



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #4

February 17, 2015

BZH-28544

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24th Street West

Project Name: Lowry Hill East Historic Residential District

Prepared By: Alex Young - CPED Intern, (612) 673-2118, with Dr. John Smoley, Senior City Planner (612) 673-2830

Applicant: Council Member Lisa Bender

Project Contact: Alex Young

Ward: 10

Neighborhood: Lowry Hill East / Wedge

Request: Nomination for Designation as a Historic District

HISTORIC PROPERTY INFORMATION

Current Name	Lowry Hill East
Historic Name	Lowry Hill East
Historic Addresses	Portions of the 2400 block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24th Street West
Original Construction Dates	1882 - 1913
Original Owner	Various
Original Architects	William Kenyon, Edward Stebbins, William Channing Whitney, and others
Original Builders	T.P. Healy, Henry Ingham, and others
Historic Use	Residential
Current Use	Residential
Proposed Use	Residential
Other Historical Designations	N/A

Proposed District Property Addresses

2400 Colfax Ave S	2444 Bryant Ave S
2404 Colfax Ave S	2447 Bryant Ave S
2408 Colfax Ave S	2439 Bryant Ave S
2410 Colfax Ave S	2433 Bryant Ave S
2416 Colfax Ave S	2429 Bryant Ave S
2420 Colfax Ave S	2425 Bryant Ave S
2424 Colfax Ave S	2421 Bryant Ave S
2428 Colfax Ave S	2417 Bryant Ave S
2432 Colfax Ave S	2415 Bryant Ave S
2440 Colfax Ave S	2409 Bryant Ave S
2447 Colfax Ave S	2405 Bryant Ave S
2441 Colfax Ave S	2401 Bryant Ave S / 811 24 th ST W
2437 Colfax Ave S	2400 Aldrich Ave S
2433 Colfax Ave S	2406 Aldrich Ave S
2429 Colfax Ave S	2412 Aldrich Ave S
2425 Colfax Ave S	2416 Aldrich Ave S
2419 Colfax Ave S	2344 Aldrich Ave S
2417 Colfax Ave S	2316 Aldrich Ave S
2415 Colfax Ave S	2323 Bryant Ave S
2409 Colfax Ave S	2317 Bryant Ave S #1
2405 Colfax Ave S	2317 Bryant Ave S #2
911 24th St W	2317 Bryant Ave S #3
2400 Bryant Ave S	2317 Bryant Ave S #4
2408 Bryant Ave S	2317 Bryant Ave S #5
2412 Bryant Ave S	2317 Bryant Ave S #6
2416 Bryant Ave S	2311 Bryant Ave S
2420 Bryant Ave S	2309 Bryant Ave S
2424 Bryant Ave S	
2428 Bryant Ave S	
2432 Bryant Ave S	
2436 Bryant Ave S	
2442 Bryant Ave S	

SUMMARY

BACKGROUND

The Lowry Hill East Residential Historic District is a largely intact collection of late nineteenth and early twentieth century single family residences emblematic of streetcar related development. This district comprises the work of prominent local architects and builders in the Queen Anne and Colonial Revival styles. In July of 2008, Mead & Hunt prepared a report for the City of Minneapolis entitled “Historic Resource Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood.” The evaluators recommended that this portion of the Lowry Hill East neighborhood should be incorporated as a local historic district and a draft designation study was prepared.¹ This study concluded that this continuous district is comprised of fifty contributing resources; one already locally designated resource that is also listed in the National Register of Historic Places, and only three non-contributing properties.²

PUBLIC COMMENTS

Staff has received verbal votes of support for the nomination at a September 22, 2014 public meeting and since then, along with questions from concerned owners. Several property owners have also requested to participate in the development of design guidelines. The nominator noted similar things during a weekend door knocking effort in early January.

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 historic district appears to meet at least three of the criteria for designation contained in section 599.210:

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

Due to its associations with historic patterns of residential development, this portion of the Lowry Hill East neighborhood represents a local trend in the expansion of the city from its downtown core. Areas developed for settlement by the newly middle and upper classes were now accessible by streetcars and early automobiles.³ At the time that the Lowry Hill East neighborhood was platted, the cultural geography of Minneapolis had changed from that of a “walking city” into a city of neighborhoods

¹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008. E-1-34.

² Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, A-2, E-1, E-26.

³ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 7, 9.

surrounding a downtown business district.⁴ Streetcars reshaped the residential character of Minneapolis and directly influenced the street layout of the Lowry Hill East neighborhood. This neighborhood was developed as a typical example of the “streetcar suburb” where urban development followed the expansion of public transit service.⁵ At the same time, electricity, telephones and indoor plumbing were becoming standard features in the construction of middle-class homes. Additionally, ease of access to shopping and employment opportunities owed much to the development of the streetcar system. This added to the appeal and convenience of living in a “streetcar suburb” that was developed for the comforts newly expected by the emerging affluent and middle-class citizens who were relocating south of downtown.⁶ With the expansion of the streetcar system, residential development in Minneapolis was elegantly planned; neighborhoods were located near parks and recreation spaces. Excursions to Lake Harriet, Minnehaha Park and the State Fairgrounds became more convenient and affordable for city residents and it became easier to enjoy the amenities of the Twin Cities area.⁷ Local historians John Diers and Aaron Isaacs remind us that Minneapolis and the streetcar, “grew up together.”⁸

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

The residences in the district are a cohesive collection of houses built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles.⁹ The Queen Anne architectural style was made popular through the distribution of pattern books between 1880 and 1910.¹⁰ The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, often wraparound front porches. The overall appearance of the design is asymmetrical with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.¹¹ Due to the influence of the 1893 World’s Columbian Exposition in Chicago, the Colonial Revival style emerged as classical architectural models became of interest again.¹² The Colonial Revival style broke from the

⁴ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 4.2.5, 4.2.18.

⁵ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

⁶ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 5-7.

⁷ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 1, 3.

⁸ John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 177.

⁹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

¹⁰ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

¹¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 265-66.

¹² Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

exuberance of the Queen Anne style and is characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers; single story front porches are supported with columns decorated by capitals of the classical orders.¹³ This portion of the Lowry Hill East neighborhood is representative of a time in Minneapolis that historians have referred to as the “golden years,” because many of the neighborhood’s early homeowners were part of a newly forming middle-class that owed their prosperity to employment opportunities that arose out of the city’s late nineteenth-century industrial boom.¹⁴ The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards.¹⁵

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

The remarkable collection of residences in this district developed due to the collaboration of talented local architects, builder-contractors, and the new middle and upper classes. Local newspapers promoted home ownership; with this influence they touted the benefits of working with an architect and/or builder in the planning of a new home. Architects of the neighborhood included William Kenyon, Edward Stebbins and William Channing Whitney; Theron P. Healy and Henry Ingham were among the neighborhood’s builders.¹⁶ Kenyon, Stebbins and Whitney are all considered prominent Minnesota-based master architects; several of their works have been designated at the local and national level.¹⁷ Ingram and Healy were the builder-contractors of record for several of the homes in the district, and Healy is regarded as a master builder; he worked in conjunction with many leading architects of his time.¹⁸ The district contains twelve residences attributed to him.¹⁹ The John G. Gluek House and Carriage House at 2447 Bryant Avenue South is already individually listed in the National Register and designated as a Minneapolis Landmark for its architecture. The residence was designed by William Kenyon and the carriage house was designed by Boehme & Cordella.²⁰ Altogether, the residences in the district represent a remarkable collection of works, several which are attributed to master architects and builders considered significant to the heritage of the built environment of Minneapolis.

¹³ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 321-24.

¹⁴ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 4.

¹⁵ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

¹⁶ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 17-18.

¹⁷ “Minneapolis Landmarks and Historic Districts,”

[<http://www.ci.minneapolis.mn.us/HPC/LANDMARKS/>] accessed January 5, 2015.

¹⁸ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20, 21.

¹⁹ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-13-16.

²⁰ “Minneapolis Landmarks and Historic Districts,”

[http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_bryant_ave_s_s2447_john_gluek_house_and_carriage_house] accessed January 5, 2015.

This district may also be eligible for designation as a landmark under the other three designation criteria. Such an analysis would be conducted as part of a designation study.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings and **approve** the nomination of the Lowry Hill East Residential Historic District as a historic district; **establish** interim protection; and **direct** the Planning Director to prepare or cause to be prepared a designation study.

ATTACHMENTS

A. Nomination

NOMINATION APPLICATION WORKSHEET

Applicant (This person will be the primary contact for staff)	Name	Council Member Lisa Bender
	Mailing Address Including City, State and Zip Code	350 South 5th Street, Room 307 Minneapolis, MN 55415
	Phone Number	612.673.2210
	Fax	
	Email	
Property Owner	Name	See attached list
	Mailing Address Including City, State and Zip Code	
	Phone Number	
	Fax	
	Email	
Property Information	Address(es)	Portions of the 2400 Block of Colfax Avenue South, the 2300 and 2400 blocks of Bryant Avenue South, Aldrich Avenue South, and 911 24 th Street West, as indicated in attached list
	Identification Number(s)	
	Legal Description	
Name of Proposed Project (If applicable)	Lowry Hill East Residential Historic District	

Proposed District Property Addresses and Owners (Taxpayers)

Property Address	Name
2400 Colfax Ave S	Kevin Kinneavy and Josephine Lee
2404 Colfax Ave S	Robert McAloon
2408 Colfax Ave S	Ping Au Liu and Ying Li
2410 Colfax Ave S	John and Barbara Hier
2416 Colfax Ave S	Margaret McLeod
2420 Colfax Ave S	Robert and Kristen Williams
2424 Colfax Ave S	David and Catherine Loy
2428 Colfax Ave S	Jeff Colfax LLC et al
2432 Colfax Ave S	Nina and Dylan Hicks
2440 Colfax Ave S	CF Nelson and S Mermelstein
2447 Colfax Ave S	Elizabeth R Aune et al
2441 Colfax Ave S	Barry Kudrowitz and Maria Rasco Rush
2437 Colfax Ave S	Curtis and Kathleen Kullberg
2433 Colfax Ave S	Justin Garland
2429 Colfax Ave S	K R Jorissen & A M Bonifas
2425 Colfax Ave S	B C Seager & T A Thoma
2419 Colfax Ave S	SC Nelson and PR Vitale
2417 Colfax Ave S	Mcclain Looney
2415 Colfax Ave S	William Kuszler Trustee
2409 Colfax Ave S	Aey Associates LLC
2405 Colfax Ave S	David and Peter Zak
911 24th St W	Brent Hilde
2400 Bryant Ave S	Brian and Diane Nelson
2408 Bryant Ave S	Christopher and Julia Borger
2412 Bryant Ave S	Brendan Nelson Bosman
2416 Bryant Ave S	Scott Muellner and Connie Lindor
2420 Bryant Ave S	Dennis and Meg Tuthill
2424 Bryant Ave S	Janette Scandura
2428 Bryant Ave S	Taylor Nelson
2432 Bryant Ave S	Joseph Dixon, III
2436 Bryant Ave S	Michael Palmquist & M Aasheim
2442 Bryant Ave S	Gary Rayppy
2444 Bryant Ave S	O Footrakoon / S Kverstoen
2447 Bryant Ave S	Gary and Evelyn Hill
2439 Bryant Ave S	Anthony Roos and Katherine Freitag
2433 Bryant Ave S	Joel Dunning and Heather Rose-Dunning
2429 Bryant Ave S	Linda Carr Welter
2425 Bryant Ave S	Bruce Jones and Joanne Nordin
2421 Bryant Ave S	T. and D. Bearman Jewett
2417 Bryant Ave S	Vikki and Jan Knutsen
2415 Bryant Ave S	David and Sallie Thompson
2409 Bryant Ave S	S A Snelling & M A Ordonez
2405 Bryant Ave S	C. Steve West and Mary Fajack
2401 Bryant Ave S / 811 24th St W	Gremer Properties, LLC
2400 Aldrich Ave S	Christian Malecek
2406 Aldrich Ave S	Michael Cavis
2412 Aldrich Ave S	Richard Isaacscon Liv Trust
2416 Aldrich Ave S	Russel and Marcelle Noyes
2344 Aldrich Ave S	D&D Real Estate Holdings LLC
2316 Aldrich Ave S	Tuscan Investments, LLC
2323 Bryant Ave S	Rita O'Keeffe and John Katies, Jr.
2317 Bryant Ave S #1	Marilyn J & Daniel Clark IV
2317 Bryant Ave S #2	Andrew R Siqveland
2317 Bryant Ave S #3	T L Mooney & S L Mooney et al

2317 Bryant Ave S #4
2317 Bryant Ave S #5
2317 Bryant Ave S #6
2311 Bryant Ave S
2309 Bryant Ave S

A Camarena-Michel & P Trembl
Steven G Teske
Jeffery A Feltz et al
S P Evelo & D L Evelo Tres
P L Rubin & B H McDonnell

Statement describing the applicant’s relationship to the property to be designated. This statement should indicate the applicant’s interest in or association with this property.

I am the Councilmember for Ward 10.

Statement describing how the property meets at least one of the criteria for designation as a landmark or historic district contained in Section 599.210 of the Heritage Preservation Regulations.

The nominated historic district appears to meet at least three of the criteria for designation contained in section 599.210:

Criterion One:

Due to its associations with historic patterns of residential development, this portion of the Lowry Hill East neighborhood represents a local trend in the expansion of the city from its downtown core. Areas developed for settlement by the newly middle and upper classes were now accessible by streetcars and early automobiles.¹ At the time that the Lowry Hill East neighborhood was platted, the cultural geography of Minneapolis had changed from that of a “walking city” into a city of neighborhoods surrounding a downtown business district.² Streetcars reshaped the residential character of Minneapolis and directly influenced the street layout of the Lowry Hill East neighborhood. This neighborhood was developed as a typical example of the “streetcar suburb” where urban development followed the expansion of public transit service.³ At the same time, electricity, telephones and indoor plumbing were becoming standard features in the construction of middle-class homes. Additionally, ease of access to shopping and employment opportunities owed much to the development of the streetcar system. This added to the appeal and convenience of living in a “streetcar suburb” that was developed for the comforts newly expected by the emerging affluent and middle-class citizens who were relocating south of downtown.⁴ With the expansion of the streetcar system, residential development in Minneapolis was elegantly planned; neighborhoods were located near parks and recreation spaces. Excursions to Lake Harriet, Minnehaha Park and the State Fairgrounds became more convenient and affordable for city residents and it became easier to enjoy the amenities of the Twin Cities area.⁵ Local historians John Diers and Aaron Isaacs remind us that Minneapolis and the streetcar, “grew up together.”⁶

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² Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 4.2.5, 4.2.18.

³ Mead & Hunt, “Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood,” prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-18.

⁴ Carole Zellie, “The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study,” prepared for the Lowry Hill East Neighborhood Association, Minneapolis Minnesota, 2005, 5-7.

⁵ Thomas R. Zahn & Associates, *Preservation Plan for the City of Minneapolis, Minneapolis Heritage Preservation Commission. Context: Architecture 1848-Present*, City of Minneapolis, Community Planning and Economic Development Department, 1, 3.

⁶ John Diers and Aaron Isaacs, *Twin Cities by Trolley: The Streetcar Era in Minneapolis and St. Paul* (Minneapolis: University of Minnesota, 2007) 177.

Criterion Four:

The residences in the district are a cohesive collection of houses built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles.⁷ The Queen Anne architectural style was made popular through the distribution of pattern books between 1880 and 1910.⁸ The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, often wraparound front porches. The overall appearance of the design is asymmetrical with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.⁹ Due to the influence of the 1893 World's Columbian Exposition in Chicago, the Colonial Revival style emerged as classical architectural models became of interest again.¹⁰ The Colonial Revival style broke from the exuberance of the Queen Anne style and is characterized by symmetrical facades, emphasis of a central front entry and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, as are fanciful dormers; single story front porches are supported with columns decorated by capitals of the classical orders.¹¹ This portion of the Wedge Neighborhood is representative of a time in Minneapolis that historians have referred to as the "golden years," because many of the Wedge's early homeowners were part of a newly forming middle-class that owed their prosperity to employment opportunities that arose out of the city's late nineteenth-century industrial boom.¹² The streetscapes of the Lowry Hill East Residential Historic District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards.¹³

Criterion Six:

The remarkable collection of residences in this district developed due to the collaboration of talented local architects, builder-contractors, and the new middle and upper classes. Local newspapers promoted home ownership; with this influence they touted the benefits of working with an architect and/or builder in the planning of a new home. Architects of the neighborhood included William Kenyon, Edward Stebbins and William Channing Whitney; Theron P. Healy and Henry Ingham were among the neighborhood's builders.¹⁴ Kenyon, Stebbins and Whitney are all considered prominent Minnesota-based master architects; several of their works have been designated at the local and national level.¹⁵ Ingram and Healy were the builder-contractors of record for several

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⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (Knopf: New York, 2000) 265-66.

¹⁰ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20.

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¹⁵ "Minneapolis Landmarks and Historic Districts," [<http://www.ci.minneapolis.mn.us/HPC/LANDMARKS/>] accessed January 5, 2015.

of the homes in the district, and Healy is regarded as a master builder; he worked in conjunction with many leading architects of his time.¹⁶ The district contains twelve residences attributed to him.¹⁷ The John G. Gluek House and Carriage House at 2447 Bryant Avenue South is already individually listed in the National Register and designated as a Minneapolis Landmark for its architecture. The residence was designed by William Kenyon and the carriage house was designed by Boehme & Cordella.¹⁸ Altogether, the residences in the district represent a remarkable collection of works, several which are attributed to master architects and builders considered significant to the heritage of the built environment of Minneapolis.

This district may also be eligible for designation as a landmark under the other three designation criteria. Such an analysis would be conducted as part of a designation study.

Statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association).

INTERGITY OF PROPERTY

Location: The original building permits for the properties in the district note that the buildings were constructed onsite and have remained in place, indicating that the district maintains integrity of location.

Design: The houses in the district are a cohesive collection of residences built in high fashion for their time, namely in the Queen Anne and Colonial Revival styles. The Queen Anne style typically includes steeply pitched and irregular shaped roof lines, typically with a dominant front-facing gable, patterned shingles, bay windows, and one story, full-length, and often wraparound front porches. The overall appearance of the design is asymmetrical, with variations in shape, and has decorative architectural features that include spindle work, half-timbering and patterned masonry.¹⁹ The Colonial Revival style broke from the exuberance of the Queen Anne Style and is characterized by symmetrical facades, centrally placed front doors and the balanced and symmetrical placement of rectangular shaped windows. Palladian window placements are common, single story front porches are supported with columns decorated with capitals of the classical orders.²⁰ The vast majority of properties in the district appear to retain their historical design elements and, thus, their integrity of design.

The streetscapes of the Lowry Hill East Historic Residential District are created by the interplay of high pitched rooflines, open balustrade front porches, and bay windows set alongside tree-lined boulevards all typical of the period of time dating from the end of the 19th century to the beginning of the 20th century.²¹ This visual continuity of design is expressed throughout the district.

¹⁶ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-20, 21.

¹⁷ Mead & Hunt, "Historic Resources Inventory: Historic Resources in the Loring Park and Elliot Park Neighborhoods, Re-survey of Lowry Hill East Neighborhood," prepared for the City of Minneapolis Department of Community Planning and Economic Development, 2008, E-13-16.

¹⁸ "Minneapolis Landmarks and Historic Districts," [http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_bryant_ave_s_s2447_john_gluek_house_and_carriage_house] accessed January 5, 2015.

¹⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2000) 265-66.

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²¹ Carole Zellie, "The Wedge Neighborhood of Minneapolis Lowry Hill East Historic Context Study," prepared for the Lowry Hill East Neighborhood Association, 2005, Minneapolis, Minnesota, 18.

Setting: The setting bears remarkable visual resemblance dating to the period of significance (1888 – 1913) down to the street lights.

Materials: The residences in the district are general wood-frame construction with clapboard siding. Fenestration consists mainly of double-hung sashes and fixed windows. Properties in the district exhibit stone foundations, full-width columned porches, bay windows, lead cut glass windows, Palladian window placements, decorative cornices, pediments, dentils and soffit brackets. Front entrances are accentuated by millwork and chimneys are articulated in brick. The properties in the district have been well maintained as of late. Altogether the district retains integrity of materials.

Workmanship: The district exhibits an array of workmanship that is evident in the construction of the residences. The Colonial Revival and Queen Anne homes are wood-frame construction with clapboard siding painted in complimentary color schemes. The architectural details include: stone foundations, brick chimneys, column porch supports, bay windows, lead cut glass windows, decorative scrollwork, medallions, and dentils. These are all evidence of the integrity of workmanship that is retained in this district.

Feeling: As a whole, the entire district presents remarkable visual cohesiveness, and along with this unity, the feeling of a low-density, urban, middle-class neighborhood whose design was fashionable around the end of the nineteenth and the beginning of the twentieth centuries in Minneapolis. The scale, form and function of the district are unaltered. Even the streetlights appear to date to the period of significance. The complimentary color schemes of the houses combined with the architectural ornamentation evoke the feeling of a fashionable Victorian-era residential neighborhood. Boulevard tree plantings have matured and the streets have been paved, however the district strongly retains integrity of feeling.

Association: Through the retention of decorative architectural details which have been well maintained, the integrity of association is strongly retained. The decorative scrollwork, spindles, and medallions, painted in complimentary color schemes, are associated with the Victorian era in Minneapolis. The tree-lined boulevards form a canopy over the sidewalk that is associated with this type of residential development that occurred in Minneapolis during the end of the nineteenth and the beginning of the twentieth century.