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## MEMORANDUM

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**TO:** Heritage Preservation Commission  
**FROM:** [Joe Bernard](#), Senior City Planner, (612) 673-2422  
**DATE:** May 3, 2016  
**SUBJECT:** National Register of Historic Places Nomination – Lake Street Sash and Door Company (4001-4041 Hiawatha Avenue)

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### **Background**

On February 29, 2016, the Minnesota Deputy State Historic Preservation Officer (SHPO) sent the Minneapolis Heritage Preservation Commission a letter requesting comments on the nomination of the Lake Street Sash and Door Company at 4001-4041 Hiawatha Avenue to the National Register of Historic Places (Attachment A).

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

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

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

The owner, Hiawatha Partners LLC, has retained MacRostie Historic Advisors LLC to nominate the subject property to the National Register of Historic Places. The owner proposes to have the property listed in the National Register to have it recognized and to make it eligible for potential grant funding sources.

Attachment A includes a copy of the nomination, prepared by MacRostie Historic Advisors LLC for your review and comment.

### **Previous Reviews**

The property was identified in a reconnaissance survey conducted for Hennepin County in 2009. In the survey, titled Historic Context Development and Cultural Resources Evaluation, the property is identified as potentially eligible for the National Register of Historic Places pending further assessment.

The property is also identified as a contributing structure to the potential Hiawatha Corridor Grain Industry Historic District as part of a study completed in relation to the demolition of the Purina Mills complex.

On July 20, 2015, a proposed development of the site that retained the existing buildings was reviewed and approved by the City of Minneapolis Planning Commission. The proposed development is sited on the portion of the property that is today 4041 Hiawatha Avenue.

### **Nomination Review**

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

#### *Significance*

The nomination has identified that the Lake Street Sash and Door Company meets National Register Criterion A - the property is associated with events that have made a significant contribution to the broad patterns of our history. The area of significance identified is Industry with a Period of Significance of 1926-1959.

The Lake Street Sash and Door Company campus consists of three buildings on what are today two separate parcels. The building referred to as the Warehouse in the nomination is located on the southwest corner of 41<sup>st</sup> Street and Hiawatha Avenue. The three story building just south of the Warehouse, referred to as the Factory, sits on a separate parcel at 4041 Hiawatha Avenue along with structures referred to as a Lumber Shed.

The Period of Significance relates to the history of the Lake Street Sash and Door Company, in particular the role the property played as part of a growing industrial area along Hiawatha Avenue. The company experienced expansion through the middle of the 20<sup>th</sup> century following

the timing and pattern of growth seen throughout the city, ultimately declining and closing in 1964 as business had waned.

The Lake Street Sash and Door Company was founded in 1916-17, with an identified location two years later at 3016 4<sup>th</sup> Avenue South. This initial location was temporary however, as a permit application to build a new factory at 3121-47 Hiawatha Avenue was submitted to the city that same year. The company expanded quickly thereafter as a request was submitted in 1922 to expand the company's operation to 4001-41 Hiawatha Avenue in the form of a new Factory and Lumber Shed. Shortly thereafter the Warehouse building was proposed. Almost immediately after construction, a second story was added to the Warehouse.

Regular operation of the business continued through the Depression and World War II, with a second expansion of the Warehouse coming soon thereafter. The 1950s were noted as the most successful years for the company. Declining sales in the early 1960s resulted in the company ceasing operation in 1964.

### *Integrity*

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

The Warehouse and Factory building's exterior design and materials have remained largely unaltered since the Lake Street Sash and Door Company closed in 1964. The brick facades, including detailed work at the corner entrance to the Warehouse at 41<sup>st</sup> and Hiawatha remain unaltered, in addition to the unchanged fenestration pattern on the main Hiawatha and 41<sup>st</sup> frontages. The Lumber Shed has been altered with the addition of exterior metal cladding, but the original siding remains intact underneath. The interior of all buildings on site reflect the original light industrial use, albeit with common alterations for modern use. Exposed wood ceiling structure, timber posts, and brick walls remain throughout the buildings. The complex remains in its historic location adjacent to the Hiawatha rail corridor, adjacent to many of the industrial uses that were sited nearby in the same time as the subject property was first developed.

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

**Staff Recommendation:**

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

**Attachments**

- A. Lake Street Sash and Door Company National Register of Historic Places Nomination prepared by MacRostie Historic Advisors LLC

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Lake Street Sash and Door Company

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 4001-4041 Hiawatha Avenue

City or town: Minneapolis State: MN County: 053

Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title :</b></p>	<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: \_\_\_\_\_)

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public -- Local
- Public -- State
- Public -- Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>0</u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

INDUSTRY/PROCESSING/EXTRACTION/industrial storage

COMMERCE/TRADE/warehouse

COMMERCE/TRADE/business

**Current Functions**

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

INDUSTRY/PROCESSING/EXTRACTION/industrial storage

COMMERCE/TRADE/warehouse

COMMERCE/TRADE/business

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Moderne

OTHER

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: **BRICK; METAL/Aluminum; CONCRETE**

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

Lake Street Sash & Door Company is a three-building factory complex located at 4001-4041 Hiawatha Avenue in South Minneapolis. Of 20<sup>th</sup>-century mill construction, the property is bounded to the north by E. 40<sup>th</sup> Street, to the south by E. 41<sup>st</sup> Street, to the west by Hiawatha Avenue, and to the east by the railroad tracks owned by the Soo Line Railway (a subsidiary of the Canadian Pacific Railway). (*Figure 1*) The complex evidences the long and narrow transportation corridor on Hiawatha Avenue (formerly Fort Avenue) which began to develop in the late 19<sup>th</sup> century, with industries attracted to it by the direct access to the railroad and the open land on Hiawatha.

The most imposing aspect of the site is the complex's continuous and substantial frontage along Hiawatha Avenue that spans the length of an entire city block -- from 40<sup>th</sup> to 41<sup>st</sup> streets. (*Photos 1, 2 and 7.*) The complex consists of the original and main factory building for the firm on this site -- Factory 2 (1926-28) -- a three-story brick and timber structure located in roughly the center of the block. Factory 2 is abutted to the south by the firm's concurrent Lumber Shed, which, although now clad in metal, features undulating monitor roofs that continue to be one of the most distinctive visual characteristics of the property. The Lumber Shed does retain historic clapboard siding beneath the newer cladding. To the north of Factory 2 is the third historic

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component of the complex, the two-story brick and timber Warehouse. At its northwest corner, a Moderne façade announces the entry into the Warehouse as it ultimately served a dual function as both warehouse facilities and company office.

Lake Street Sash & Door Company displays good integrity. It is situated in its original setting, and although the design and material of the Lumber Shed have been somewhat altered by the modern-day cladding, the other historic components of the complex, Factory 2 and the Warehouse, feature integrity of historic appearance, design and materials. Additionally, the Lumber Shed does continue to express its original profile and footprint. As a whole, the complex conveys its significance as a longstanding millwork manufacturer along the Hiawatha corridor of South Minneapolis. The locally notable millwork firm of Lake Street Sash & Door Company utilized these buildings as its factory, warehouse, offices and storage from 1926 until 1964, when the company ceased operations. Since that time, subsequent and different light industrial firms have made use of the buildings, with Factory 2 and the Lumber Shed, for example, most recently serving the American Carton Polybag Company.

The nominated property encompasses all extant contributing buildings related to the historic factory. Non-extant and non-contributing components are discussed in the *Other Components* section below.

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## Narrative Description

### *Setting*

As noted above, the area in which Lake Street Sash and Door Company is situated began to develop in the late 19<sup>th</sup> century, with industries attracted to it by the direct access to the railroad and the open land on Hiawatha. (*Figures 1 and 3*) Thus, it is no surprise that the industrial history of the area remains evident today. To the east of the complex and the rail-lines and hence along the west side of Dight Avenue is an unrelated industrial property. (Beyond Dight Avenue, as well as to the west of Hiawatha Avenue is a residential neighborhood of primarily older single-family homes.) Immediately north of E. 40<sup>th</sup> Street is an electrical substation; further north are situated a mixture of modern apartment homes and self-storage facilities, but also historic grain elevator complexes. Southeast of the complex is another grain elevator complex, along with small-scale modern commercial infill directly south. The Lake Street Sash & Door Company in fact is situated within the bounds of and has been determined a contributing structure to the Hiawatha Corridor Grain Industry Historic District, a district deemed eligible for listing in the National Register of Historic Places, but not pursued for formal listing. The district was documented for the purposes of the Minnesota Historic Properties Record in December of 2011 as part of a Memorandum of Agreement related to the demolition of the Purina Mills complex (located at 3815 Hiawatha Avenue and since replaced by modern apartment homes).

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**4041 Hiawatha (Factory 2 and Lumber Shed)**

*Factory 2, includes Boiler Room (Figures 2, 4, 5, and 6; and Photos 4, 5, 6, 10 and 13)*

4041 Hiawatha Avenue, consists of 'Factory 2' and the Lumber Shed. Factory 2 is the original and main factory building for the millwork company at this location. Constructed in 1926 and as indicated by the original building permit and historic Sanborn maps, the 236'Lx108'W brick and timber factory initially had only two stories. Historic newspaper accounts of the factory's completion, however, describe the new factory as three stories. In 1928, a building permit indicates construction of 236'x108'W brick addition -- the third story. Factory 2 received the two-story volume height and fireproof Boiler Room attached to its northeast corner concurrently, during its initial construction.

Factory 2 is a three-story mill building, six bays wide by eighteen bays long with a flat roof. Functional in design, it lacks ornamentation, with the exception of a thin band of brick corbelling beneath its cornice line along the west elevation. The factory has a monochromatic brick façade (currently painted) and evenly-spaced paired window openings with thin brick sills. First floor windows are modern replacements, but upper floors at the primary façade and portions of secondary elevations retain historic six-over-six wood windows in varying condition.

The primary façade fronts Hiawatha to the west; a man-door is featured at the third bay from the north end. An additional man-door is located in the seventh opening from the south end; this opening appears to have been altered in the past from that of a window. The south elevation abuts the factory's Lumber Shed. Only portions of the second story and the third story are therefore visible; the window openings of these levels have been boarded. The north elevation fronts a narrow courtyard, approximately 15' wide and looks to the south side of the Warehouse. Window openings at the ground level are, for the most part, boarded. The rear or east side of Factory 2 fronts the paved lot associated with the property and the railroad tracks beyond. It is thus utilitarian in nature. First floor openings provided for former dock door openings, now either infilled, or in the case of the two most-southern openings, altered to accommodate modern and pedestrian storefront entry systems. An approximate 24'-deep concrete loading platform otherwise remains along this side.

The interior of Factory 2 is mill construction with painted brick perimeter walls and exposed wood structure and posts. (*Photos 14 and 16*) The first floor is concrete; it is an open plan, with the exception that some limited modern office space (with dropped ceiling) has been established in the southeast area of the floor. Two wood stairs to upper floors are located along the west side, one towards the north end and one at the south end. A third stair is located near to the northeast corner. An elevator has been installed towards the center north of the space. The second and third floors maintain the factory's light industrial appearance and open plan, with painted brick perimeter walls and exposed wood structure, wood posts, as well as wood flooring in some areas. The interior of Factory 2 appears to be in good to fair condition.

The Boiler Room, attached to and interconnected with Factory 2, is located at the building's northeast corner. Sanborn maps indicate it was constructed concurrently with Factory 2 in 1926.

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It is delineated into three separate spaces, each defined by a masonry wall. The southernmost space is the narrowest and today holds limited restroom facilities. The middle space is noted on Sanborn maps as the Engine Room and today houses a boiler. The northern portion was historically noted as the Coal Room. The three rooms are interconnected to one another by single man-door openings in the Coal Room and Engine Room. Although all window openings are bricked in or blocked with cmu, most are segmentally arched. Three large round arched openings are featured at the first floor level of the Coal Room on its east elevation. These have been bricked in as well. The Coal Room also features a square-shaped opening with garage door on its west side, which allows access to the recessed courtyard area between Factory 2 and the Warehouse. The interior of the Boiler Room spaces are similar; painted brick walls, concrete floors and painted concrete ceiling beams and structure. *(Photo 15)*

*Lumber Shed (Figures 2 and 7; and Photos 5, 6, 7, 8, 9)*

The second major component of the complex is the firm's enclosed timber Lumber Shed. This was constructed concurrently and immediately to the south of Factory 2 and intended to accommodate lumber storage. Sanborn maps indicate that initially, a frame partition delineated the north side of the detached Shed, but by ca. 1930, the Shed was extended northward, sharing a party wall with Factory 2, as it continues to do today.

The Lumber Shed design reflects that specifically utilized for storage of lumber or millwork stock during the early 20<sup>th</sup> century. The shed is divided into four main interior components. Each component consists of a center "alley," above which is featured a gabled monitor with windows (although some openings have been boarded). On either side of the elongated alleys are the lumber storage areas which, in most cases, feature square timber posts every 16-feet. The areas are often delineated into "bins" at first floor by cross-braces that connect to the posts. At roughly 8-feet above the concrete floor, a second level of storage is provided on a timber platform, although this platform is not evident in all locations. *(Photos 17 and 18)* The southernmost portion of the Shed received an extension with shed roof in 1947, thus extending its footprint to E. 41<sup>st</sup> Street. The northern portion of the Shed has received the most modifications; 1965 permits indicate interior alterations were made to establish the sloped cmu loading dock that enters into this portion of the Shed from the east. Thus, at that time, in order to accommodate the new dock and to provide a more open storage area (due to a change in occupancy), timber posts were removed and replaced with a minimal number of round steel columns, as well as with trusses of both wood and steel; this space differs from the remainder of the Shed now in that it is essentially an open plan without the "bins" or a second storage level. More recently, in 1986 the entirety of the Shed was sheathed in a slipcover of metal, thereby altering the exterior design and material. Despite these non-historic interior changes and the modern-day cladding, the Lumber Shed does retain its historic form, profile, massing and footprint, as well as its historic horizontal clapboard siding, which is evident and seen from the interior.

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**4001 Hiawatha (Warehouse) (Figures 2, 4, 5, and 6; and Photos 1, 2, 3, 11, and 12)**

The third component of the Lake Street Sash & Door Company is the Warehouse, located to the north of Factory 2 and today facing the corner of Hiawatha and E. 40<sup>th</sup> Street. The Warehouse is a distinct parcel with an address of 4001 Hiawatha Avenue, and is under separate ownership from the remainder of the complex. Permits and Sanborn maps indicate that the building was constructed in 1927 as a one-story brick and post warehouse (86'x 204') and located to the north of Factory 2's Boiler Room, set-back substantially from Hiawatha. This initial warehouse component included the existing shed loading docks seen today on its east side. In 1928, at the same time Factory 2 received a third floor, the Warehouse was expanded westward 53'x113' thereby establishing its current footprint. In 1947, a second story, along with the Moderne corner entry facade and a second story pedestrian bridge connecting to Factory 2 was added.

The building's west elevation along Hiawatha spans 15 bays of single openings holding paired windows; windows that remain are a combination of one-over-one, or six-over-six wood windows. A number of first floor openings have been infilled as has a loading door entry. The north elevation fronting E. 40<sup>th</sup> is nine bays wide; the majority of the bays feature single openings holding either paired one-over-one or paired six-over-six wood windows. First floor bays however are boarded. The two easternmost bays are delineated by brick pilasters with first floor garage door openings, thereby evidencing the initial portion of the Warehouse. Attached to the north side of the Warehouse is a two-bay metal loading dock shed extension; it is recessed substantially from the remainder of the north side. The rear of the Warehouse abuts the railroad tracks; the limited window openings at the second story level here are infilled. The Warehouse's character-defining feature is its Moderne corner entry façade of earth-toned concrete. This facade features four curved concrete steps to the paired entry doors (which appear to be the same design as those in historic images). The doors are flanked by thick, rounded and grooved pilasters. Above these features and the doors is a projecting, undulating metal canopy. The upper floor wall above this canopy features a centered and vertical glass block window (4 blocks wide by 14 blocks high), partially obscured by a wood sign. A stepped parapet rises above the canopy. The parapet is flanked by flat pilasters adorned with horizontal bands of concrete.

The interior of the Warehouse is of mill construction and continues to reflect its historic light industrial appearance. (Photos 19 and 20) It features brick perimeter and demising walls. Ceilings are exposed wood structure. Evenly spaced timber posts are featured within the open plan spaces. Historic fire-doors provide access between the demised east- and west-sides at first floor. The floors are concrete, with some areas having also received wood flooring. The building has a freight elevator located in the center. The Warehouse today continues to be used for storage, housing a large amount of stock. The interior appears to be in good to fair condition.

#### *Other Components*

Historic images and maps indicate that the Lake Street Sash & Door Company originally featured a Dry Kilns (1926) at the rear of the site, detached and to the east of Factory 2 near to its south end. (Figure 3) This small, one-story ancillary building had a rectangular footprint and was of fire-proof construction with brick walls, a tile and concrete roof and held three kilns.

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According to permit records, it was demolished in 1965 after Lake Street Sash and Door Company vacated the premises.

A non-contributing structure is also located on site. A 1000-gallon metal *Oil Storage Tank* is situated at the northeast corner of Factory 2 on the rear of the property, adjacent to the Boiler Room. (*Photo 9 shows the tank next to Factory 2 with the truck trailers at the right.*) This tank was installed in 1965 by the subsequent owner of the property, Central Container Company. Installed after the end of the period of significance and associated with a later firm, it is therefore a non-contributing component.

### *Alterations/ Integrity*

Lake Street Sash & Door Company maintains good integrity. Although the design and material of the Lumber Shed have been somewhat altered by the modern-day cladding, the other historic buildings of the complex, Factory 2 and the Warehouse, feature their historic appearance, design and materials. Additionally, the Lumber Shed does continue to express its original profile and footprint. As a whole, the complex continues to convey its significance and the feeling and association of a longstanding millwork manufacturer along the Hiawatha corridor of South Minneapolis. The complex occupies its historic footprint and continues to relate to the neighboring historic industrial buildings, such as the Hiawatha Lumber property on the corner of E. 40<sup>th</sup> and Dight streets, as well as Elevator M (historically, Minnehaha Elevator) situated to its southeast. It continues to relate to the railroad, representing a light industrial factory complex that took full advantage of the transportation corridor. The scale and massing of the buildings remain, with primary façades facing the vehicular thoroughfare of Hiawatha Avenue, their substantial and continuous frontage along Hiawatha for a full city block resonating the Lake Street Sash and Door Company's longevity. The complex retains its historic form; the Moderne corner entry of the Warehouse as well as the Lumber Shed's undulating monitor roofs continue to be the most distinctive parts of the complex's exterior character. Brick facades of both Factory 2 and the Warehouse remain as do their historic fenestration patterns and a number of the historic windows, particularly on the primary façades. The Dry Kiln building was removed, but it was a small ancillary structure at the back of the property. Exterior changes are mainly limited to the sheathing of the Lumber Shed. Other changes, such as the replacement of some windows, alteration of some dock door openings or the addition of a loading dock namely occurred at the rear of the property. Lake Street Sash & Door's exterior ornamentation, albeit limited, remains, reflecting both the functional 1920s aesthetic (Factory 2) and Moderne 1940s proclivities (Warehouse).

The interiors of all three buildings – Factory 2, Lumber Shed and Warehouse -- continue to reflect the light industrial use, evident by their current use as such, but also through their exposed wood ceiling structure, timber posts and brick walls. Despite that a portion of the Lumber Shed was modified to accommodate the non-historic loading dock, overall, the interior of the complex has had very little alteration, as the recent office partitions at the east side of the first floor of Factory 2 are easily reversible modifications. The Lake Street Sash & Door Company retains substantial integrity to qualify for individual listing in the National Register of Historic Places.

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**  
(Enter categories from instructions.)

INDUSTRY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1926-1959  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1927  
1928  
1947

**Significant Person**  
(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lake Street Sash & Door Company is locally significant under National Register Criterion A in the area of industry for its association with its namesake, Lake Street Sash and Door Company, a notable millwork company of the Hiawatha Avenue transportation corridor in South Minneapolis. Established in 1916, Lake Street Sash and Door Company quickly outgrew its original factory facilities at 3121-47 Hiawatha Avenue (razed) and relocated south to the current complex, at 4001-4041 Hiawatha Avenue. Constructed in what was a successive building campaign from 1926 to 1928 on the undeveloped land between Hiawatha Avenue and the railroad, the complex soon spanned a full city block, evidencing its success, while also extending the Hiawatha corridor further south. As the only remaining millwork concern in South Minneapolis' Hiawatha Corridor today, the Lake Street Sash and Door Company also stands as an intact representative of Minneapolis' sash and door industry during the early-to-mid-20<sup>th</sup> century, consisting of its factory, warehouse and lumber shed. The period of significance for the complex is 1926 to 1959, reflecting the years Lake Street Sash and Door Company constructed the buildings until the end of the firm's peak era.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

*South Minneapolis -- Hiawatha Corridor Development Context*

As summarized in the proposed Hiawatha Corridor Grain Industry Historic District, the production of goods in Minneapolis began with Fort Snelling, a military fortification built in 1820 at the juncture of the Mississippi and Minnesota Rivers, approximately seven miles southeast of Saint Anthony Falls. Recognizing the value of the waterpower, the soldiers built a sawmill on the west side of the falls that was shortly converted to a flour mill. The linear path used to traverse the area between the fort and the mill became a territorial road in 1849 – Fort Snelling Road, roughly corresponding to what is now Minnehaha Avenue. Although well-traveled, the land the road traversed remained unclaimed until after the organization of Hennepin County in 1852; by 1854 conversely, “nearly every desirable location south of the city, and within the present boundaries was taken” (albeit without legal claim).<sup>1</sup> The southern boundary of Minneapolis was extended south to E. 38th Street in 1883, and to E. 54th Street in 1887. During this period, beginning in 1864, the Minnesota Central Railway Company (the predecessor of the Chicago, Milwaukee, and Saint Paul Railroad, now the Soo Line Railway) began construction of a route that connected Saint Anthony Falls and Fort Snelling before continuing on to Mendota and later Faribault, Owatonna and Austin. The rail line thus ran between and parallel to

<sup>1</sup> “Hiawatha Grain Corridor Industry Historic District,” Minnesota Property Record, HE-MPC-7199, Page 2. See also Carole S. Zellie and Amy M. Lucas, “Historic Context Development and Cultural Resources Evaluation for the Minnehaha Hiawatha Community Works Strategic Development Framework, Minneapolis, Hennepin County,” 2009, prepared by Landscape Research, LLC, for Hennepin County Community Works, 7.

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Minnehaha Avenue (to the east) and Hiawatha Avenue (to the west), establishing a transportation corridor. Because of the surrounding undeveloped land and due to the rail line's provision of service to any company that would build in the immediate area, industrial development along the corridor was spurred in the 1870s.<sup>2</sup> Minneapolis Harvester Works (ca. 1873) was one of the earliest companies to set up on the Hiawatha corridor. It was specifically located near E. 28<sup>th</sup> Street and Minnehaha Avenue and its success through the 1880s set a precedent for others in the corridor.<sup>3</sup> The establishment of a major railroad maintenance and repair facility just north of the intersection of Hiawatha and Lake Street in the early 1880s, also boosted industrial investment in the Hiawatha Corridor, slowly pushing the corridor south.<sup>4</sup>

One of the first companies to venture south of Lake Street was the Minneapolis Glass Company in 1884 in the 3500-block of Hiawatha Avenue. The D.A. Martin Elevator Company (renamed J. N. Clark Elevator) was located between the 33<sup>rd</sup> and 34<sup>th</sup> Streets by 1892.<sup>5</sup> Into the 1910s, additional grain companies, including Cargill added more elevators to the corridor between the 3400 and 4100 blocks of Hiawatha. "The once remote area [was hence converted] into a densely built industrial corridor dominated by towering grain elevators."<sup>6</sup>

Yet the flour milling industry was not the only industry seeking a presence in this valuable area. In 1902 the Minneapolis Steel and Machinery Company reactivated the former Minneapolis Harvester Works site, covering two blocks south of the railroad's maintenance facility. Foundries, such as the American Ball Company at 3104 Snelling Avenue (1915, absorbed by later additions) and the Modern Foundry at 3161 Hiawatha Avenue (1920, extant) appeared. Lumber and fuel yard businesses were also attracted due to their need for large land parcels and rail spurs.<sup>7</sup> It is not surprising that wood product and millwork companies would follow and too play a role.

*Minneapolis – Millwork / Sash and Door Industry Context*

The Minneapolis millwork industry – plants that manufactured wood products such as blinds, sashes, doors, shingles, mouldings, stairs and even cabinetry grew out of the city's booming lumber industry. The lumber industry began with the erection of the military's sawmill at Saint Anthony Falls (described above). According to Marion Shutter's History of Minneapolis, from that point forward until June 1921 when the Webster Lumber Company closed the last Minneapolis sawmill, scores of sawmills were built on both sides of the river and nearly every log cut in Northern Minnesota could be floated directly to Saint Anthony. Minneapolis became the epicenter of the industry and in 1900 had an output of over 501 million feet sawed, valued over \$12 million – the largest in the United States.<sup>8</sup> The availability of massive amounts of

<sup>2</sup> "Hiawatha Grain Corridor Industry Historic District," 5.

<sup>3</sup> "Hiawatha Grain Corridor Industry Historic District," 6.

<sup>4</sup> "Hiawatha Grain Corridor Industry Historic District," 5.

<sup>5</sup> "Hiawatha Grain Corridor Industry Historic District," 9.

<sup>6</sup> "Hiawatha Grain Corridor Industry Historic District," 10.

<sup>7</sup> Zellie and Lucas, pp. 17-21.

<sup>8</sup> Marion Daniel Shutter, History of Minneapolis: Gateway to the Northwest, Vol. 1. (S. J. Clark Publishing Company, 1932), 327.

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lumber, as well as the increased demand for finished wood products resulted in the city in fact becoming the leading producer of sashes, doors and other millwork in the country by 1910.<sup>9</sup>

Orrin Rogers is acknowledged as pioneering the sash and door industry in Minneapolis, having set up an exclusive factory for such in Saint Anthony on the west side of Hennepin Island in 1855. This establishment ran for only several years before closing and the property sold to a paper concern. The first sash and door factory built on the west side of the river was that which became Smith & Parker's, constructed in 1857. Although this factory burned in 1876, the firm reorganized as Smith & Wyman and ultimately purchased and expanded existing buildings instead on the east bank at Eighth and Second Avenue, Southeast (extant); co-owner Alden H. Smith's (d. 1906) substantial wealth is credited to the success of this sash and door firm. Isaac Atwater, in his The History of the City of Minneapolis confirms that the Smith & Wyman factory along with that of Jesse Copeland's (est. 1865 and later known as Johnson & Hurd) on the west bank in the heart of the city (at Third Avenue, South and S. Third Street) as the oldest sash and door factories in the city in 1893. The success of the sash and door industry appears to have waxed and waned depending on supply and demand. Atwater, for instance, describes the years 1880-85 as very prosperous years for the sash, door and blind industry due to "high prices and large profit," attributing such to an increased population in the Northwestern states, the Canadian province of Manitoba, as well as in Minneapolis. Atwater states that at the height of that period, twenty factories, large and small were in operation; "Minneapolis had more machinery engaged in the manufacture of sash, door and blinds than any other city on the continent."<sup>10</sup> It was during this period, too, that the Wholesale Sash Door and Blind Manufacturers Association of the Northwest was established by manufacturers of the white pine lumber in Minnesota, Wisconsin and Michigan; this organization standardized millwork, establishing grading rules for quality, and set prices, thereby assuring builders and architects of the product they received.<sup>11</sup> Perhaps this contributed to the net result in Minneapolis, in which the supply of sash and door concerns soon outstripped demand resulting in an oversaturation. By 1893, only twelve such concerns remained. Yet, by 1910, the number had returned to twenty-two (as listed in the city directory under 'sash, door and blind manufacturers'), and included Smith & Wyman, and Bardwell-Robinson Co., both of which had survived the late-1890s industry decline. Several other nineteenth-century firms had remained too, but converted to acting solely as jobbers, including the Minneapolis Sash & Door Company and Fulton, Libbey & Co.<sup>12</sup>

The number of concerns continued to increase during the ninetens-teens. By 1919, the total 'sash, door and screen manufacturers' as noted in the city directory had risen again to twenty-eight, and for the first time, included the Lake Street Sash and Door Company.<sup>13</sup>

<sup>9</sup> *Minneapolis Journal*, January 4, 1910; see also "Buildings-Minneapolis-Island Sash and Door Factory," Vertical Files, Special Collections, Hennepin County Public Library, Minneapolis.

<sup>10</sup> Isaac Atwater, The History of the City of Minneapolis, Vol. 2, 643.

<sup>11</sup> Brent Hull, *Historic Millwork: A Guide to Restoring and Recreating Doors, Windows, and Moldings of the Late-Nineteenth Through Mid-Twentieth Centuries*, (John Wiley & Sons: New York, 2003), 92. *Universal Design Book*, (Shattock & McKay, Publishers: Chicago. 1908).

<sup>12</sup> Minneapolis City Directory, 1910, pp. 2058-9.

<sup>13</sup> Minneapolis City Directory, 1919, 2165.

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Research indicates that the Lake Street Sash and Door Company was the first, and soon a significant and longstanding millwork industry player along the Hiawatha transportation corridor.

### *Lake Street Sash & Door Company*

Founded by Helmar Knudsen (1881-1970), the Lake Street Sash and Door Company was organized in 1916-17 (reports of both years are provided as the year of organization in various articles).<sup>14</sup> Two years later, the firm is listed in the city directory as having established its business at 3016 4<sup>th</sup> Avenue South, within the vicinity of several other sash and door concerns, including the Carr-Cullen Company (branch office) and Whitney Window Corp. (both at 132 E. Lake Street) and Smith Sash & Door at 112 E. Lake Street. However, this location seems to have been intended only as a temporary space, as Knudsen had his eyes on the railroad and likely the economic boost it would mean for his business. That same year, the firm applied for a building permit and henceforth redeveloped the former Northwestern Fuel Yard property for its first factory at 3121-47 Hiawatha Avenue, north of the current Hiawatha location and in proximity to the railroad's maintenance and repair shop.<sup>15</sup> An analysis of the city directories and locations of other sash and door companies during this time shows that although Westlund-Westerberg Lumber Company (est. 1912 and which also dealt in sash and doors) had its business at 2713 E. Lake Street, its location was east of Minnehaha, and hence, Knudsen's firm was the first sash and door manufacturer to establish itself in a purpose-built factory within direct proximity to the rails in the expanding Hiawatha transportation corridor.<sup>16</sup>

Almost immediately, Lake Street Sash and Door experienced increasing sales and in late 1922, Knudsen petitioned the city council to construct a factory *and* to pile lumber further south upon Block 34 on the vacant lots between E. 40<sup>th</sup> and E. 41<sup>st</sup> Streets, the railway and Hiawatha Avenue.<sup>17</sup> Permission was ultimately granted. The *Minneapolis Journal* exclaimed on October 2, 1926, "\$300,000 Factory Ready in 2 Weeks." The announcement of the firms' new factory building (what would be known as Factory 2) included a promise of completion by October 15<sup>th</sup> with the additional employment of 100 men. The article indicated that the firm had recently increased its capitalization from \$100,000 to \$500,000 in order to accomplish the expansion program. Additionally, the firm would maintain operations at its original factory (Factory 1) with 75 employees. Construction of the new factory included construction of the firm's associated enclosed Lumber Shed. The importance of a lumber shed for retail dealers and related manufacturers was high at this time due to stiff competition and the need to avoid losses; recent advancements in the design also helped secure the lumber from the elements, while providing proper ventilation.<sup>18</sup> A few short months after the firm's initial announcement, local newspapers

<sup>14</sup> "\$300,000 Factory Ready in 2 Weeks," *Minneapolis Journal*, October 2, 1926; "Sash Firm Will Close its Doors," *Minneapolis Star*, April 17, 1964. Knudsen's lifespan found in Zellie and Lucas, 22.

<sup>15</sup> Zellie and Lucas, 21; see also Minneapolis Building Permits B135228 and B140995.

<sup>16</sup> *The Timberman*, Vol. 14 (M. Freeman Publications, April, 1913), 39; Minneapolis City Directory, 1919, 2165. Interestingly, Westlund-Westerberg eventually moved to 3105 Hiawatha by the late-1950s (or earlier); see *Popular Science*, September, 1959:276.

<sup>17</sup> *Proceedings of the City Council of the City of Minneapolis*, Vol. 48, November 1922:536.

<sup>18</sup> See Robert Y. Kerr, *Retail Lumber Sheds and Sales Equipment*, (American Lumberman, Chicago, 1917); see also Met L. Saley, *The Book of Lumber Shed Construction, For Retail Lumber Yards, Etc., Also Lime Houses, Coal*

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reported yet another Lake Street Sash and Door Company expansion at the new site. This \$6,000 expansion comprised the construction of the Warehouse, which would be built as a one-story structure, but with "plans [calling] for another story later on."<sup>19</sup> This second story would be completed just a year later. The goal, said T.T. Alness, secretary of the company, was to increase not only square footage, but also employment --to 140 individuals by the end of the year. At the time, Lake Street Sash and Door was utilizing the 4001-4041 Hiawatha location as its wholesale plant, offices and warehouse, with its retail location at the original factory further north. Building department records indicate that the firm continued to utilize Factory 1 until 1931 when E. E. Bach Millwork moved into the space.<sup>20</sup> (Factory 1 was subsequently destroyed by fire in 1948.<sup>21</sup>)

Despite vacating its original factory, Lake Street Sash and Door Company weathered the Depression at its second location at 4001-4041 Hiawatha, even expanding sales beyond Minneapolis. For example, the firm is credited as furnishing the door and millwork associated with the construction of the municipal hospital in Spencer, Iowa in 1938; it also furnished the millwork for the Reedsville post office in Wisconsin that same year.<sup>22</sup> The company's physical expansion of the Warehouse, which received a second story, as well as the prominent Moderne corner façade in 1947 evidences continuing success in post-World War II. (*Figures 5 and 6*)

In fact, according to newspaper accounts, the 1950s were the firm's "peak years," when it averaged \$3 million annually.<sup>23</sup> The firm's 1952 catalog indicates a variety of sash, door, blind and other millwork items including: entrance frames with pilasters and trim, a number of paneled entrance door styles, double-hung window units, inclusive of their balances, overhead garage doors, louvers, and decorative window blinds. (*Figure 8*) The firm, too, sold stock interior trim, mouldings, as well as select interior wood furnishings such as stairways/stairwork, mantels, vanity cabinets, and kitchen cabinets. "Hi-Grade" indicates the company trademark at that time, with the catalog exclaiming the plant "is completely electrified and is equipped with the latest and most modern high-speed machines...producing the finest product of finished millwork available."<sup>24</sup> Despite the firm's heyday and success in the 1950s, diminished sales began in 1960. As told by owner Helmar Knudsen, this downturn, followed by a shrinking list of regular customers, especially among small contractors, compelled him to close Lake Street Sash and Door Company in 1964.<sup>25</sup>

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*Sheds, Sash and Door Rooms, Offices and Shed and Yard Conveniences*, (American Lumberman: Chicago, 1909). In 1920, in fact, the lumber trade association and organ, *American Lumberman* sponsored a design competition for the most efficient lumber shed.

<sup>19</sup> "Expansion Planned by Sash Company," *Minneapolis Journal*, April 12, 1927.

<sup>20</sup> Minneapolis Building Permit 227980.

<sup>21</sup> Minneapolis Inspector of Buildings Permit Index Card # 1 for 3121-47 Hiawatha.

<sup>22</sup> "Forty-two Firms Furnished Work and Materials," *The News-Herald, Spencer, Iowa*, February 8, 1938; and "Government Seeks to Recover Payment Bond," *The Wisconsin State Journal*, December 30, 1938.

<sup>23</sup> "Sash Firm Will Close Its Doors," *Minneapolis Star Tribune*, April 17, 1964. No company records or other sources have yet been located to verify these numbers.

<sup>24</sup> *Millwork Price List*, (Lake Street Sash and Door Company: Minneapolis, MN, 1952).

<sup>25</sup> "Sash Firm Will Close Its Doors," *Minneapolis Star Tribune*, April 17, 1964.

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Examination of other Minneapolis sash and door manufacturers already described, indicate that the Lake Street Sash and Door Company stands out as an intact, purpose-built sash and door plant in South Minneapolis. The former Smith & Wyman complex (one of the earliest such firms in the city), although extant and utilized by the Electric Machinery Company today, was an acquisition property by the prior sash and door firm, and furthermore is located in East Minneapolis. Bardwell-Robinson Company's factory at 24<sup>th</sup> and 1<sup>st</sup> avenues, also in Northeast has been razed or replaced by modern structures. Additionally, Lake Street Sash & Door Company's longtime competitor, Carr-Cullen (est. 1866 and which continued into at least the 1960s) had its factory production complex in Northeast Minneapolis, too. This has since been replaced in 2007 (or earlier) by new Graco Co. headquarters.<sup>26</sup>

In a review of National Register-listed sash and door factories in Minneapolis, two have been designated. Both are located within the Saint Anthony Falls Historic District. They are the Island Sash and Door Company (1893) and Roman Alexander Sash and Door (1908) on Nicollet Island. The Island Sash and Door Company however only survived sixteen years (although the single building is extant today as a hotel), and is therefore not representative of the continuing 20<sup>th</sup>-century sash and door industry of which Lake Street Sash and Door was a major part. The Roman Alexander factory building has been razed to establish a park.<sup>27</sup>

### *Conclusion*

The Lake Street Sash & Door Company thus continues to distinguish itself as an intact and purpose-built early-mid-20<sup>th</sup>-century sash and door complex, inclusive of factory, warehouse and lumber shed within the historically significant Hiawatha transportation corridor of South Minneapolis.

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<sup>26</sup> Hennepin County Property Information Database; and Google Maps.

<sup>27</sup> Saint Anthony Falls National Register Historic District Nomination, listed 1971; see also "Buildings-Minneapolis-Island Sash and Door Factory," Vertical Files, Special Collections, Hennepin County Public Library, Minneapolis.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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*Building Permit Index Cards*, Special Collections, Hennepin County Public Library, Minneapolis.

*Building Permits, Remodeling Permits, and Permit Index Cards*, Minneapolis Development Review Kiosk, Minneapolis Development Review, Minneapolis.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** HE-MPC-7410

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**10. Geographical Data**

**Acreage of Property** 2.48

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |

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4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |              |                  |                    |
|--------------|------------------|--------------------|
| 1. Zone: 15T | Easting: 482 260 | Northing: 4975 159 |
| 2. Zone:     | Easting:         | Northing:          |
| 3. Zone:     | Easting:         | Northing:          |
| 4. Zone:     | Easting :        | Northing:          |

**Verbal Boundary Description** (Describe the boundaries of the property.)

Block 34 (Lots 1-19) in the Palmer's Addition to Minneapolis in the municipality of Minneapolis, Hennepin County, Minnesota.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the historic bounds as well as the legally recorded bounds of the Lake Street Sash and Door Company and includes all remaining contributing resources of the historic property.

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**11. Form Prepared By**

name/title: Jennifer F. Hembree, Senior Associate  
organization: MacRostie Historic Advisors, LLC  
street & number: 1400 16<sup>th</sup> St. NW, Suite 420  
city or town: Washington state: DC zip code: 20036  
e-mail jhembree@mac-ha.com  
telephone: 202.483.2020 xt 7011  
date: 12/04/2015

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### **Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Lake Street Sash and Door Company

City or Vicinity: Minneapolis

County: Hennepin State: MN

Photographer: Jennifer F. Hembree; and Dominium

Date Photographed: December, 2014; and March, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20. View southeast from 41<sup>st</sup> Street and Hiawatha Avenue looking to north and west elevations. (Left to right) Warehouse, Factory 2, and Lumber Shed.
- 2 of 20. View southeast from Hiawatha Avenue looking to west elevation. (Left to right) Warehouse, Factory 2 and Lumber Shed.
- 3 of 20. View northeast from Hiawatha Avenue looking to west elevation of Warehouse.
- 4 of 20. View east to court and west elevation of elevated pedestrian bridge between Warehouse (left) and Factory 2 (right). Boiler room is beyond bridge.
- 5 of 20. View southeast from Hiawatha Avenue to north and west elevations of Factory 2. Lumber Shed is at right.
- 6 of 20. View northeast to west and south elevations of Factory 2. Lumber Shed is at right.
- 7 of 20. View northeast up Hiawatha Avenue from across 40<sup>th</sup> Street. Lumber Shed at right; Factory 2 and Warehouse beyond at left.

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- 8 of 20. View north from Hiawatha Avenue and 40<sup>th</sup> Street to west (left) and south (right) elevations of Lumber Shed.
- 9 of 20. View west from 40<sup>th</sup> Street to south (left) and east (right) elevations of Lumber Shed. Note that the non-contributing oil storage tank can be seen at right, beyond the trucks.
- 10 of 20. View north from railroad tracks. East elevation of Factory 2 is at left.
- 11 of 20. View south from corner of 41<sup>st</sup> Street and Hiawatha Avenue to north elevation and northwest corner of Warehouse.
- 12 of 20. View south from 41<sup>st</sup> Street towards north elevation of Warehouse, including its loading sheds.
- 13 of 20. View southwest from railroad tracks towards east elevations of Lumber Shed (at left) and Factory 2 (at right).
- 14 of 20. Factory 2, interior, first floor, view northwest.
- 15 of 20. Factory 2, interior, first floor, Boiler Room, view northeast.
- 16 of 20. Factory 2, interior, typical upper floor, view southeast.
- 17 of 20. Lumber Shed, interior, view east in 'alley,' showing roof monitor and clerestory windows above.
- 18 of 20. Lumber Shed, interior, detail view of wall showing horizontal clapboard siding intact.
- 19 of 20. Warehouse, interior, typical view showing concrete flooring, wood beam and post construction.
- 20 of 20. Warehouse, interior, view showing brick perimeter wall and wood flooring.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figure 1:** Contemporary aerial view of the Lake Street Sash and Door Company; red line delineates the boundary (Block 34 in Palmer's Addition to Minneapolis).

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**Figure 2:** Contemporary aerial view of the Lake Street Sash and Door Company with exterior photographs keyed to locational view.

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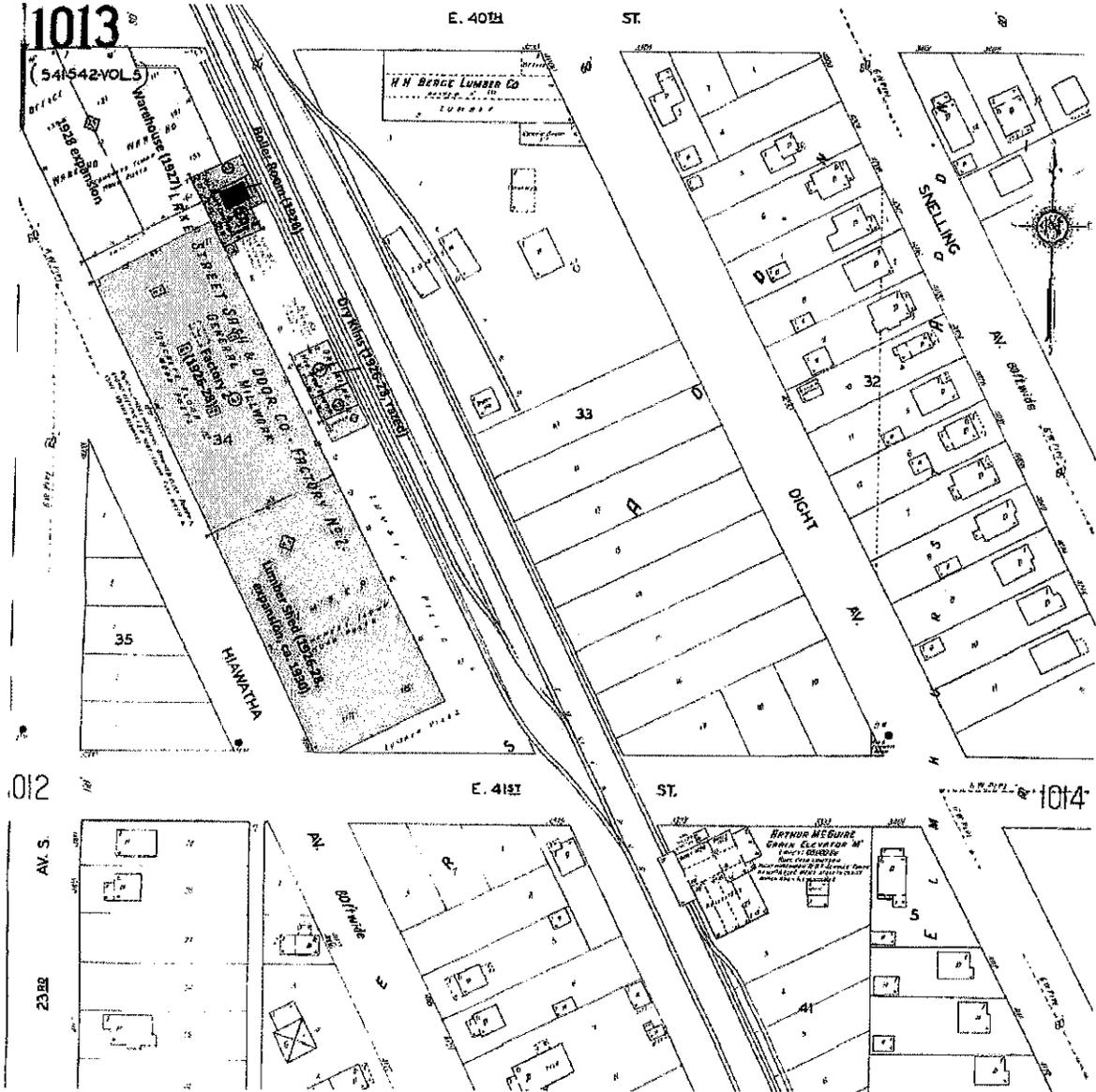


Figure 3: Sanborn Fire Insurance Map of the Lake Street Sash and Door Company, updated to 1930, color-coded and labeled to indicate the buildings.

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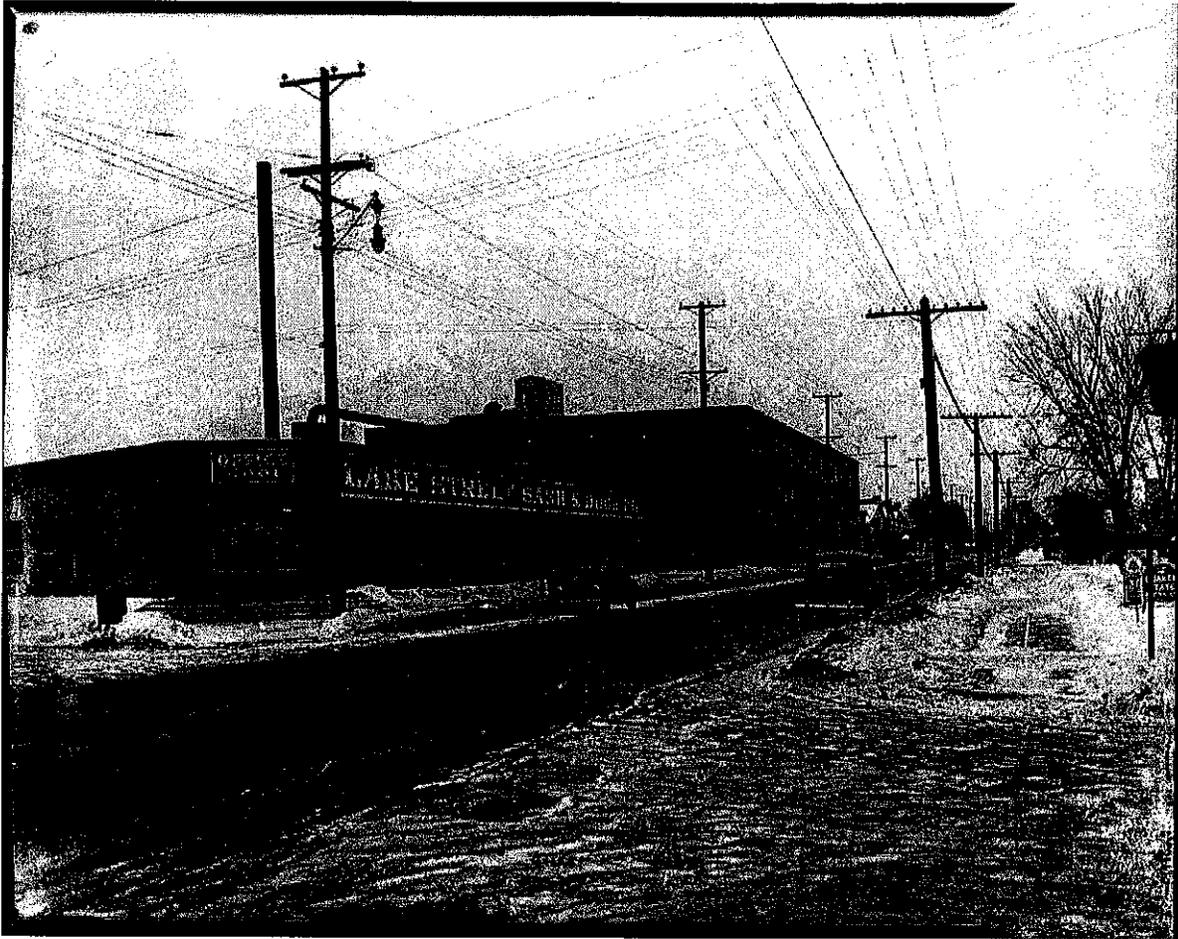


**Figure 4:** Lake Street Sash and Door Company, view southeast towards corner of 40<sup>th</sup> Street and Hiawatha Avenue. (Left to right) Warehouse, Factory 2 and Lumber Shed, ca. late-1920s.

*(Credit: Minnesota Historical Society)*

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**Figure 5:** Lake Street Sash and Door Company, view southeast towards corner of 40<sup>th</sup> Street and Hiawatha Avenue. (Left to right) Warehouse, Factory 2 and Lumber Shed, 1945.

(Elevator M, ca. 1930, is evident in the background)

*(Credit: Minnesota Historical Society)*

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County and State



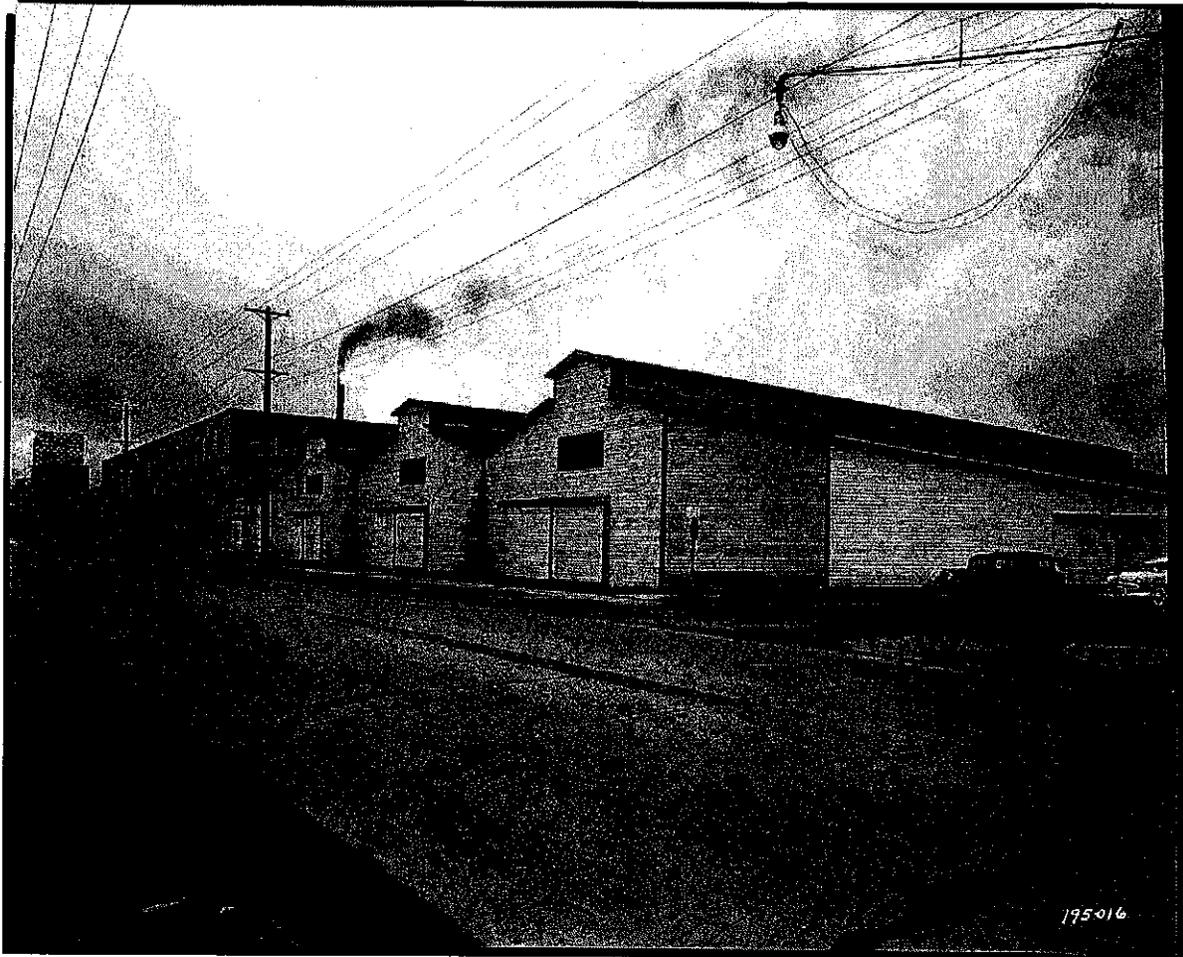
**Figure 6:** Lake Street Sash and Door Company, view southeast towards corner of 40<sup>th</sup> Street and Hiawatha Avenue. (Left to right) Warehouse, Factory 2 and Lumber Shed, 1950.

Second story addition and Moderne façade are evident on Warehouse.

*(Credit: Minnesota Historical Society)*

Lake Street Sash and Door Company  
Name of Property

Hennepin, MN  
County and State



**Figure 7:** Lake Street Sash and Door Company, view northeast towards corner of 41<sup>st</sup> Street and Hiawatha Avenue. (Far left to right) Warehouse, Factory 2 and Lumber Shed, 1950.

*(Credit: Minnesota Historical Society)*

Lake Street Sash and Door Company  
 Name of Property

Hennepin, MN  
 County and State

LAKE STREET SASH & DOOR CO.

### Exterior Doors



**L-524**

	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$54.80	\$42.00
3-0 x 6-8 x 1-3/4	57.70	34.40*
3-0 x 7-0 x 1-3/4	61.00	44.35

Solid Sticking 2 Sides -- Raised Panels 2 Sides  
Glazed Leaded Glass

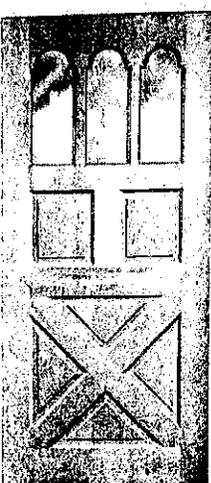


**L-527**

	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$54.80	\$42.00
3-0 x 6-8 x 1-3/4	57.70	34.40*
3-0 x 7-0 x 1-3/4	61.00	44.35

Solid Sticking 2 Sides -- Raised Panels 2 Sides  
Glazed Leaded Glass

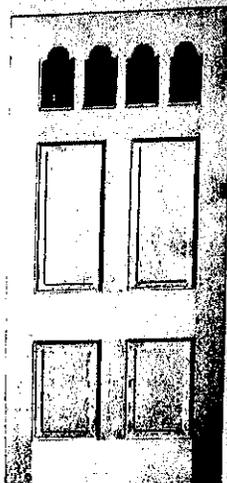
*Best Quality of Hi-Grade Millwork*



**L-528**

	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$78.65	\$64.60
3-0 x 6-8 x 1-3/4	81.60	66.70
3-0 x 7-0 x 1-3/4	83.75	70.60

Solid Sticking 2 Sides -- Raised Panels 2 Sides.  
Glazed Double Strength Glass.



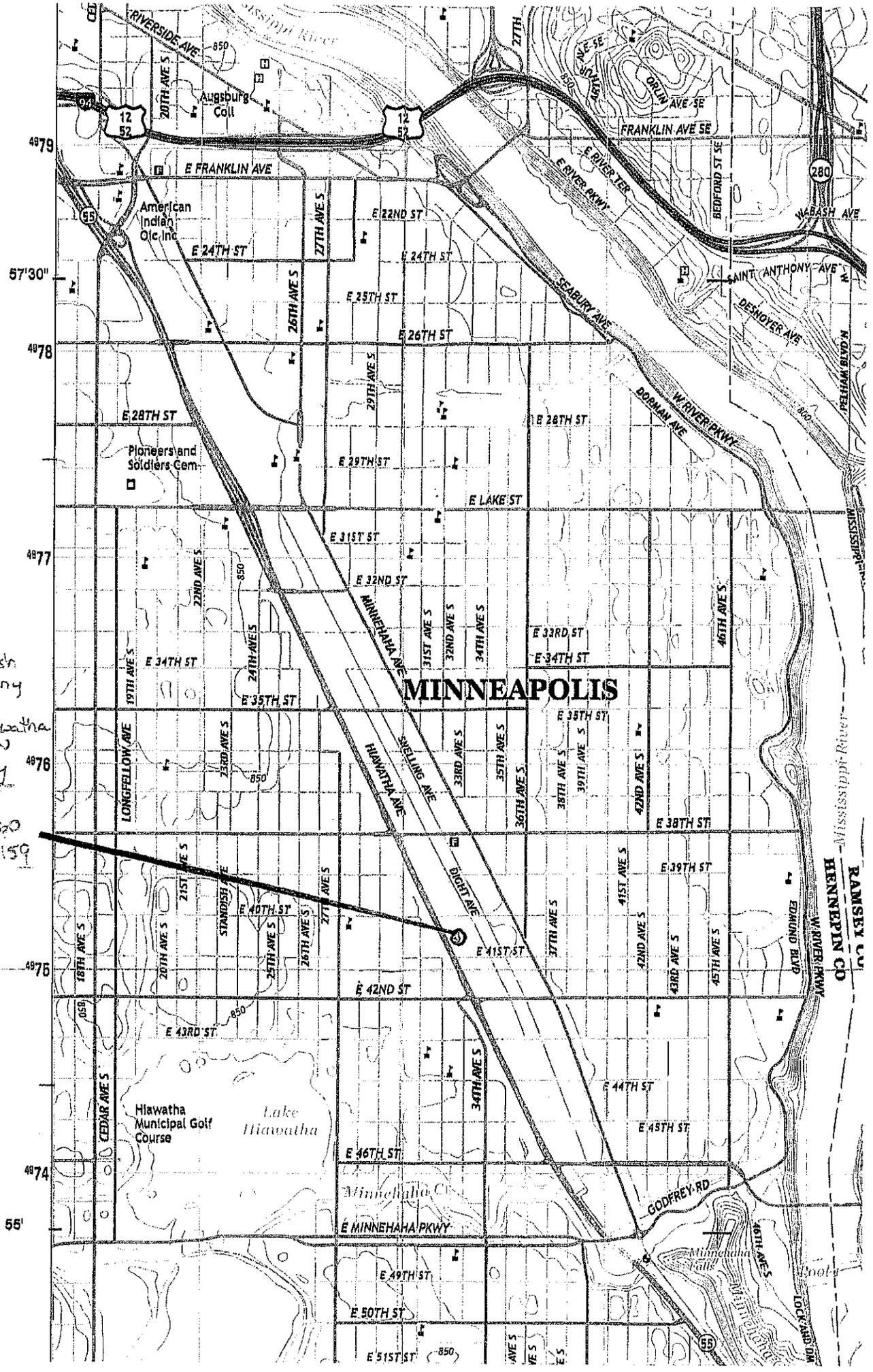
**L-529**

	Unsel. Birch or Red Oak	Pine
2-8 x 6-8 x 1-3/4	\$68.65	\$54.60
3-0 x 6-8 x 1-3/4	71.60	56.70
3-0 x 7-0 x 1-3/4	73.75	60.60

Solid Sticking 2 Sides -- Raised Panels 2 Sides.  
Glazed Double Strength Glass.

*Complete Stock -- Prompt Shipment*

**Figure 8:** Exterior Doors and Pricing, extract from *Millwork Price List*, by Lake Street Sash and Door Company, 1952.  
 (Credit: Minnesota Historical Society)



Loike Street Sash  
 and Door Company  
 Complex  
 4001-4041 Hiawatha  
 Minneapolis, MN  
 Hennepin County

Zone 15T  
 Easting 483260  
 Northing 4925159

**MINNEAPOLIS**

RAMSEY CO  
 HENNEPIN CO

4979  
 57°30'  
 4978  
 4977  
 4976  
 4976  
 4974  
 55'

RIVERSIDE AVE  
 AUGSBURG COLL  
 AMERICAN INDIAN OIL CO INC  
 PIONEERS AND SOLDIERS CEM  
 HIAWATHA MUNICIPAL GOLF COURSE  
 MINNEHALLA CEM

MISSISSIPPI RIVER  
 LAKE HIAWATHA  
 MINNEHALLA PARK

FRANKLIN AVE SE  
 E FRANKLIN AVE  
 E 22ND ST  
 E 24TH ST  
 E 26TH ST  
 E 28TH ST  
 E 30TH ST  
 E 32ND ST  
 E 34TH ST  
 E 36TH ST  
 E 38TH ST  
 E 40TH ST  
 E 42ND ST  
 E 44TH ST  
 E 46TH ST  
 E 48TH ST  
 E 50TH ST  
 E 51ST ST

20TH AVE S  
 21ST AVE S  
 22ND AVE S  
 23RD AVE S  
 24TH AVE S  
 25TH AVE S  
 26TH AVE S  
 27TH AVE S  
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 31ST AVE S  
 32ND AVE S  
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 35TH AVE S  
 36TH AVE S  
 37TH AVE S  
 38TH AVE S  
 39TH AVE S  
 40TH AVE S  
 41ST AVE S  
 42ND AVE S  
 43RD AVE S  
 44TH AVE S  
 45TH AVE S

SEABURY AVE  
 W RIVER PKWY  
 GODFREY RD

STANTISHT AVE  
 CEDAR AVE S  
 LONGFELLOW AVE  
 MINNEHALLA AVE  
 HIWATHA AVE  
 SHELLING AVE  
 BLOTT AVE  
 DOBMAN AVE  
 EDMOND BLVD  
 WABASH AVE  
 PELHAM BLVD N  
 LOCK HART DR

55  
 12  
 12  
 280





41st Street South and Deer Company, 1901

View southeast from 41st Street and Hiawatha Avenue looking to north and west elevations. (Left to right) Warehouse, Factory 2, and Lumber Shed.

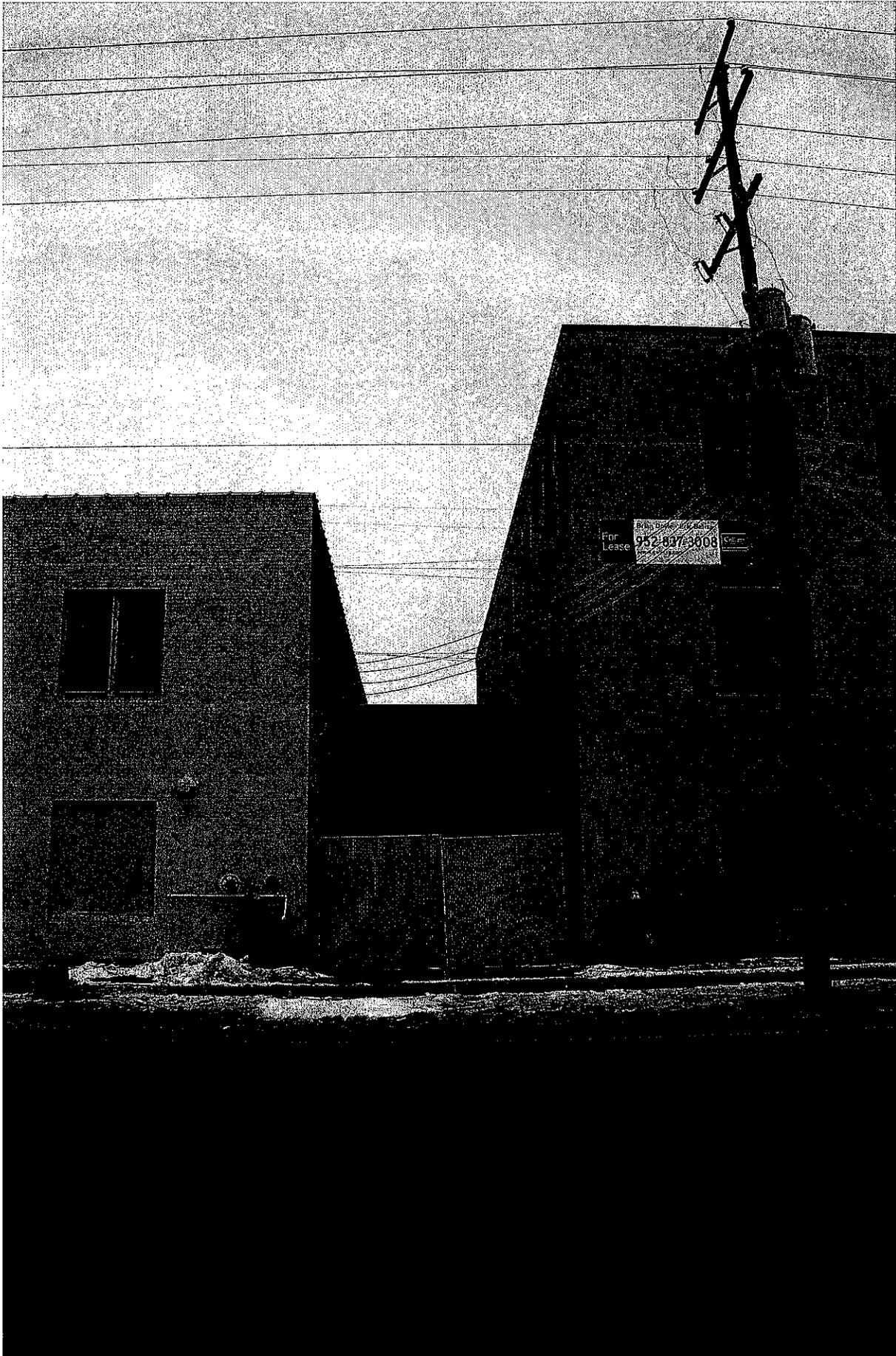


2 of 20

Lake Street Sash and Door Company \_ 0002  
View southeast from Hiawatha Avenue looking to west elevation. (Left to right) Warehouse, Factory 2 and Lumber Shed.



Lake Street Sash and Door Company \_0003  
View northeast from Hiawatha Avenue looking to west elevation of Warehouse.

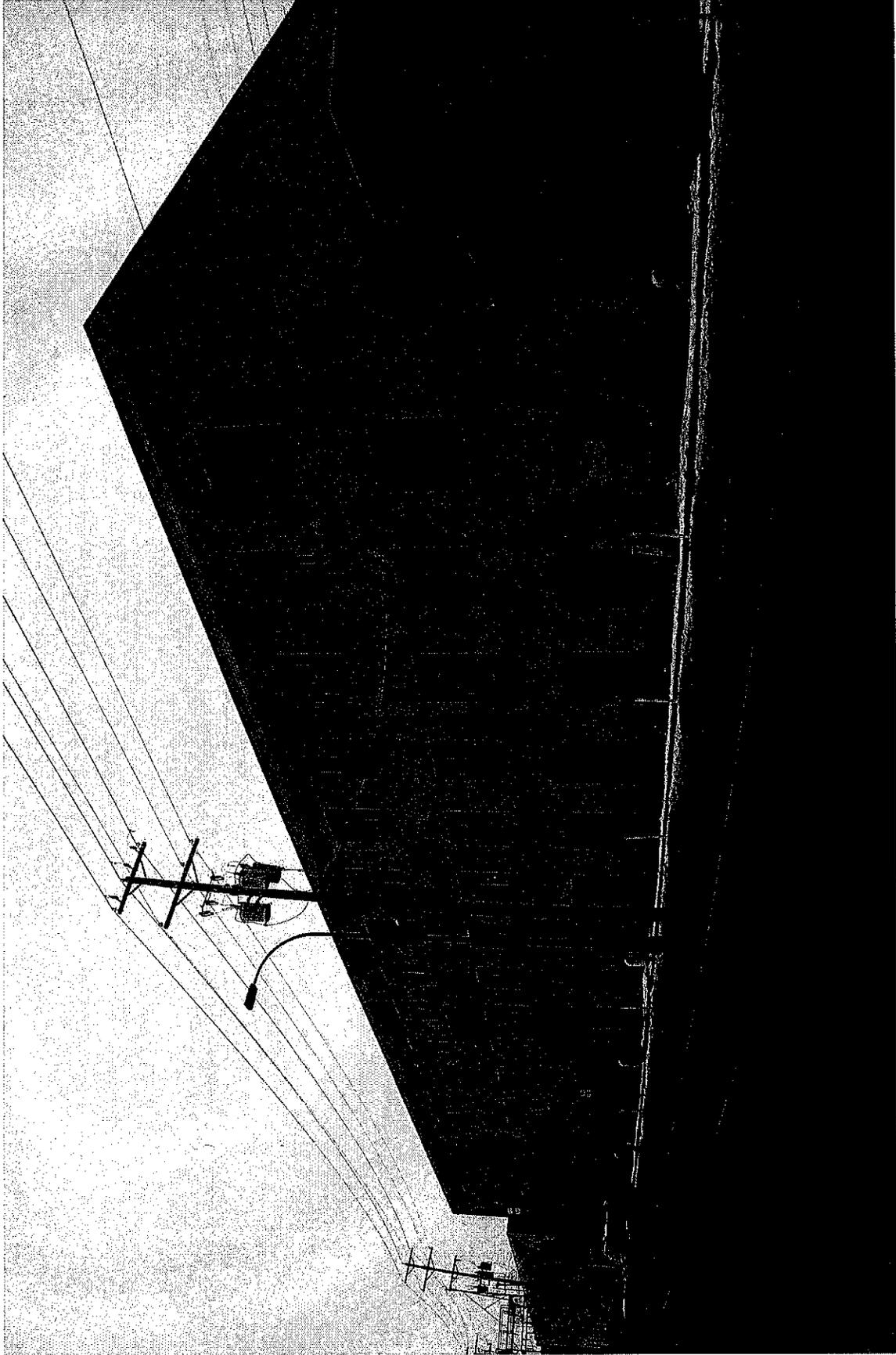


Lake Street Sash and Door Company \_0004  
View east to court and west elevation of elevated pedestrian bridge between  
Warehouse (left) and Factory 2 (right). Boiler room is beyond bridge.

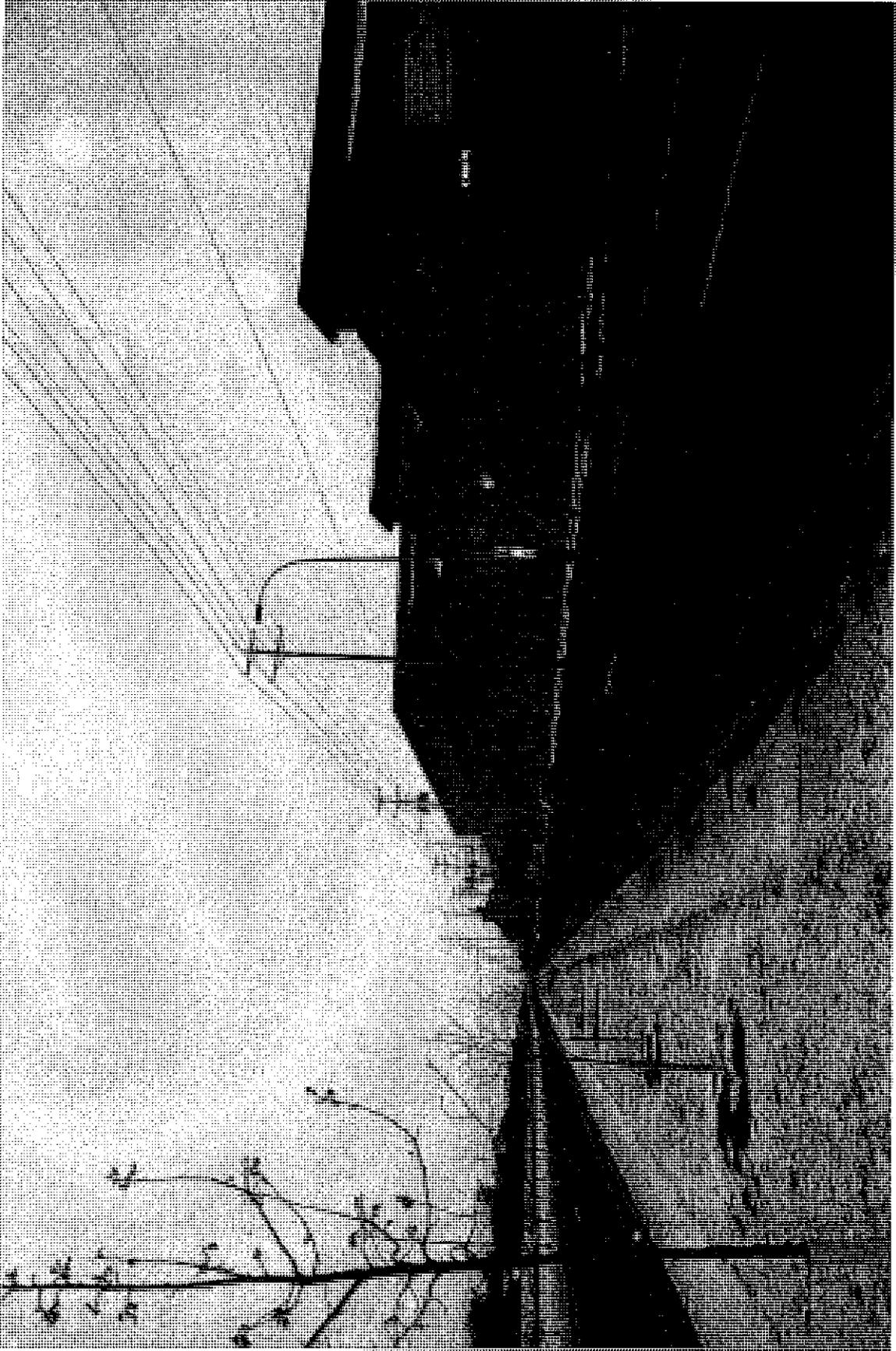


Lake Street Sash and Door Company \_0005

View southeast from Hiawatha Avenue to north and west elevations of Factory 2. Lumber Shed is at right.

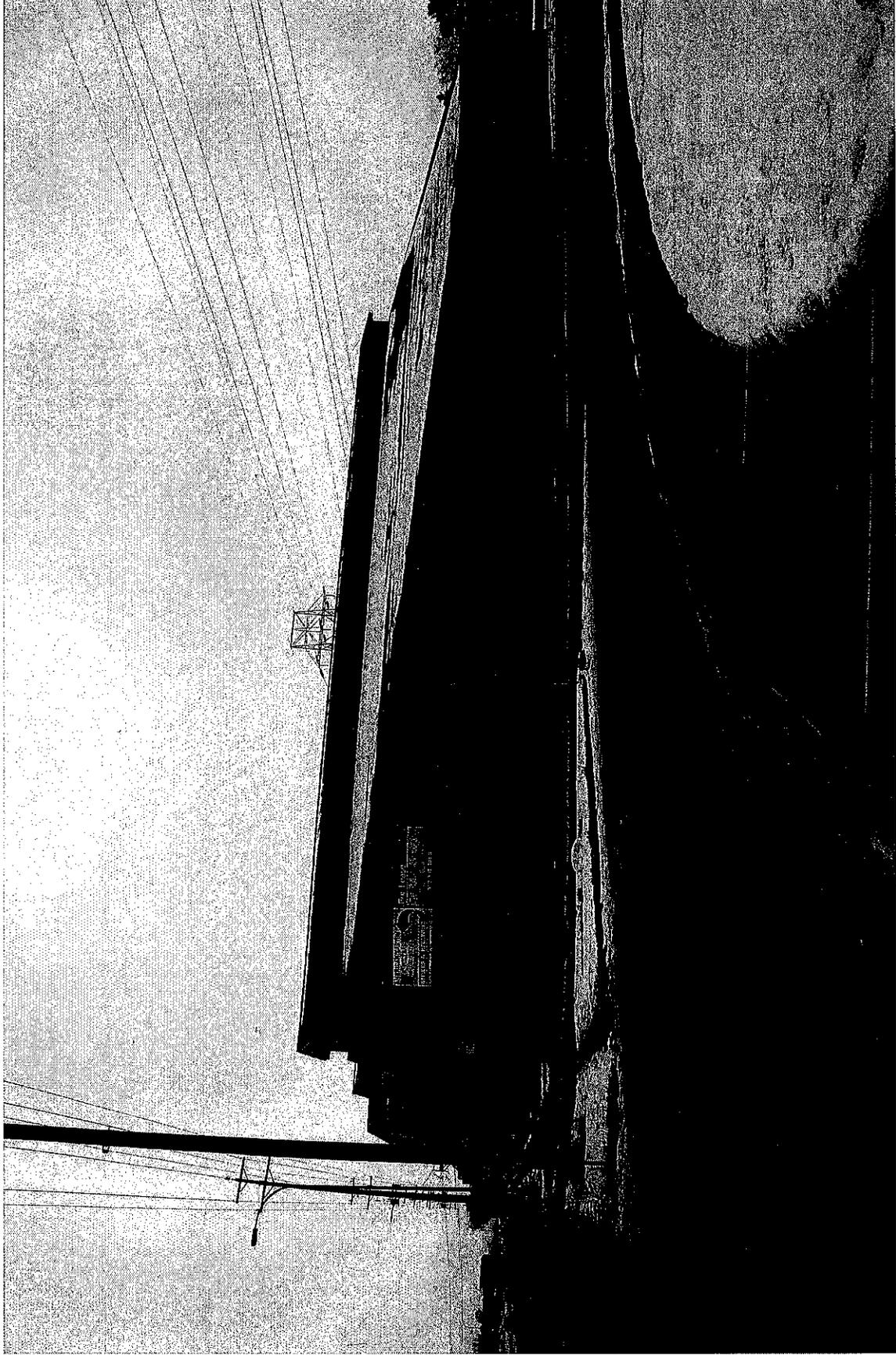


Lake Street Sash and Door Company \_0006  
View northeast to west and south elevations of Factory 2. Lumber Shed is at right



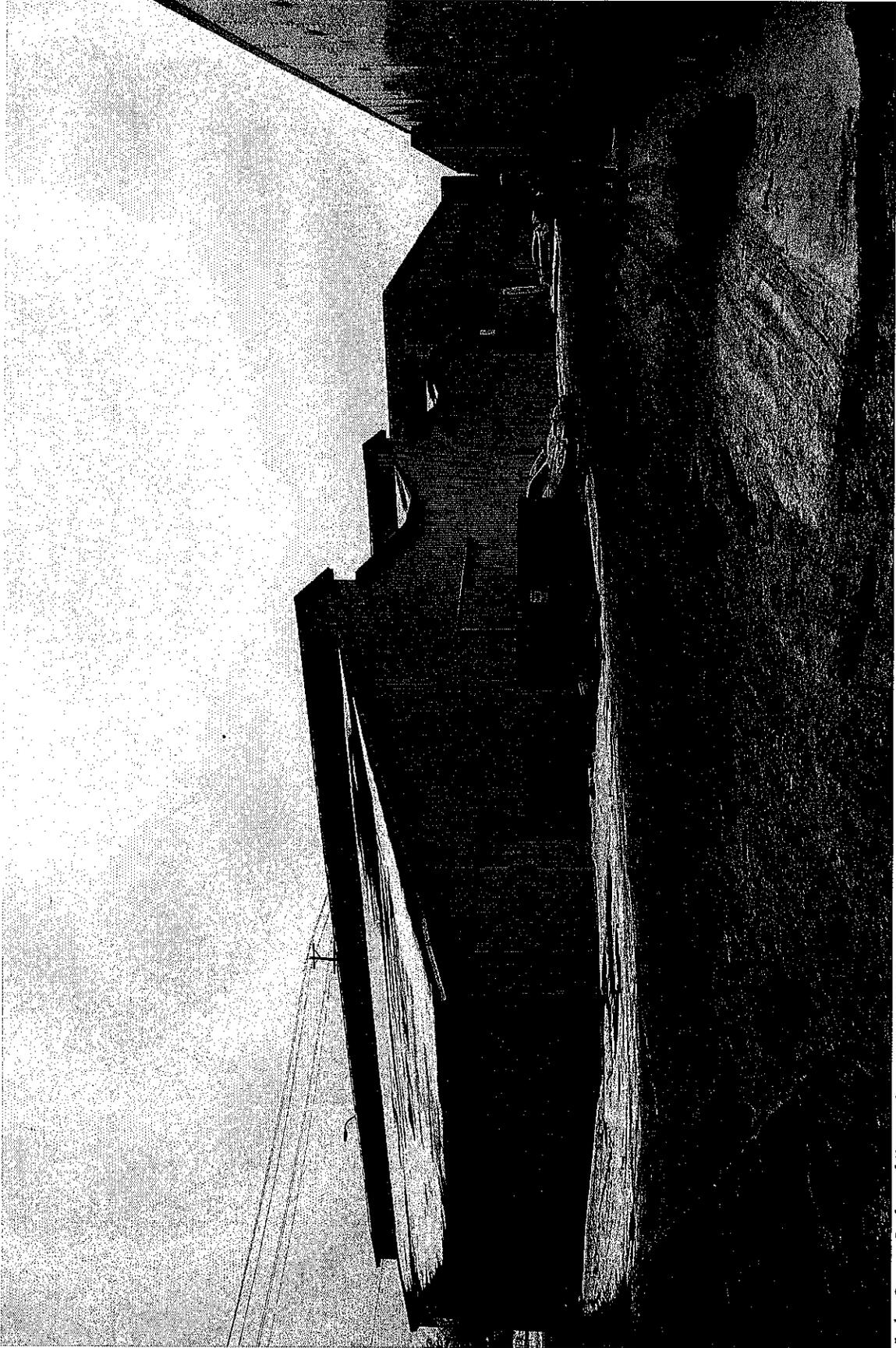
Lake Street East and Door Company \_ 0507

View northeast up Hiawatha Avenue from across 40th Street. Lumber Shed at right; Factory 2 and Warehouse beyond at left.



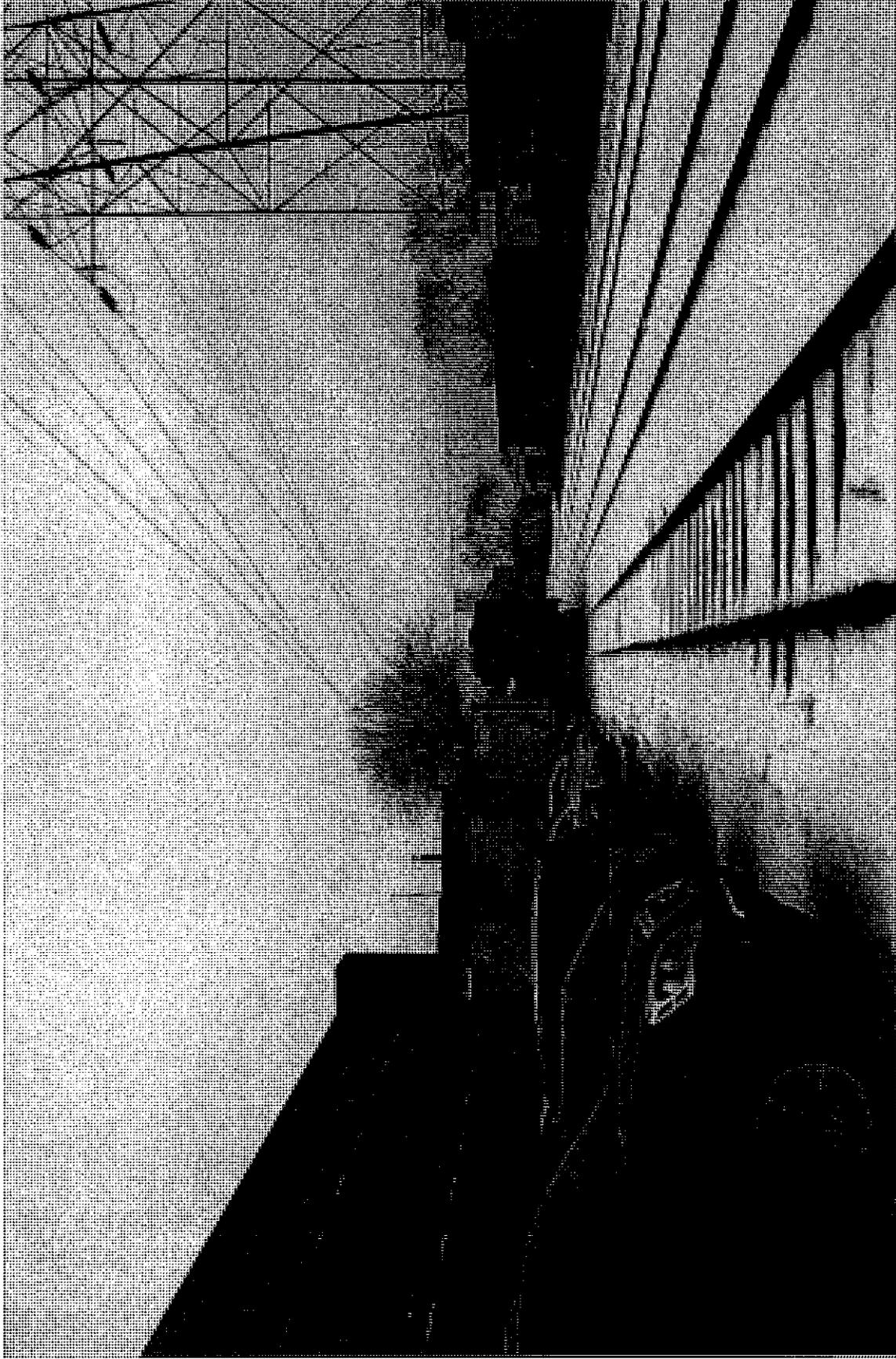
Lake Street Sash and Door Company \_ 0008

View north from Hiawatha Avenue and 40th Street to west (left) and south (right) elevations of Lumber Shed.



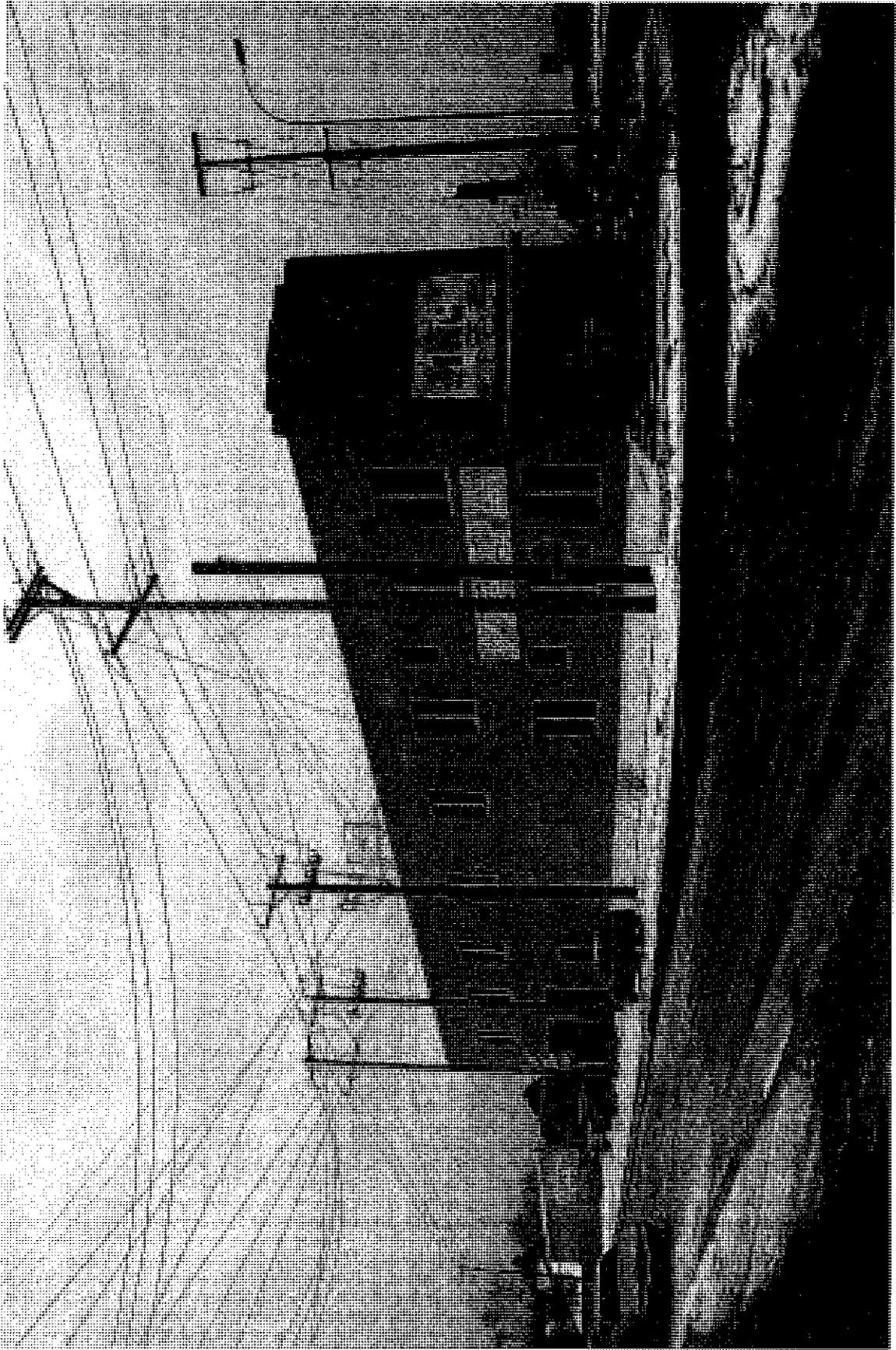
Lake Street Sash and Door Company \_0009

View west from 40th Street to south (left) and east (right) elevations of Lumber Shed. Note that the non-contributing oil storage tank can be seen at right, beyond the trucks.



Lake Street South and Ever Company ... 0110

View north from railroad tracks. East elevation of Factory 2 is at left.



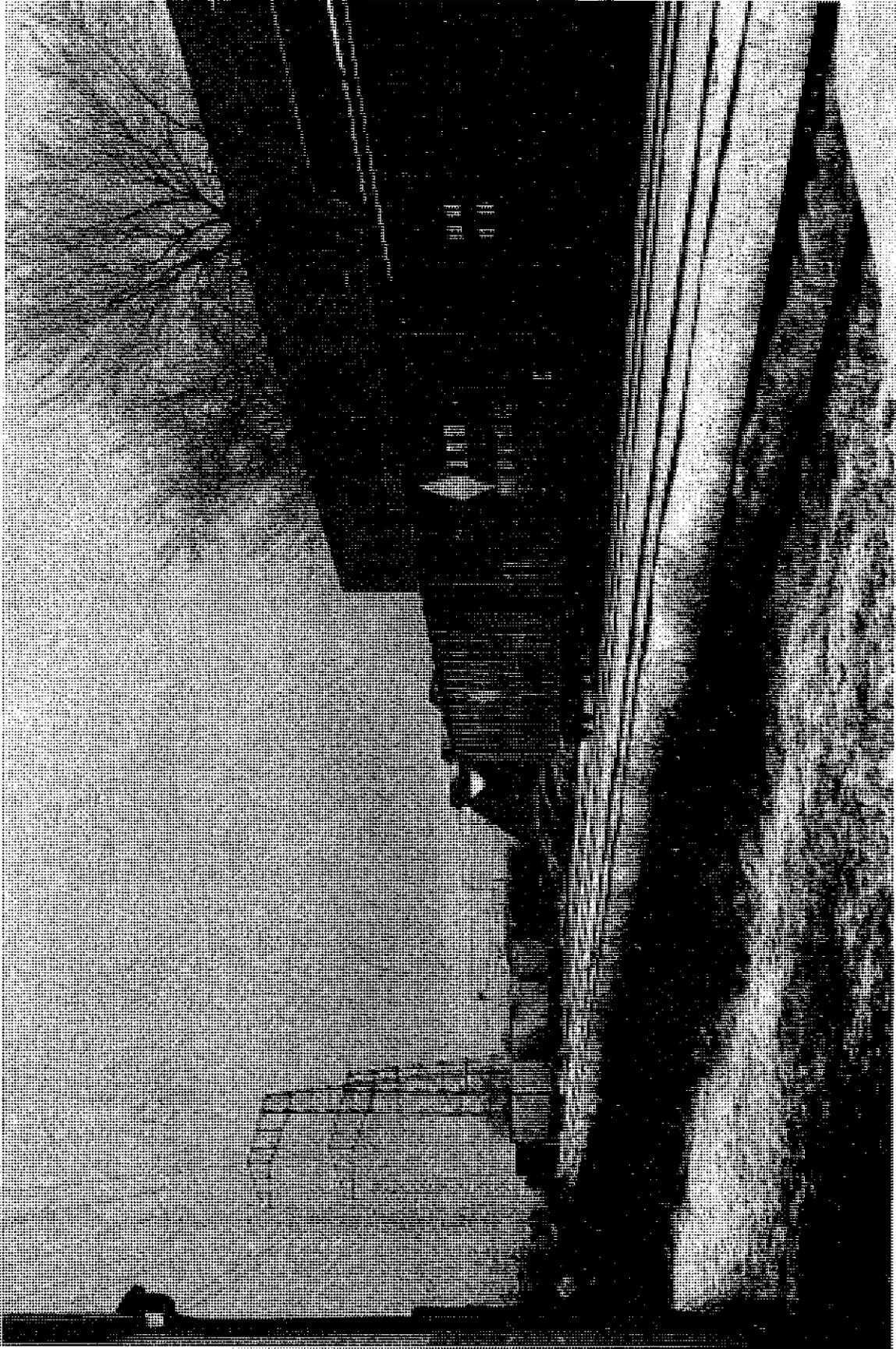
Lake Street South and Dyer Company - 0011

View south from corner of 41st Street and Hiawatha Avenue to north elevation and northwest corner of Warehouse.



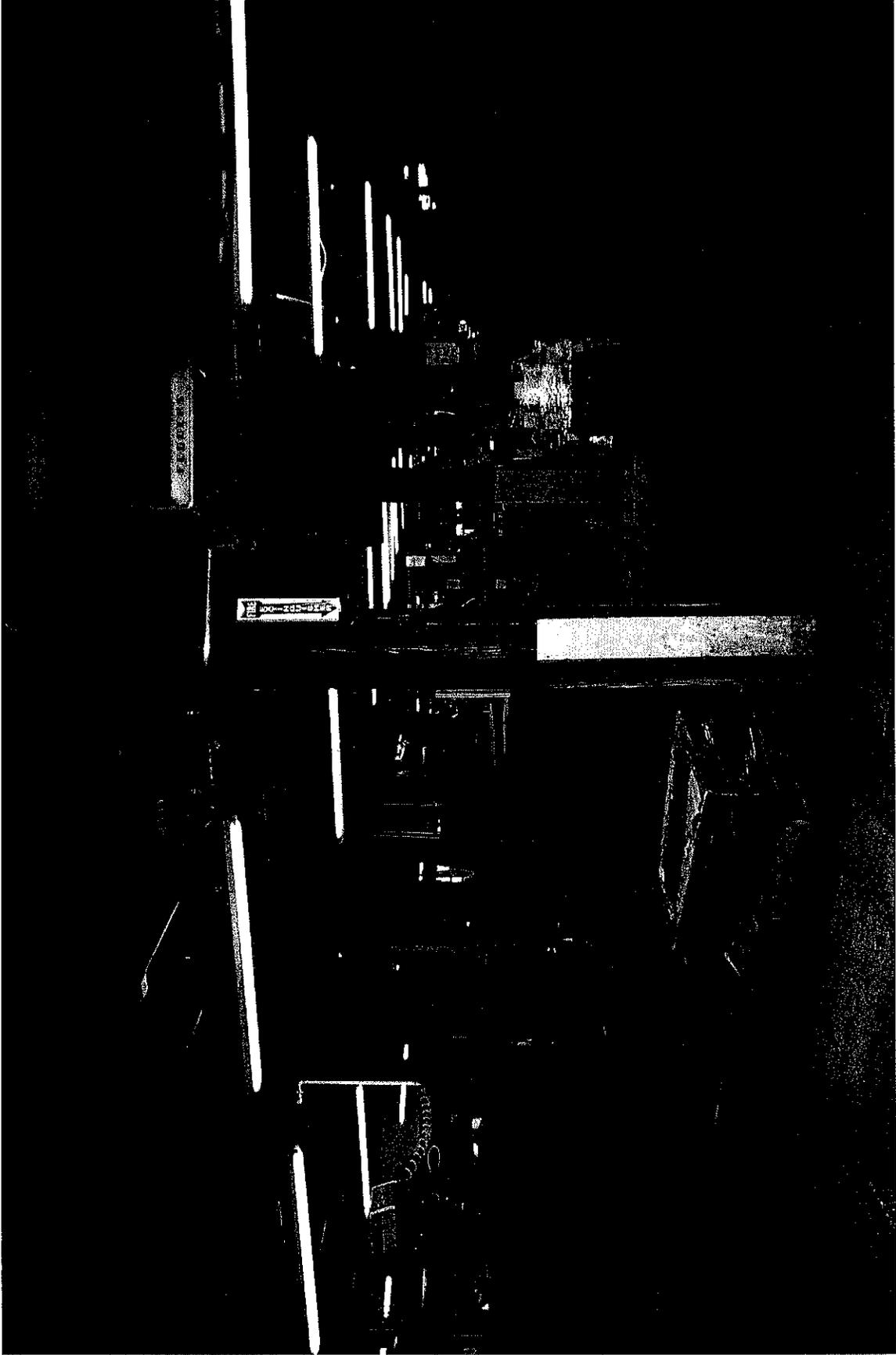
Lake Street Sash and Door Company\_0012

View south from 41st Street towards north elevation of Warehouse, including its loading sheds.

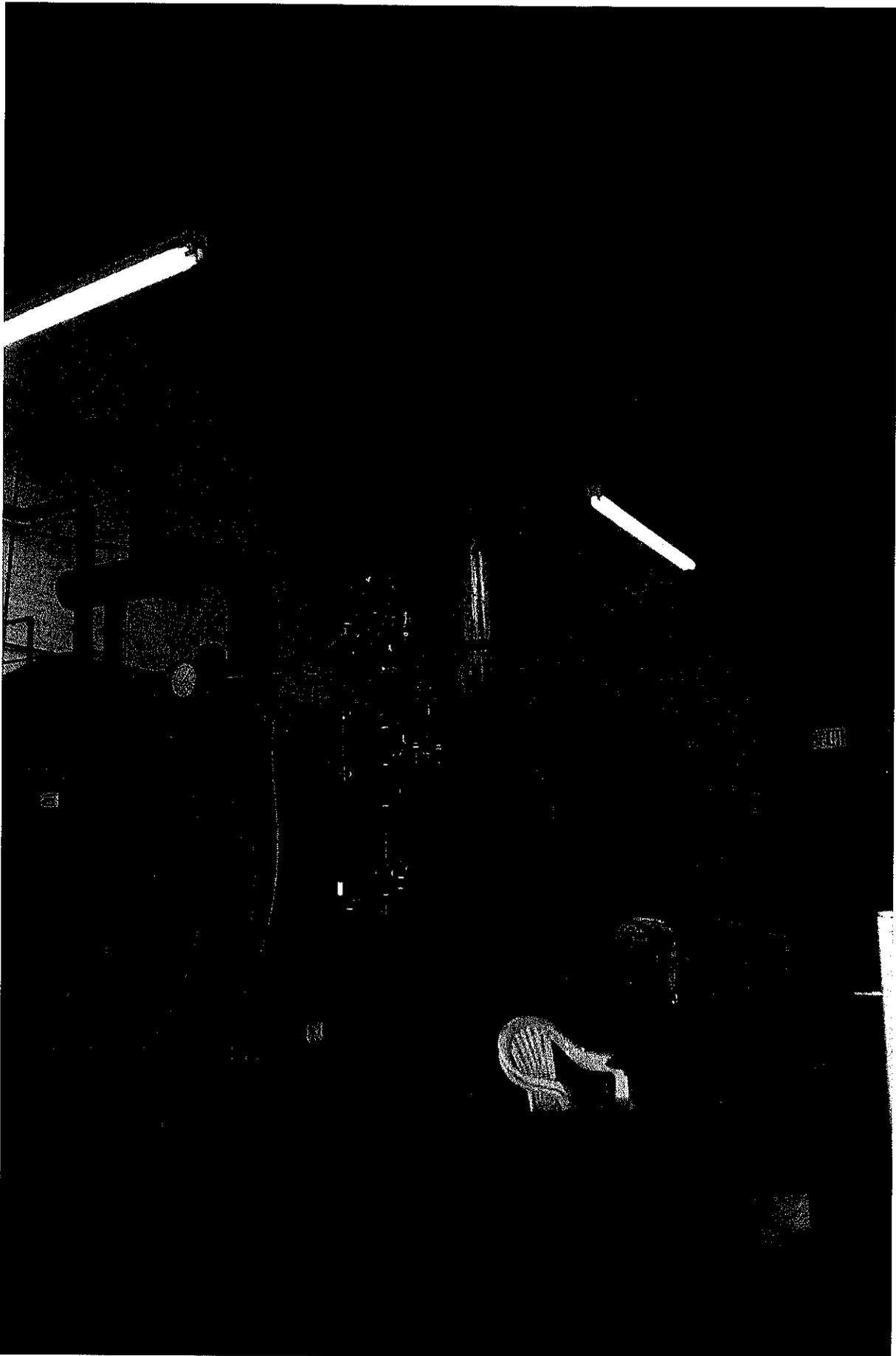


Lake Street Sash and Door Company \_0013

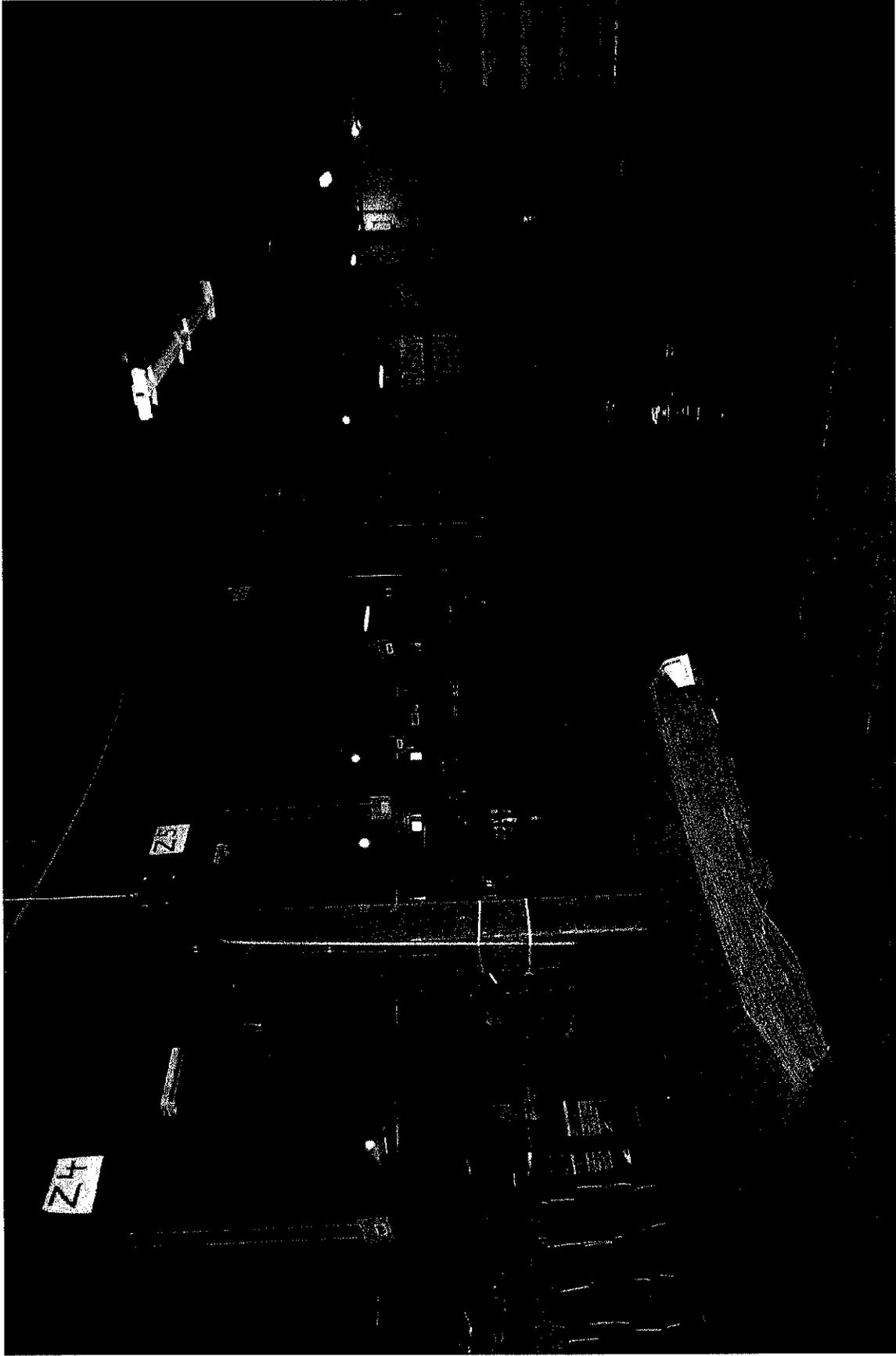
View southwest from railroad tracks towards east elevations of Lumber Shed (at left) and Factory 2 (at right).



Lake Street Sash and Door Company \_0014  
Factory 2, interior, first floor, view northwest.



Lake Street Sash and Door Company\_0015  
Factory 2, interior, first floor, Boiler Room, view northeast.

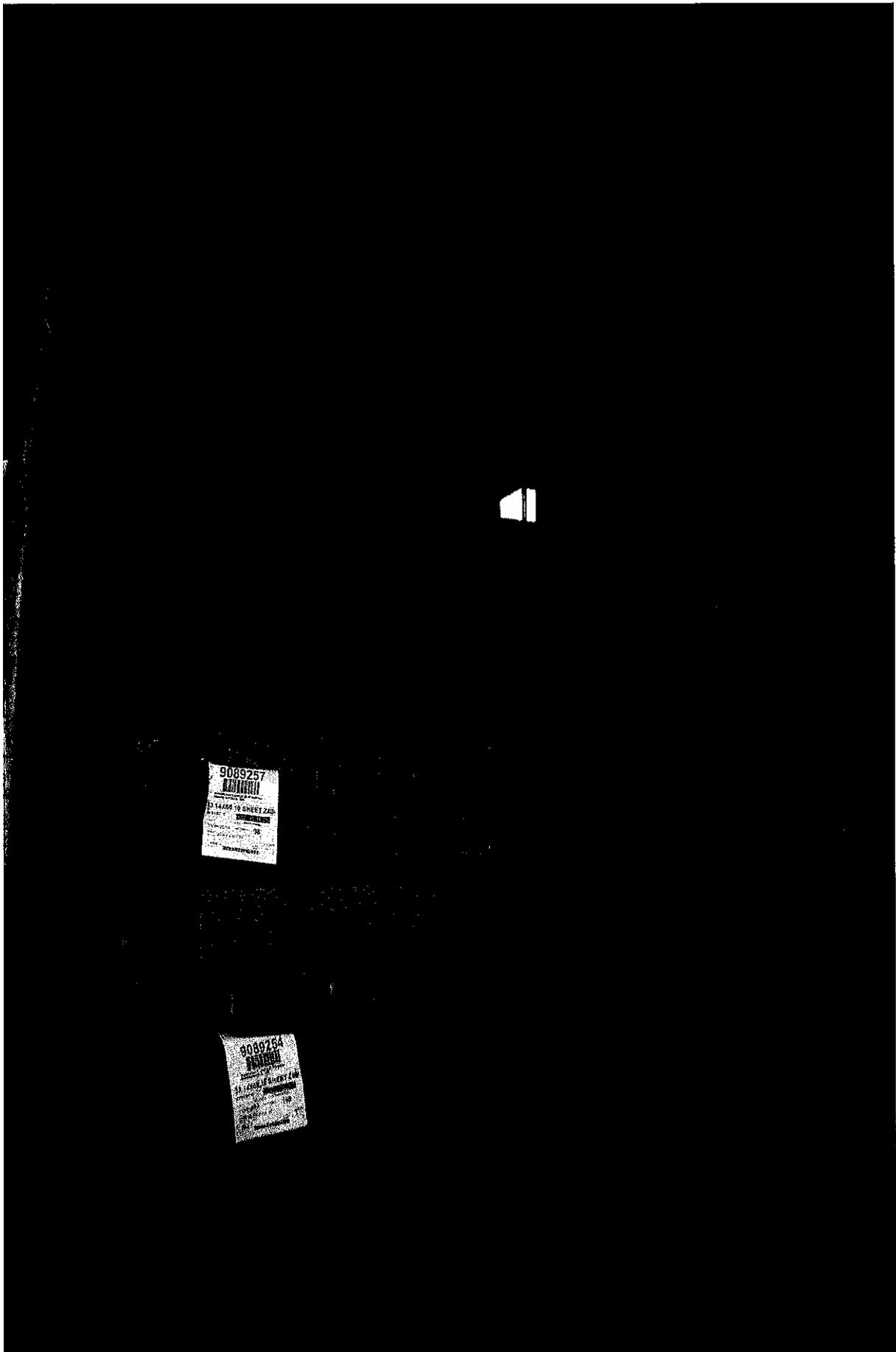


Lake Street Sash and Door Company\_0016  
Factory 2, interior, typical upper floor, view southeast.



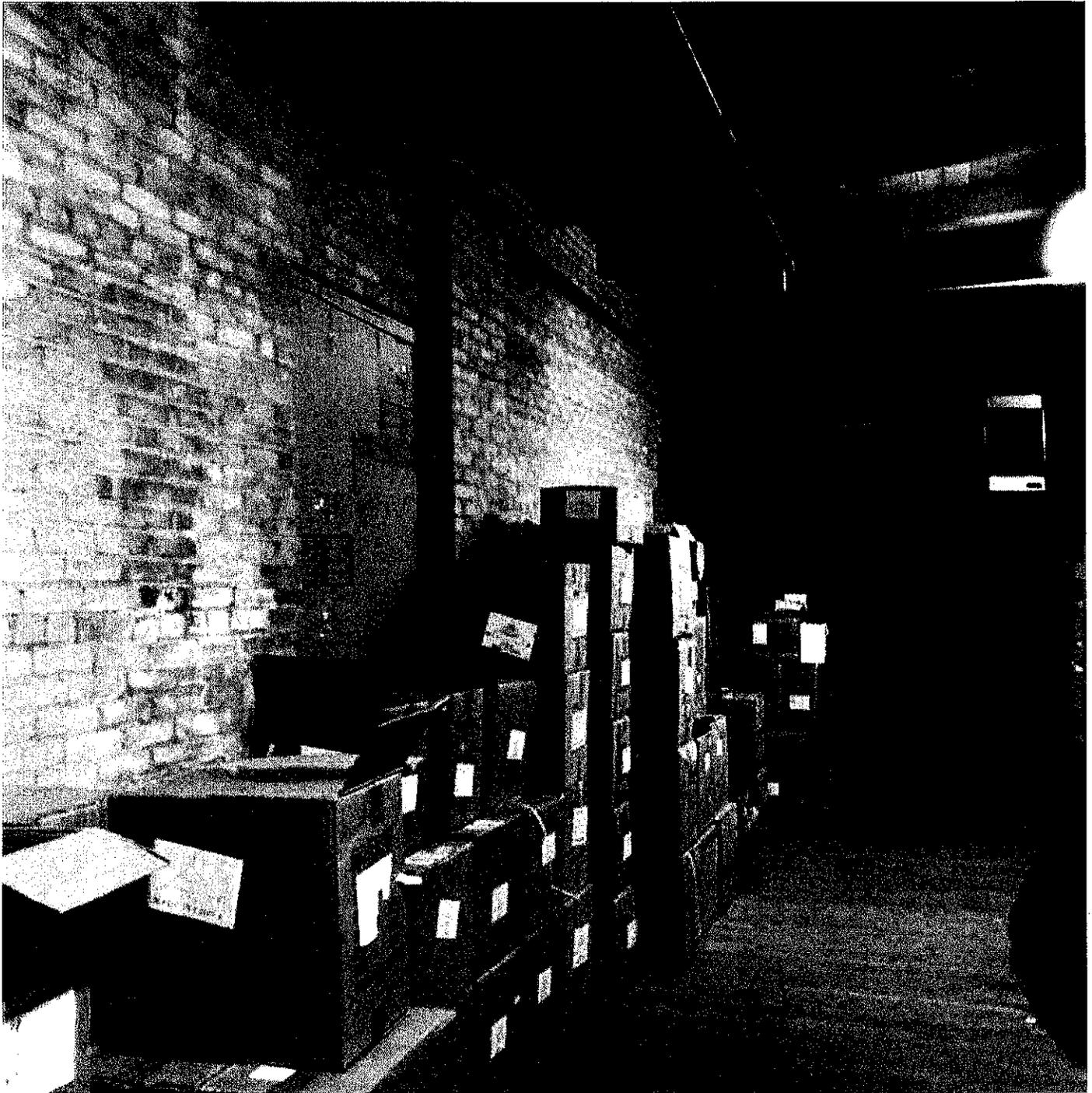
Lake Street Sash and Door Company \_0017

Lumber Shed, interior, view east in 'alley,' showing roof monitor and clerestory windows above.





Lake Street Sash and Door Company\_0019  
Warehouse, interior, typical view showing concrete flooring, wood beam and post construction.



Lake Street Sash and Door Company \_0020  
Warehouse, interior, view showing brick perimeter wall and wood flooring.