. Patton House, 3200 Columbus Avenue South, 1900\*
7. A.J. Smith House, 1771 Irving Avenue South, 1900\*
8. E.C. Mills House, 1774 Irving Avenue South, 1900\*
9. E.F. Rollins House, 1908 Irving Avenue South, 1900\*
10. Hotel, Montevideo, MN, 1900\*
11. 111 Arthur Avenue South East, 1901\*
12. J.R. Gordon House, 45 Barton Avenue South East, 1901\*
13. C.C. Johnson, 2408 Humboldt Avenue South, 1901\*
14. C.C. Johnson, 2437 Humboldt Avenue South, 1901\*
15. Davis House, 1787 Irving Avenue South, 1901\*
16. Emmons House, 1782 Knox Avenue South, 1901\*
17. E.J. Maybauer House, 2504 Girard Avenue South, 1902\*
18. 1812 Irving Avenue South, 1902\*
19. 1777 Knox Avenue South, 1902\*
20. 1964 Sheridan Avenue South, 1902\*
21. C.C. Johnson, 1771 Emerson Avenue South, 1902
22. D.L. Fife House, 1808 Knox Avenue South, 1903
23. H.W. Mills House, 52 Barton Avenue South East, 1903
24. 1907 Colfax Avenue South, 1904

25. Arthur H. Cloves House, 406 5<sup>th</sup> Street South East, 1906
26. 1819 Humboldt Avenue South, 1905
27. Samuel H. Davis House, 2104 Irving Avenue South, 1905
28. T.W. Russel House, 2639 Irving Avenue South, 1905
29. Dr. Arthur E. Benjamin House, 710 34<sup>th</sup> Street East, 1906
30. A.C. Randall House, 4754 Fremont Avenue South, 1906
31. Fredricka Eckhart, 253 Garfield Avenue South, 1906
32. W.E. Deming House, 2412 Humboldt Avenue South, 1906
33. Wommack House, 1809 Knox Avenue South, 1908
34. L.H. Rough House, 3624 Lyndale Avenue South, 1908
35. C.H. Dennison House, 87 Bedford Avenue South East, 1909
36. Mrs. Elizabeth Brewer House, 3301 Clinton Avenue South, 1909
37. 4<sup>th</sup> Northwestern National Bank, Cedar Riverside, 1910 (razed)
38. A.P. Rugg House, 2437 Sheridan Avenue South, 1910
39. Warehouse, 508 Washington Avenue North, 1910
40. M.C. Zipoy House, 50 Bedford Avenue South East, 1912\*\*
41. Trygve Benson House, 39 Barton Avenue South East, 1916
42. Trygve Benson House, 114-118 Melbourne Avenue South East, 1916\*\*
43. Shop and Flats, 1501 Washington Avenue South, 1916\*\*
44. R.E. Billman House, 5053 Washburn Avenue South, 1919
45. Roy A. Will House, 2820 Benton Boulevard, 1920
46. Duplex, 96 Bedford Avenue South East, 1923

\* denotes work attributed to Joseph and Ernest C. Haley

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

### Beaux Arts

The property clearly embodies the distinctive characteristics of the Beaux Arts style of architecture. Yet the City does have several other designated buildings that reflect this architectural style:

Adath Jeshurun Synagogue, 3400 Dupont Avenue South, 1927

Farmers and Mechanics Savings Bank, 115 4<sup>th</sup> Street South, 1891

Shubert Theatre, 515 Hennepin Avenue (moved from 22 7<sup>th</sup> Street North), 1910

Pantages Theatre, 708 Hennepin Avenue, 1916

Old Walker Library, 2901 Hennepin Avenue, 1911

First Church of Christ Scientist, 614-20 East 15<sup>th</sup> Street, 1897

Orpheum Theatre, 1910 Hennepin, 1920

Basilica of St. Mary, 88 North 17<sup>th</sup> Street, 1913

Brooburg Residence, 727 East 24<sup>th</sup> Street, 1905

Northwestern Knitting Company (International Market Square), 718 Glenwood Avenue/275 Market Street, 1915

Loring Theatre 1407 Nicollet Avenue South, 1920

Fire Station # 28, 2724 West 43<sup>rd</sup> Street, 1914

While other buildings designed in the Beaux Arts style besides the subject property exist, relatively few have been designated and none of these properties are in the far north side of Minneapolis. Additionally, the historic and current use of the property differs from the use of the aforementioned examples. The subject property is an example of a more vernacular building done in the Beaux Arts style which is represented in Fire Station # 28, the Loring Theatre, and the Northwest Knitting Company Building among the City's designated properties. The other designated Beaux Arts properties represent a more grandiose, high-road approach to the expression of this architectural style. Also unique to the subject property in relation to the other Beaux Arts style buildings that are a part of the City's historic inventory, is the fact that it was first designed by one architect as a single building, and then later, added onto by another architect while still functioning as one whole building. Each separate structure maintained its own identity and the primary façade of the 1910 building was integrated into the design of the 1920 addition without significant mutilation.

### **Relationship to the Minneapolis Preservation Plan**

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

### **Comprehensive and Long-Range Planning**

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

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

The designation of the subject property meets relevant policies of the Minneapolis Plan for Sustainable Growth.

- Policy 8.1 states, “Preserve, maintain and designate districts, landmarks and historic resources which serve as reminders of the city’s architecture, history and culture.” By designating the subject property as a landmark, the City will require the preservation of a building significant for its association with historic patterns of development, community identity, architects and architectural style.
- Policy 8.10 states, “Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.” Designating this property and encouraging its maintenance and rehabilitation may stimulate economic activity in the Camden area.
- Policy 8.10.5 states, “Prioritize the reuse of the city’s historic buildings as a strategy for sustainable development.” Oftentimes, the greenest building is the one that has already been built. By designating the subject property and protecting it from any demolition in the future, embodied energy is conserved that would be spent in any demolition and construction of a new structure on this site.

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

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

*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property will set an example of the value of rehabilitating and maintaining existing commercial building stock during a time when sleek, new commercial and residential projects are being quickly built to serve growing demands. It will also serve as a reminder of the neighborhoods history to the residents of Camden and North Minneapolis.

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

### **National Register Status**

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

### **State Designation**

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

### **Period of Significance**

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Minneapolis Department of Community Planning & Economic Development  
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The period of significance is 1910-1954, the time from when the first building of the subject property was designed and constructed to the time when the last streetcar lines were in operation. The Camden Park State Bank remained a tenant in the building until 1955.

**PART 4: REGISTRATION AND CLASSIFICATION INFORMATION**

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

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Listed on the National Register of Historic Places?	No
Date of NRHP listing?	N/A
<b>USE AND FUNCTION</b>	
Historic Use	Bank, retail, office, ballroom, meeting lodge
Current Use	Restaurant, hair salon, offices
<b>DESCRIPTION</b>	
Architectural classification/style	Beaux Arts
<u>Materials:</u> <ul style="list-style-type: none"> <li>• Foundation</li> <li>• Roof</li> <li>• Walls</li> <li>• Windows</li> </ul>	<ul style="list-style-type: none"> <li>• Limestone on 1910 building; concrete on 1920 addition</li> <li>• flat</li> <li>• brick</li> <li>• aluminum</li> </ul>
<b>STATEMENT OF SIGNIFICANCE</b>	
Applicable local designation criteria	599.210(1)(3)(4)(6)
Related local context (s)	Streetcar Related Development, Social and Commercial History, Architectural Style, Significant Architects
Significant dates	1910-1954
Period (s) of significance	1910-1954
Cultural affiliation	N/A

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

**PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS**

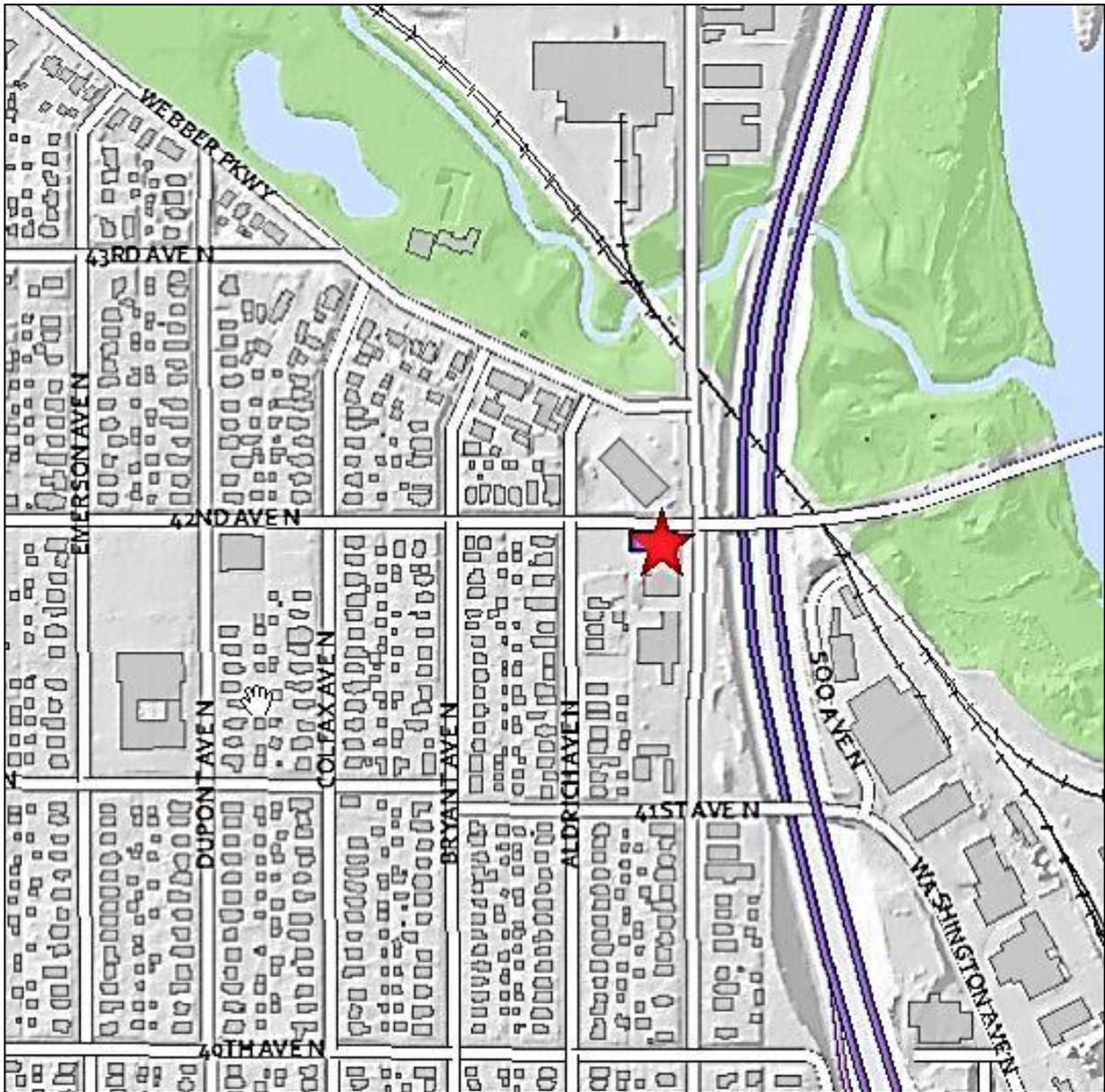


Figure 1. 705 42<sup>nd</sup> Avenue North and vicinity, looking north, source: Minneatlas



Figure 2. 705 42<sup>nd</sup> Avenue North and vicinity, looking north, source: Bing.com



Figure 3. "Camden Business District" Commercial district at Webber Pkwy, 42<sup>nd</sup>, Lyndale and Washington Avenues, 1920's. source: Hennepin County Library



Figure 4. 42<sup>nd</sup> and Lyndale facing Northwest, 1920s,  
source: Hennepin County Libraries



Figure 5. 42<sup>nd</sup> and Lyndale facing Northwest, 2013,  
Source: Google Maps



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



Figure 7. 42<sup>nd</sup> and Lyndale facing Northeast, 2013,  
source: Google Maps



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



Figure 9. 42<sup>nd</sup> and Lyndale facing Southeast, 2013,  
source: Google Maps

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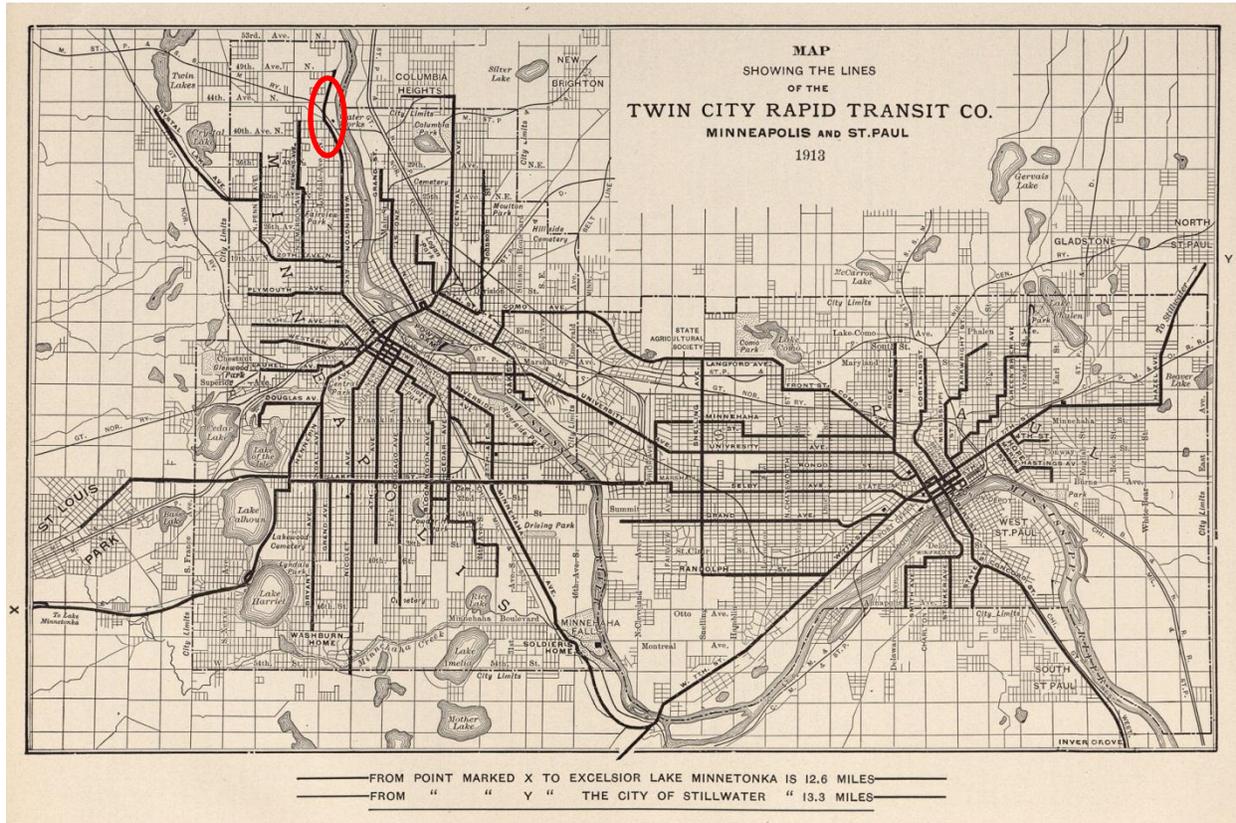


Figure 10. Twin Cities Rapid Transit Company, 1913 streetcar map, source: [www.urbanmsp.com](http://www.urbanmsp.com), accessed October 2, 2014

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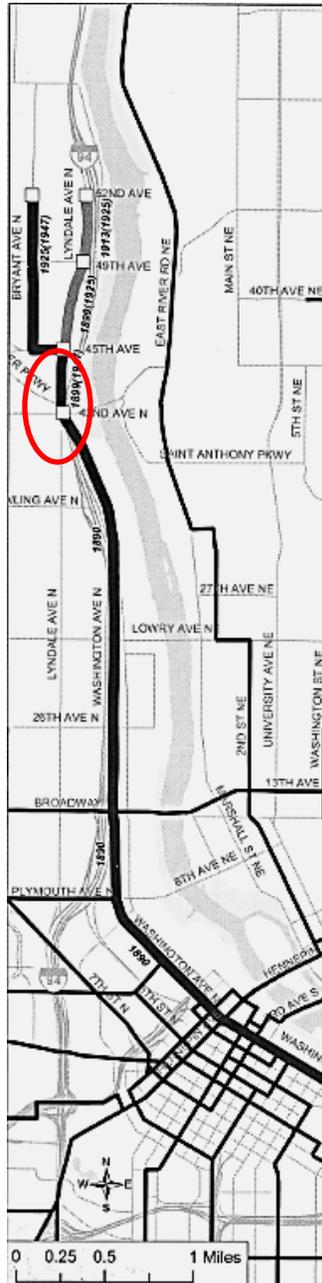


Figure 11. Washington Avenue North streetcar line, source: John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007). 225.

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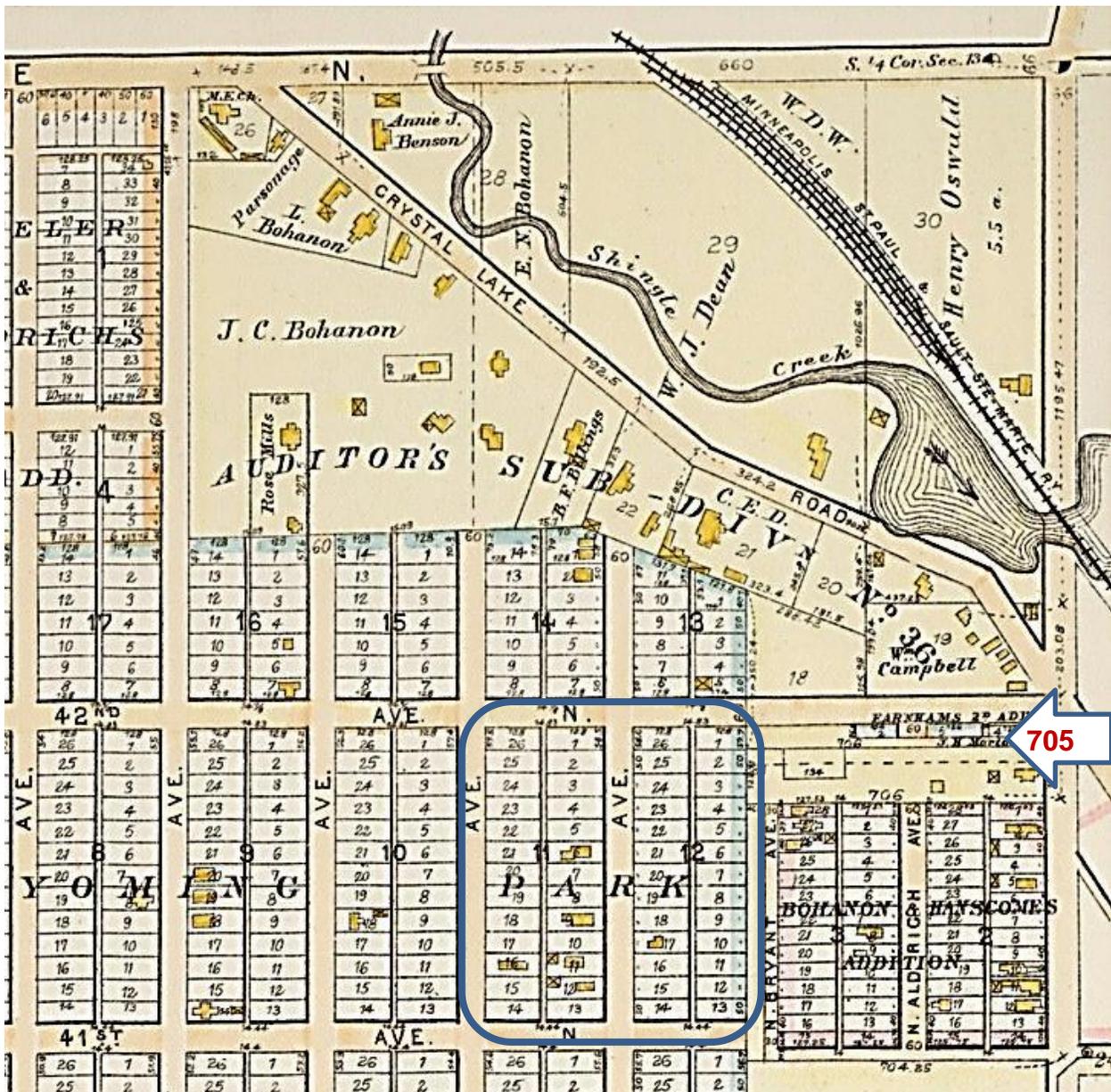


Figure 12. 705 42<sup>nd</sup> Avenue North, area of wet surface depression outlined in blue, Rufus Farnham's 2<sup>nd</sup> Addition and vicinity, source: *Atlas of the City of Minneapolis*, Plate 39, C.M. Foote and Company, 1892

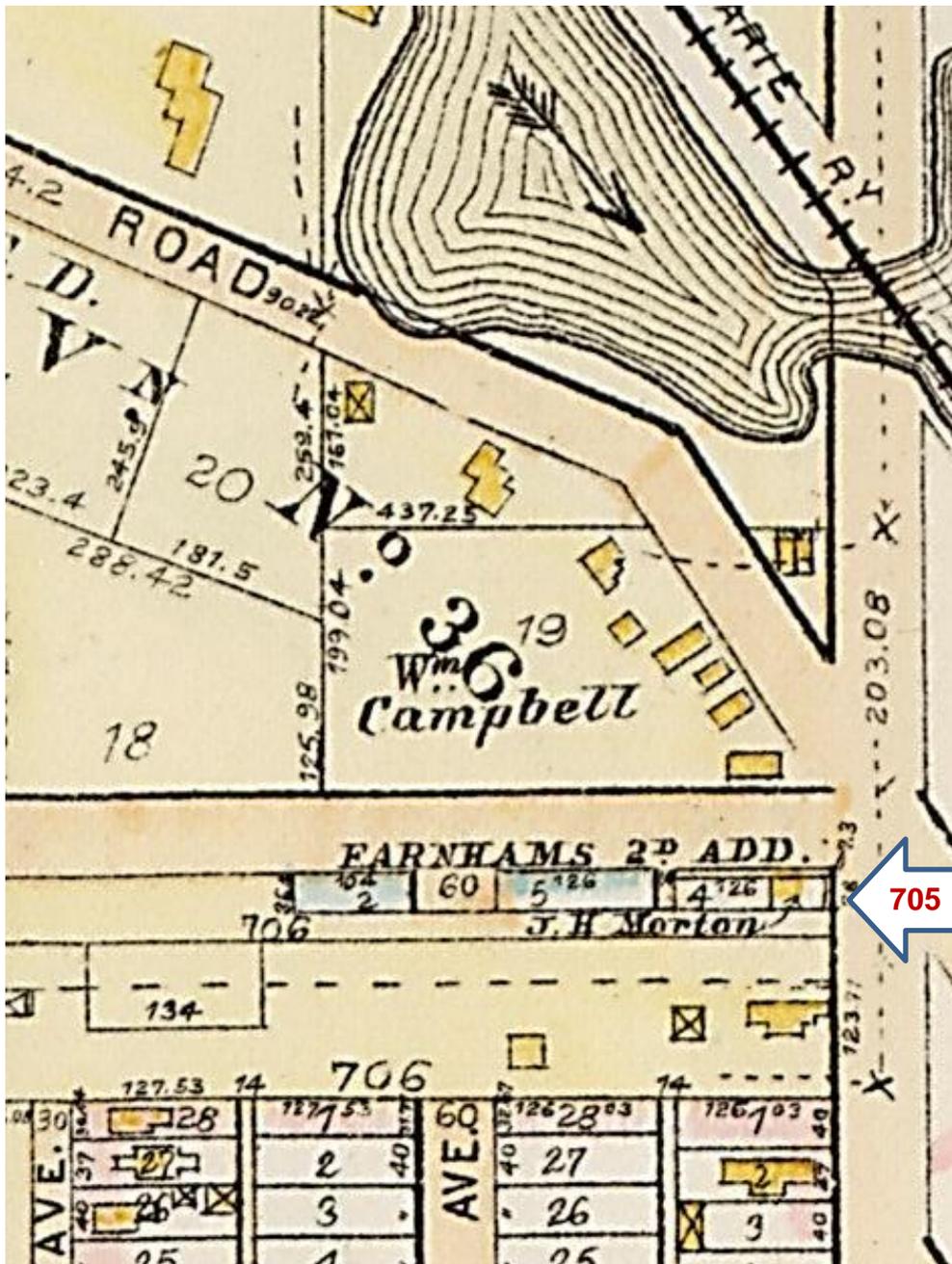


Figure 13. Rufus Farnham's 2<sup>nd</sup> Addition and vicinity, source: *Atlas of the City of Minneapolis*, Plate 39, C.M. Foote & Company, 1892

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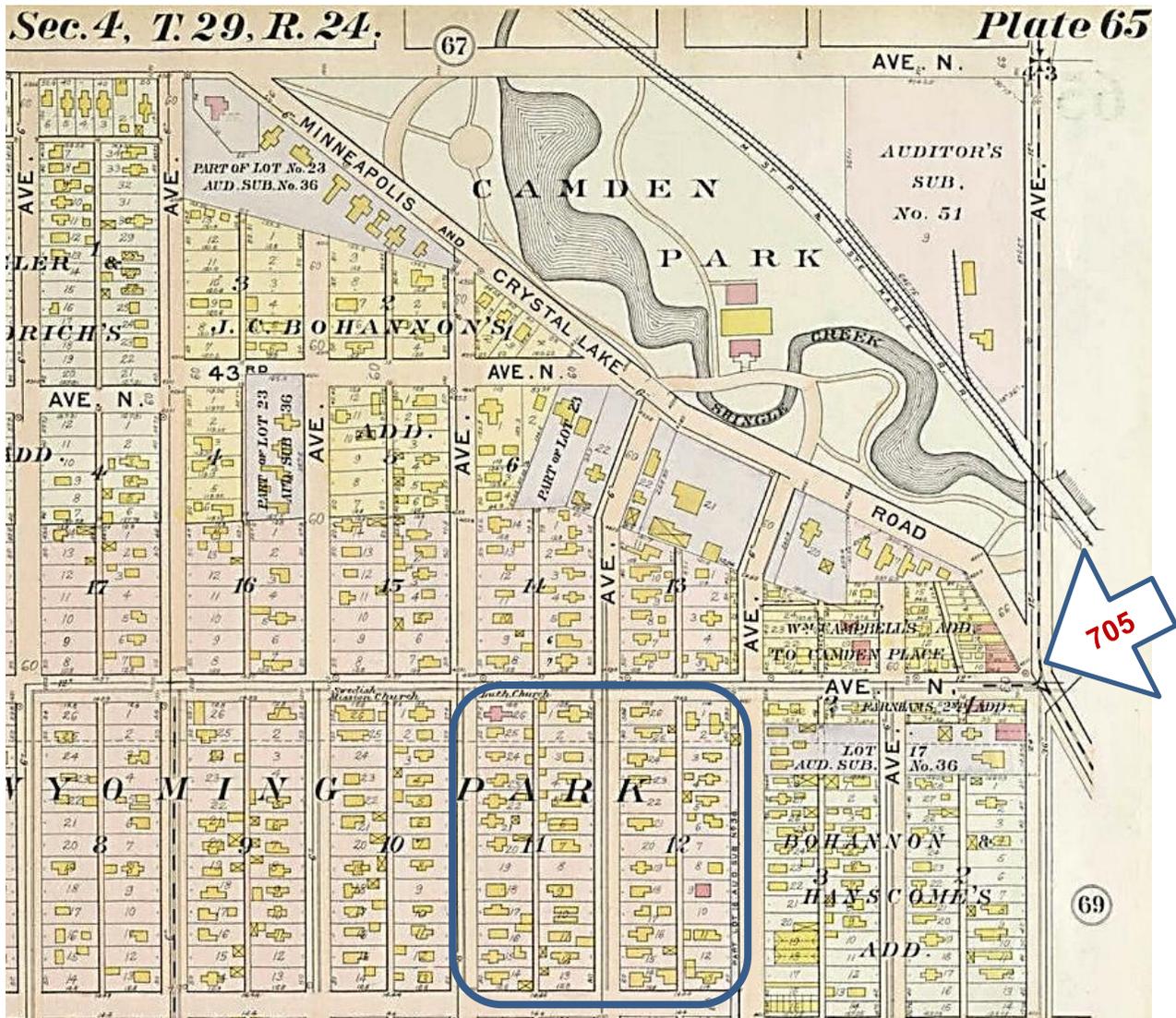


Figure 14. Area of wet soil depression outlined in blue, Rufus Farnham's 2<sup>nd</sup> Addition and vicinity. 1910 lodge building shown on 42<sup>nd</sup> Avenue North. Washington Avenue North street car line is shown by the dashed line. Source: *Index Map of the City of Minneapolis*, Plate 65. Compiled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

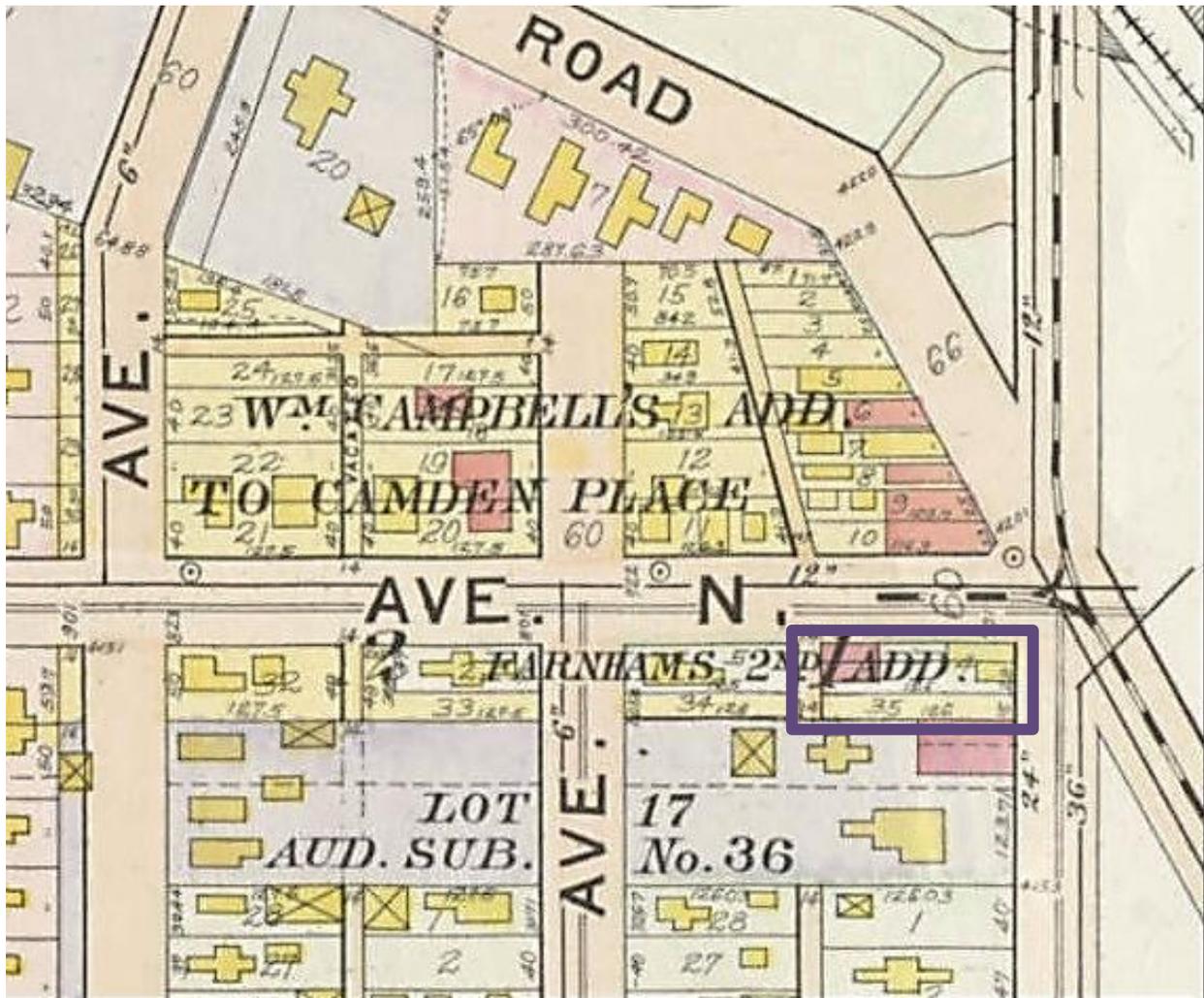


Figure 15. Rufus Farnham's 2<sup>nd</sup> Addition and vicinity. Subject property site outlined in purple, 1910 lodge building shown on 42<sup>nd</sup> Avenue North in red, frame dwellings predating the 1920 building are shown in yellow to the east of the parcel. Washington Avenue North street car line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

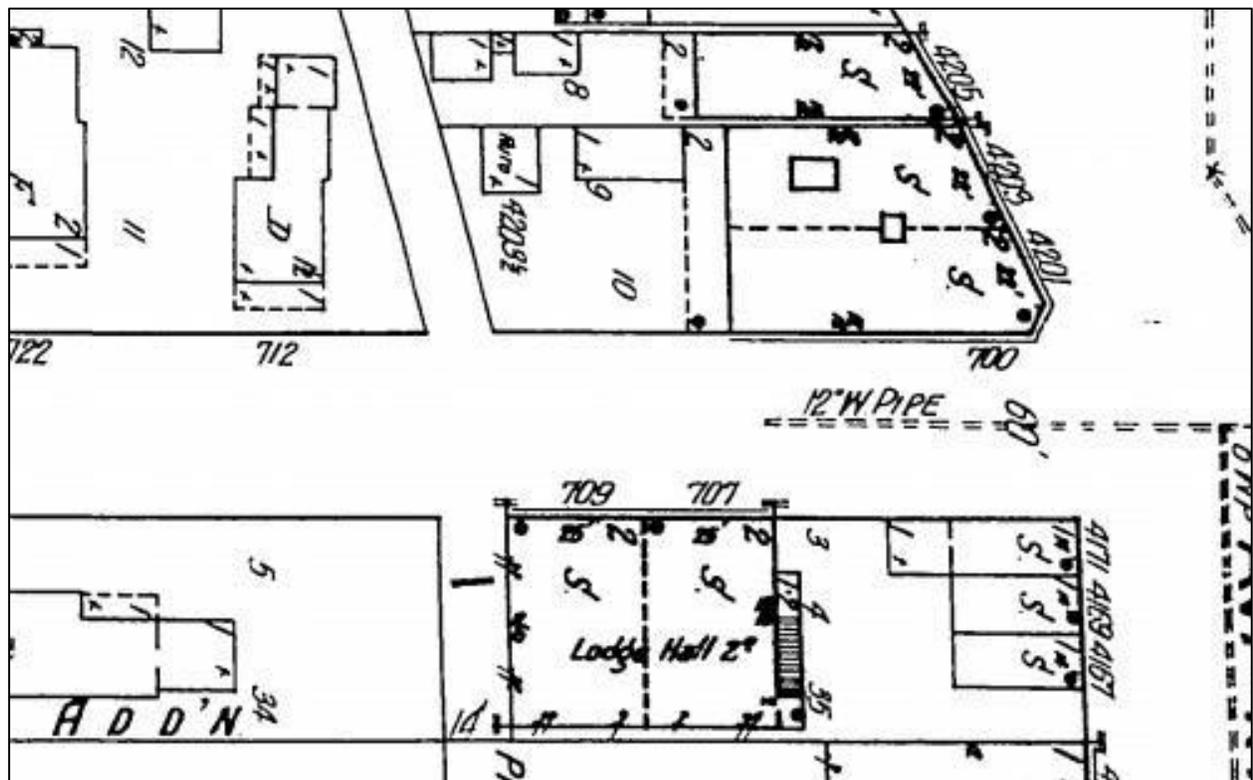


Figure 16. 1910 two-story lodge hall building shown at 707-709 42<sup>nd</sup> Avenue North, existing frame dwellings on west part of lot, sewer line shown under 42<sup>nd</sup> Avenue North, 1912-1930, 1912 Vol. 1 sheet 91, Sanborn Map, source: Hennepin County Library



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

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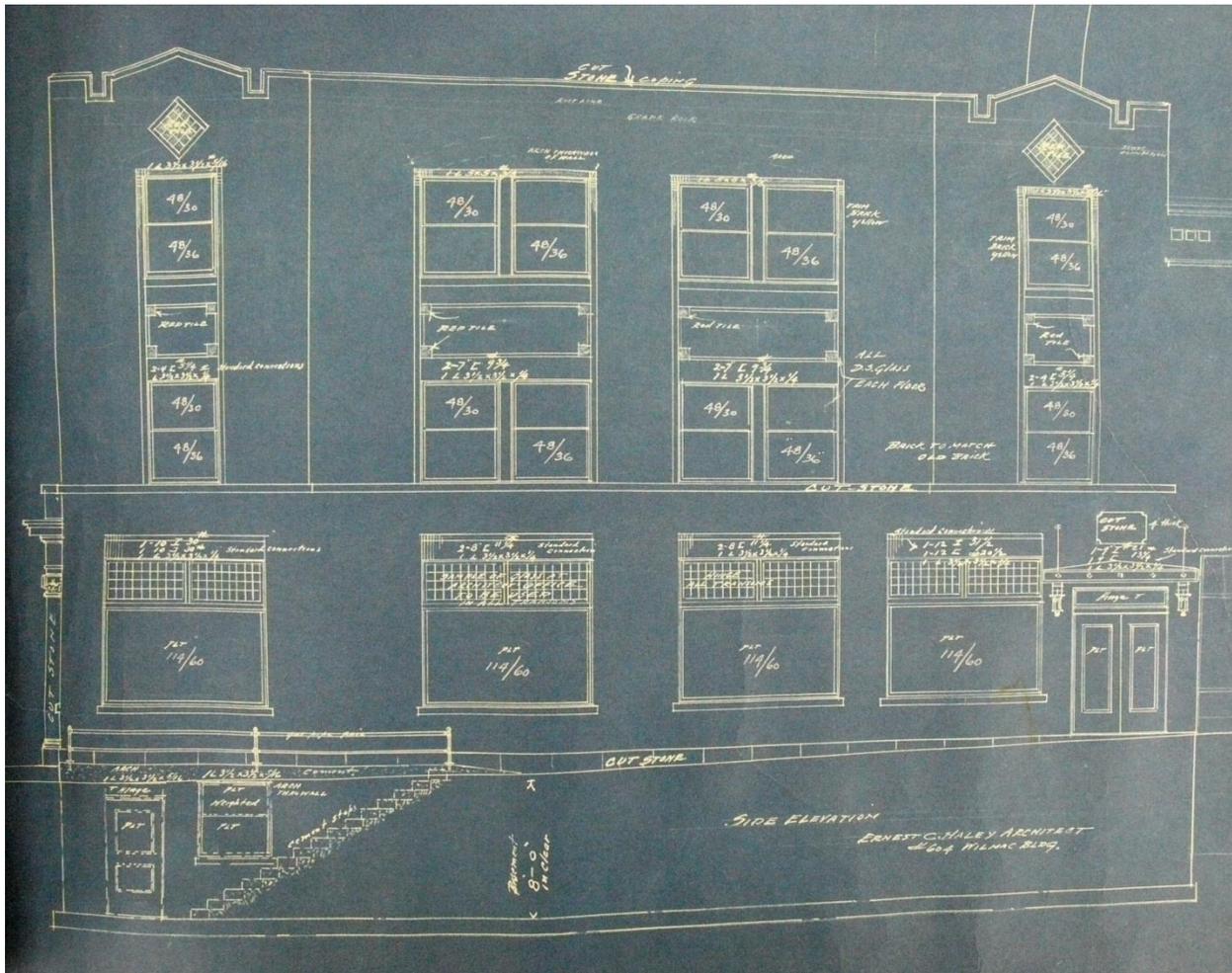


Figure 19. 42<sup>nd</sup> Avenue North elevation, source: Northwest Architectural Archives

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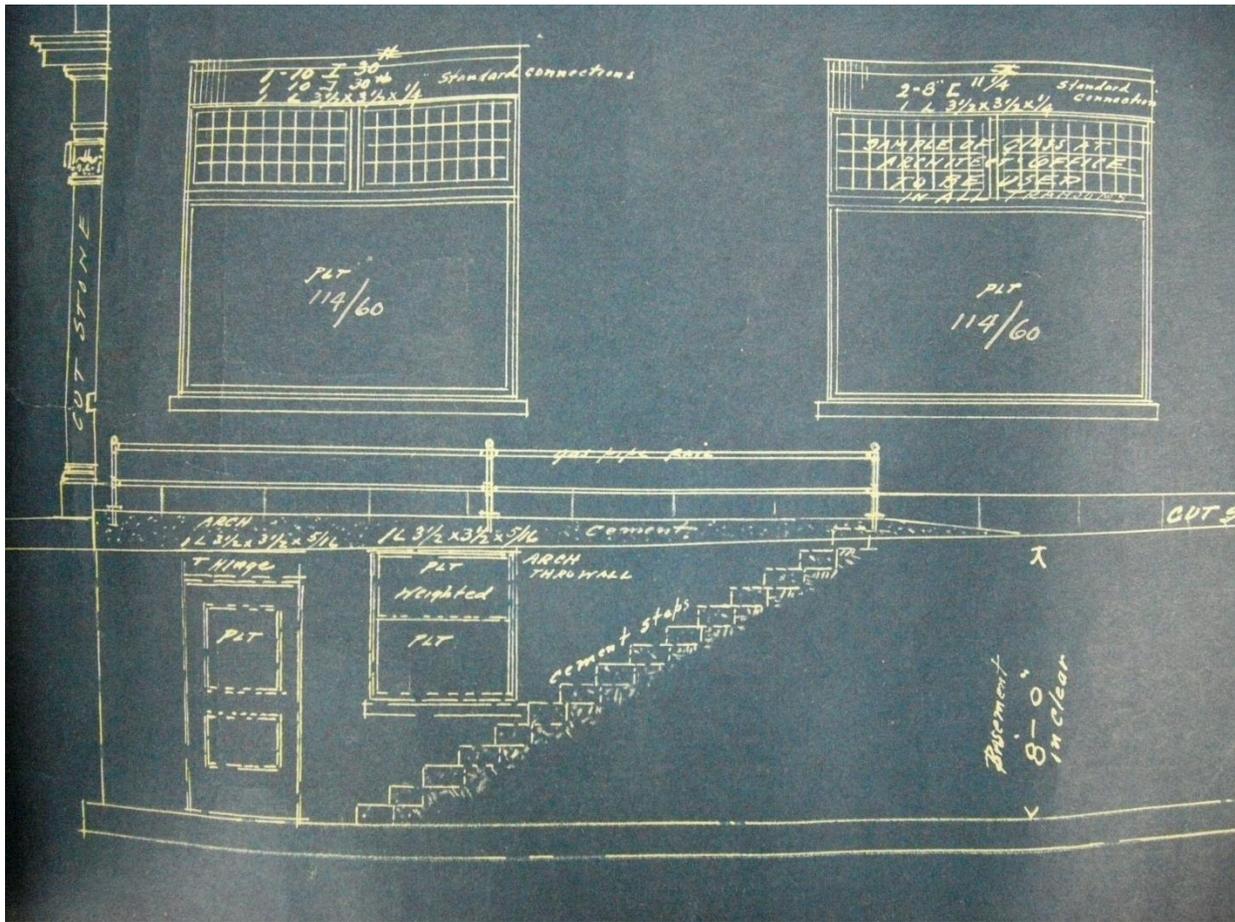


Figure 20. 42<sup>nd</sup> Avenue North elevation, detail of the entry to the Pool Hall / Club Room area, source: Northwest Architectural Archives

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

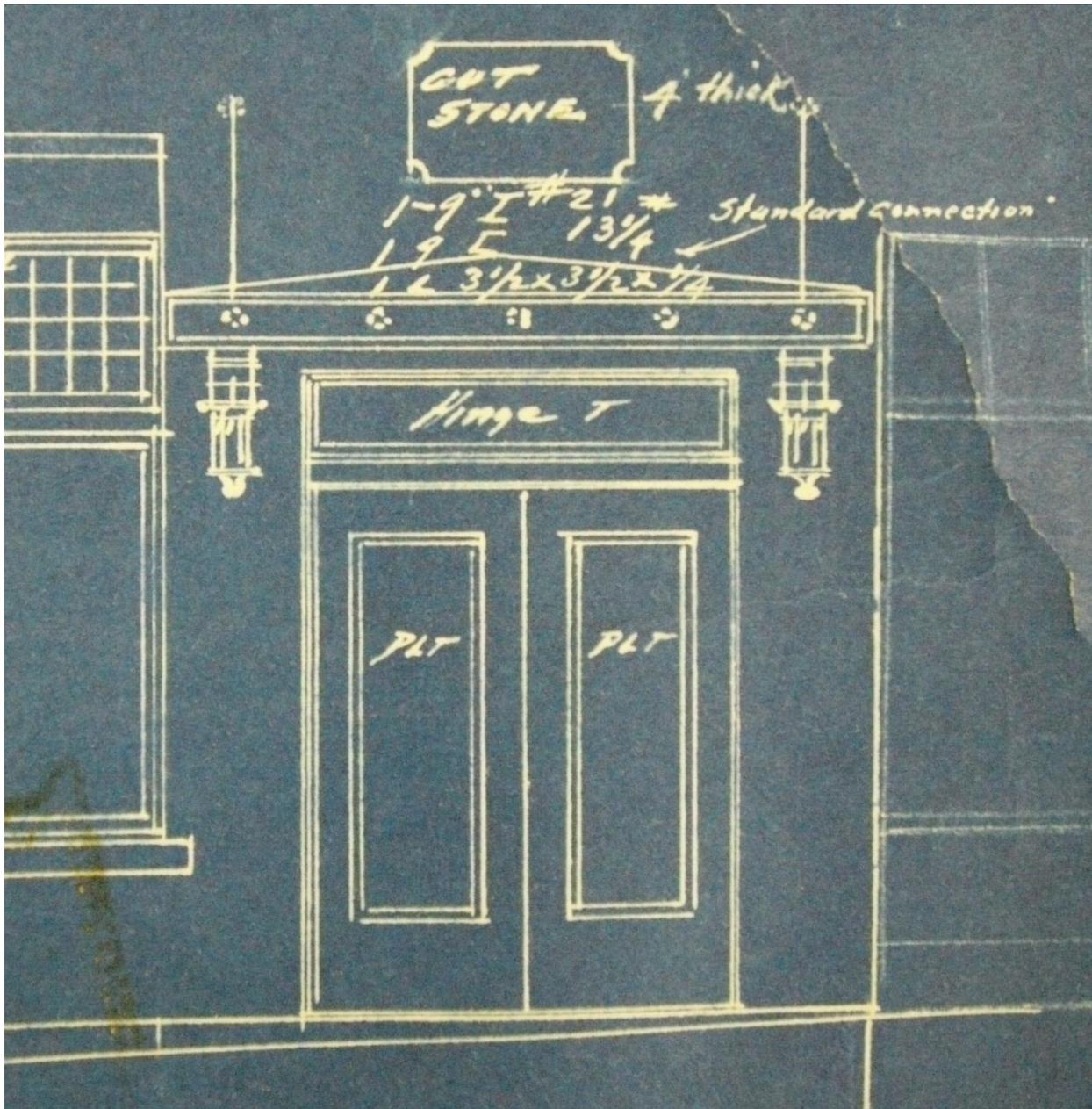


Figure 22. Lodge Hall entry front elevation, source: Northwest Architectural Archives

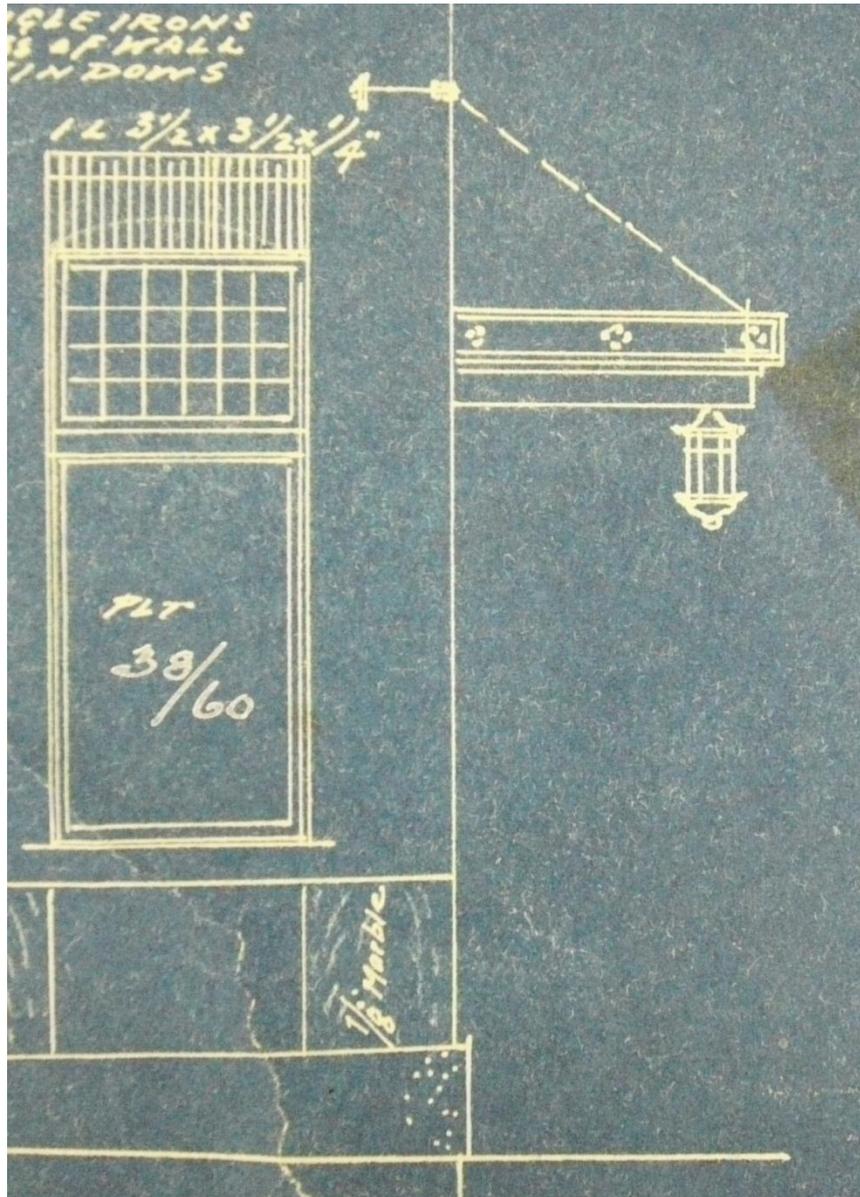


Figure 23. Lodge Hall entry side elevation, source: Northwest Architectural Archives



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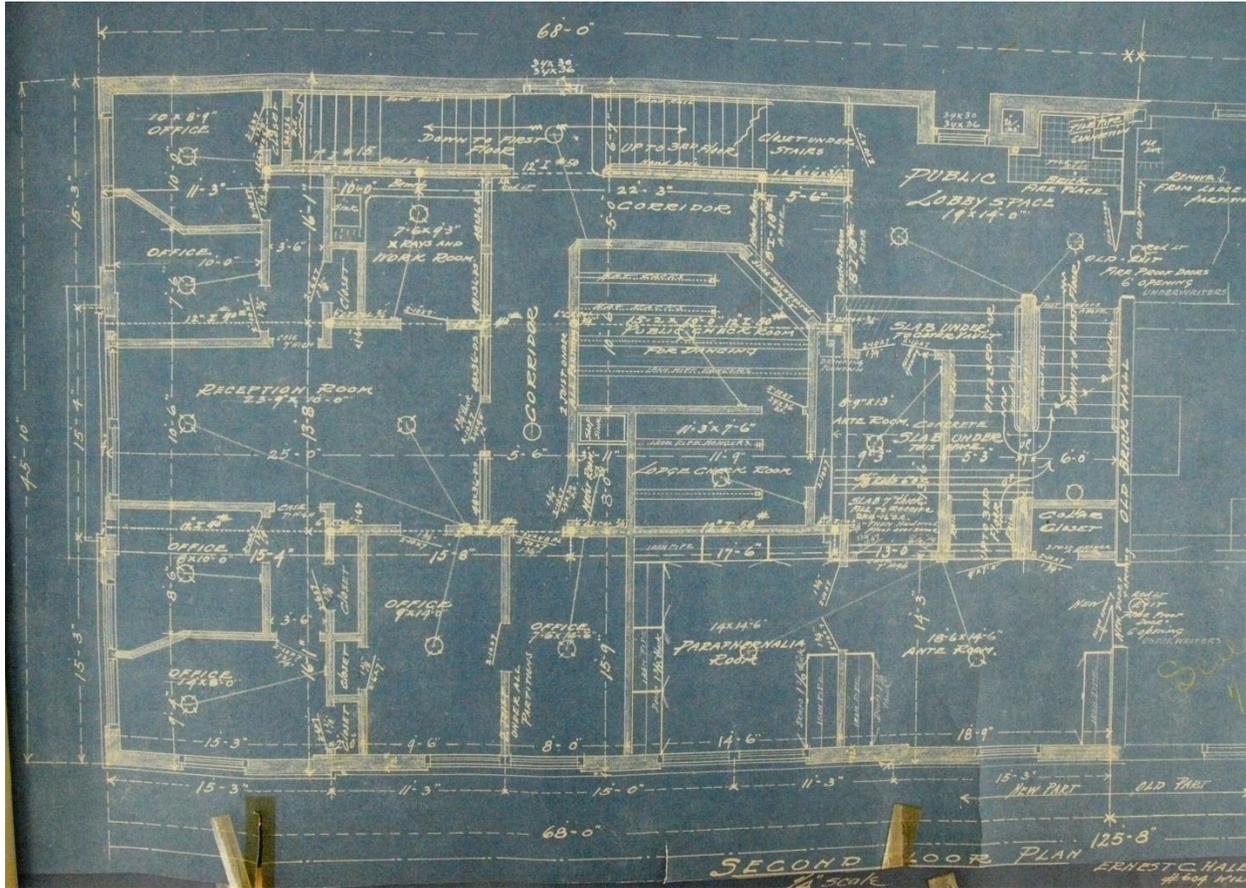


Figure 25. Second floor plan 1920 addition, source: Northwest Architectural Archives

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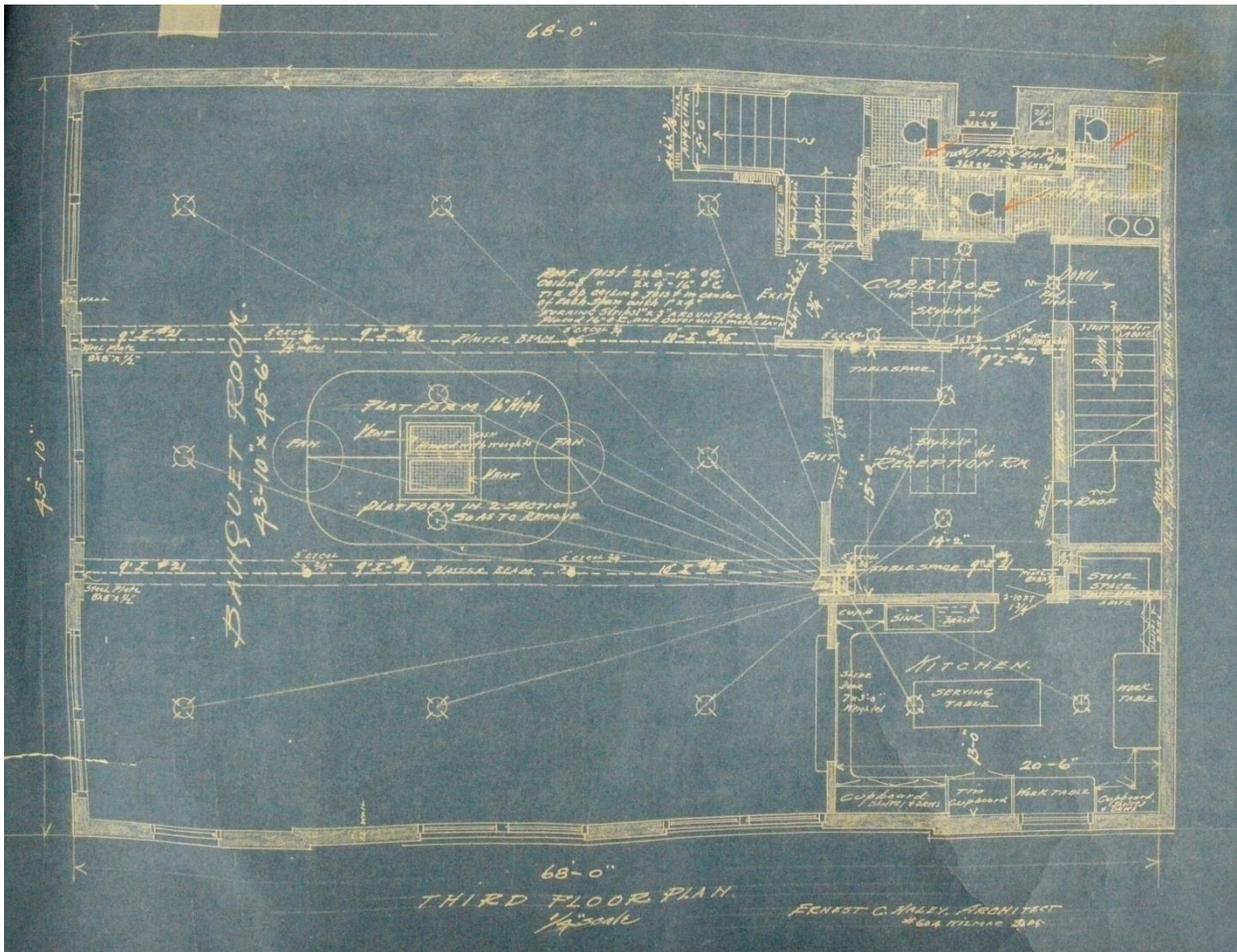


Figure 26. Third floor plan 1920 addition, source: Northwest Architectural Archives

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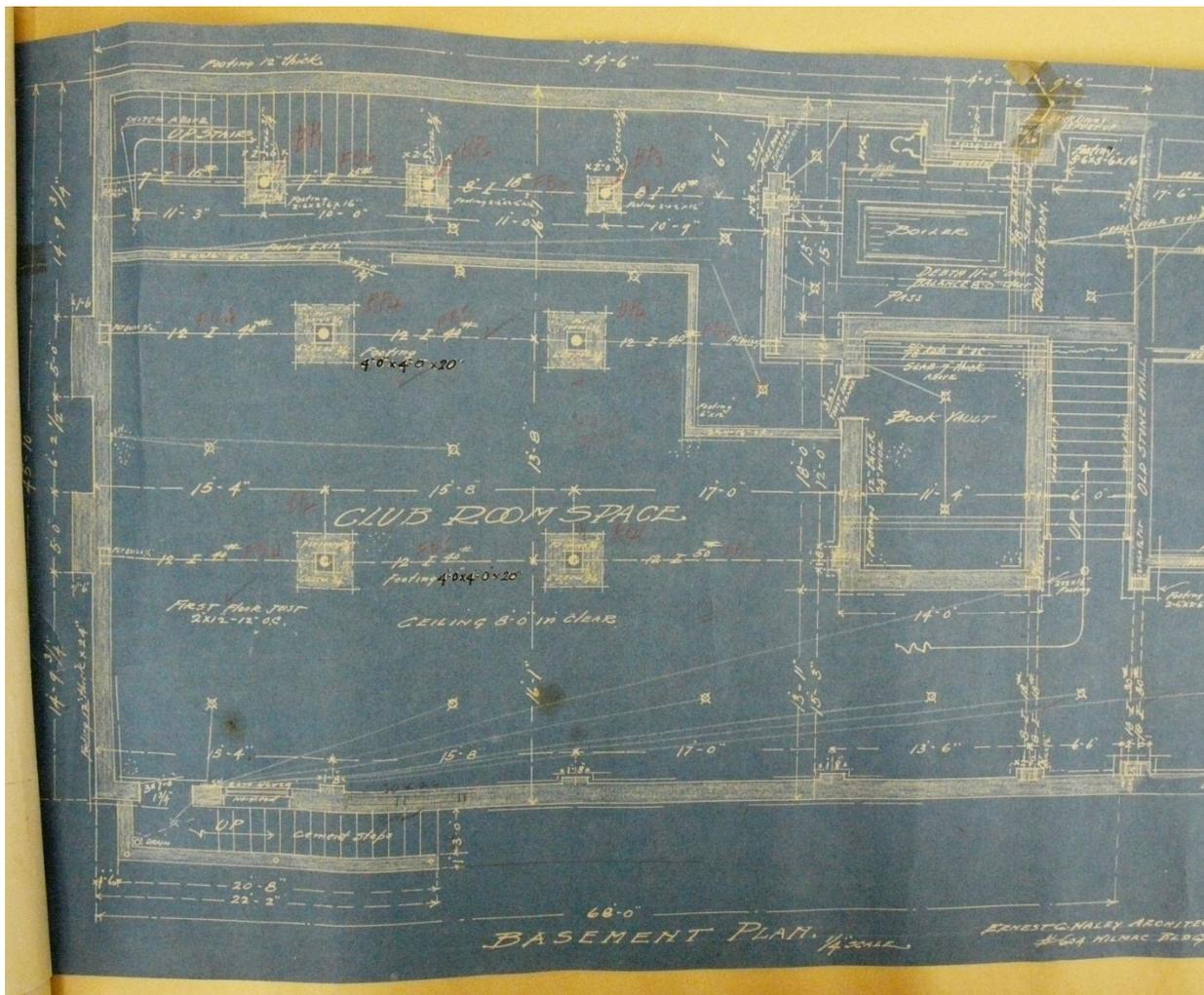


Figure 27. Basement floor plan 1920 addition, source: Northwest Architectural Archives

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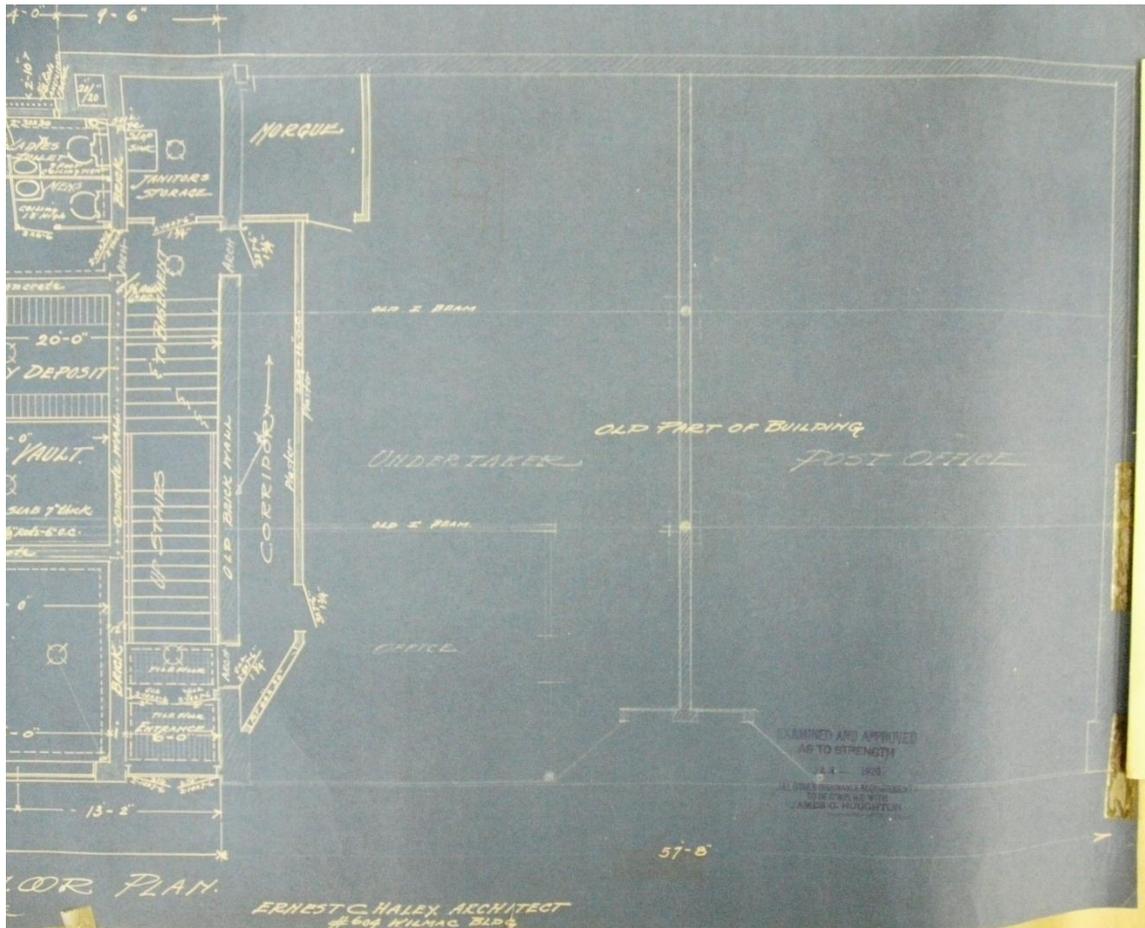


Figure 28. First floor plan 1910 building from Haley's drawing set, source: Northwest Architectural Archives

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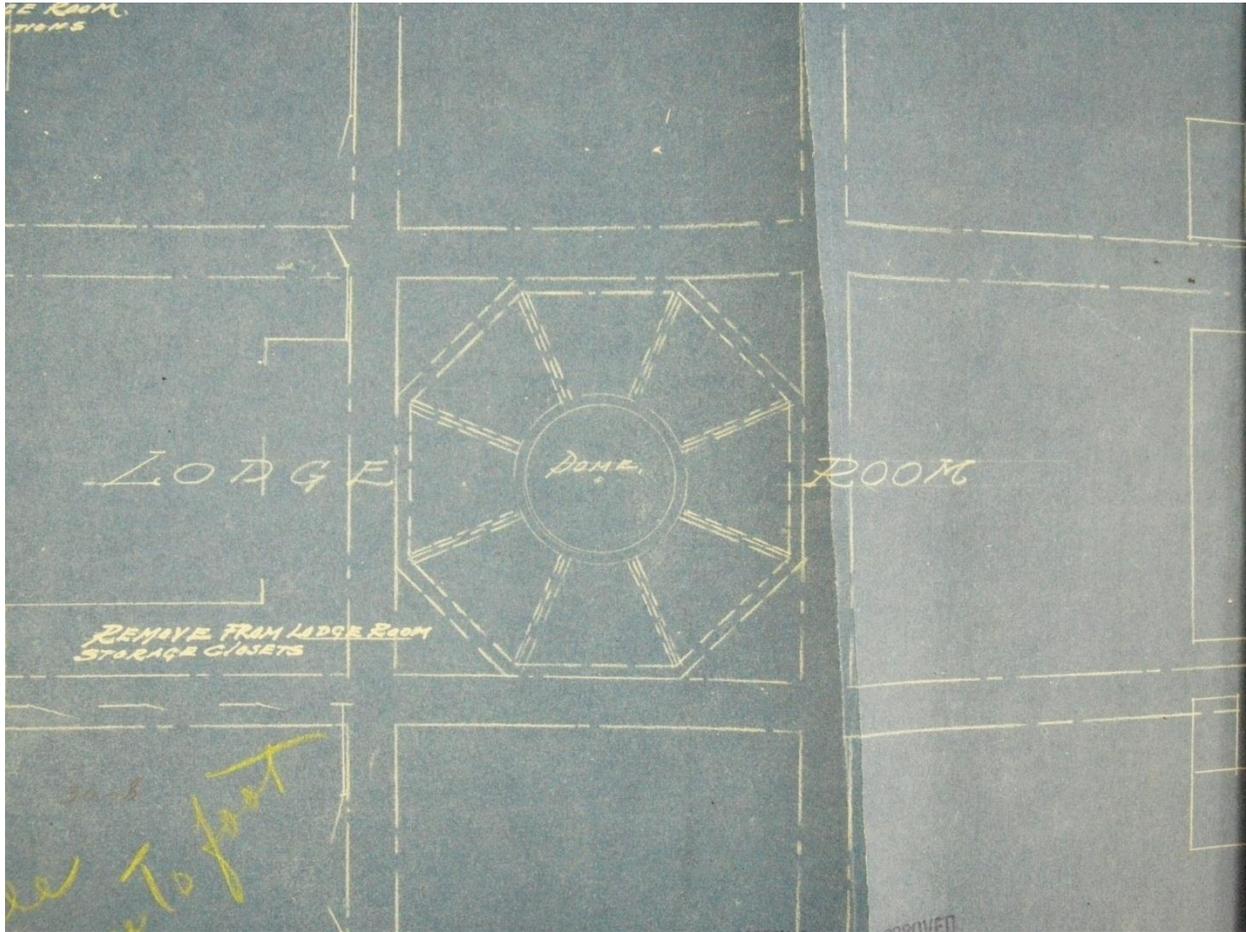


Figure 29. Second floor lodge / dance hall detail of the oculus in the 1910 building, from Haley's drawing set, source: Northwest Architectural Archives

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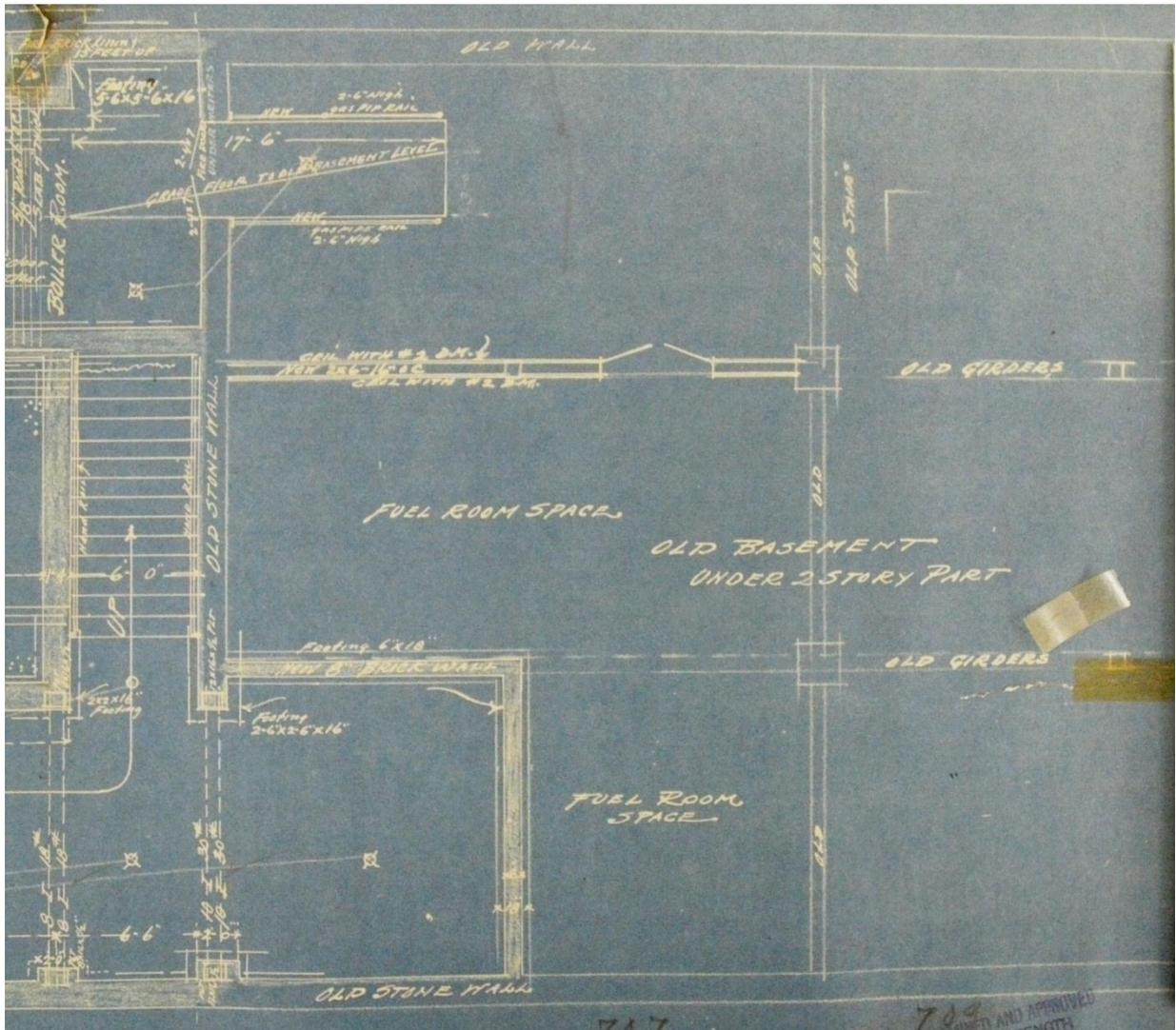


Figure 30. Basement in the 1910 building, from Haley's drawing set, source: Northwest Architectural Archives

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

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

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

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

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



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



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

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



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



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

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Figure 41. Camden Park State Bank, 1928. Image courtesy Minnesota Historical Society

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

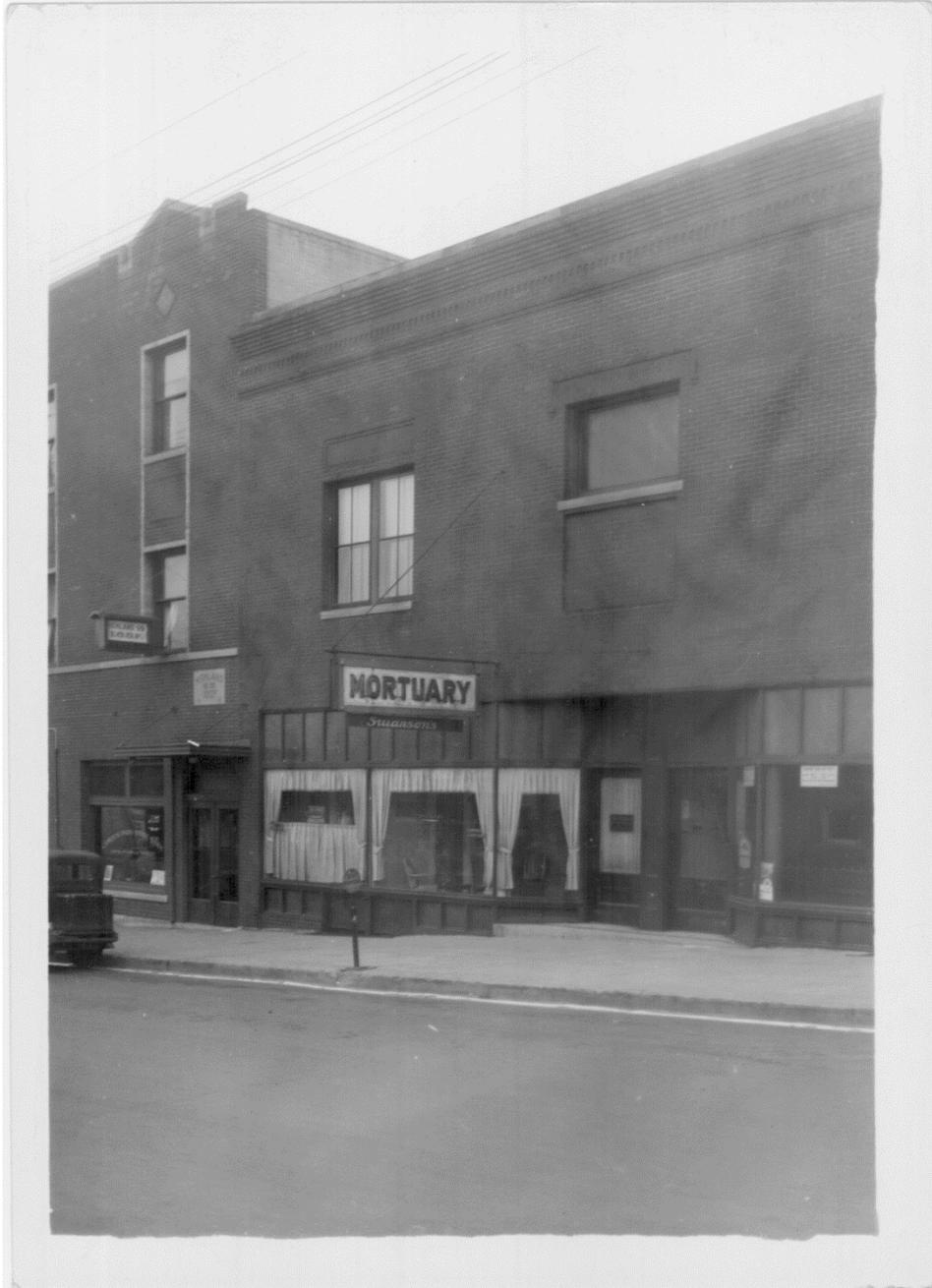


Figure 43. Camden Park State Bank building, 1936, Mortuary below ballroom on 42<sup>nd</sup> Avenue North, source: Minnesota Historical Society

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

## END NOTES

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<sup>1</sup> Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

<sup>2</sup> Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920).

<sup>3</sup> Minneapolis Inspector of Buildings, Permits B 20559 (10-7-1899) and B 36528 (4-22-1896)

<sup>4</sup> With the aid of a magnifying glass, the grilles can be made out in the 1928 photograph. Minnesota Historical Society photograph MH5.9MP3.1C p141.

<sup>5</sup> The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection (MPL-MHC).

<sup>6</sup> Minneapolis Inspector of Buildings, Permit B 293521 (5-19-1947).

<sup>7</sup> The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection (MPL-MHC).

<sup>8</sup> See the 1928 Minnesota Historical Society photograph MH5.9MP3.1C p141.

<sup>9</sup> Minneapolis Inspector of Buildings, Permit B 63079 (6-28-1996).

<sup>10</sup> Minneapolis Inspector of Buildings, Permit B 293521 (5-19-1947).

<sup>11</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2-3.

<sup>12</sup> Minneapolis Inspector of Buildings, Permit B 400220 (12-13-1966).

<sup>13</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2-3.

<sup>14</sup> Minnesota Historical Society photograph HF2.1/p129

<sup>15</sup> Minneapolis Inspector of Buildings, Permits B 613817 (11-4-1994), B 63079 (6-28-1996).

<sup>16</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 3-5.

<sup>17</sup> Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Sub-Context: Street Railways, 1873-1954*. 1991, Community Planning and Economic Development Department, University of Minnesota, 1.

<sup>18</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 225, 226.

<sup>19</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 225, 226.

<sup>20</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 59, 111, 225-226.

<sup>21</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 4.

<sup>22</sup> John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007), 220-225.

<sup>23</sup> Garneth O. Peterson and Carole Zellie, *North Minneapolis 1850 - 1980, Minneapolis Context Study, Minneapolis Heritage Preservation Commission and Minneapolis Planning Department*. 1998. Community Planning and Economic Development Department, 19.

<sup>24</sup> Boy Scout Troop 188, comp., "Historic Hike of Camden in North Minneapolis," March, 1976; Atwater and Stevens, 1374-1375.

<sup>25</sup> Garneth O. Peterson and Carole Zellie, *North Minneapolis 1850 - 1980, Minneapolis Context Study, Minneapolis Heritage Preservation Commission and Minneapolis Planning Department*. 1998. Community Planning and Economic Development Department, 19.

<sup>26</sup> Ruth Hammond, "Edythe Scheidegger Admits to Being Discombobulated About Camden's Past," *Tribune*, August 19, 1978.

<sup>27</sup> See the extensive Minneapolis History Collection photos that include, Nos. M5961, M6091, M5968, M6054, M5995, M5931, M5967, M5980. Minneapolis Public Libraries (MPL-MHC).

<sup>28</sup> Minneapolis Inspector of Buildings, Permits B 20559 (10-7-1889) and B 36528 (4-22-1896).

<sup>29</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 8.

<sup>30</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 7.

<sup>31</sup> Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910)

<sup>32</sup> Minneapolis Inspector of Buildings, Permit B 140227 (2-4-1920)

<sup>33</sup> Holly Raab and James Rust, "IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form," 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division,

Community Planning and Economic Development Department, Minneapolis, MN 1997, 4,8.

<sup>34</sup> *Minneapolis City Directories*; “Elmer Tupper”, Biography Files, Minneapolis Collections, Special Collections, Hennepin County Library.

<sup>35</sup> Holly Raab and James Rust, “IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form,” 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 7.

<sup>36</sup> All sashes on both street frontages have been replaced. See Minnesota Historical Society (MHS) 1928 photograph.

<sup>37</sup> Holly Raab and James Rust, “IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form,” 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2-3.

<sup>38</sup> The best early visual documentation of this building is a 1936 photograph, No. M0876, Minneapolis Public Library, Minnesota History Collection (MPL-MHC).

<sup>39</sup> Holly Raab and James Rust, “IOOF Highland Lodge No. 99 and Camden Park State Bank: City of Minneapolis Heritage Preservation Commission Registration Form,” 705 42<sup>nd</sup> Street North Potential Historic Resource File, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN 1997, 2.

<sup>40</sup> See Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910) and B 86264 (4-5-1910).

<sup>41</sup> “Charles Johnson House, 3201 Park Avenue, Minneapolis, MN,” Placeography, accessed August 14, 2014, <http://www.placeography.org/index.php>.

<sup>42</sup> Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010). 26-27.

<sup>43</sup> “Columbia Heights Will Have Architects’ Avenue” *Minneapolis Tribune (1867-1908)*, (February 19, 1905) 24. Proquest Historical Newspapers

<sup>44</sup> “The Capitol Plans: The Designs for the New Structure Now On Exhibition” *Minneapolis Tribune (1867-1908)*, (October 22, 1894) 5. Proquest Historical Newspapers

<sup>45</sup> “St. Paul: Plans in Plentitude, Competition for the New Capitol Closed” *Minneapolis Tribune (1867-1908)*, (September 10, 1895) 2. Proquest Historical Newspapers

<sup>46</sup> Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010). 27.

<sup>47</sup> Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010). 88-89.

<sup>48</sup> *Minneapolis City Directory*. Minneapolis: Minneapolis Directory Company 1917.

<sup>49</sup> Minneapolis Historic Building Permit Records

<sup>50</sup> “Work,” *Minneapolis Tribune (1867-1908)*, (May 28, 1905) 17. Proquest Historical Newspapers.

<sup>51</sup> Brian Schaffer, “F.E. Day House Historic Designation Study, Prepared for the Minneapolis Heritage Preservation Commission,” 1900 Colfax Avenue South, Planning Division, Department of Community Planning and Economic Development Department, Minneapolis, MN 2009, 11.

<sup>52</sup> Minneapolis Historic Building Permit Records

<sup>53</sup> Alan K. Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010). 89.

<sup>54</sup> *Index Map of the City of Minneapolis*, Plate 65. Compiled by H.W. Bennecke, 1914.

<sup>55</sup> Mississippi River Management Organization, *Historic Waters of the Mississippi Watershed Management Organization* (Minneapolis: Mississippi Watershed Management Organization, 2011) 34.

<sup>56</sup> *Atlas of the City of Minneapolis*, Plate 39. C.M. Foote and Company. 1892.

<sup>57</sup> *Index Map of the City of Minneapolis*, Plate 65. Compiled by H.W. Bennecke, 1914.

<sup>58</sup> City of Minneapolis Sewer Permits 21953 (1910) and 47407 (1920)

<sup>59</sup> See Minneapolis Inspector of Buildings, Permits B 85488 (2-17-1910), B 86264 (4-5-1910) and B 140227 (2-4-1920).

<sup>60</sup> Gail Anderson, "The Neighborhoods of Minneapolis: Camden", *Greater Minneapolis*, July 1974, 12-13.

<sup>61</sup> Minneapolis Historic Building Permit Records

<sup>62</sup> Minneapolis Historic Building Permit Records

<sup>63</sup> Minneapolis Inspector of Building Permits B 335582 (7-16-1953) and B 382818 (4-29-1963).