

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rob Skalecki, City Planner, Historic Preservation (612) 394-7851
Date: January 21, 2021
Subject: Mary Lochren Student Rooming Homes Historic District, Designation Study Review and Comment – 406 11th Avenue SE, 410 11th Avenue SE, 1103 4th Street SE

SITE DATA

Existing Zoning	R5 Multiple-Family District University Area Overlay District
Lot Area	Approximately 11,055 square feet (district total)
Ward(s)	3
Neighborhood(s)	Marcy-Holmes
Future Land Use	Corridor Mixed Use
Goods and Services Corridor	4 th Street Southeast
Built Form	Corridor 6

DESIGNATION STUDY REVIEW AND COMMENT

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. The Mary Lochren Student Rooming Homes Historic District designation study was submitted to the SHPO on December 24, 2020. Staff anticipates comments on the designation study on or by February 22, 2021. This item will be on the February 25, 2021, Committee of the Whole agenda for discussion and comment.

Staff is recommending that the Mary Lochren Student Rooming Homes Historic District be designated as a local historic district. The District is contiguous and includes three dwellings on three neighboring parcels on the east/northeast corner of 4th Street Southeast and 11th Avenue Southeast. Staff finds that the properties have significance under Criterion 1 (significant events and patterns of development), Criterion 3 (distinctive elements of neighborhood identity), and Criterion 6 (works of a master architect) of Chapter 599.210.

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

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

The relationship of the proposed designation to the city's comprehensive plan:

The future land use of the properties is identified as **Corridor Mixed Use** in the *Minneapolis 2040 Comprehensive Plan*. Corridor Mixed Use includes a range of competing uses and a range of allowed building types with mixed use, multi-story development encouraged. Currently, the area is medium-density residential and surrounded by low-density and high-density residential, institutional, and commercial uses. The proposed designation would have no impact on the use of the subject property and would support the identified future land use for the area.

The future built form guidance for the properties is identified as **Corridor 6** in *Minneapolis 2040*. Corridor 6 is applied along high frequency transit routes as well as areas near METRO stations. Buildings in Corridor 6 should reflect a variety of building types on moderate and large size lots, and building heights should be between two and six stories. The proposed designation would have no impact on the built form for the subject properties and supports the built form district for the area. The multiple-family dwellings are between 2 and 2.5 stories and have been historically tied to transportation trends along 4th Street Southeast since the streetcar era. The dwellings have accommodated walkable student access to the University of Minnesota and commercial Dinkytown, and transit access along 4th Street Southeast and nearby University Avenue Southeast, for over a century.

The following policies of *Minneapolis 2040* would apply to the designation of the Mary Lochren Student Rooming Homes Historic District:

Policy 60 – Intrinsic Value of Properties: Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city's heritage.

The Mary Lochren Student Rooming Homes are significant examples of intact William Kenyon-designed dwellings in the City of Minneapolis and remain among the best examples of student rooming homes with sustained use and a retained collective architectural identity. Landmark designation would protect the homes for years to come. Designation would allow for the increased awareness, appreciation, intrinsic and potential economic value of a unique piece of the City's architectural and social history.

Policy 92 - Identify and Evaluate Historic Resources: Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented.

The Mary Lochren Student Rooming Homes Historic District exemplifies property types, student rooming homes, that are not currently represented in the City as landmarks or as a historic district. The properties retain good historic integrity to communicate their collective history as dwellings that represent the student cultural identity Dinkytown and the related growth of University of Minnesota, both in built fabric and in neighborhood social history through past occupants and use. Local designation would highlight this unique collection of dwellings built by a master architect and characteristic of his work. The City of Minneapolis has not yet designated properties in which the root of significance is based in sustained student renter history. Minneapolis has not designated a historic district for significance in renter history. The city has not yet designated more modest design interpretations of buildings by William Kenyon, master architect, nor has the city designated a group of neighboring speculatively developed properties by Kenyon. The histories of renters, and women's roles in property development, ownership and management have long been underrepresented in the body of locally designated properties. The Mary Lochren Student Rooming Homes Historic District is a strong example of both.

Policy 93 – Stewarding Historic Properties: Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that historically have experienced disinvestment.

Local landmark designation ensures the protection of this significant piece of the City’s history and consideration of changes to the properties. Through Historic Preservation regulations, historic designation would encourage the retention of a collection of significant community resources.

The effect of the proposed designation on the surrounding area:

The designation will help preserve an important piece Dinkytown’s residential history and communicate the history of the corresponding social, cultural and institutional growth of this area from that period into the first decades of the twentieth century. The designation of the properties will help preserve buildings that are excellent examples of distinct designs by William Kenyon, and have been used as affordable, high density student rooming homes for over 100 years. Preserving historic, residential dwelling units with character, adjacent to historically active transportation, commercial, and pedestrian-focused corridors, will serve as an example of high-quality housing preservation through sustainable practices that help reduce human environmental impacts. The properties on and adjacent to 4th Street Southeast and blocks from the heart of commercial Dinkytown and the University of Minnesota campus – the buildings have historically been intertwined with transportation, commercial, academic institutional and social patterns which grew around this area.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:

The proposed designation complies with the historic resources policy set forth by the applicable small area plan, the *Marcy-Holmes Neighborhood Master Plan* completed in 2014. The following areas apply to the Historic District designation:

Heritage Preservation

Marcy-Holmes is rich in cultural and historical buildings, landscapes, and streets. Three historic districts protect the St. Anthony Falls area, 5th Street SE west of I-35W, and several Greek properties. These places are highly valued by neighborhood residents for their character and quality, and for the strong connection to the past that they convey.

Goals

- *Support adaptive reuse, rehabilitation, and renovation of existing buildings if possible.*
- *Support investments in the long-term quality and viability of the riverfront landscape, including vegetation, water, and cultural systems.*
- *Recognize that heritage refers not just to the past, but also to the evolving story of change over time that contributes to the eclectic nature of Marcy-Holmes.*
- *Raise awareness of the neighborhood’s historic assets.*
- *Preserve and enhance the historic character of Dinkytown.¹*

The Mary Lochren Student Rooming Homes Historic District is located in the outlined East Side Character area in the Marcy-Holmes Plan. The area is described as the following:

East Side Character Area Description

¹ Cunningham Group Architecture Inc., et al. *Marcy-Holmes Neighborhood Master Plan, Minneapolis, Minnesota*. 15 August 2014. p. 29.

The East Side relates closely to the University of Minnesota. Most of the housing, retail, and services within this area cater to students, faculty, staff and others associated with university life. This area has changed dramatically over the past few decades as students have moved closer to campus and campus visitors have increased. This has resulted in both new construction as well as the conversion of most houses to rental properties. The fabric and character of the area remains intact, but it is fragile because many of the buildings are in poor condition.²

The preservation of the designation of the Mary Lochren Student Rooming Homes Historic District supports the goals of the Marcy-Holmes Neighborhood Master Plan by supporting maintained and rehabilitation of the existing buildings and recognizing a piece of student renter history that continues to exist as a large population of residents in the Marcy Holmes neighborhood and has not yet been celebrated through landmark designation. The building would help preserve and enhance the residential history of the Dinkytown area and raise awareness of this unique collection of woman-owned, master architect-designed dwellings in their prominent historic location. The preservation of the building is important for the defined East Side Character Area as the dwellings are associated with university life, trends of students living close to campus, and the fabric and character of the area. The subject properties exist as excellent historic, architectural examples of student rooming homes.

² Ibid p. 42.

DESIGNATION STUDY

MARY LOCHREN STUDENT ROOMING
HOMES HISTORIC DISTRICT
MINNEAPOLIS

DECEMBER 23, 2020



ACKNOWLEDGEMENTS

MAYOR AND CITY COUNCIL OF THE CITY OF MINNEAPOLIS

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DESIGNATION STUDY PURPOSE AND BACKGROUND

On April 21, 2020 the Minneapolis Heritage Preservation Commission (HPC) denied three (3) individual Demolition of Historic Resource applications for the properties located at 406 11th Avenue Southeast, 410 11th Avenue Southeast, and 1103 4th Street Southeast, established interim protection, and directed the planning director to prepare, or cause to be prepared, a designation study for a potential historic district to include the properties at 406 11th Avenue Southeast, 410 11th Avenue SE, and 1103 4th Street SE. The HPC's decision for each application was made on the following findings: There are reasonable alternatives to demolition; Demolition is not required to correct an unsafe condition; The exterior integrity of this property is decent; Each building, in relationship to the other two buildings under discussion, could merit designation as non-high style residences designed by William Kenyon as spec properties that served the Dinkytown neighborhood as student housing for over a century. The HPC's decisions on the demolitions were appealed and ultimately upheld by the Minneapolis City Council on May 22, 2020

This study is intended to fulfill the requirements for local historical designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources including the 2019 *Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE* by Landscape Research, LLC, submitted to CPED as supplemental application materials for the aforementioned Demolition of Historic Resource applications, which recommended the property as potentially eligible for local designation under Criterion 6; previous inventory and documentation provided in the 2002-2003 University of Minnesota Greek Letter Chapter House Historic District survey, designation study, and the 2015 Dinkytown Commercial Historic District designation study; newspaper clippings from *Star Tribune* archives, Minneapolis City Directories, Minneapolis permit indexes and records; and historic maps from the Library of Congress Sanborn Collection.

BASIC PROPERTY INFORMATION

CURRENT NAMES	406 11 th Avenue SE, 410 11 th Avenue SE, 1103 4 th Street SE
HISTORIC NAMES	406 11 th Avenue SE, 410 11 th Avenue SE, 1103 4 th Street SE
CURRENT ADDRESSES	406 11 th Avenue SE, 410 11 th Avenue SE, 1103 4 th Street SE
HISTORIC ADDRESSES	406 11 th Avenue SE, 410 11 th Avenue SE, 1103 4 th Street SE
ORIGINAL CONSTRUCTION DATE	1901
ORIGINAL CONTRACTOR	Edward James Davis
ORIGINAL ARCHITECT, MASTER BUILDER, ENGINEER, DESIGNER, ARTIST, OR CRAFTSMEN	William M. Kenyon
HISTORIC USE	Multiple-family Dwelling, Student Rooming House
CURRENT USE	Multiple-family Dwelling, Student Rooming House
WARD:	Ward 3
NEIGHBORHOOD:	Marcy-Holmes

PART 1: PHYSICAL DESCRIPTION OF THE PROPERTIES

PARCEL LOCATION, SHAPE, AND SIZE

The Mary Lochren Student Rooming Homes Historic District consists of three dwellings at the east/northeast corner of the intersection of Fourth Street Southeast and Eleventh Avenue Southeast. The homes are addressed as 1103 4th Street Southeast, 406 11th Avenue Southeast, and 410 11th Avenue Southeast. The parcels are rectangular, each sixty-seven (67) feet in length and collectively total 11,055 square feet.

DESCRIPTION OF BUILDINGS

Description of 1103 4th Street Southeast

DATE(S) OF CONSTRUCTION: 1901

SIZE AND MASSING: 2 stories, rectangular massing

LOCATION, PLACEMENT, AND ORIENTATION OF BUILDING ON THE SITE: centrally located, primary elevations face 4th Street SE and 11th Avenue SE

ARCHITECTURAL STYLE: Colonial Revival

KNOWN ORIGINAL ELEMENTS THAT ARE DETERIORATED OR MISSING: roof materials, some historic windows or glazing, north/northwest elevation porch detail.

Constructed of wood frame, the house is clad in wood and includes a side gable roof with a centrally located dormer on the front (south/southwest) elevation. East/southeast and west/northwest (side) elevations include decorative cornice returns and column-like wood pilasters that extend from cornice to the foundation at all elevation corners. The front elevation includes a character-defining two-story Ionic column/pilaster entryway with a triangular pediment and decorative windows above the entry. The west/northwest (side) elevation appears to include an original hip-roof open porch that has been infilled with wood siding and a projecting bay on the south portion of the elevation. The east/southeast (side) elevation includes a small first-story oriel window on the south side and noticeable metal egress stairway. The rear (north/northeast) elevation has a central secondary entry with a small ornamental pedimented window above. Indicative of the Colonial Revival style, the dwelling's design relays the feeling of overall symmetry. Some windows have been replaced with aluminum one-over-one sashes. The interior of the property has been altered and reflects the dwelling's historic use as a student rooming home.

Description of 410 11th Avenue Southeast

DATE(S) OF CONSTRUCTION: 1901

LOCATION, PLACEMENT, AND ORIENTATION OF BUILDING ON THE SITE: south on property parcel, northernmost dwelling in the district

SIZE AND MASSING: frame 2.5 story building with front gambrel roof, rectangular massing

ARCHITECTURAL STYLE: Shingle Style

KNOWN ORIGINAL ELEMENTS THAT ARE DETERIORATED OR MISSING: select windows, rear elevation materials, roof materials

The property contains a two-and-one-half story Shingle style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Constructed of wood frame, the house includes a front gambrel roof with painted wood shingle cladding and a side cross-gables on north/northeast and south/southwest elevations. The front gambrel roof is prominent and extends 1.5 stories of both front and rear elevations, is fully clad in wood shingles, and shelters an offset open porch and main entry on the north side of the front elevation – all characteristic design elements of a Shingle style dwelling. Unique concave indentation details exist in gambrels on front and rear elevations, and the details are mirrored in convex expression in side cross gables. A window bay is prominent and centrally located on the first story of this elevation. The side (north/northeast) elevation includes a noticeable egress stair.

Many of the windows are four-over-one wood sash. Noticeable window replacements include the aluminum replacement of the decorative second-floor window at the south/southwest (side) elevation and glass block infill in basement openings. The rear includes a small one-story addition to the southeast corner that was built to accommodate an interior stairway and one-story alteration to the entry at the northeast corner to cover it with siding.¹ A 1930 permit for the property shows Mary E. Lochren as the owner for a re-shingling project but it is unknown whether elevation shingles or roof shingles were replaced or the extent of the work.² The rear alterations and window replacements have left the building with fair to good exterior integrity to the original design, while the noticeable interior alterations to the building reflect the dwelling's history as a student rooming house.

Description of 406 11th Avenue Southeast

DATE(S) OF CONSTRUCTION: 1901

LOCATION, PLACEMENT, AND ORIENTATION OF BUILDING ON THE SITE: central on property parcel, centermost home in district

SIZE AND MASSING: frame, 2.5 stories with irregular gable roof and rectangular massing

ARCHITECTURAL STYLE: Queen Anne

KNOWN ORIGINAL ELEMENTS THAT ARE DETERIORATED OR MISSING: roof materials, some historic windows or glazing, north/northwest elevation porch detail.

The property contains a two-and-one half story Queen Anne style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Constructed of wood frame, the house is clad in wood lap siding and includes a front gable roof with a lower cross gable on the north/northeast elevation and two gabled dormers at the side (south/southwest). Bracketed soffits, and flared bargeboards are present at the at the eaves, with vertical timbering in the front gable. The building has a prominent front elevation polygonal bay, historic six-over-one and nine-over-one wood sash windows, and a characteristic two-story projecting bay with a shed roof is on the north/northeast (side) elevation. The majority of the windows are either original or of appropriate replacement to match profile and lite division. The full-width front porch has been filled with storm windows which retract slightly from the property's original architectural integrity, but were

¹ Lucas, Amy. *Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE* Landscape Research LLC. June 2019, p. 7.

² Minneapolis Building Permits No. B224569, 410 11th Av. S.E. 10 October 1930.

likely added at some point during the district’s period of significance. The rear (east/southeast) elevation includes a metal egress stair and noticeable utility equipment and piping. The interior has been highly altered and reflects the dwelling’s history as a student rooming house.

Description of Landscape and Landscape Features

The landscape features of the property are not a character defining feature of the parcel and are not significant. The lot sizes are small, and the buildings were constructed densely together with minimal setbacks at all elevations, thus little space exists that would allow for characteristic landscape features.

TOPOGRAPHY, TERRAIN, AND VEGETATION: The sites are flat, with a noticeable grade change to the pedestrian right-of-way which requires the buildings to be accessed via concrete steps at main entries. There are deciduous trees and vegetation located in front and side areas of the lots which partially obscure parts of the properties from public view for some months during the year, especially the north/northwest of 1103 4th Street Southeast. An alley drive abuts the southeastern elevations of each property and reduces the overall landscape surface area of the properties. A noticeable parking area is to the north/northeast of 410 11th Avenue Southeast.

PART 2: DISCUSSION OF HISTORICAL SIGNIFICANCE

The subject properties were initially identified in 2002 as part of the 2003 *University of Minnesota Greek Letter Chapter House Designation Study*. The consultant, Landscape Research LLC, noted that the properties had good integrity and each were one of six houses at the northwest corner of 4th Street Southeast and 11th Avenue Southeast that were formerly used by fraternity or sorority chapter houses at various times throughout the early 1900s.³ The properties were not included within the final district boundaries likely because they were not built as a Greek Chapter houses, nor located on Fraternity Row (University Avenue Southeast). Additionally, the original inventory of each property misinterpreted key information about the dwellings’ design and ownership origins, recording the owner as “Mary Jackman” or Jackson and failing to identify William Kenyon as the architect for the group of homes⁴ – important details that allow the properties to be assessed for their currently recognized developmental history. The properties were not recommended for further research in the 2011 historic resources inventory of the Central Core area prepared by Mead & Hunt.⁵ Minneapolis CPED staff completed a historic review letter for the three subject properties in March 2019 and determined that each property may be a historic resource. Landscape Research, LLC, prepared a *Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE* in June 2019. The study recommended that the properties may be eligible for local designation under Criterion 6 as, “a small group of speculatively-built houses designed by Kenyon.”⁶

³ Zellie, Carole. *University of Minnesota Greek Letter Chapter House Designation Study*. Landscape Research LLC. November 2003, pp. A61, A116-117. The properties in question are located at the east/northeast corner of the identified intersection which was incorrectly labeled in the survey.

⁴ Ibid

⁵ Mead & Hunt. *Historic Resources Inventory: Historic Resources in the Central Core area*. July 2011.

⁶ Lucas. p. 28.

Works of a Master Architect, William M. Kenyon:

The Mary Lochren Student Rooming Homes Historic District includes three (3) properties that were constructed in 1901 by builder, Edward James Davis, for owner, Mary Lochren, designed by William M. Kenyon. The dwellings are located at 1103 4th Street Southeast, 406 11th Avenue Southeast, and 410 11th Avenue Southeast and were commissioned by Mary Lochren to be speculative rental properties. Kenyon is considered by the City of Minneapolis to be a master architect as his prolific career, both in independent practice and with partner Maurice Maine (Kenyon and Maine), resulted in an eclectic variety of late nineteenth and early twentieth century styles, some which remain as integral pieces of their respective Minneapolis neighborhoods to this day. Due to the popularity and prevalence of Kenyon in the late nineteenth and early twentieth century, multiple Kenyon buildings are extant in the city and some are locally designated as landmarks, either individually or as part of a district. Landmarked Kenyon-designed properties include the Chase Residence at 3045 5th Avenue South; the John G. Gluek House at 2447 Bryant Avenue South; and the Phi Kappa Psi Fraternity at 1609 University Avenue Southeast, as a contributing resource in the University of Minnesota Greek Letter Chapter House Historic District.

As a collection, the properties offer a cross section into Kenyon's vernacular design and ability. The three homes of different styles – Colonial Revival, Queen Anne, and Shingle – are a significant sample of Kenyon's work and characteristic of his commissions to build homes of single-family design form for prominent Minneapolitans. The subject dwellings were identified as eligible for local landmark designation as a collection of speculatively developed William Kenyon designed Homes.

Although not part of this study, it is important to state that Kenyon completed 1107 4th Street Southeast the same time as the properties in the district, which makes for a total of four (4) dwellings that Kenyon completed on this corner in 1901, as built by E.J. Davis for Mary E. Lochren.⁷ In 1906, Kenyon completed the neighboring 1111 4th Street Southeast and 1115 4th Street SE with E.J. Davis for Mary Lochren (Figure 6).⁸ Effectively, the subject dwellings in the district are the three (3) of six (6) dwellings in this development at the east/northeast corner of 4th Street Southeast and 11th Avenue Southeast that retain the greatest historic integrity and best represent the range of architectural styles Kenyon employed at this time during his career. It is very rare to identify a great volume of directly adjacent extant homes –six on neighboring parcels– designed by a single master architect which follow the same owner/builder development pattern. Kenyon had also designed the 1902 Neo-Classical Dr. William Condit Residence at 1018 4th Street SE, which is unrelated to Lochren homes development, but followed a similar history by quickly becoming a home for student roomers and select student organizations.⁹ Other known extant Kenyon-designed properties in the residential Dinkytown area include the Shingle Style Phillip A.B. Bellin House at 1205 7th Street SE (1904-1905),¹⁰ and the W.R. Hoag House at 1320 7th Street SE (1904-1905).¹¹ At the time of the subject properties' construction, Kenyon lived at nearby 419 9th Avenue Southeast (non-extant) and had some involvement in campus planning for the University of Minnesota in the first decade of the 1900s.¹² Kenyon was recorded as having plans to construct a two-story brick research laboratory at the University in 1901.¹³ He may have completed or been involved with the design of more elements of the campus during the early twentieth century of University growth. With Kenyon's own home in close

⁷ City of Minneapolis Building Permits. No. B48426, 1107 4th Street SE. 1 May 1901.

⁸ City of Minneapolis Building Permits. No. B66970, 1111 4th Street SE, and B666969 1115 4th Street SE, 2 May 1906.

⁹ "William Condit Residence." City of Minneapolis, Community Planning and Economic Development Potential Historic Resource Files.

¹⁰ City of Minneapolis Building Permits. No. B60970, 1205 7th Street SE. 3 November 1904.

¹¹ City of Minneapolis Building Permits. No. B61141, 1320 7th Street SE, 22 November 1904.

¹² Lathrop, Alan K. *Minnesota Architects: A Bibliographical Dictionary*. University of Minnesota Press, 2010, p. 126.

¹³ "Building and Realty." *The Minneapolis Tribune*. 8 December 1901. p.12.

proximity to the dwellings and the Lochren home at 422 10th Avenue Southeast, it is highly probable that Kenyon likely knew and was sociable with the Lochren family.

It was unusual for Kenyon to construct neighboring properties that were directly adjacent. There is no current record of an occurrence like this for Kenyon anywhere else in the City where six properties were completed within the span of five years in one location, let alone for a single owner, by the same builder. Kenyon did build properties close to each other in certain areas of the city, notably around the Mount Curve and Lowry Hill areas. Minneapolis has many of these documented from previous survey within potential historic resource files such as Kenyon-designed Tudor residences at 1908 Girard Avenue South, 1903 Girard Avenue South, and 1705 James Avenue South. Also, the Harry Waite House at 1807 Colfax Avenue South and A.R. Rogers House at 1801 Colfax Avenue South were identified for potential significance in relationship to the development of Groveland addition and are directly adjacent. While unusual, the subject development does not lose significance for being uncharacteristic of the architect. It was entirely within Kenyon's practice to take projects that suited his architectural endeavors with seemingly few types or styles of buildings off limits. Kenyon's name frequently appears for securing contracts for a multitude of buildings in many locations throughout Minneapolis.¹⁴

As a collection, the subject dwellings serve as an architectural palette of Kenyon's designs in more modest, practical form. The Colonial Revival, Queen Anne, and Shingle Style homes act as an excellent concentrated sample of styles that Kenyon completed in different parts of the City. The buildings remain the best identified examples of a Kenyon-designed speculative development project and retain the historic integrity to show this. While other individual Kenyon properties have been outlined in surveys as eligible or potentially eligible for designation, the subject properties are unique among those given their historic use, location, and grouping as neighboring properties. Of the dwellings already designated by the City or previously identified for potential designation as Kenyon properties, none represent the more modest, common scale that is shown in the subject properties. Additionally, many Kenyon built dwellings identified for potential designation are Tudor Revival in style and built with greater massing in historically single-family areas of Minneapolis, including Lowry Hill, Mount Curve, Groveland and Chain of Lakes areas in South Minneapolis.

As with many master architects known by the City, it is often their work considered by some to be the most elegant or architecturally striking that are easily identifiable for potential historic significance whereas more simplified interpretations of designs may go unnoticed or under-recorded. In the case of the subject properties, the dwellings, architecturally, were built for use as speculative tenant properties and gained significance for their sustained use as student rooming homes. This differs from Kenyon's other work that has been previously designated or highlighted for potential designation.

Lochren Family: Mary E., Judge William, and William A.

The dwellings were built by for Mary E. Lochren as listed in the permits. The Lochren family lived one block from the dwellings at the time. Mary Lochren was the wife of William Lochren, U.S. District Judge for Minnesota. Judge Lochren was a significant Minnesotan who came to the City of St. Anthony in 1856 and practiced law with Lochren, McNair, and Gilfillan. Judge Lochren was known as one of the original prominent East Siders and was often characterized by his Irish immigrant identity.¹⁵ Lochren was frequently mentioned and honored for his Civil War service as a Lieutenant in Minnesota's First Infantry,

¹⁴ "Architects' Offices Indicate Busy Year." *The Minneapolis Journal*. 8 April 1906.

¹⁵ "Lochren It Is." *The Minneapolis Tribune*. 16 May 1896.

¹⁶ and role as a historian for the regiment during and after the war, most notably for his account of the First Minnesota at Gettysburg.

While it was very common for wives to be listed as owners of dwellings in permit records for their husband's property, records show Mary Lochren repeatedly is referenced as the owning party of the dwellings from their construction to her death, so much so that it would be highly unlikely that her name was solely used for the purpose of the property title without any involvement in ownership or management of the dwellings. Understating the role that women played in student housing and rental properties in the area in cross-reference with records of the subject homes listed under "Mrs. Lochren" or the Mary Lochren name, evidence does not suggest that the dwellings would have been under primary ownership or management by Judge William or William A. Lochren from 1901 to the early 1940s while Mary E. Lochren is recorded as the owner. In the earlier years, Mary E. Lochren is solely noted as the owner of the dwellings in permit and newspaper archives, and no direct records exist noting Judge William Lochren's involvement. Judge Lochren was 70 years old by 1902, and did not resign as Judge until 1908 after declining health. The 1905 Minnesota State Census records Judge William (age 73), Mary E. (age 43), and William A. (age 21) who was listed as a student.¹⁷ Following Judge William's death in 1912,¹⁸ Mary Lochren is sometimes referenced as Mr. and Mrs. Lochren together with her son, William A., as the representatives for the properties.¹⁹ No records indicate that William A. Lochren ever married and no other woman with the name Lochren exists in Minneapolis directories in the from the time properties were constructed up to Mary's death in 1944.

William A. Lochren maintained notability in the first half of the twentieth century for his company, the William A. Lochren Film Co. Beginning in 1915, The company was among the first to popularize weekly news reel films shown in Minneapolis theaters through the *Minneapolis Tribune Northwest Weekly*, which was recorded as, "the first successful local weekly in motion pictures in the United States."²⁰

No available records could be found that could confirm that the properties were solely owned or managed by Judge William or William A. Lochren at any time, with the exception of William A. as the property contact years leading up to Mary's death.²¹ It is highly probable that Mary Lochren was the sustained property representative and owner of the dwellings from their construction in 1901 to her death in 1944, although both Judge William, and more probably William A., likely played a role in the oversight of the properties especially given their location a block away from the Lochren family residence.

The name of the historic district is then referenced for Mary Lochren, who was listed either alone or in connection with her son as the owner or representative of the property in all available records from their construction to near her death in 1944.

Development of The University of Minnesota and Student Rooming Houses

The term Student Rooming House is rarely found in Minneapolis newspaper articles in the nineteenth century. Homes specifically used to room students seemed to have not fully actualized in concept before 1900. Certainly, student roomers existed in rooming homes throughout the City and examples of dwellings

¹⁶ "Judge Lochren's History Replete With Interest." *The Minneapolis Tribune*. 22 January 1908.

¹⁷ Minnesota State Census, Hennepin County. State Census Index, 3149234. 1905.

¹⁸ "Eminent Jurists to Bear Judge Lochren to Grave." *The Minneapolis Morning Tribune*. 29 January 1912.

¹⁹ "Houses to Let: Southeast." *The Minneapolis Star*. 25 August 1934. p.10.

²⁰ "News in Motion Pictures." *The Minneapolis Sunday Tribune*. 15 August 1915. p. 9.

²¹ "Houses for Rent." *Minneapolis Sunday Tribune and Star Journal*. 16 August 1942. p. 5.

for students were available, often with a mix of other professionals and families. Beginning in the 1900s variations of the term “student rooming house” began appearing frequently in records and real estate listings for properties in Southeast Minneapolis for the first decade of the twentieth century. Many even began advertising homes near the State University (University of Minnesota) as potential good investments for student rooming.²²

The ownership and management of student rooming homes around the University was not a history exclusive to men and duties to maintain and manage homes are recorded among genders. Many boarding houses were located in large former private residences. In 1910, Edward S. Dobbin and his wife Bertha employed four servants to assist in running a boarding house at 1126 5th Street Southeast. Known as “Old Bedrock” at 1113 4th Street Southeast, Mrs. Tupper’s eating house which housed and fed students who did not have funding to attend boarding homes,²³ was demolished in 1906 to accommodate Mary Lochren’s new dwellings in this location— 1111 and 1115 4th Street Southeast, constructed by E.J. Davis and designed by William Kenyon. The Tupper Mansion coexisted with the subject properties on this block between 1901 to 1906 and was well recorded as one of the University’s original and most storied rooming homes at that time.²⁴ Understanding the lucrative potential of erecting two modern frame residences in the previously location of the Tupper student housing, it appears that Mary Lochren built her remaining properties to serve student renters as well. Within years following the construction of these last two homes, all six Lochren dwellings at the subject corner soon cemented a steady status as dwellings predominantly rented by student roomers and organizations, which have remained as such to this day. In the case of Mrs. Lochren, it is unknown whether the homes were specifically built with a type of renter in mind.

Though converted single family residences were the standard for student rooming homes, private investors in the neighborhood also built a few new structures designed for student use. For example, in 1888, John S. Pillsbury built a store and student apartment row at the southeast corner of 15th Avenue and 4th Street Southeast. In 1904, a two-story brick hotel and rooming house was erected at 1312 4th Street SE (a contributing resource in the Dinkytown Commercial Historic District) by banker Wilbur F. Decker.²⁵ Mary Lochren’s homes appear to be neither fully single-family that were converted, nor specifically designed as apartments. The properties fall somewhere in between as speculative rental homes to suit the needs of whomever was willing to rent. The rapid growth of the University in the first decade of the twentieth century appears to have solidified their status as student rooming homes. By the 1930s, Mrs. Lochren was openly advertising the dwellings as, “ideal for family taking student roomers,”²⁶ and student roomers are overwhelmingly the tenants of these buildings listed in Minneapolis City Directories.

From 1900 to 1910, student enrollment at the University grew from 3,236 to 5,369 students and the University of Minnesota did not construct a dormitory until 1910.²⁷ The first dormitory built was Sanford Hall, a women’s dormitory one block south of the Mary Lochren Student Rooming Homes at 11th Avenue SE and University Avenue SE. Up until that point, private residences, fraternity sorority and student organizations, as well as boarding and rooming homes were ubiquitous as student housing and were

²² “For Rent: Unfinished Houses,” *The Minneapolis Journal*. 8 June 1904.

²³ Zellie. p. 11.

²⁴ “Famous ‘Bed Rock’ Becomes Kindling.” *The Minneapolis Journal*. 5 April 1906.

²⁵ Zellie. p.12.

²⁶ “Houses for Rent,” *The Minneapolis Tribune*. 17 February 1935. p 38.

²⁷ Zellie. p 12.

standard enough to allow the University to need not provide housing on campus.²⁸ The University would not take major steps to shift their reliance on off-campus housing for many decades following this. While other dormitories were constructed, including Pioneer (1930-4) and Comstock (1939),²⁹ the University did not seriously invest in expanding housing opportunities until following World War II. University Senate faculty board estimated that enrollment would rise within the three years following the War and an accommodation for an additional 8,635 students would be needed and calling for nineteen recommendations to ease the described student housing crisis of “appalling proportions.”³⁰ Even at this time, the most characteristic housing for students at the University of Minnesota was identified as private housing off campus, and was compared to University of Wisconsin which had already implemented a wide university housing development initiative through dormitories that had surpassed the University of Minnesota, even when Wisconsin enrolled less students.³¹ In many ways, the integrated culture and sustained prevalence of off-campus student housing remains in the built and social identity of the University of Minnesota area.

The dwellings were built for Mary Lochren to seemingly serve as speculative rental properties with no initial preferred type of tenant. There is not enough evidence to suggest Mary Lochren built the dwellings with the intent of them remaining for single family use, although they appear of single-family design form and massing. The first tenants of each home within the first ten years were a mix of families, students and working people. From 1902 to 1909, the Honorable Loren Collins, assistant Judge of the Minnesota Supreme Court from 1887 to 1904, is shown living at 1103 4th Street SE. Collins unsuccessfully ran for Governor in 1904 while residing at the property.³² His sons, Louis and Stewart, are also recorded living at the dwelling and are listed as students at the University in the earlier years. Also at 1103 4th Street SE during this time was University professor John J. Flather, head of the University of Minnesota mechanical engineering department from 1898 to 1926,³³ who was recorded as residing at the dwelling from 1902 to 1907.³⁴ In 1909, at least seven students, two workers, and one fraternity matron are shown living at the dwelling and the address was home to Sigma Chi Fraternity that year.

406 11th Avenue Southeast was rented by the Lovell family, which included at least two students during the years 1902-1906.³⁵ The building was home to three working renters in 1907, and in 1908 Professor John H. Gray, Head of the University of Minnesota Department of Economics was living at the building.³⁶ By 1909, students appeared again as residing at the building, and by 1910 the building was home to Pi Beta Phi sorority, housing eight students and a chaperon.³⁷

410 11th Avenue Southeast was first home to Reverend Martin D. Hardin of Andrews Presbyterian Church who lived at the home with Amanda Arvidson, according to the 1902 Minneapolis City Directory. By 1904, Charles Rittenhouse, president and treasurer of Hunt’s Perfect Baking Powder lived at the location. Catherine Rittenhouse, a student at the University of Minnesota, is shown living at the building with Charles by 1906 and the dwelling consistently shows a history of student roomers in years following.

²⁸ Ibid p. 11.

²⁹ Ibid p. 12.

³⁰ Scholes, Kenneth. “Staff Group Joins Plea for U. Housing.” *Minneapolis Morning Tribune*. 25 May 1945.

³¹ “Let the ‘U’ Build.” *Minneapolis Morning Tribune*. 20 December 1945.

³² “Collins, Loren Warren ‘L.W.’” Minnesota Legislative Reference Library, <https://www.lrl.mn.gov/legdb/fulldetail?ID=11763>

³³ “John J. Flather Dies; Will be Buried Monday.” *Minneapolis Sunday Tribune*. 16 May 1926.

³⁴ Minneapolis City Directories, Minneapolis Directory Company. years 1902-1906.

³⁵ Ibid.

³⁶ “University Education System Placed Within the Grasp of Toilers: New Correspondence System and Lecture Courses Enable Men and Women Who Work to Enjoy Advanced Instruction.” *The Minneapolis Sunday Tribune*. 26 September 1909.

³⁷ Minneapolis City Directories, Minneapolis Directory Company. 1901.

Collectively, it is estimated that the three buildings had fully transitioned to student rooming use around 1910 based on recorded residents in Minneapolis City Directories, though student residents are shown residing at the properties years prior as noted above. Furthermore, it is uncertain the amount of unrecorded student roomers that resided at properties during these years.

The subject properties are among the most architecturally intact residences in the area that are uniquely able to convey their history and have retained their historic use. The properties are excellent examples of student rooming homes given their early development history and sustained ownership which minimally altered the properties and allows original physical form of the properties to remain with minimal loss to historic architectural integrity. In addition, their location two blocks west/northwest of the heart of commercial Dinkytown and one block north/northeast of University of Minnesota is fully emblematic of trends in student rooming housing. The location of the dwellings carries strong ties to the development commercial, residential, and transit history which grew up around the University and 4th Street Southeast.³⁸

While other architecturally significant student rooming homes still exist in Dinkytown, there is no evidence that any retain a collective physical identity to be a better example of student rooming homes worthy of designation as a contiguous district. The subject dwellings are neighboring homes built at the same time by the same builder, designed by a master architect and characteristic of that architect's work, and were built for the same owner who retained ownership of the dwellings for over four decades. The dwellings are also situated near the most frequented community areas, one block from the University of Minnesota property to the south and two blocks east from the core of commercial Dinkytown. Thus, the Historic District consists of student rooming homes and are characteristically located closer to both the University and commercial Dinkytown than the majority of extant student rooming homes. Many late nineteenth and early twentieth century rooming homes exist further from the core student areas of the University of Minnesota. The homes are significant as a group of modest interpretations of William Kenyon's work and are significant for their rental use as student rooming homes.

Neighborhood Identity: Residential Dinkytown

Dinkytown is an unofficial neighborhood that exists as a subsection of the official Marcy-Holmes Neighborhood, comprising much of Southeast Minneapolis. Dinkytown has no clearly defined boundaries but is most commonly determined to incorporate the area centered upon the four-block commercial intersection of 4th Street Southeast and 14th Avenue Southeast, an area that contains the already locally designated Dinkytown Commercial Historic District. The residential area of Dinkytown is generally understood to be north and west of the University of Minnesota property to the south and east, while the transportation arteries of I-35W and the BNSF rail roughly act as the respective westernmost and northernmost boundaries. Newspaper real estate and rental listings in the later decades of the twentieth century frequently show examples of property owners referring to dwellings in this area as Dinkytown homes.³⁹ However, various interpretations of the unofficial boundaries of Dinkytown have been used, though all are generally accepted to be expanded from the four-block commercial intersection at 4th Street Southeast and 14th Avenue Southeast, centered around the student culture of the area.

³⁸ "Busses to Roll on 4 Trolley Lines Today." *Minneapolis Morning Tribune*. 28 November 1953. The Como-Harriet, Oak-Harriet Streetcar line ran on 4th Street Southeast, in front of the district, until it was fully converted to a bus service by 1955. The streetcar existed as a main form of transit near the district during its period of significance.

³⁹ "Open House: 722 13th Avenue SE." *Minneapolis Tribune*. 19 October 1975. p. 31M.

In the beginning of the twentieth century, many buildings in Dinkytown were constructed or used specifically to suit the needs of University clientele. For example, the College Inn Hotel at 1316 4th Street Southeast (1902, extant), and the Tudor Revival 323 14th Avenue SE (1910, extant), maintained storefronts on the first story with visitor, student and staff housing on upper levels.⁴⁰ The majority of buildings which make up the historic fabric of commercial Dinkytown were constructed in the first two decades of the 1900s.⁴¹

The cultural importance of the commercial area of Dinkytown has been well documented in the aforementioned Dinkytown Commercial Historic District. Generations of Minneapolitans hold connection to the commercial and residential identity Dinkytown. The area has had strong ties to aiding the development of early careers of Minneapolitans who would become recognized as national, and even international cultural icons. The heart of Dinkytown has historic, and perhaps most referenced, ties to Robert Zimmerman as the place he ultimately took on his Bob Dylan name and folk singer persona in the late 1950s. Dylan noted, “The area around the University was known as Dinkytown, which was kind of like a little village, untypical from the rest of conventional Minneapolis. It was mostly filled with Victorian houses that were being used as student apartments.”⁴² Former Vice President Walter Mondale characterized the area with the following, “Dinkytown’s strong sense of place is built upon a familiar landscape of buildings and streets that bind generations of engaged Minnesotans who have benefited from this local proliferation of vision and energy.”⁴³ Aside from these examples, many other important cultural figures have claimed ties to this part of Minneapolis. The area has retained much of this unique cultural identity and feeling to this day.

The trends of commercial Dinkytown blend with the residential history of the area including the Mary Lochren Student Rooming Homes Historic District, which is located approximately two blocks from the four-block heart of the neighborhood. Student rooming homes have been historically most synonymous with this area of the City, and remain as a residential type of building more ubiquitous and recognized in the area including and surrounding Dinkytown than other areas of Minneapolis. As previously examined in the student housing section of this study, the subject dwellings are characteristic of the University of Minnesota area in the first half of the twentieth century as the University’s options for on-campus dormitory housing were detailed as inadequate at this time. Private off-campus student housing was culturally normalized in residences like the Mary Lochren Student Rooming Homes.

⁴⁰ Minneapolis Department of Community Planning & Economic Development – Planning Division, *Designation Study for Dinkytown Historic District*. 29 May 2015. p.26.

⁴¹ Ibid.

⁴² Dylan, Bob. *Chronicles: Volume One*. Simon & Schuster. 2004. p. 237.

⁴³ Mondale, Walter F. “Dinkytown’s history is worth honoring.” *Star Tribune*. 10 July 2015. A9.

PART 3: RATIONALE FOR LOCAL HISTORICAL DESIGNATION

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

DESIGNATION CRITERIA

Title 23, Chapter 599.210 of the Minneapolis Code of Ordinances lists seven criteria which are considered when trying to determine whether a property is worthy of local designation as a landmark or historic district because of its particular significance. The Mary Lochren Student Rooming Homes Historic District is considered below in relation to each of the seven designation criteria.

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

The subject dwellings are, collectively, among the best identified grouping of dwellings that retain their original architectural identity and historic integrity to fully communicate their significance as late nineteenth to early twentieth century student rooming homes – a type and use of building emblematic of residential Dinkytown and the University of Minnesota area. The collection and location of the dwellings and their shared development and residential history is strongly tied to the growth of the University of Minnesota and Dinkytown in the beginning of the twentieth century. The dwellings have retained their historic use as student rooming homes for over well over 100 years.

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

The district does not appear to be associated with the lives of significant people that would allow for the building to be considered for significance given their association. While Mary E. Lochren and members of the Lochren family were significant figures in the history of Minneapolis, the dwellings are not the strongest example of a property that would effectively convey the Lochren family's significance. The dwellings do not appear to be significant for an association to Judge William or William A. Lochren. While notable for their development and maintained ownership by Mary E. Lochren, evidence does not suggest that the buildings could be significant, alone, for association to Mary Lochren in a manner that would warrant local designation for this relation. Multiple individuals have lived at the building that have made contributions to broader societal and economic trends in the City's history and development, including students and faculty at the University of Minnesota, but no association to the property appears to be worthy of designation alone. The tenants of the building, while not individually significant in connection to the building, collectively portray a more complete history of the site and its historic use which is best examined under Criterion 1.

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

The properties are significant for neighborhood identity as collectively among the best examples of late nineteenth and early twentieth century dwellings that have served as student rooming homes – a type of dwelling fully emblematic of the sustained historic residential identity of the Dinkytown area and neighborhoods around the University of Minnesota. The properties retain original Kenyon-designed architectural detail, use and location which directly associate them to the residential identity of

Dinkytown, a recognizable and storied sub-section of the Marcy-Holmes neighborhood. The properties do not retain identity solely representative of the City of Minneapolis.

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

While the properties retain historic integrity to fully relay their identities as William Kenyon designed dwellings, comprising a mix of Colonial Revival, Queen Anne, and Shingle styles, the dwellings are not the most characteristic examples of these architectural styles.

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

The properties do not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

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

The properties are significant as a group of William M. Kenyon designed dwellings that are highly characteristic of the architect in their construction and styles. William Kenyon is known by the City of Minneapolis to be a master architect. The properties are among the best examples of a collection of dwellings that retain cohesive identity to communicate Kenyon's skill, and exist as more modest and practical interpretations of the architect's work in design and massing, in contrast to the high-style examples already designated by the City or previously identified for designation eligibility.

The dwellings do not appear to be significant for their construction by contractor Edward James Davis. City of Minneapolis potential historic resource files have recorded at least two other building constructed by Davis for potential significance. One of which, the 1907 Tudor Revival Alfred E. Dickey House, at present 3305 Bde Maka Ska Parkway East, was designed by Kenyon, but recommended not eligible for historic designation in survey.⁴⁴ While Davis may have constructed other notable or significant resources, current records do not suggest that he could be considered a master builder.

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

The district does not appear likely to yield information important in prehistory or history due to past ground disturbance on the parcels.

INTEGRITY OF HISTORIC RESOURCE

LOCATION: The Mary Lochren Rooming Homes, located at the east corner of the intersection of 4th Street Southeast and 11th Avenue Southeast, near the University of Minnesota and commercial Dinkytown, are in their original location and maintain their integrity of location.

DESIGN: The properties embody distinctive characteristics of their respective styles of Shingle, Queen Anne, and Colonial Revival and maintain their integrity of design. Modeled after revival dwellings of the early 1900s, the Mary Lochren Student Rooming Homes maintain a consistent design aesthetic in exterior spaces, and the interiors have been altered over the decades to retain student rooming use. The original design intent of the buildings remains intact. Overall, the properties retain good integrity to the original Kenyon designs for the buildings.

⁴⁴ "Dickey, A.E. House." City of Minneapolis Community Planning and Economic Development, Potential Historic Resource Files.

SETTING: The surrounding Dinkytown area of the Marcy Holmes neighborhood has retained the same form, massing and scale as when the properties were developed in 1901. However, nearby lots have experienced more recent demolitions of historic frame and brick dwellings that had served as student housing. Many late nineteenth and early twentieth century dwellings have been demolished in Marcy Holmes to construct apartment buildings focused on student renters.

The more recent development in the surrounding area does not detract the Mary Lochren Student Rooming Homes' architectural integrity or association to the development of this area. Albeit larger in massing, twenty-first century development has allowed areas to serve the surrounding student populations while many of the blocks west and north of the subject properties retain their historic dwellings, many of which also retain use as student rooming homes.

MATERIALS: The original materials have retained their integrity in large part due to the efforts of the past owners who undertook ongoing maintenance and repair of the properties, notably the original owner, Mary E. Lochren, who maintained the properties from 1901 to approximately 1944. Windows in select openings have either been infilled, replaced or deteriorated in some openings at the properties, but the majority of original windows remain intact. North/Northwest elevation alterations to porch areas are also evident but are mostly infill or change in openings that are easily reversible and may have been completed during the period of significance for the district. The properties retain good materials integrity and retain character defining materials of their respective styles.

WORKMANSHIP: The dwellings have not experienced many alterations that could be considered major, with the exception of window replacements and compatible small rear addition or alterations. The work, detail and material choices of E.J. Davis and William Kenyon remain very evident on the buildings and remain as character defining features of the dwellings.

FEELING: The properties retain integrity of feeling as existing interior and exterior details evoke the feeling of a late-nineteenth and early twentieth century dwellings with sustained use as student rooming homes, especially given the properties' retained workmanship and design integrity.

ASSOCIATION: The properties fully retain integrity though association to communicate their history as William Kenyon designed dwellings which historically accommodated student roomers. The properties have served as student rooming homes for over 100 years and continue to operate as such.

RELATIONSHIP TO THE BODY OF LOCALLY DESIGNATED PROPERTIES IN MINNEAPOLIS

The City of Minneapolis designates properties that represent and reflect elements of the city's culture, social, economic, religious, political, architectural, or aesthetic history as local heritage landmarks. As of May 2020, 176 individual properties are designated as landmarks and in the City of Minneapolis, including places like Florence Court, the B.O. Cutter House, and Fire Station 19. The City currently has 19 historic districts which include the 5th Street SE Historic District, the University of Minnesota Greek Letter Chapter House Historic District, and the Dinkytown Commercial Historic District.

The Mary Lochren Student Rooming Homes Historic District is unique in the City of Minneapolis and among those properties currently listed as heritage landmarks. The district exemplifies student residential history while maintaining good integrity to communicate this history. The properties are unique among William Kenyon designed homes in Minneapolis given their mix of characteristic styles and existence as neighboring properties. The City of Minneapolis has not yet designated a group of more modest Kenyon-designed dwellings. Few designations in the City have highlighted excellent examples of more modest residential building designs, in scale and ornamentation, by a master architect.

Additionally, the properties portray a rare pattern of connected development having been constructed in the same year by the same builder, architect, and for the same owner, which have sustained their historic use for over 100 years. The properties are indicative of the growth of the University of Minnesota and surrounding area in location, dates of construction, and social history of tenants who have called the buildings home. Excluding Greek-affiliated properties, no properties in Minneapolis have been designated for their significance as student rooming homes. Of the properties designated, none are fully exemplative of the average student at the University of Minnesota since already designated properties for connection to the University are either commercial or celebrate a history that is somewhat exclusive to membership of a student organization.

The histories of renters and women's roles in property development, ownership and management have long been underrepresented in the body of locally designated properties. The Mary Lochren Student Rooming Homes Historic District is a strong example of both.

No other Minneapolis properties are designated that exemplify the student rooming house use. The subject dwellings that have sustained uniform use for student roomers and continue to communicate their historic ties to the Dinkytown area and the University of Minnesota.

Relationship to the Minneapolis Preservation Plan

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

Comprehensive and Long-Range Planning

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

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

The relationship of the proposed designation to the city's comprehensive plan:

The future land use of the properties is identified as **Corridor Mixed Use** in the *Minneapolis 2040 Comprehensive Plan*. Corridor Mixed Use includes a range of competing uses and a range of allowed building types with mixed use, multi-story development encouraged. Currently, the area is medium-density residential and surrounded by low-density and high-density residential, institutional, and commercial uses. The proposed designation would have no impact on the use of the subject property and would support the identified future land use for the area.

The future built form guidance for the property is identified as **Corridor 6** in *Minneapolis 2040*. Corridor 6 is applied along high frequency transit routes as well as areas near METRO stations. Buildings in Corridor 6 should reflect a variety of building types on moderate and large size lots, and building heights should be between two and six stories. The proposed designation would have no impact on the built form for the subject property and supports the built form district for the area. The multiple-family dwellings are between 2 and 2.5 stories and have been historically tied to transportation trends along 4th Street Southeast since the streetcar era. The dwellings have accommodated walkable student

access to the University of Minnesota and commercial Dinkytown, and transit access along 4th Street Southeast and nearby University Avenue Southeast, for over a century.

The following policies of *Minneapolis 2040* would apply to the designation of the Mary Lochren Student Rooming Homes Historic District:

Policy 60 – Intrinsic Value of Properties: Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city’s heritage.

The Mary Lochren Student Rooming Homes are significant examples of intact William Kenyon-designed dwellings in the City of Minneapolis and remain among the best examples of student rooming homes with sustained use and a retained collective architectural identity. Landmark designation would protect the homes for years to come. Designation would allow for the increased awareness, appreciation, intrinsic and potential economic value of a unique piece of the City’s architectural and social history.

Policy 92 - Identify and Evaluate Historic Resources: Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented.

The Mary Lochren Student Rooming Homes Historic District exemplifies property types, student rooming homes, that are not currently represented in the City as landmarks or as a historic district. The properties retain good historic integrity to communicate their collective history as dwellings that represent the student cultural identity Dinkytown and the related growth of University of Minnesota, both in built fabric and in neighborhood social history through past occupants and use. Local designation would highlight this unique collection of dwellings built by a master architect and characteristic of his work. The City of Minneapolis has not yet designated properties in which the root of significance is based in sustained student renter history. Minneapolis has not designated a historic district for significance in renter history. The city has not yet designated more modest design interpretations of buildings by William Kenyon, master architect, nor has the city designated a group of neighboring speculatively developed properties by Kenyon. The histories of renters, and women’s roles in property development, ownership and management have long been underrepresented in the body of locally designated properties. The Mary Lochren Student Rooming Homes Historic District is a strong example of both.

Policy 93 – Stewarding Historic Properties: Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that historically have experienced disinvestment.

Local landmark designation ensures the protection of this significant piece of the City’s history and consideration of changes to the properties. Through Historic Preservation Regulations, historic designation would encourage the retention of a collection of significant community resources.

The effect of the proposed designation on the surrounding area:

The designation will help preserve an important piece Dinkytown’s residential history and communicate the history of the corresponding social, cultural and institutional growth of this area from that period into the first decades of the twentieth century. The designation of the properties will help preserve

buildings that are excellent examples of distinct designs by William Kenyon, and have been used as affordable, high density student rooming homes for over 100 years. Preserving historic, residential dwelling units with character, adjacent to historically active transportation, commercial, and pedestrian-focused corridors, will serve as an example of high-quality housing preservation through sustainable practices that help reduce human environmental impacts. The properties on and adjacent to 4th Street Southeast and blocks from the heart of commercial Dinkytown and the University of Minnesota campus – the building have historically been intertwined with transportation, commercial, academic institutional and social patterns which grew around this area.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:

The proposed designation complies with the historic resources policy set forth by the applicable small area plan, the *Marcy-Holmes Neighborhood Master Plan* completed in 2014. The following areas apply to the Historic District designation:

Heritage Preservation

Marcy-Holmes is rich in cultural and historical buildings, landscapes, and streets. Three historic districts protect the St. Anthony Falls area, 5th Street SE west of I-35W, and several Greek properties. These places are highly valued by neighborhood residents for their character and quality, and for the strong connection to the past that they convey.

Goals

- *Support adaptive reuse, rehabilitation, and renovation of existing buildings if possible.*
- *Support investments in the long-term quality and viability of the riverfront landscape, including vegetation, water, and cultural systems.*
- *Recognize that heritage refers not just to the past, but also to the evolving story of change over time that contributes to the eclectic nature of Marcy-Holmes.*
- *Raise awareness of the neighborhood's historic assets.*
- *Preserve and enhance the historic character of Dinkytown.*⁴⁵

The Mary Lochren Student Rooming Homes Historic District is located in the outlined East Side Character area in the Marcy-Holmes Plan. The area is described as the following:

East Side Character Area Description

*The East Side relates closely to the University of Minnesota. Most of the housing, retail, and services within this area cater to students, faculty, staff and others associated with university life. This area has changed dramatically over the past few decades as students have moved closer to campus and campus visitors have increased. This has resulted in both new construction as well as the conversion of most houses to rental properties. The fabric and character of the area remains intact, but it is fragile because many of the buildings are in poor condition.*⁴⁶

⁴⁵ Cunningham Group Architecture Inc., et al. *Marcy-Holmes Neighborhood Master Plan, Minneapolis, Minnesota*. 15 August 2014. p. 29.

⁴⁶ Ibid p. 42.

The preservation of the designation of the Mary Lochren Student Rooming Homes Historic District supports the goals of the Marcy-Holmes Neighborhood Master Plan by supporting maintained and rehabilitation of the existing buildings and recognizing a piece of student renter history that continues to exist as a large population of residents in the Marcy Holmes neighborhood and has not yet been celebrated through landmark designation. The building would help preserve and enhance the residential history of the Dinkytown area and raise awareness of this unique collection of woman-owned, master architect-designed dwellings in their prominent historic location. The preservation of the building is important for the defined East Side Character Area as the dwellings are associated with university life, trends of students living close to campus, and the fabric and character of the area. The subject properties exist as excellent historic, architectural examples of student rooming homes.

National Register Status

The properties are not listed in the National Register of Historic Places and have not been formally deemed eligible for listing.

State Designation Status

The properties are not part of a state historic district or listed in the Minnesota State Historic Places Registry.

Period of Significance

The period of significance for the property begins in 1901, when the dwellings were constructed, and ends in 1944, when Mary Lochren, the original owner, died and the homes were no longer owned and managed by members of the Lochren family the following year. The period of significance is appropriate given no major changes were made to affect the architectural integrity of the dwellings during this time period. Understanding the district's significance rooted in student tenant history as student rooming homes, the period of significance allows for greater inclusion of the social history for the property and interpretation of its tenant history through many decades of the twentieth century.

The end of the period of significance is appropriate knowing that the post-war architectural and cultural changes that began to emerge in the following years ultimately altered some of the surrounding area's built identity. Though the remainder of the twentieth century had little architectural impact on the subject properties, and while the social nature of the Dinkytown area gained significance in the latter half of the twentieth century, the use of the properties remained nearly unaltered and they do not appear to hold significant tangible ties to the post-war to present era of Dinkytown's history aside from longevity of sustained use.

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY

Historic Name	Mary E. Lochren Dwellings
Current Names	1103 4 th Street Southeast; 410 11 th Avenue Southeast; 406 11 th Avenue Southeast
Other Names Used	none

LOCATION OF PROPERTIES

Streets and Numbers	1103 4 th Street Southeast; 410 11 th Avenue Southeast; 406 11 th Avenue Southeast
Are buildings located on its original site?	Yes
Date if moved	Not applicable

OWNERSHIP OF PROPERTY

Owner's Name	1103 4TH ST SE LLC
Owner's Address	2316 4TH AVE S Minneapolis, MN 55414

CLASSIFICATION

Ownership of Properties	Private
Category of property	Buildings
Number of contributing resources within district	Buildings: 3 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within district	Buildings: 0 Structures: 0 Sites: 0 Objects: 0

Listed on the National Register of Historic Places? No
Date of NRHP listing? not applicable

USE AND FUNCTION

Historic Use Multiple-family dwelling, student rooming homes
Current Use Multiple-family dwelling, student rooming homes

DESCRIPTION

Architectural classification/styles Colonial Revival, Queen Anne, Shingle Style
Materials: Frame construction, wood lap and shingle siding,
Foundation Limestone
Roof Gable, gambrel, non-historic asphalt shingles
Walls Wood lap and shingle clad
Windows Double Hung, one-over-one, three-over-one, six-over-one, nine-over-one, twelve-over-one, fixed multi-lite

STATEMENT OF SIGNIFICANCE

Applicable local designation criteria Criterion 1, 3, 6
Related local context (s) Residential Development, Education

Significant dates 1901

Period of significance 1901-1944

Cultural affiliation Not applicable

Names of master builders, engineers, designers, artists, craftsmen, and/or architects William M. Kenyon

MAJOR BIBLIOGRAPHIC REFERENCES

See Sources Consulted

GEOGRAPHICAL DATA

Size of parcels

Approximately 47.00 X 67.00, (1103 4th St SE),
78.00 X 67.00, (410 11th Ave SE), 40.00 X 67.00
(406 11th Ave SE)

Approximate District Total: 165 X 67, 11,055
square feet

PIN numbers

2402924310009 (1103 4th St SE), 2402924310007
(410 11th Ave SE), 2402924310008 (406 11th Ave
SE)

Legal Description

MILL COMPANY'S ADDITION TO THE TOWN OF ST
ANTHONY FALLS, BLOCK 3:

SWLY 47 FT OF LOT 2 AND SWLY 47 FT
OF NWLY 1 FT OF LOT 1
LOTS 1 AND 2 (1103 4th St SE)

NELY 78 FT OF LOT 2 AND NELY 78 FT
OF NWLY 1 FT OF LOT 1 (410 11th Ave SE)

NELY 40 FT OF SWLY 87 FT OF LOT 2 AND
NELY 40 FT OF SWLY 87 FT OF NWLY
1 FT OF LOT 1 (406 11th Ave SE)

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS



FIGURE 1. CORNER 4TH STREET SE AND 11TH AVE SE FOCUSED ON 1103 4TH STREET SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 2. CORNER 4TH STREET SE AND 11TH AVE SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 3. CORNER 4TH STREET SE AND 11TH AVE SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 4. 4TH STREET SE WITH 1103 4TH STREET SE ON THE FAR LEFT, LOOKING NORTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 5. 11TH AVENUE SE, DWELLINGS IN THE MARY LOCHREN STUDENT ROOMING HOMES HISTORIC DISTRICT LABELED, LOOKING SOUTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 6. 4TH STREET SE WITH 1103 4TH STREET SE ON THE LEFT, OTHER DWELLINGS OUTSIDE THE HISTORIC DISTRICT LABELED, LOOKING NORTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 7. FROM 11TH AVENUE SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 8. FROM 11TH AVENUE SE, LOOKING SOUTH, NOVEMBER 2020, SOURCE: CPED



FIGURE 9. FRONT (WEST/NORTHWEST) ELEVATION OF 410 11TH AVENUE SE, PARTIAL DETAIL OF 406 11TH AVENUE SE, FROM 11TH AVENUE SE, LOOKING EAST/SOUTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 10. FROM 11TH AVENUE SE, LOOKING SOUTH, NOVEMBER 2020, SOURCE: CPED



FIGURE 11. FROM 11TH AVENUE SE, LOOKING SOUTH, NOVEMBER 2020, SOURCE: CPED



FIGURE 12. FRONT (WEST/NORTHWEST) ELEVATION OF 406 11TH AVENUE SE, PARTIAL DETAIL OF 410 11TH AVENUE SE AND 1103 4TH STREET SE, FROM 11TH AVENUE SE, LOOKING EAST/SOUTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 13. SELECT DETAILS OF THE FRONT (WEST/NORTHWEST) ELEVATION OF 406 11TH AVENUE SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 14. SELECT DETAILS OF THE FRONT (WEST/NORTHWEST) ELEVATION OF 410 11TH AVENUE SE AND SIDE (NORTH/NORTHEAST) ELEVATION OF 406 11TH AVE SE, LOOKING EAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 15. SELECT DETAILS OF THE FRONT (WEST/NORTHWEST) ELEVATION OF 406 11TH AVENUE SE
REAR AND SIDE (NORTH/NORTHEAST, WEST/NORTHWEST) ELEVATION OF 1103 4TH STREET SE,
LOOKING SOUTH, NOVEMBER 2020, SOURCE: CPED



FIGURE 16. FRONT (SOUTH/SOUTHWEST) ELEVATION OF 1103 4TH STREET SE, FROM 4TH STREET SE,
LOOKING NORTH/NORTHEAST, NOVEMBER 2020, SOURCE: CPED



FIGURE 17. FRONT (SOUTH/SOUTHWEST) AND SIDE (EAST/SOUTHEAST) ELEVATION OF 1103 4TH STREET SE, , WITH REAR ELEVATIONS (EAST/SOUTHEAST) OF 406 AND 410 11TH AVENUE, LOOKING NORTH AT THE REAR ALLEY FROM 4TH STREET SE, NOVEMBER 2020, SOURCE: CPEP

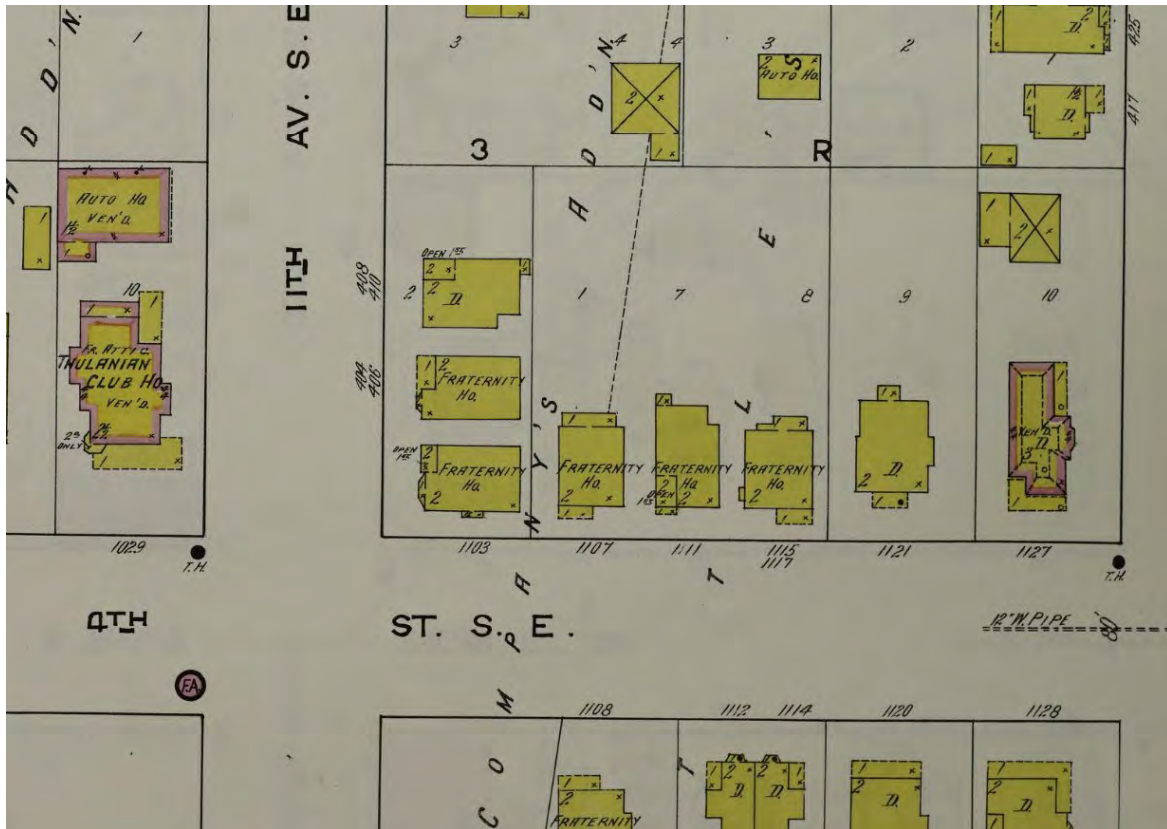


FIGURE 18. SELECT PORTION FROM SANBORN FIRE INSURANCE MAP FROM MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA. SANBORN MAP COMPANY, VOL. 8, 1912. ACCESSED FROM THE LIBRARY OF CONGRESS.



FIGURE 19. SELECT PORTION FROM SANBORN FIRE INSURANCE MAP FROM MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA. SANBORN MAP COMPANY, VOL. 8, 1951. ACCESSED FROM THE LIBRARY OF CONGRESS.

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Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

PROPERTY IDENTIFICATION

Historic Name	Mary E. Lochren Dwelling
Property Address	406 11 th Avenue Southeast
Historical Addresses	406 11th Avenue Southeast
PID	2402924310008

CLASSIFICATION

Historic Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Current Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Contributing Resources Within Property	Primary building

HISTORIC BUILDING INFORMATION

Date of Construction	1901
Original Owner	Mary E. Lochren
Architect	William M. Kenyon
Builder	Edward J. Davis

DESCRIPTION

The property contains a two-and-one half story Queen Anne style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Constructed of wood frame, the house is clad in wood lap siding and includes a front gable roof with a lower cross gable on the north/northeast elevation and two gabled dormers at the side (south/southwest). Bracketed soffits, and flared bargeboards are present at the at the eaves, with vertical timbering in the front gable. The building has a prominent front elevation polygonal bay, historic six-over-one and nine-over-one wood sash windows, and a characteristic two-story projecting bay with a shed roof is on the north/northeast (side) elevation. The majority of the windows are either original or of appropriate replacement to match profile and lite division. The full-width front porch has been filled with storm windows which retract slightly from the property's original architectural integrity, but were likely added at some point during the district's period of significance. The rear (east/southeast) elevation includes a metal egress stair and noticeable utility equipment and piping. The interior has been highly altered and reflects the dwelling's history as a student rooming house.

Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

PHOTOS



Front (west/northwest) elevation of 406 11th Avenue SE, From 11th Avenue SE, looking east/Southeast, November 2020, SOURCE: CPED

Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

PROPERTY IDENTIFICATION

Historic Name	Mary E. Lochren Dwelling
Property Address	410 11 th Avenue Southeast
Historical Addresses	410 11th Avenue Southeast
PID	2402924310007

CLASSIFICATION

Historic Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Current Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Contributing Resources Within Property	Primary building

HISTORIC BUILDING INFORMATION

Date of Construction	1901
Original Owner	Mary E. Lochren
Architect	William M. Kenyon
Builder	Edward J. Davis

DESCRIPTION

The property contains a two-and-one-half story Shingle style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Constructed of wood frame, the house includes a front gambrel roof with painted wood shingle cladding and a side cross-gables on north/northeast and south/southwest elevations. The front gambrel roof is prominent and extends 1.5 stories of both front and rear elevations, is fully clad in wood shingles, and shelters an offset open porch and main entry on the north side of the front elevation – all characteristic design elements of a Shingle style dwelling. Unique concave indentation details exist in gambrels on front and rear elevations, and the details are mirrored in convex expression in side cross gables. A window bay is prominent and centrally located on the first story of this elevation. The side (north/northeast) elevation includes a noticeable egress stair.

Many of the windows are four-over-one wood sash. Noticeable window replacements include the aluminum replacement of the decorative second-floor window at the south/southwest (side) elevation and glass block infill in basement openings. The rear includes a small one-story addition to the southeast corner that was built to accommodate an interior stairway and one-story alteration to the entry at the northeast corner to cover it with siding.¹ A 1930 permit for the property shows Mary E. Lochren as the owner is for re-shingling but it is unknown whether elevation shingles or roof shingles were replaced or

¹ Lucas, Amy. *Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE* Landscape Research LLC. June 2019, p. 7.

Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

the extent of the work.² The rear alterations and window replacements have left the building with fair to good exterior integrity to the original design, while the noticeable interior alterations to the building reflect the dwelling's history as a student rooming house.

PHOTOS



Front (west/northwest) elevation of 410 11th Avenue SE, partial detail of 406 11th Avenue SE, From 11th Avenue SE, looking east/Southeast, November 2020, SOURCE: CPED

² Minneapolis Building Permits No. B224569, 410 11th Av. S.E. 10 October 1930.

Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

PROPERTY IDENTIFICATION

Historic Name	Mary E. Lochren Dwelling
Property Address	1103 4 th Street Southeast
Historical Addresses	1103 4th Street Southeast
PID	2402924310009

CLASSIFICATION

Historic Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Current Use of the Primary Building	Multi-family dwelling (Student Rooming Home)
Contributing Resources Within Property	Primary building

HISTORIC BUILDING INFORMATION

Date of Construction	1901
Original Owner	Mary E. Lochren
Architect	William M. Kenyon
Builder	Edward J. Davis

DESCRIPTION

Constructed of wood frame, the Colonial Revival style house located at 1103 4th Street Southeast is clad in wood and includes a side gable roof with a centrally located dormer on the front (south/southwest) elevation. East/southeast and west/northwest (side) elevations include decorative cornice returns and column-like wood pilasters that extend from cornice to the foundation at all elevation corners. The front elevation includes a character-defining two-story Ionic column/pilaster entryway with a triangular pediment and decorative windows above the entry. The west/northwest (side) elevation appears to include an original hip-roof open porch that has been infilled with wood siding and a projecting bay on the south portion of the elevation. The east/southeast (side) elevation includes a small first-story oriel window on the south side and noticeable metal egress stairway. The rear (north/northeast) elevation has a central secondary entry with a small ornamental pedimented window above. Indicative of the Colonial Revival style, the dwelling's design relays the feeling of overall symmetry. Some windows have been replaced with aluminum one-over-one sashes. The interior of the property has been altered and reflects the dwelling's historic use as a student rooming home.

Designation Study: Mary Lochren Student Rooming Homes Historic District
Inventory Forms

PHOTOS



Front (south/southwest) elevation of 1103 4th Street SE, From 4th Street SE, looking north/northeast, November 2020, source: CPED

APPENDIX A: DEMOLITION OF HISTORIC
RESOURCE STAFF REPORTS

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 406 11th Avenue SE
Project Name: 406 11th Avenue SE Demolition
Prepared By: Rob Skalecki, City Planner, (612) 673-5179
Applicant: Garret Duncan, NorthBay Companies
Project Contact: Garret Duncan
Ward: 3
Neighborhood: Marcy-Holmes Neighborhood
Request: To demolish the existing building at 406 11th Avenue SE.
Required Applications:

Demolition of Historic Resource	To demolish the existing building at 406 11 th Ave SE.
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HISTORIC PROPERTY INFORMATION

Current Name	House
Historic Name	House
Historic Address	406 11th Avenue SE
Original Construction Date	1901
Original Architect	William Kenyon
Original Builder	Edward James Davis
Original Owner	Mary Lochren
Historic Use	Single-Family Dwelling
Current Use	Multiple-Family Dwelling

Date Application Deemed Complete	February 3, 2020	Date Extension Letter Sent	February 25, 2020
End of 60-Day Decision Period	April 3, 2020	End of 120-Day Decision Period	June 2, 2020

SUMMARY

BACKGROUND. The property contains a two-and-one half story Queen Anne style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Ms. Lochren lived near these properties with her husband and purchased several lots on this corner for development by William Kenyon and Edward Davis. She was the only person listed on the deed and as the owner on the building permits and appears to have built the homes for investment purposes as single-family dwellings. However due to the homes size and location, they quickly became multiple-family residences and attracted Sorority and Fraternity groups. Mary Lochren owned the property until her death, when it was sold to Alfred Halverson in 1947. Following Halvorson's ownership, the property was owned by various absentee landlords before being sold to James Marshall who, in 1973, converted the building into a 13-unit rooming house according to building permits.

Minneapolis city directories confirm that 406 11th Avenue SE began as a single-family rental house and was home to a family that included two students between 1902-1906. By 1907, the property was rented by three unrelated working men and the dwelling turned into a Greek chapter house soon after. Between 1910 and 1933, the dwelling was home to at least seven sororities and two fraternities at different times.

Constructed of wood frame, the house is clad in wood siding and includes a cross gable roof, bracketed soffits, flared bargeboards at the eaves, and timbering in the gable. The building has a prominent front elevation polygonal bay, historic six-over-one and nine-over-one wood sash windows, and a characteristic two-story projecting bay on the north (side) elevation. The majority of the windows appear original. The full-width front porch has been filled with storm windows which retract slightly from the property's integrity. The rear (east) elevation includes a metal egress stair and noticeable utility boxes and conduits. The interior has been highly altered and reflects the dwelling's history as a rental property.

The City of Minneapolis considers William Kenyon to be a master architect. The subject property is one of six extant homes on the corner of 4th Street Southeast and 11th Avenue Southeast designed by Kenyon and built by Edward James Davis for Mary Lochren. Kenyon was known for designing upper and upper-middle class single-family dwellings based in Revival styles of the era. The City of Minneapolis has already designated properties that are characteristic of Kenyon. Landmarked Kenyon-designed properties include the Chase Residence at 3045 5th Avenue South; the John G. Gluek House at 2447 Bryant Avenue South; and the Phi Kappa Psi Fraternity at 1609 University Avenue, as a contributing resource in the University of Minnesota Greek Letter Chapter House Historic District. Kenyon is also known for his partnership with Maurice Maine as Kenyon and Maine, beginning in 1913. Their firm was well-known for designing public-centered buildings in Minneapolis which included Abbott Hospital and properties for the Soo Line Railroad.

This house was surveyed in 2002 as part of the 2003 *University of Minnesota Greek Letter Chapter House Designation Study*. The consultant, Landscape Research LLC, noted that the property had good integrity and was one of six houses at the northwest corner of 4th Street SE and 11th Avenue SE that were formerly used by fraternity or sorority chapter houses at various times throughout the early 1900s. However, since the property was not constructed as a Greek Chapter House, it was not included in the final district boundaries. The property was not recommended for further research in the 2011 historic resources inventory of the Central Core area prepared by Mead & Hunt. CPED staff completed a historic review letter for the property in March 2019 (PLAN8499) and determined that the property may be a historic resource. Landscape Research LLC prepared a Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE in June 2019. The study recommends that the properties may be eligible for local designation under Criterion 6 as, "a small group of speculatively-built houses designed by Kenyon." The applicant has submitted this study in their application materials, and it is included in the staff report attachments.

APPLICANT'S PROPOSAL. The applicant is proposing to demolish the existing building and construct a 65-unit apartment building on the corner land that includes the subject property as well as 410 11th Avenue SE and 1103 4th Street SE.

PUBLIC COMMENTS. Staff received a letter dated March 24, 2020 from the Marcy-Holmes Neighborhood Association. The letter is addressed to Council Member Steve Fletcher and expressed concerns relating to equity and accessibility of the potential virtual Heritage Preservation Commission meeting format to be held on April 7, 2020 in response to the COVID-19 pandemic. The Marcy-Holmes Neighborhood Association detailed their concern about the proposed new development displacing 39 low-income residents in their neighborhood and the belief that the buildings likely hold historical significance. The neighborhood group comments and concerns are included in their letter in the attachments.

Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states:

- (a) *In general.* If the commission determines that the property is not an historic resource, the commission shall approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to prepare or cause to be prepared a designation study of the property, as provided in section 599.230, unless the applicant meets their burden of proof with regard to subdivision (b) below.
- (b) *Destruction of historic resource.* Before approving the demolition of a property determined to be an historic resource, the commission shall make the following findings:
 - (1) The destruction is necessary to correct an unsafe or dangerous condition on the property; or
 - (2) That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:
 - 1. The significance of the property;
 - 2. The integrity of the property; and
 - 3. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of 406 11th Avenue Southeast based on the following findings:

SIGNIFICANCE

In CPED's review, the subject property does not appear eligible for local designation.

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

From 1880 to 1900, enrollment at the University of Minnesota rose from 308 to 3,236 students. By 1910, the student enrollment had reached 5,369. The first dormitory at the University, Sanford Hall, was completed in 1910 and served as housing for 186 women. In the history of residential Dinkytown, homes of single-family

designs were converted into multiple-unit dwellings to house student populations. The tenant history of the 406 11th Ave SE reflects this trend in the neighborhood relative to the growth of the University.

406 11th Ave SE appears to be emblematic of the early-twentieth century housing stock of the area. The property has operated as a student rooming house for over a century and continues to play this role in the community to this day. Existing on the prominent residential intersection of 4th Street SE and 11th Avenue SE, the William Kenyon-designed dwellings may be among the best-known examples of extant homes that communicate the academic-centered residential history of Dinkytown. The property is emblematic of social patterns and cultural trends associated with Dinkytown and student housing in relation to the University of Minnesota.

While the property is associated with patterns of cultural and social history, CPED staff finds that the property does not have enough significance under Criterion 1 to merit potential local designation. Many extant properties through the University neighborhoods continue to convey this history. Moreover, the University of Minnesota Greek Letter Chapter House Historic District is already locally designated and communicates a portion of student residential history.

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

The property does not appear to have housed any notably significant individuals for a prolonged period. Although the home was developed by Mary Lochren, wife of Minnesota district Judge William Lochren, the evidence cannot be found to support the property's potential significance for any association to the Lochren family. CPED staff finds that this association does not justify significance under Criterion 2.

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

The property has served as an affordable, high-density student rooming house for over a century. Homes of this type are representative of the residential history of the student population in Dinkytown. The distinct elements of Dinkytown's residential identity, in the greater context of the Marcy-Holmes neighborhood, are evident in the subject property.

There are many individual properties that are extant and continue to relay this history of high-density affordable housing, emblematic of the built residential identity of Dinkytown. As an individual property, CPED staff finds that 406 11th Ave SE is not significant under Criterion 3.

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

The property was designed in the Queen Anne style and retains good integrity. However, the property is not an exceptional example of this style and would not be significant under Criterion 4 as an individual property that embodies distinctive characteristics of the Queen Anne style.

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

The property exists on a parcel layout typical of Dinkytown and the Marcy-Holmes Neighborhood and is not indicative of unique or innovative development pattern or landscape design. The property is not significant under Criterion 5, as it does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

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

William Kenyon is known by the City of Minneapolis to be a master architect. Much of Kenyon's work is still exists and is represented throughout various neighborhoods in the City of Minneapolis. The City of Minneapolis has already designated properties that are characteristic of Kenyon.

The subject property is one of six Kenyon-designed dwellings extant on the corner of 4th Street and 11th Avenue SE. Of those six, the property is one of three that are proposed for demolition to allow for a potential new development. The three homes proposed for demolition are the most typical of Kenyon designs; represent three different, but compatible architectural styles; and retain the greatest integrity. The six extant Kenyon homes were built for the same owner, Mary Lochren, and by the same builder, Edward James Davis, with four built in 1901 (406 11th Ave. SE; 410 11th Ave. SE; 1103 4th St. SE; 1107 4th St. SE).

The home is more modest than known or already-designated Kenyon properties and retains good integrity to its original design. 406 11th Ave SE is not an exceptional example of the work of William Kenyon; therefore, it is not individually significant under Criterion 6.

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

There are no known archaeological sites beneath the property. The property is not likely to yield information important in prehistory or history, therefore it does not meet Criterion 7.

INTEGRITY

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property retains the integrity required to be a contributing resource.

Location: The building remains in its original location and therefore maintains integrity of location.

Design: The integrity of design remains. The exterior includes apparent alterations to enclose the front porch with windows. Extensive modifications are only evident on the interior but reflect the property's sustained history as a rooming home rental property.

Setting: The property's integrity of setting remains somewhat intact. Though the surrounding blocks and portions of Dinkytown have shown areas of twenty-first century demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists in extant late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Materials: The home retains a strong degree of material integrity; much of the original wood windows and siding remain but have suffered wear over the decades.

Workmanship: The property's integrity of original workmanship is intact. Notably, the original workmanship of the front elevation, which includes an intact window bay and original windows, remains and expresses clear association to the Queen Anne style. While the property has suffered deterioration over time, workmanship is still evident.

Feeling: The property retains integrity of feeling. Though the surrounding blocks and areas of Dinkytown have shown areas of demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists extant in late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Association: The house retains a high degree of association as a property built as a rental home. The house retains its century-long association as a rooming house with students as the primary tenants. The property continues its historic use as high-density, affordable housing and retains its visual association to that identity.

UNSAFE OR DANGEROUS CONDITION

In CPED's review, the property does not appear eligible for local designation.

The applicant has not demonstrated that the property is in an unsafe or dangerous condition.

REASONABLE ALTERNATIVES TO DEMOLITION

In CPED's review, the property does not appear eligible for local designation.

The applicant claims that there are no reasonable alternatives to the destruction of the building and states that the significance for the property is low and its integrity is impaired. The applicant describes that, individually or in a collection with the other two properties, the subject property does not merit designation as an example of Kenyon's work and states there are more notable examples of Kenyon's work that have already been designated or are extant elsewhere in the City.

ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

In CPED's review, the property does not appear eligible for local designation.

The applicant believes that the costs to perform needed renovation work exceed the economic value of the property. The cost estimate provided in the application materials is for a complete replacement of all exterior and interior materials, finishes, landscaping, and specialty appliances. The applicant did not detail the economic usefulness of the proposed new development in comparison to the economic usefulness, maintenance and continued use of the current property.

FINDINGS

1. The property at 406 11th Avenue SE is not listed in or eligible for listing in the National Register.
2. The property does not appear to be individually eligible for local designation.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Garret Duncan, NorthBay Companies for the property located at 406 11th Avenue SE:

A. Demolition of Historic Resource.

Recommended motion: **Approve** the demolition of historic resource application.

ATTACHMENTS

1. Map
2. Oblique aerial photo
3. Survey
4. Historic Review Letter from CPED
5. Written description and findings submitted by applicant
6. Determination of Eligibility Study by Landscape Research LLC submitted by applicant
7. Photos
8. Proposed new development submitted by applicant
9. Public comment

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 410 11th Avenue SE
Project Name: 410 11th Avenue SE Demolition
Prepared By: Rob Skalecki, City Planner, (612) 673-5179
Applicant: Garret Duncan, NorthBay Companies
Project Contact: Garret Duncan
Ward: 3
Neighborhood: Marcy-Holmes Neighborhood
Request: To demolish the existing building at 410 11th Avenue SE.
Required Applications:

Demolition of Historic Resource	To demolish the existing building at 410 11 th Ave SE.
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HISTORIC PROPERTY INFORMATION

Current Name	House
Historic Name	House
Historic Address	410 11th Avenue SE
Original Construction Date	1901
Original Architect	William Kenyon
Original Builder	Edward James Davis
Original Owner	Mary Lochren
Historic Use	Dwelling
Current Use	Multiple-Family Dwelling

Date Application Deemed Complete	February 3, 2020	Date Extension Letter Sent	February 25, 2020
End of 60-Day Decision Period	April 3, 2020	End of 120-Day Decision Period	June 2, 2020

SUMMARY

BACKGROUND.

The property contains a two-and-one-half story Shingle style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Ms. Lochren lived near these properties with her husband and purchased several lots on this corner for development by William Kenyon and Edward Davis. She was the only person listed on the deed and as the owner on the building permits and appears to have built the homes for investment purposes as single-family dwellings. However due to the homes size and location, they quickly became multiple-family residences and attracted Sorority and Fraternity groups. Mary Lochren owned the property until her death, when it was sold to John Finney in 1945. John and Laura Finney lived at the house with their renters until they sold the property in 1966. The home was owned by at least one absentee landlord before being sold to James Marshall who, in 1973, converted the building into a 13-unit rooming house according to building permits.

Minneapolis city directories confirm that 410 11th Avenue SE began as a single-family rental house and was home to Reverend Martin D. Hardin of Andrew Presbyterian Church from 1902-1903. Between 1904 and 1910, Charles E. Rittenhouse, president of Hunt's Perfect Baking Powder Company, resided at the home. By 1911, the dwelling was home to a worker and two boarding students, and the dwelling turned into a Greek chapter house soon after. Between 1915 and 1929, the dwelling was home to at least one sorority and two fraternities at different times. The home returned to general student population use in 1929 as directories indicate a mix of students and workers/professionals living at the home.

Constructed of wood frame, the house includes a front gambrel roof with painted wood shingle cladding and a side cross-gable. The gambrel roof shelters an offset open porch on the north side of the front (west) elevation and protects the entrance; a window bay is prominent and centrally located on the first story of this elevation. Many of the windows are four-over-one wood sash. Noticeable window replacements include the aluminum replacement of the decorative second-floor window at the south (side) elevation and glass block infill in basement openings. The rear includes a small one-story addition to the southeast corner that was built to accommodate an interior stairway and one-story alteration to the entry at the northeast corner to cover it with siding. Rear alterations and window replacements have left the building with fair exterior integrity while the interior reflects the dwelling's history as a rental property.

The City of Minneapolis considers William Kenyon to be a master architect. The subject property is one of six extant homes on the corner of 4th Street Southeast and 11th Avenue Southeast designed by Kenyon and built by Edward James Davis for Mary Lochren. Kenyon was known for designing upper and upper-middle class single-family dwellings based in Revival styles of the era. The City of Minneapolis has already designated properties that are characteristic of Kenyon. Landmarked Kenyon-designed properties include the Chase Residence at 3045 5th Avenue South; the John G. Gluek House at 2447 Bryant Avenue South; and the Phi Kappa Psi Fraternity at 1609 University Avenue, as a contributing resource in the University of Minnesota Greek Letter Chapter House Historic District. Kenyon is also known for his partnership with Maurice Maine as Kenyon and Maine, beginning in 1913. Their firm was well-known for designing public-centered buildings in Minneapolis which included Abbott Hospital and properties for the Soo Line Railroad.

This house was surveyed in 2002 as part of the 2003 *University of Minnesota Greek Letter Chapter House Designation Study*. The consultant, Landscape Research LLC, noted that the property had good integrity and was one of six houses at the northwest corner of 4th Street SE and 11th Avenue SE that were formerly used by fraternity or sorority chapter houses at various times throughout the early 1900s. However, since the property was not constructed as a Greek Chapter House, it was not included in the final district boundaries. The property was not

recommended for further research in the 2011 historic resources inventory of the Central Core area prepared by Mead & Hunt.

CPED staff completed a historic review letter for the property in March 2019 (PLAN8500) and determined that the property may be a historic resource. Landscape Research LLC prepared a Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE in June 2019. The study recommends that the properties may be eligible for local designation under Criterion 6 as, “a small group of speculatively-built houses designed by Kenyon.” The applicant has submitted this study in their application materials, and it is included in the staff report attachments.

APPLICANT’S PROPOSAL. The applicant is proposing to demolish the existing building and construct a 65-unit apartment building on the corner land that includes the subject property as well as 406 11th Avenue SE and 1103 4th Street SE.

PUBLIC COMMENTS. Staff received a letter dated March 24, 2020 from the Marcy-Holmes Neighborhood Association. The letter is addressed to Council Member Steve Fletcher and expressed concerns relating to equity and accessibility of the potential virtual Heritage Preservation Commission meeting format to be held on April 7, 2020 in response to the COVID-19 pandemic. The Marcy-Holmes Neighborhood Association detailed their concern about the proposed new development displacing 39 low-income residents in their neighborhood and the belief that the buildings likely hold historical significance. The neighborhood group comments and concerns are included in their letter in the attachments. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states:

- (a) *In general.* If the commission determines that the property is not an historic resource, the commission shall approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to prepare or cause to be prepared a designation study of the property, as provided in section 599.230, unless the applicant meets their burden of proof with regard to subdivision (b) below.
- (b) *Destruction of historic resource.* Before approving the demolition of a property determined to be an historic resource, the commission shall make the following findings:
 - (1) The destruction is necessary to correct an unsafe or dangerous condition on the property; or
 - (2) That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:
 - 1. The significance of the property;
 - 2. The integrity of the property; and
 - 3. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of 410 11th Avenue Southeast based on the following findings:

SIGNIFICANCE

In CPED’s review, the subject property does not appear eligible for local designation.

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

From 1880 to 1900, enrollment at the University of Minnesota rose from 308 to 3,236 students. By 1910, the student enrollment had reached 5,369. The first dormitory at the University, Sanford Hall, was completed in 1910 and served as housing for 186 women. In the history of residential Dinkytown, homes of single-family designs were converted into multiple-unit dwellings to house student populations. The tenant history of the 410 11th Ave SE reflects this trend in the neighborhood relative to the growth of the University.

410 11th Ave SE appears to be emblematic of the early-twentieth century housing stock of the area. The property has operated as a student rooming house for over a century and continues to play this role in the community to this day. Existing on the prominent residential intersection of 4th Street SE and 11th Avenue SE, the William Kenyon-designed dwellings may be among the best-known examples of extant homes that communicate the academic-centered residential history of Dinkytown. The property is emblematic of social patterns and cultural trends associated with Dinkytown and student housing in relation to the University of Minnesota.

While the property is associated with patterns of cultural and social history, CPED staff finds that the property does not have enough significance under Criterion 1 to merit potential local designation. Many extant properties through the University neighborhoods continue to convey this history. Moreover, the University of Minnesota Greek Letter Chapter House Historic District is already locally designated and communicates a portion of student residential history.

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

The property does not appear to have housed and notably significant individuals for a prolonged period. Although the home was developed by Mary Lochren, wife of Minnesota district Judge William Lochren, the evidence cannot be found to support the property's potential significance for any association to the Lochren family. CPED staff finds that this association does not justify significance under Criterion 2.

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

The property has served as an affordable, high-density student rooming house for over a century. Homes of this type are representative of the residential history of the student population in Dinkytown. The distinct elements of Dinkytown's residential identity, in the greater context of the Marcy-Holmes neighborhood, are evident in the subject property.

There are many individual properties that are extant and continue to relay this history of high-density affordable housing, emblematic of the built residential identity of Dinkytown. As an individual property, CPED staff finds that 410 11th Ave SE is not significant under Criterion 3.

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

The property was designed in the Shingle style and retains fair integrity. However, the property is not an exceptional example of this style and would not be significant under Criterion 4 as an individual property that embodies distinctive characteristics of the Shingle style.

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

The property exists on a parcel layout typical of Dinkytown and the Marcy-Holmes Neighborhood and is not indicative of unique or innovative development pattern or landscape design. The property is not significant under Criterion 5, as it does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

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

William Kenyon is known by the City of Minneapolis to be a master architect. Much of Kenyon's work is still exists and is represented throughout various neighborhoods in the City of Minneapolis. The City of Minneapolis has already designated properties that are characteristic of Kenyon.

The subject property is one of six Kenyon-designed dwellings extant on the corner of 4th Street and 11th Avenue SE. Of those six, the property is one of three that are proposed for demolition to allow for a potential new development. The three homes proposed for demolition are the most typical of Kenyon designs; represent three different, but compatible architectural styles; and retain the greatest integrity. The six extant Kenyon homes were built for the same owner, Mary Lochren, and by the same builder, Edward James Davis, with four built in 1901 (406 11th Ave. SE; 410 11th Ave. SE; 1103 4th St. SE; 1107 4th St. SE).

The home is more modest than known or already-designated Kenyon properties and retains fair integrity to its original design. 410 11th Ave SE is not an exceptional example of the work of William Kenyon; therefore, it is not individually significant under Criterion 6.

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

There are no known archaeological sites beneath the property. The property is not likely to yield information important in prehistory or history, therefore it does not meet Criterion 7.

INTEGRITY

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property retains the integrity required to be a contributing resource.

Location: The building remains in its original location and therefore maintains integrity of location.

Design: The integrity of design remains to a noticeable degree. The exterior includes apparent alterations, including rear additions and window replacements. Extensive modifications are only evident on the interior but reflect the property's sustained history as a rooming home rental property.

Setting: The property's integrity of setting remains somewhat intact. Though the surrounding blocks and portions of Dinkytown have shown areas of twenty-first century demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists in extant late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Materials: The home retains a strong degree of material integrity; much of the original wood windows, shingles and siding remain but have suffered wear over the decades.

Workmanship: The property's integrity of original workmanship is intact. Notably, the original workmanship of the front elevation remains and expresses clear association to the Shingle style. While the property has suffered deterioration over time and small-scale exterior alterations have been, workmanship is still evident.

Feeling: The property retains integrity of feeling. Though the surrounding blocks and areas of Dinkytown have shown areas of demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists extant in late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Association: The house retains a high degree of association as a property built as a rental home. The house retains its century-long association as a rooming house with students as the primary tenants. The property continues its historic use as high-density, affordable housing and retains its visual association to that identity.

UNSAFE OR DANGEROUS CONDITION

In CPED's review, the property does not appear eligible for local designation.

The applicant has not demonstrated that the property is in an unsafe or dangerous condition.

REASONABLE ALTERNATIVES TO DEMOLITION

In CPED's review, the property does not appear eligible for local designation.

The applicant claims that there are no reasonable alternatives to the destruction of the building and states that the significance for the property is low and its integrity is impaired. The applicant describes that, individually or in a collection with the other two properties, the subject property does not merit designation as an example of Kenyon's work and states there are more notable examples of Kenyon's work that have already been designated or are extant elsewhere in the City.

ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

In CPED's review, the property does not appear eligible for local designation.

The applicant believes that the costs to perform needed renovation work exceed the economic value of the property. The cost estimate provided in the application materials is for a complete replacement of all exterior and interior materials, finishes, landscaping, and specialty appliances. The applicant did not detail the economic usefulness of the proposed new development in comparison to the economic usefulness, maintenance and continued use of the current property.

FINDINGS

1. The property at 410 11th Avenue SE is not listed in or eligible for listing in the National Register.
2. The property does not appear to be individually eligible for local designation.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Garret Duncan, NorthBay Companies for the property located at 410 11th Avenue SE:

A. Demolition of Historic Resource.

Recommended motion: **Approve** the demolition of historic resource application.

ATTACHMENTS

1. Map
2. Oblique aerial photo
3. Survey
4. Historic Review Letter from CPED
5. Written description and findings submitted by applicant
6. Determination of Eligibility Study by Landscape Research LLC submitted by applicant
7. Photos
8. Proposed new development submitted by applicant
9. Public comment

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 1103 4th Street SE
Project Name: 1103 4th Street SE Demolition
Prepared By: Rob Skalecki, City Planner, (612) 673-5179
Applicant: Garret Duncan, NorthBay Companies
Project Contact: Garret Duncan
Ward: 3
Neighborhood: Marcy-Holmes Neighborhood
Request: To demolish the existing building at 1103 4th Street SE.
Required Applications:

Demolition of Historic Resource	To demolish the existing building at 1103 4 th Street SE.
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HISTORIC PROPERTY INFORMATION

Current Name	House
Historic Name	House
Historic Address	1103 4 th Street SE
Original Construction Date	1901
Original Architect	William Kenyon
Original Builder	Edward James Davis
Original Owner	Mary Lochren
Historic Use	Dwelling
Current Use	Multiple-Family Dwelling

Date Application Deemed Complete	February 3, 2020	Date Extension Letter Sent	February 25, 2020
End of 60-Day Decision Period	April 3, 2020	End of 120-Day Decision Period	June 2, 2020

SUMMARY

BACKGROUND.

The property contains a two-story Colonial Revival style home constructed in 1901. The property was designed by William Kenyon and built by Edward James Davis for Mary Lochren. Ms. Lochren lived near these properties with her husband and purchased several lots on this corner for development by William Kenyon and Edward Davis. She was the only person listed on the deed and as the owner on the building permits and appears to have built the homes for investment purposes as single-family dwellings. However due to the homes size and location, they quickly became multiple-family residences and attracted Sorority and Fraternity groups. Mary Lochren owned the property until her death, when it was sold to Anna Olsen in 1946. The property was owned by various absentee landlords before being sold to James Marshall who, in 1973, converted the building into 4 apartments according to building permits.

Minneapolis city directories confirm that 1103 4th Street SE began as a single-family rental house and was home to a lawyer, Loren Collins, and his family between 1902-1908. By 1909, Sigma Chi fraternity had moved in and remained at the address until 1915. City directories indicate at least two other fraternities have been located at the property and the house has been a rooming home since 1909.

Constructed of wood frame, the house is clad in wood and includes a side gable roof with a centrally located dormer on the front (south) elevation. East and west (side) elevations include decorative cornice returns and column-like wood boards extend from cornice to the foundation at all elevation corners. The front elevation includes a character-defining two-story Ionic column/pilaster entryway with a triangular pediment and decorative windows above the entry. The west (side) elevation includes an original open porch that has been infilled with wood siding and a projecting bay on the south portion of the elevation. The east (side) elevation includes a small first-story oriel window on the south side and noticeable metal egress stairway. The rear (north) elevation has a central secondary entry with a small ornamental pedimented window above. Indicative of the Colonial Revival style, the dwelling's design relays the feeling of overall symmetry. Many windows have been replaced with aluminum one-over-one sash

The City of Minneapolis considers William Kenyon to be a master architect. The subject property is one of six extant homes on the corner of 4th Street Southeast and 11th Avenue Southeast designed by Kenyon and built by Edward James Davis for Mary Lochren. Kenyon was known for designing upper and upper-middle class single-family dwellings based in Revival styles of the era. The City of Minneapolis has already designated properties that are characteristic of Kenyon. Landmarked Kenyon-designed properties include the Chase Residence at 3045 5th Avenue South; the John G. Gluek House at 2447 Bryant Avenue South; and the Phi Kappa Psi Fraternity at 1609 University Avenue, as a contributing resource in the University of Minnesota Greek Letters Chapter House Historic District. Kenyon is also known for his partnership with Maurice Maine as Kenyon and Maine, beginning in 1913. Their firm was well-known for designing public-centered buildings in Minneapolis which included Abbott Hospital and properties for the Soo Line Railroad.

This house was surveyed in 2002 as part of the 2003 *University of Minnesota Greek Letter Chapter House Designation Study*. The consultant, Landscape Research LLC, noted that the property had good integrity and was one of six houses at the northwest corner of 4th Street SE and 11th Avenue SE that were formerly used by fraternity or sorority chapter houses at various times throughout the early 1900s. However, since the property was not constructed as a Greek Chapter House, it was not included in the final district boundaries. The property was not recommended for further research in the 2011 historic resources inventory of the Central Core area prepared by Mead & Hunt.

CPED staff completed a historic review letter for the property in March 2019 (PLAN8501) and determined that the property may be a historic resource. Landscape Research LLC prepared a Determination of Eligibility Study for 1103 4th Street SE, 406 11th Avenue SE, and 410 11th Avenue SE in June 2019. The study recommends that the properties may be eligible for local designation under Criterion 6 as, “a small group of speculatively-built houses designed by Kenyon.” The applicant has submitted this study in their application materials, and it is included in the staff report attachments.

APPLICANT’S PROPOSAL. The applicant is proposing to demolish the existing building and construct a 65-unit apartment building on the corner land that includes the subject property as well as 406 11th Avenue SE and 410 11th Avenue SE.

PUBLIC COMMENTS. Staff received a letter dated March 24, 2020 from the Marcy-Holmes Neighborhood Association. The letter is addressed to Council Member Steve Fletcher and expressed concerns relating to equity and accessibility of the potential virtual Heritage Preservation Commission meeting format to be held on April 7, 2020 in response to the COVID-19 pandemic. The Marcy-Holmes Neighborhood Association detailed their concern about the proposed new development displacing 39 low-income residents in their neighborhood and the belief that the buildings likely hold historical significance. The neighborhood group comments and concerns are included in their letter in the attachments.

Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states:

- (a) *In general.* If the commission determines that the property is not an historic resource, the commission shall approve the demolition permit. If the commission determines that the property is an historic resource, the commission shall deny the demolition permit and direct the planning director to prepare or cause to be prepared a designation study of the property, as provided in section 599.230, unless the applicant meets their burden of proof with regard to subdivision (b) below.
- (b) *Destruction of historic resource.* Before approving the demolition of a property determined to be an historic resource, the commission shall make the following findings:
 - (1) The destruction is necessary to correct an unsafe or dangerous condition on the property; or
 - (2) That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:
 - 1. The significance of the property;
 - 2. The integrity of the property; and
 - 3. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of 1103 4th Street Southeast based on the following findings:

SIGNIFICANCE

In CPED’s review, the subject property does not appear eligible for local designation.

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

From 1880 to 1900, enrollment at the University of Minnesota rose from 308 to 3,236 students. By 1910, the student enrollment had reached 5,369. The first dormitory at the University, Sanford Hall, was completed in 1910 and served as housing for 186 women. In the history of residential Dinkytown, homes of single-family designs were converted into multiple-unit dwellings to house student populations. The tenant history of the 1103 4th St SE reflects this trend in the neighborhood relative to the growth of the University.

1103 4th St SE appears to be emblematic of the early-twentieth century housing stock of the area. The property has operated as a student rooming house for over a century and continues to play this role in the community to this day. Existing on the prominent residential intersection of 4th Street SE and 11th Avenue SE, the William Kenyon-designed dwellings may be among the best-known examples of extant homes that communicate the academic-centered residential history of Dinkytown. The property is emblematic of social patterns and cultural trends associated with Dinkytown and student housing in relation to the University of Minnesota.

While the property is associated with patterns of cultural and social history, CPED staff finds that the property does not have enough significance under Criterion 1 to merit potential local designation. Many extant properties through the University neighborhoods continue to convey this history. Moreover, the University of Minnesota Greek Letter Chapter House Historic District is already locally designated and communicates a portion of student residential history.

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

The property does not appear to have housed and notably significant individuals for a prolonged period. Although the home was developed by Mary Lochren, wife of Minnesota district Judge William Lochren, the evidence cannot be found to support the property's potential significance for any association to the Lochren family. CPED staff finds that this association does not justify significance under Criterion 2.

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

The property has served an affordable, high density student rooming house for over a century. Homes of this type are representative of the residential history of the student population in Dinkytown. The distinct elements of Dinkytown's residential identity, in the greater context of the Marcy-Holmes neighborhood, are evident in the subject property.

There are many individual properties that are extant and continue to relay this history of high-density affordable housing, emblematic of the built residential identity of Dinkytown. As an individual property, CPED staff finds that 1103 4th Street is not significant under Criterion 3.

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

The property was designed in the Colonial Revival style and retains good integrity but has suffered from window replacement and a porch enclosure. However, the property is not an exceptional example of this style and would not be significant under Criterion 4 as an individual property that embodies distinctive characteristics of the Colonial Revival style.

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

The property exists on a parcel layout typical of Dinkytown and the Marcy-Holmes Neighborhood and is not indicative of unique or innovative development pattern or landscape design. The property is not significant under Criterion 5, as it does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.

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

William Kenyon is known by the City of Minneapolis to be a master architect. Much of Kenyon's work is still exists and is represented throughout various neighborhoods in the City of Minneapolis. The City of Minneapolis has already designated properties that are characteristic of Kenyon.

The subject property is one of six Kenyon-designed dwellings extant on the corner of 4th Street and 11th Avenue SE. Of those six, the property is one of three that are proposed for demolition to allow for a potential new development. The three homes proposed for demolition are the most typical of Kenyon designs; represent three different, but compatible architectural styles; and retain the greatest integrity. The six extant Kenyon homes were built for the same owner, Mary Lochren, and by the same builder, Edward James Davis, with four built in 1901 (406 11th Ave. SE; 410 11th Ave. SE; 1103 4th St. SE; 1107 4th St. SE).

The home is more modest than known or already-designated Kenyon properties and retains good integrity to its original design. 1103 4th Street is not an exceptional example of the work of William Kenyon; therefore, it is not individually significant under Criterion 6.

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

There are no known archaeological sites beneath the property. The property is not likely to yield information important in prehistory or history, therefore it does not meet Criterion 7.

INTEGRITY

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property retains the integrity required to be a contributing resource.

Location: The building remains in its original location and therefore maintains integrity of location.

Design: The integrity of design remains. The exterior includes apparent alterations to enclose the side porch and replace historic windows. Extensive modifications are only evident on the interior but reflect the property's sustained history as a rooming home rental property.

Setting: The property's integrity of setting remains somewhat intact. Though the surrounding blocks and portions of Dinkytown have shown areas of twenty-first century demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists in extant late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Materials: The home retains a good degree of material integrity; much of the original wood ornamentation and details remain but have suffered wear over the decades. Window replacements have detracted from overall material integrity, however much of the other materials pertinent to Kenyon's Colonial Revival design remain.

Workmanship: The property's integrity of original workmanship is intact. Notably, the original workmanship of the front elevation, which includes the notable two-story ionic pedimented entryway, remains and expresses clear association to the Colonial Revival style. While the property has suffered deterioration over time, workmanship is still evident.

Feeling: The property retains integrity of feeling. Though the surrounding blocks and areas of Dinkytown have shown areas of demolitions to construct new student-focused housing, the feeling of a student neighborhood with affordable, high-density housing persists extant in late-nineteenth and early-twentieth century dwellings throughout much of the neighborhood.

Association: The house retains a high degree of association as a property built as a rental home. The house retains its century-long association as a rooming house with students as the primary tenants. The property continues its historic use as high-density, affordable housing and retains its visual association to that identity.

UNSAFE OR DANGEROUS CONDITION

In CPED’s review, the property does not appear eligible for local designation.

The applicant has not demonstrated that the property is in an unsafe or dangerous condition.

REASONABLE ALTERNATIVES TO DEMOLITION

In CPED’s review, the property does not appear eligible for local designation.

The applicant claims that there are no reasonable alternatives to the destruction of the building and states that the significance for the property is low and its integrity is impaired. The applicant describes that, individually or in a collection with the other two properties, the subject property does not merit designation as an example of Kenyon’s work and states there are more notable examples of Kenyon’s work that have already been designated or are extant elsewhere in the City.

ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE

In CPED’s review, the property does not appear eligible for local designation.

The applicant believes that the costs to perform needed renovation work exceed the economic value of the property. The cost estimate provided in the application materials is for a complete replacement of all exterior and interior materials, finishes, landscaping, and specialty appliances. The applicant did not detail the economic usefulness of the proposed new development in comparison to the economic usefulness, maintenance and continued use of the current property.

FINDINGS

1. The property at 1103 4th Street SE is not listed in or eligible for listing in the National Register.
2. The property does not appear to be individually eligible for local designation.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Garret Duncan, NorthBay Companies for the property located at 1103 4th Street SE:

A. Demolition of Historic Resource.

Recommended motion: **Approve** the demolition of historic resource application.

ATTACHMENTS

1. Map
2. Oblique aerial photo
3. Survey
4. Historic Review Letter from CPED
5. Written description and findings submitted by applicant
6. Determination of Eligibility Study by Landscape Research LLC submitted by applicant
7. Photos
8. Proposed new development submitted by applicant
9. Public comment

APPENDIX B: ELIGIBILITY STUDY
PREPARED BY LANDSCAPE RESEARCH LLC

Determination of Eligibility Study



**for
1103 4th Street S.E.
406 11th Avenue S.E.
410 11th Avenue S.E.
Minneapolis, Hennepin County, Minnesota**

**Prepared for
North Bay Companies
Minneapolis, Minnesota**

**by
Amy M. Lucas, M.S.
Landscape Research LLC**

June 2019

Determination of Eligibility Study

1103 4th Street S.E.
406 11th Avenue S.E.
410 11th Avenue S.E.
Minneapolis, Hennepin County, Minnesota

Prepared for
North Bay Co.
2316 4th Avenue S.
Minneapolis, MN 55404

by
Amy M. Lucas, M.S.
Landscape Research LLC
1926 Penn Avenue S.
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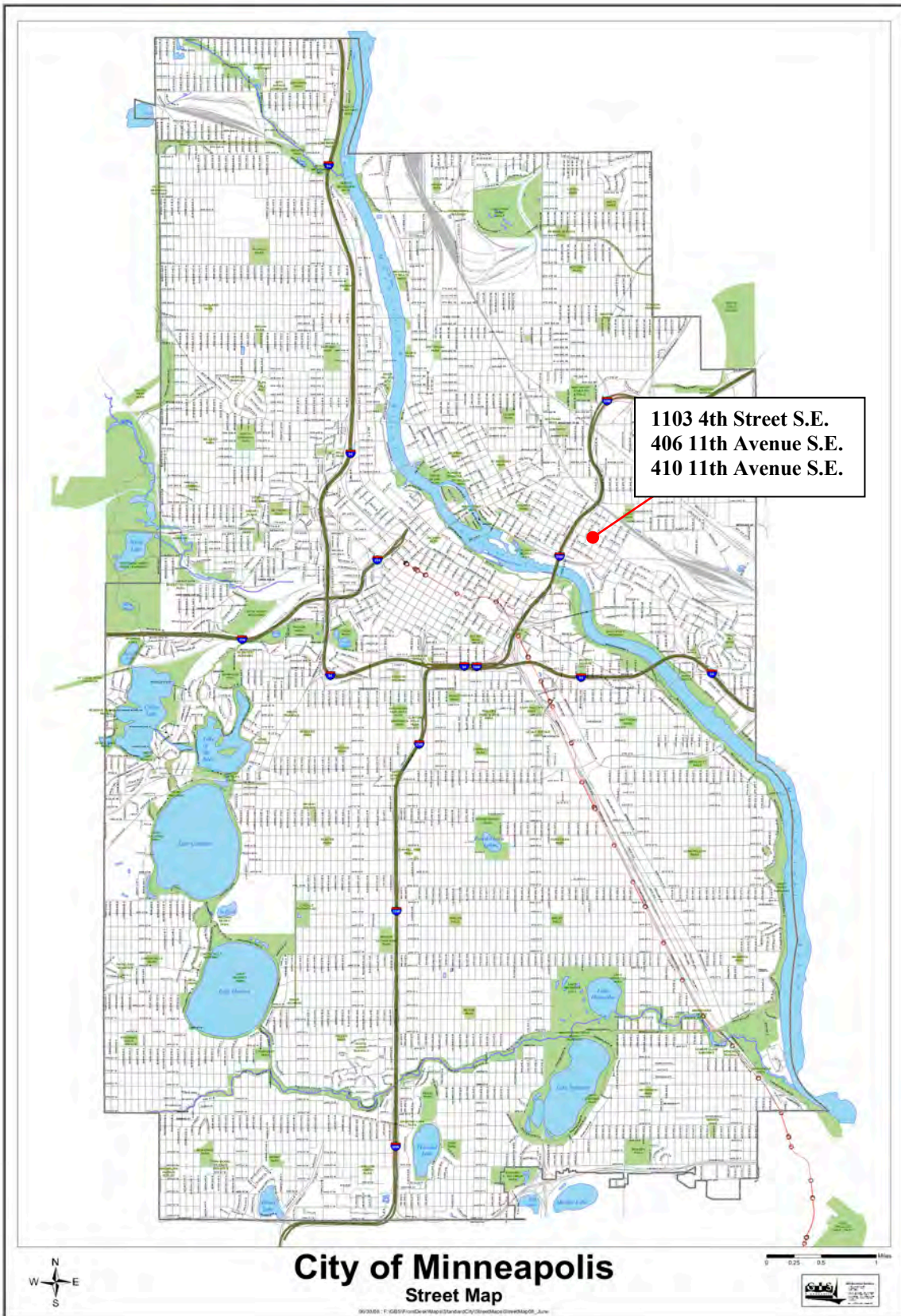


Fig. 1. Location Map

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1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the buildings at 1103 4th Street S.E. (PIN 2402924310009), 406 11th Avenue S.E. (PIN 2402924310008) and 410 11th Avenue S.E. (PIN 2402924310007), Hennepin County, Minneapolis, Minnesota to determine if these properties meet the Minneapolis Heritage Preservation Commission local designation criteria. In letters to Nicole Daly at North Bay Companies, dated March 22, 2019, City of Minneapolis staff states that the buildings appear to meet one of the criteria for local designation and are considered historic resources.

The properties were photographed during site visits in May 2019. Historical research relied on Minneapolis maps and atlases, building permits, city directories, census records, property abstracts, and newspaper articles. Archives at the Minnesota Historical Society (MNHS), Hennepin History Museum (HHM), University of Minnesota-Borchert Map Library, and Hennepin County Library-Minneapolis Collection were consulted.



Fig. 2. Aerial view, three properties outlined in red. (Google 2018) ▲

N

1.1 Background

In February 2019 the North Bay Companies provided a preliminary land use application to the City of Minneapolis to develop the lots at 1103 4th Street S.E., 406 11th Avenue S.E., and 410 11th Avenue S.E. The proposed apartment building design included demolition of the three houses on the three lots. City of Minneapolis planning staff presented a preliminary review memorandum (dated March 14, 2019) on the proposed new design. The developer was asked to submit an application for historic review letters on the three properties (submitted March 12, 2019). In response to the owner's request for a demolition permit and historic review, the City of Minneapolis indicated in letters (dated March 22, 2019) that the buildings are potential historic resources and appear to meet local designation Criterion 6 for their association with local architect William Kenyon. The letters also indicated that the property at 410 11th Avenue S.E. also met local designation Criterion 4 for its distinctive architectural style. In April 2019, the owner retained the principals at Landscape Research LLC to evaluate the historic significance and integrity of the buildings.

2.0 PROPERTY DESCRIPTION

2.1 Location

The three dwellings at 1103 4th Street S.E., 406 11th Avenue S.E., and 410 11th Avenue S.E. are located on the northeast corner of 4th Street S.E. and 11th Avenue S.E. The dwellings are located on Lot 2 of Block 3 of Mill Company's Addition in Minneapolis. The block is bound by 11th Avenue S.E. at the west, 5th Street S.E. at the north, 12th Avenue S.E. at the east and 4th Street S.E. at the south.¹ Interstate 35W is two blocks west of the properties and the Mississippi River is approximately three blocks to the south. The University of Minnesota campus is located to the southeast and east of the block; University Avenue is one block south. The Burlington Northern Santa Fe Railroad (BNSF) line splits near 18th Avenue S.E.; one line continues along 9th Street S.E. and the other line runs towards the Mississippi River bridge. The three properties are located in the triangular portion of land created by the I-35W trench and the two rail lines.

The buildings are located in the Marcy-Holmes neighborhood of the University community. The Fifth Street Southeast Historic District (locally designated in 1976), a residential district, is located on 5th Street S.E. at the west of I-35W. The non-contiguous University of Minnesota Greek Letter Chapter House Historic District (locally designated in 2003) is predominately located to the east of properties. The period of significance for the district is 1911 to 1936. The surrounding infrastructure includes multi-unit dwellings and a number of fraternity and sorority houses which were built between 1925 and 1967.

The immediate surroundings include the Kappa Eta Kappa Sorority (1927, originally Delta Zeta) at 1100 4th Street S.E. (labeled 1 on Figure 3) and the Phi Delta Chi Fraternity (1959) at 1024 4th Street S.E. (labeled 2 on Figure 3) is across the intersection. The Alpha Gamma Delta Fraternity (1965) is at 1011 4th Street S.E. (labeled 3 on Figure 3).

¹ The street grid is not aligned north-south, hereafter, 11th Avenue S.E. will be referred to as west and all streets will follow accordingly.



Fig. 3. Properties under evaluation circled in red. (Google 2018)

During the past ten years, there have been a number of private apartment buildings constructed to house University of Minnesota students. To the east of Block 1 of Doran’s Addition, there are two recently constructed multi-unit buildings. The five-story building (412 Lofts) at 406 12th Avenue S.E. (labeled 4 on Figure 3) was built in 2010. The six-story cooperative housing building (4th Street Housing Co-op) at 1227 4th Street S.E. (labeled 5 on Figure 3) was built in 2015.

2.2 1103 4th Street S.E.

The two-story Colonial Revival style house at 1103 4th Street S.E. was designed in 1901 by William Kenyon and built by local contractor Edward James Davis for \$4,000.² The building is located on the northeast corner of 11th Avenue S.E. and 4th Street S.E. and has two street-facing elevations. The exterior is clad in painted wood siding and has a limestone foundation. The gable roof has a central dormer on the south slope and a brick chimney on the north slope. There are wood cornice returns at the east and west gable ends and wood corner boards at each corner. The three-bay façade (south), facing 4th Street S.E., has a central projecting entry bay with a central door accented by a blind fanlight and sidelights. The entry bay has three decorative windows at the second floor and a pediment resting on pilasters with Ionic capitals. The majority of the windows have one-over-one aluminum replacement sash. At the west elevation, facing 11th Avenue S.E., there is a one-story projecting bay at the southwest corner. The original open porch at the northwest corner has been filled with wood panels. There is a projecting oriel window at the first floor of the east elevation. A metal fire escape runs along the east elevation from the attic gable window.

² Minneapolis Building Permit #48427, 5/1/1901.



Figs. 4. West elevation of 1103 4th Street S.E.



Fig. 5. West and north elevations of 1103 4th Street S.E.



Fig. 6. East and south elevations of 1103 4th Street S.E.



Fig. 7. Interior kitchen and stair.

Despite the overall building deterioration, window replacement and porch infill, the exterior retains good integrity and retains its Colonial Revival style features. The interior of the house has been heavily renovated to accommodate four apartments. The building was converted to a rooming house in 1966, which included a new stairway to the third floor.³ In 1973 the building was converted into four apartments with kitchens and bathrooms; one kitchen is in the former open porch.⁴ Building codes require two forms of egress and the main staircase has been removed to allow for the addition of two interior staircases.

Colonial Revival Style

Kenyon employed one of the most common architectural types in the United States for this house. The Colonial Revival style dominated residential architecture from 1880 into the 1950s. In a national survey, about 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs and small entry porches or surrounds as exhibited at 1103 4th Street S.E.⁵ This subtype predominates the period prior to 1910.⁶ The principal areas of ornamentation are entrances, cornices and windows.⁷ In this case, the entrance surround remains, but the cornice is simple and lacks dentils or modillions. The windows have been replaced with aluminum sash.

2.3 406 11th Avenue S.E.

The two-and-one-half story Queen Anne style house at 406 11th Avenue S.E. was designed in 1901 by William Kenyon and built by local contractor Edward James Davis for \$4,000.⁸ The house is clad in painted wood siding and has a limestone foundation. The cross-gable roof has wood, bracketed soffits and a brick chimney on the south roof slope. The full-width front porch has been filled with one-over-one aluminum storms, but the curved porch brackets remain. The three-bay façade (west) has a central entrance and a two-story, projecting tripartite bay at the

³ Minneapolis Building Permit #B398793, 9/2/1966.

⁴ Minneapolis Building Permit #B439638, 1/23/1973.

⁵ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), 321.

⁶ *Ibid*, 321.

⁷ *Ibid*, 324.

⁸ Minneapolis Building Permit #B48428, May 1, 1901.

south bay. The majority of the windows appear to be original and are a mix of nine-over-one and six-over-one wood sash. The front-facing gable has paired wood windows and flared bargeboards at the eaves. There is a two-story projecting bay on the north elevation. A metal egress stair exits the third floor window and runs along the east elevation.



Fig. 8. West elevation of 406 11th Avenue S.E.



Fig. 9. East elevation of 406 11th Avenue S.E.

Despite the building deterioration and porch infill, the exterior retains good integrity. The interior has undergone multiple renovations, including a fire in 1929, and little historic fabric remains.⁹ The building was officially renovated into a 13-unit rooming house in 1973 with new corridors, walls and stairs.¹⁰ Building codes require two forms of egress and the configuration has been altered to include two interior stairs.

Queen Anne Style

The Queen Anne style was the dominant style of domestic architecture from 1880 to 1910. In a national survey, about 20 percent of Queen Anne houses have a cross-gabled roof and the front-facing gable is most common with a full-width front porch. The style employs asymmetrical facades with projecting bays to avoid a smooth-walled appearance. The house at 406 11th Avenue S.E. varies the wall texture with different widths of siding and has a projecting bay at the second floor and a circular bay at the first floor. The City of Minneapolis has designated a number of exemplary Queen Anne style houses including the Baker-Emerson House (1883) at 2215 Dupont Avenue N., the Amos Coe House (1884) at 1700 3rd Avenue S., the Harry Legg House (1887) at 1601 Park Avenue S., and the John Lohmar House (1898) at 1514 Dupont Avenue N. The Queen Anne style is also well-represented in the Lowry Hill East Residential Historic District and the Healy Block Historic District.

2.4 410 11th Avenue S.E.

The two-and-one-half story Shingle style house at 410 11th Avenue S.E. was designed in 1901 by William Kenyon and built by local contractor Edward James Davis for \$4,000.¹¹ The house is clad in painted wood shingles and has a limestone foundation. The cross-gable roof has a dormer at the west and east roof slopes. A painted brick chimney runs along the south elevation and a short brick chimney is located at the south slope of the rear gable. The front-facing gambrel roof rests over an offset open porch that protects the entrance. The front door has been replaced with an aluminum panel door. There is a centered, tripartite projecting bay at the first floor. The majority of the windows contain four-over-one wood sash. The decorative second floor window at the south elevation has been replaced with an aluminum system. The basement windows have been filled with glass block. There is a one-story addition at the southeast corner that was built to accommodate the second interior stair. The one-story entrance at the northeast corner of the house originally accessed the kitchen and has been covered with wood siding. A metal egress stair exits the third floor window at the east elevation.

⁹ Minneapolis Building Permit #B214759, March 5, 1929.

¹⁰ Minneapolis Building Permit #B442495, July 12, 1973.

¹¹ Minneapolis Building Permit #B48429, May 1, 1901.



Fig. 10. East Elevation of 410 11th Avenue S.E.



Fig. 11. West elevation of 410 11th Avenue S.E.

Due to the window replacement and rear additions, the house exhibits fair exterior integrity. The interior has undergone multiple renovations and little historic fabric remains. The building was converted into a duplex in 1972 and a 13-unit rooming house in 1973.¹² The kitchen was relocated to the basement. Building codes require two forms of egress and the configuration has been altered to include two interior stairs.

¹² Minneapolis Building Permit #B43976, December 4, 1972; #B442497, July 12, 1973.

Shingle Style

The Shingle style does not emphasize decorative details at doors, windows, cornices, porches or wall surfaces.¹³ Instead the style is marked by a complex shape enclosed within a smooth surface (shingled exterior) which unifies the irregular plan of the house.¹⁴

This house has a late date of construction for the Shingle style; such houses were more commonly built between 1880 and 1900.¹⁵ The City of Minneapolis has designated exemplary Shingle style houses. These designated properties include the Harry Wild Jones House (1887) at 5101 Nicollet Avenue, the Harrington Beard House (1888) at 5100 Nicollet Avenue and the Charles B. Lyon House (1890) at 425 Oak Grove Street. The Shingle style Frank and Laura Chase Residence at 3045 5th Avenue S. was designated by the City in 2012. In a national survey, about 25 percent of Shingle style houses have a gambrel roof as exhibited at 410 11th Avenue S.E.¹⁶ The house at 410 11th Avenue S.E. is a simplified Shingle style design with a small porch and single windows.



Fig. 12. First floor entrance, 410 11th Avenue S.E.



Fig. 13. Second floor corridor.

¹³ McAlester, 289.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

3.0 PROPERTY HISTORY

3.1 Residential Development near the University of Minnesota

The Town of Saint Anthony was plated in 1849 on the east side of the Mississippi River. The properties at 1103 4th Street S.E., 406 11th Avenue S.E., and 410 11th Avenue S.E. are located in the Mill Company's Addition to the Town of Saint Anthony Falls that was platted in 1855. Two years later, the Minnesota Territorial Legislature founded the University of Minnesota. By 1857, the present-day campus was established with a stone building (razed) placed on a twenty-five acre site at the foot of 15th Avenue S.E.¹⁷ The Civil War slowed institutional growth, and the first class, consisting of two students, graduated in 1873.¹⁸



Fig. 14. Mill Company's Addition to the Town of St. Anthony Falls (1855) with lot at the corner of 11th Avenue S.E. and 4th Street S.E. circled.

Several additions to the Town of Saint Anthony provided lots for private construction around the campus, but few houses were built before Saint Anthony merged with the City of Minneapolis in 1873.¹⁹ In 1875, the area was linked to downtown Minneapolis by a horsecar line on 4th Street S.E., which was electrified in 1889.²⁰

¹⁷ Carole Zellie, *University of Minnesota Greek Letter Chapter House Designation Study* (Prepared for the Minneapolis Heritage Preservation Commission, 2003), 9.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ *Ibid.*, 10.



Fig. 15. 4th Street S.E. facing east with John B. Gilfallan house (ca. 1856) at left, in 1950. (MNHS)

By 1900, streets near the university campus were lined with frame houses and a few mansions.²¹ A group of stylish houses built for businessmen and university faculty were concentrated north of campus near 10th Avenue S.E.²² Middle-class housing and duplexes were located south of Washington Avenue S.E.²³

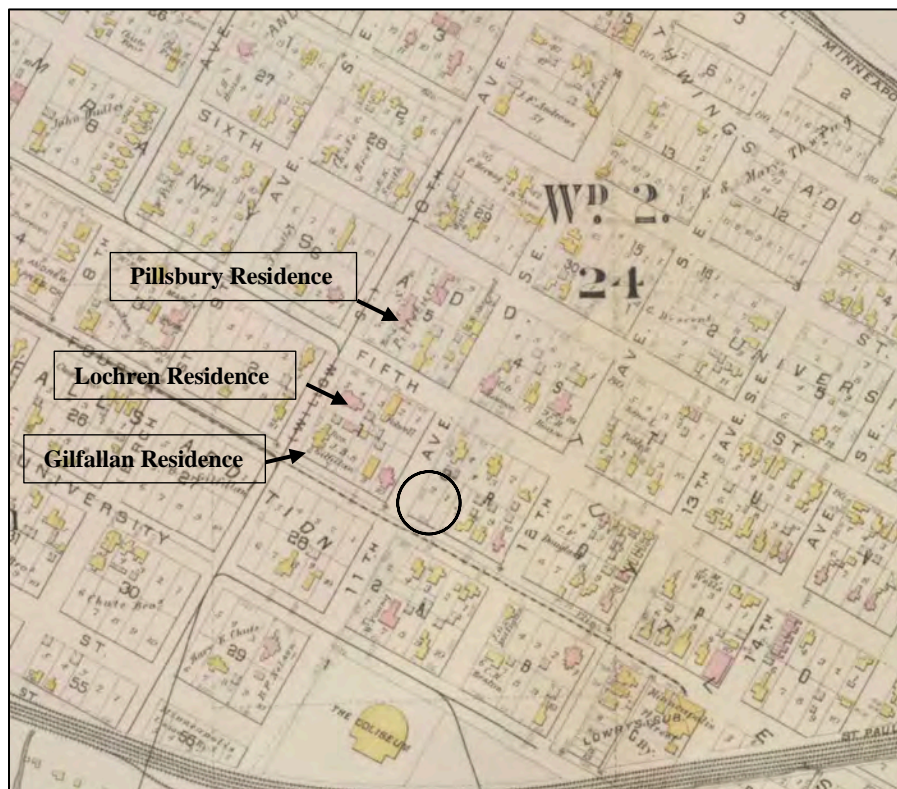


Fig. 16. Detail of area in 1885 and vacant lot at 11th Avenue S.E. and 4th Street S.E. circled. (Hopkins)

²¹ Ibid.

²² Ibid.

²³ Ibid.

Enrollment at the University rose from 308 in 1880 to 3,236 in 1900.²⁴ By 1910, there were 5,369 students and in 1920 there were 9,027.²⁵ The University did not build a dormitory until 1910; Sanford Hall housed 186 women.²⁶ By 1930, the student population had risen to 17,522.²⁷ The surrounding off-campus rooming houses, residence clubs and private residences continued to house most of the students. The University's second dormitory, Pioneer Hall, was built in 1930-1934.

Most student housing was provided in single-family houses that were converted into multi-unit dwellings.²⁸ Some private investors built student housing. In 1888, John S. Pillsbury (1827-1901), for example, built a student apartment building at 15th Avenue S.E. and 4th Street S.E.²⁹ Pillsbury lived nearby at 1005 5th Street S.E. (razed) in a house designed by Leroy Buffington in 1879.³⁰ Wilbur F. Decker (1857-1941) lived across the street from Pillsbury at 525 10th Avenue S.E. (razed) and built the College Inn (Dinkydale) at 1416 4th Street S.E. in 1902 as a student boardinghouse.³¹ In 1901, it appears that Mary Lochren also invested in building rental housing near the University of Minnesota, but it may not have been specifically for student use. She built four single-family homes at the corner of 4th Street S.E. and 11th Avenue S.E.

At the same time, the University of Minnesota expanded its real estate holdings around the original campus. In 1903, the University purchased an additional 120 acres south and west of the campus.³²

The University of Minnesota's first Greek society, Alpha Nu chapter of the Chi Psi Fraternity, was established in 1874 and became part of the American tradition of Greek societies.³³ By the 1880s, university chapter houses appear to have begun renting houses for chapter use.³⁴ Between 1900 and 1917, fraternities and sororities began to build their own chapter houses.³⁵ The three houses at 1103 4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E. were rented by fraternity and sorority houses in the 1910s. By 1930, at least twenty Greek letter chapter houses were completed around the University of Minnesota.³⁶

Following World War II, returning soldiers added to record membership at fraternities.³⁷ In the 1950s, Greek system membership continued to rise and, between 1950 and 1967, thirteen new

²⁴ Ibid, 11.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid, 12.

²⁹ Ibid.

³⁰ Larry Millett, *Once There Were Castles: Lost Mansions and Estates of the Twin Cities* (Minneapolis: University of Minnesota Press, 2011), 296. Following the death of Pillsbury's widow, Mahala Pillsbury in 1910, the house was occupied by the University of Minnesota president for over fifty years. The house was razed in 1964 to make way for Pillsbury Court townhomes.

³¹ Penny Petersen, *Hiding in Plain Sight* (Minneapolis: Marcy-Holmes Neighborhood Association, 2000), 85 and 131. Decker's house was razed in 2013 for an apartment building.

³² Carole Zellie, *The University of Minnesota Preservation Plan* (Prepared for the University of Minnesota, 1998), 124.

³³ Carole Zellie, *University of Minnesota Greek Letter Chapter House Designation Study*, 12.

³⁴ Ibid, 18.

³⁵ Ibid 17.

³⁶ Ibid.

³⁷ Ibid, 30.

chapter houses were built.³⁸ The University of Minnesota also built four new dormitories between 1951 and 1968.³⁹

The surrounding Marcy-Holmes neighborhood also underwent changes during the 1960s, most notably with the construction of I-35W, which razed a large portion of the neighborhood and sliced through residential areas. Properties to the east were isolated between the highway and two industrial rail lines. Houses remaining in this triangular area remained rental properties for university students.

In 2019, the University, with more than 60,000 students, guarantees housing only for first year students, so private developers have built many large-scale apartment buildings including those along the east side of the campus near Huron Boulevard and to the west of the campus. The City of Minneapolis has adjusted zoning allowances to encourage development in the area around the three houses under evaluation.

3.2 William and Mary Lochren

In 1901, Mary E. Lochren (1860-1944) applied for four building permits to construct houses on the vacant lots at 1103 4th Street S.E., 1107 4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E. Like Pillsbury and Decker, the Lochrens lived nearby at 422 10th Avenue S.E. (1877, razed). The Italianate style house and accompanying carriage house were designed for William Lochren by architect Charles Ferrin.⁴⁰



Fig. 17. Lochren Residence (1877) at 422 10th Avenue S.E., ca. 1936. (MNHS)

³⁸ Ibid, 32.

³⁹ These dormitories include Centennial Hall ((1951), Territorial Hall (1958), Frontier Hall (1959) and Middlebrook Hall (1968).

⁴⁰ Millett, 295.

William Lochren (1832-1912) was born in Ireland in 1832 and raised in Vermont where he studied law.⁴¹ He moved to Saint Anthony in 1856 and served as city attorney. Following his Civil War enlistment, he partnered with William W. McNair.⁴² Neighboring resident, John B. Gilfallan, also joined the firm.⁴³ In 1881 Lochren was appointed a district court judge by his neighbor Governor John S. Pillsbury and in 1893 he was appointed district judge for Minnesota.⁴⁴ Lochren's first wife, Martha Parker Demmon, died in 1879; his daughter Martha died at the age of four in 1884.



Fig. 18. William Lochren (MNHS)



Fig. 19. Mary E. Lochren (MNHS)

In 1882, Lochren married Mary Ellen Abbott (1860-1944) of Wright County, Minnesota. Mary Lochren was the daughter of a Methodist minister.⁴⁵ Lochren's neighbor, Major A.T. Abbott, resided at 1115 5th Street S.E. and was Mary's uncle.⁴⁶ The Lochrens were married in Major Abbott's house and they had one son, William Abbott Lochren (1884-1953). Mary Lochren remained in the house following her husband's death in 1912. She died in 1944 and her son sold the house to the Alpha Delta Pi Sorority in 1947 for \$20,000; the house was razed in 1951.⁴⁷

⁴¹ Marion D. Shutter and J.S. McLain, eds. *Progressive Men of Minnesota: biographical sketches and portraits in business, politics, and the professions: together with an historical and descriptive sketch of the state* (Minneapolis: Minneapolis Journal, 1897), 320.

⁴² Millett, 295

⁴³ Shutter and McLain, 320. Gilfallan's house at 400 10th Avenue S.E. was built in 1856 and is locally designed and listed in the NRHP. The Sigma Phi Epsilon Fraternity is currently located in the house.

⁴⁴ *The Princeton Union*, February 1, 1912.

⁴⁵ U.S. Federal Census 1860, Otsego Township, Wright County, Page 63.

⁴⁶ *Minneapolis Tribune*, April 20, 1882, 6.

⁴⁷ "U Sorority Pay \$20,000 for Judge Lochren Home," *Minneapolis Star*, June 3, 1947, 9; Minneapolis Permit #I6000, January 24, 1951.



Fig. 20. Members of Alpha Delta Pi Sorority on steps of Lochren Residence in 1947. (*Minneapolis Star*)

In 1901, Mary Lochren purchased two lots at the corner of 4th Street S.E. and 11th Avenue S.E. from Agnes Bell Sherman of Seattle for \$240.⁴⁸ Mary Lochren is the only person listed on the deed as well as the owner listed on the four building permits. The four houses, measuring 28 by 38 feet each, and were designed in revival styles by architect William Kenyon. The local contractor Edward James Davis (1851-1927) built each home for \$4,000 and subcontracted with Littlefield & Yerk for heating and R.C. Black & Co. for plumbing.⁴⁹ Three houses, 1103 4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E., were constructed on Lot 2 of Block 3 of Mill Company's Addition to Saint Anthony. The neighboring house at 1107 4th Street S.E. was constructed on Lot 1 of Block 3 of Mill Company's Addition and Lot 7 of Block R of Tuttle's Addition to Saint Anthony.⁵⁰

Mary Lochren continued to purchase and develop land in St. Anthony. She owned Lots 3, 4, and 5 in Block 2 of the Home Addition and lot 2 of Block 18 of the Town of St. Anthony.⁵¹ She also owned Lots 25, 26, 27 and 28 of Block 1 of the Subdivision of Block 39 in St. Anthony Falls.⁵² It is unclear if she built on these lots. In 1906, Mary Lochren purchased the David Tupper (1830-1893) residence at 1113 4th Street S.E. and hired William Kenyon to design two houses on the property.⁵³ The Tupper residence was razed and the houses at 1111 and 1115 4th Street S.E. are extant.

⁴⁸ Hennepin County Deed Book 536 Page 621, July 9, 1901.

⁴⁹ "Building News of the Week," *Minneapolis Star*, April 21, 1901.

⁵⁰ The house at 1107 4th Street S.E. is not part of this evaluation. The house has poor exterior integrity due to window replacement, replacement siding and porch alterations.

⁵¹ *Minneapolis Journal*, July 18, 1906.

⁵² *Minneapolis Star*, February 25, 1932. These are properties that were listed in the newspapers as owned by Mary Lochren, but a full search of her land ownership was not conducted.

⁵³ "Landmark is Torn Down," *Minneapolis Journal*, April 6, 1906. The building permit for 1111 4th Street S.E. (Minneapolis Building Permit #B66970, May 2, 1906) reflects the Kenyon/Davis/Lochren association. The permit cards for 1115 4th Street S.E. do not record the current building. The real estate maps between 1903 and 1913 reflect the two new houses.



Fig. 21. Detail in 1903 with the three houses in red, the fourth house at 1107 4th Street S.E. (not evaluated) is in white. (Minneapolis Real Estate, Borchert)

3.3 William Kenyon

The architect William Marsh Kenyon (1863-1940) was born in Hudson Falls, New York in 1863. He arrived in Minneapolis in 1893 and worked in private practice until 1913.⁵⁴ He partnered with Maurice Maine from 1913 until 1929 and was the chief architect of the Soo Line Railroad for twenty years.⁵⁵ Kenyon served on the advisory board of the University of Minnesota in 1909.⁵⁶

Kenyon was noted for “heavily decorated, costly mansions,” but also executed simple frame houses and favored revival styles.⁵⁷ There are over fifty extant houses designed by Kenyon in

⁵⁴ Alan Lathrop, *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 126.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ Carole Zellie, *The Lowry Hill Neighborhood of Minneapolis Historic Context Study* (Prepared by Landscape Research LLC for the Lowry Hill Neighborhood Association, 2006), 55.

Minneapolis; the majority survive in the Lowry Hill neighborhood including Kenyon's own Tudor Revival style house at 1715 James Avenue South which he designed in 1910.⁵⁸ Kenyon's second home at 4301 East Lake Harriet Boulevard is also extant; he lived in the Mission Revival style residence from 1918 until his death in 1940. Some of Kenyon's most notable designs include the John G. Gluck Residence (1902, locally designated) at 2447 Bryant Avenue South, the Mary Donaldson Residence (1908) at 72 Groveland Terrace, and the Kerr-Bacchus Residence (1910) at 2201 East Lake of the Isles Parkway. In 2012, the City of Minneapolis designated the Frank and Laura Chase Residence at 3045 5th Avenue South. Kenyon designed the Shingle style house in 1904 and it was built for \$8,000

Previous City of Minneapolis survey efforts have identified Kenyon designs that appear to individually meet the local criteria for designation in Lowry Hill. These include: Dr. W.A. Duff Residence (1897) at 1783 Colfax Avenue S.; A.R. Rogers Residence (1894) at 1801 Colfax Avenue S.; I.A. Hazlet Residence (1906) at 1802 Colfax Avenue S.; Harry Waite Residence (1897) at 1807 Colfax Avenue S.; J.B. Sutherland Residence (1905) at 1819 Dupont Avenue S.; C.R. Brackett Residence (1910) at 1785 Emerson Avenue S.; C.C. Wyman Residence (1913) at 1908 Girard Avenue S.; and F.M. Stowell House (1910) at 1903 Girard Avenue S. All of these houses reflect various revival style designs, retain a high level of historic integrity, and are well-maintained. They are also located within a few blocks of each other in the Lowry Hill neighborhood and are surrounded by residential architecture from the same period reflecting a historic setting with excellent integrity.

Kenyon appears to have been a residential architect for the Minneapolis upper class and it is not surprising that Mary Lochren chose him to design the four houses at the corner of 4th Street S.E. and 11th Avenue S.E. Lochren may have had an early acquaintance with Kenyon because he lived near her at 412 9th Avenue S.E. (razed) from 1899 to 1910.

In 1902, Kenyon designed a house across the street from the Lochren houses at 1018 4th Street S.E. (extant) for Dr. William Henry Condit (1875-1956); Condit was listed as faculty at the University of Minnesota medical school in 1901-02. The Neo-Classical Revival style residence currently houses the Alpha Chi Omega Fraternity. That same year, Kenyon designed a Colonial Revival style house for Enoch William Underwood (b.1878) at 315 10th Avenue S.E. (extant). Underwood was a grain elevator manager and principal owner of the Minnekota Elevator Company. Kenyon also designed a Greek chapter house for the Phi Kappa Psi Fraternity at 1609 University Avenue (1907). It is a contributing building in the University of Minnesota Greek Letter Chapter House Historic District (locally designated).

3.4 Property Tenants

It appears that Mary Lochren built the houses at the corner of 4th Street S.E. and 11th Avenue S.E. for investment purposes and rented them following completion. The houses were built as single-family homes with a central stair, living room, kitchen and dining room on the first floor and bedrooms on the second floor. No garages and/or carriage houses were built. The three houses were initially leased to single families, but due to their size and location, they quickly attracted fraternity and sorority groups.⁵⁹ Mary Lochren died in 1944 and the houses were sold following her death. All three houses are marked by significant long-term rental use with an

⁵⁸ The Robert Glancy Collection at the Hennepin History Museum lists all of Kenyon's known designs.

⁵⁹ The house at 1107 4th Street S.E. is not under evaluation, but was also built by Mary Lochren. The house followed a similar residential program with a single-family renter in the early years and, by 1911, Kappa Sigma Fraternity headquartered in the house.

average of twelve residents. The interiors reflect the extent of tenant use and code-required alterations.

The house at 410 11th Avenue S.E. was rented to Reverend Martin D. Hardin, pastor of Andrew Presbyterian Church (razed), from 1902 to 1903.⁶⁰ Charles E. Rittenhouse, president of Hunt's Perfect Baking Powder Company, lived in the house from 1904 to 1910.⁶¹ In 1911, Dow Smith, manager at the telephone company, lived in the house with two boarding students.⁶² By 1915, seven female students were living in the house with a matron and the directories identified the house as the headquarters of the Alpha Xi Delta Sorority.⁶³ The sorority moved to the house at 1115 5th Street S.E. in 1920 and eight male students moved into the house which headquartered as the Sigma Alpha Mu Fraternity.⁶⁴ From 1926 to 1928, the house was rented by the Gamma Eta Gamma Fraternity with fourteen residents.⁶⁵ In 1929, the house returned to rooming board status with nineteen residents which included a cooper, a telephone company clerk and a railroad engineer as well as students.⁶⁶ Following Mary Lochren's death, the house was sold to John Finney (1884-1968), a carpenter, in 1945.⁶⁷ John and Laura Finney lived in the house with their renters until 1966 when it was sold to an absentee landlord, Lee P Schuck (d. 1967).⁶⁸ The property, along with the houses at 406 11th Avenue S.E. and 410 11th Avenue S.E., was eventually owned by James Marshall. Permit records indicate Marshall officially converted the house into a thirteen-unit rooming house, with a shared kitchen and bathroom, in 1973, but city directories reveal the house has been a rooming house since 1915.

The house at 406 11th Avenue S.E. followed a similar residential program with a single-family renting the house in the early years before it turned into rooming status and eventual chapter house use. From 1902 to 1906, Herbert Lovell, a real estate agent, rented the house with his two children who are listed in directories as students.⁶⁹ In 1907, the house was rented by three unrelated men employed as a bank cashier, a teamster and a laborer.⁷⁰ By 1910, the house was occupied by the Pi Beta Phi Sorority, with eight women and a matron.⁷¹ They remained until 1915 when the house was occupied by the Alpha Omicron Pi Sorority.⁷² In 1919, the Kappa Delta Sorority moved into the house with thirteen residents.⁷³ The building continued with heavy residential use and continual chapter house occupancy. These included the Achoth Sorority in 1922, Phi Omega Pi Sorority in 1923, Alpha Tau Omega Fraternity in 1924, Theta Tau Fraternity in 1925 and Beta Phi Alpha Sorority in 1928.⁷⁴ The Alpha Delta Theta Sorority headquartered in the house from 1931 to 1933.⁷⁵ Following Mary Lochren's death, the house was sold to Alfred

⁶⁰ City of Minneapolis Directory.

⁶¹ Ibid.

⁶² Ibid.

⁶³ Ibid.

⁶⁴ Ibid. In 1930, Sigma Mu Fraternity built a chapter house at 307 16th Avenue S.E.; it is contributing to the University of Minnesota Greek Letter Chapter House Historic District.

⁶⁵ Ibid. Gamma Eta Gamma Fraternity was housed at 925 6th Street S.E. in the 1940s and later at 1126 5th Street S.E.

⁶⁶ Ibid.

⁶⁷ Hennepin County Recorder, Deed book 1641, page 356, May 23, 1945. Census and directories indicate that the Finneys rented the house for a number of years before purchasing from the Lochren estate.

⁶⁸ Hennepin County Recorder, Deed book 2559, page 536, September 15, 1966.

⁶⁹ City of Minneapolis Directory.

⁷⁰ Ibid.

⁷¹ Ibid. In 1916, Pi Beta Phi Sorority built a chapter house at 1019 University Avenue S.E.

⁷² Ibid. In 1930, Alpha Omicron Pi Sorority built a chapter house at 1121 5th Street S.E.

⁷³ Ibid.

⁷⁴ Ibid.

⁷⁵ Ibid.

Halvorson in 1947.⁷⁶ A string of absentee landlords owned the house until James Marshall purchased the house as well as the houses at 1103 4th Street S.E. and 410 11th Avenue S.E. Permit records indicate Marshall converted the house into a thirteen-unit rooming house, with a shared kitchen and bathroom, in 1973, but city directories reveal the house has been a rooming house since 1910.

The house at 1103 4th Street S.E. followed the same residential pattern with the family of Loren Collins, a lawyer, residing in the house from 1902 to 1908 before a fraternity moved to the house in 1909.⁷⁷ The Sigma Chi Fraternity, with an average of thirteen residents, remained in the house until 1915 when they built a fraternity at 1623 University Avenue S.E.⁷⁸ The house returned to rooming board status in the 1930s. Following Mary Lochren's death, the house was sold to Anna Olson in 1946.⁷⁹ The house was owned by a number of absentee landlords before James Marshall owned the house and the other two houses on Lot 2. Permit records indicate Marshall converted the house into four apartments in 1973, but city directories reveal the house was a rooming house by 1909.

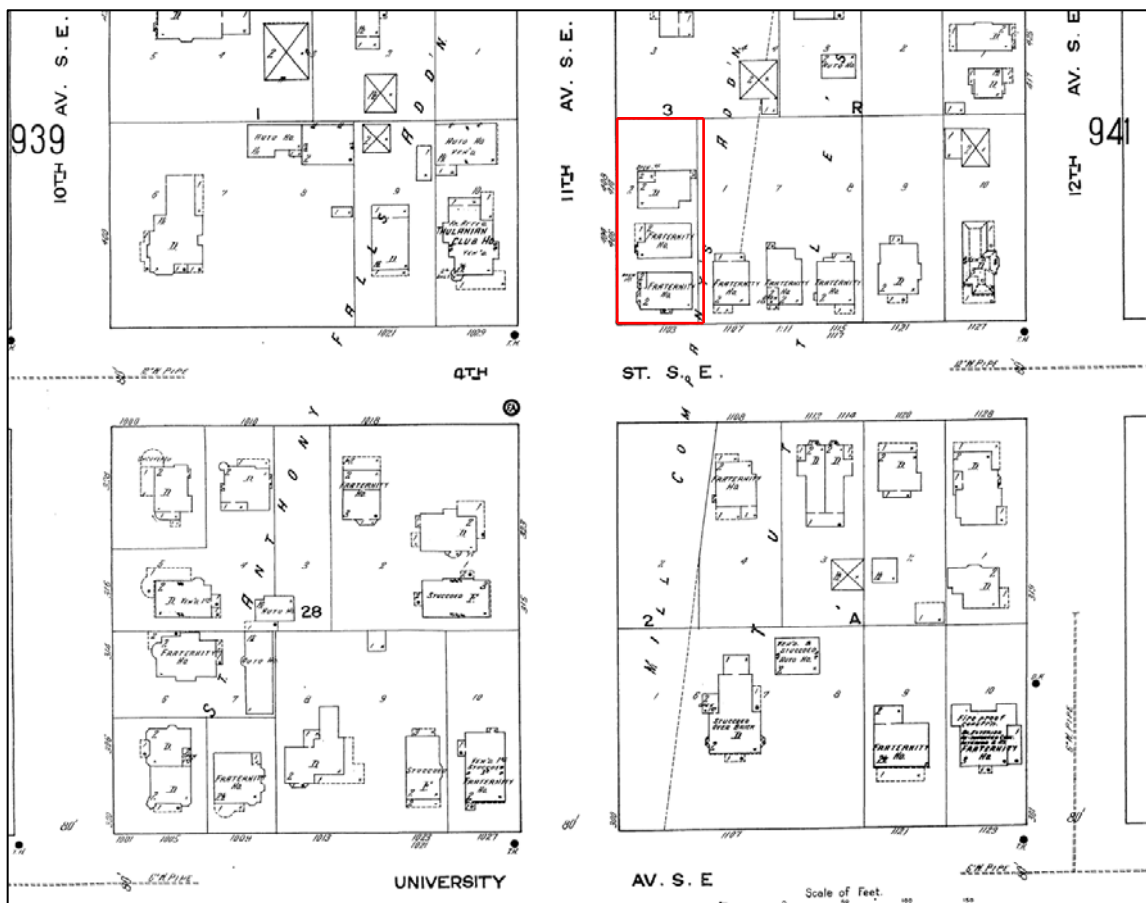


Fig. 22. Detail of area in 1930 with fraternities and sororities noted, houses under evaluation in red. (Sanborn Insurance Map)

⁷⁶ Hennepin County Recorder, Deed book 1759, page 366, August 27, 1947.

⁷⁷ City of Minneapolis Directory.

⁷⁸ The Sigma Chi Fraternity at 1623 University Avenue S.E. is a contributing building to the University of Minnesota Greek Letter Chapter House Historic District.

⁷⁹ Hennepin County Recorder, Deed book 1692, page 341, December 17, 1946.

4.0 EVALUATION

4.1 City of Minneapolis Local Designation Criteria for Evaluation

Chapter 599, Heritage Preservation Regulations of the Minneapolis Code of Ordinances, outlines the process for reviewing historic resources and designation criteria. When evaluating the potential destruction of a historic resource, the Minneapolis Heritage Preservation Commission “shall consider, but not be limited to, the significance of the property, the integrity of the property, and the economic value or usefulness of the existing structure” (Section 599.480). When evaluating a property for local designation the property must meet at least one of the designation criteria.

According to Section 599.210, the following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

4.2 Previous Evaluations

In 2003, Carole Zellie of Landscape Research LLC completed a survey of the residential properties around the University of Minnesota and developed a historic context examining the Greek Letter chapter houses. The survey resulted in the City of Minneapolis designation of the University of Minnesota Greek Letter Chapter House Historic District (2003). The historic district designates chapter houses built specifically for chapter house use from 1907 to 1930. The survey also recommended 1) Completion of a Southeast Minneapolis Historic District and 2) Survey of Modern Architecture specifically chapter houses built after 1950. As part of the Southeast Minneapolis Historic District recommendation, ten houses were recommended for further study and potentially individual eligible as significant as private residences associated with persons important to the history and development of Minneapolis. The three houses at 1103

4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E., were surveyed, but were not recommended for further study nor eligible for individual listing.

In 2011, Mead & Hunt completed a survey of the surrounding Marcy-Holmes area.⁸⁰ The properties at 1103 4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E. are located within the survey area and were not recommended for further evaluation. The report did recommend further evaluation of neighboring residential buildings.

Furthermore, the Marcy-Holmes neighborhood, as part of the original town of St. Anthony, was where the City first focused historic preservation efforts. The St. Anthony Falls Historic District, west of the University of Minnesota, was designated locally and nationally in 1971. The Fifth Street Southeast Historic District, located at the west side of the I-35W cut, is the city's earliest residential neighborhood and was designated in 1976. The B.O. Cutter House (1856) at 400 10th Avenue S.E. was designated locally and nationally in 1976. Florence Court (1886) at 1022 University Avenue was locally designated in 1983.

In correspondence dated March 22, 2019, Minneapolis Planning staff Rattana Sengsoulichanh states that the properties at 1103 4th Street S.E., 406 11th Avenue S.E. and 410 11th Avenue S.E. appear to meet local Criterion 6 as properties that exemplify the work of master architect William Kenyon. Sengsoulichanh also states that the house at 410 11th Avenue S.E. also appears to meet Criterion 4 as a distinctive Shingle style house.

4.3 Integrity

Section 599.480 (b) of the Minneapolis Code of Ordinances states that integrity of a potential historic resource must be considered when reviewing demolition, but does not explain how to evaluate integrity. The U.S. Department of the Interior-National Park Service provides interpretation of the seven aspects of integrity when evaluating a property for listing in the National Register of Historic Places (NRHP). The NRHP bulletin, *How to Apply the National Register Criteria for Evaluation* (NRB 15), explains that location, design, setting, materials, workmanship, feeling and association of a property should be considered **before** historic significance.⁸¹

The NRHP bulletin chapter, *Understanding the Aspects of Integrity*, follows:

Location is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

⁸⁰ Mead & Hunt, *Historic Resources Inventory: Historic Resources in the Windom, Kenny, and Armatage Neighborhoods and Historic Resources in the Central Core Area Including the St. Anthony West, Marcy Holmes, Como, Downtown West, Downtown East, and Sumner Glenwood Neighborhoods, as well as portion of the Bryn Mawr, Harrison, Near North, North Loop, Prospect Park, and St. Anthony East Neighborhoods* (Prepared for the City of Minneapolis, 2011).

⁸¹ U.S. Department of the Interior, National Register Bulletin "How to Apply the National Register Criteria for Evaluation."

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

4.4 Evaluation

1103 4th Street S.E.

Integrity

Integrity must be considered *before* significance:

The building at 1103 4th Street S.E. maintains its historic *location*. The building *design* has been altered with window removal, porch infill and full interior remodel. The *setting* has been altered through the years with multi-family construction and the loss of adjacent the turn-of-the-century single family homes. Other than window replacement, the exterior *materials* and *workmanship* are deteriorated, but remain. The building continues the *feeling* of the period of construction and the quality of *association*.

City of Minneapolis Criteria

To be considered for City of Minneapolis listing, the property must qualify in significance following the criteria:

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

The Colonial Revival style house at 1103 4th Street S.E. (1901) was built by local resident, Mary Lochren, as a rental property. The house was built as a single-family home, but quickly operated as a rooming house and the interior has been significantly altered. In general, residential architecture represents the broad patterns of cultural, economic and social history, but the house at 1103 4th Street S.E. does not individually embody these broad patterns. The house does not possess more individual significance

than the surrounding turn-of-the-century houses in the Marcy-Holmes neighborhood. Furthermore, multiple surveys of the neighborhood have not recommended the property for further evaluation. The house at 1103 4th Street S.E. is not associated with a significant event and does not exemplify a period in Minneapolis' cultural, political, economic or social history, and does not meet Criterion 1.

2. The property is associated with the lives of significant persons or groups.

The building is associated with Mary Lochren, the wife of an early Saint Anthony resident, William Lochren. William Lochren does not appear to have been associated with the construction or ownership of the property and little information about Mary Lochren has been discovered. The house was built for rental purposes and the Lochrens did not reside in the house. A full review of the tenancy of the house was completed and significant persons were not revealed. Multiple fraternities and sororities operated in the house, but the transient nature of the Greek chapter houses was prevalent throughout the neighborhood. The property is not associated with significant persons or groups and does not meet Criterion 2.

3. The property contains or is associated with distinctive elements of city or neighborhood identity.

The building is not associated with distinctive elements of the city or neighborhood identity and are not significant under Criterion 3. Turn-of-the-century Colonial Revival style houses are found throughout Minneapolis and are not specifically distinctive to Minneapolis. The building is not particularly identified with the city.

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

Though deteriorated, the exterior of the house is representative of the Colonial Revival style. The interior is marked by long-term rental use which is reflected in the extent of damage at the interior, which no longer embodies the style. Colonial Revival houses with high integrity are well represented in Minneapolis and a significant number by William Kenyon are gathered in the Lowry Hill neighborhood. The house, with the loss of windows, porch alteration and interior alterations, is not exemplary of the style and is not significant on an individual basis under Criterion 4.

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

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under Criterion 5.

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

The house at 1103 4th Street S.E. is associated with the Minneapolis architect William Kenyon. Kenyon was a prolific architect specializing in residential revival styles and his designs are located throughout the city. Kenyon's designs are well represented in the

Lowry Hill neighborhood of Minneapolis in high concentration and his own houses are also extant. The house at 1103 4th Street S.E. is associated with Kenyon, but it was intended for rental use and the budget is indicative of the intended purpose. A property is not eligible as the work of a master simply because it was designed by a prominent architect. A reconnaissance-level survey of Kenyon's Colonial Revival style houses in Lowry Hill indicates that there are houses that retain integrity and exemplify the architect's work. At this time, it appears that the house at 1103 4th Street S.E. may exemplify Kenyon's work and meet Criterion 6 as the work of a master architect.

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

City property atlas maps, Sanborn fire insurance maps and historic photographs provide information about previous use and development at the site. The property has not yielded information important in prehistory/archaeology and, therefore, is not significant under Criterion 7.

406 11th Avenue S.E.

Integrity

Integrity must be considered *before* significance:

The building at 406 11th Avenue S.E. maintains its historic *location*. The building *design* has been altered with a porch infill and full interior remodel. The *setting* has been altered through the years with multi-family construction and the loss of adjacent the turn-of-the-century single family homes. The exterior *materials* and *workmanship* are deteriorated, but remain. The building continues the *feeling* of the period of construction and the quality of *association*.

City of Minneapolis Criteria

To be considered for City of Minneapolis listing, the property must qualify in significance following the criteria:

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

The Queen Anne style house at 406 11th Avenue S.E. (1901) was built by local resident, Mary Lochren, as a rental property. The house was built as a single-family home, but quickly operated as a rooming house and the interior has been significantly altered. In general, residential architecture represents the broad patterns of cultural, economic and social history, but the house at 406 11th Avenue S.E. does not individually embody these broad patterns. The house does not possess more individual significance than the remaining turn-of-the-century houses in the Marcy-Holmes neighborhood. Furthermore, multiple surveys of the neighborhood have not recommended the property for further evaluation. The house at 406 11th Avenue S.E. is not associated with a significant event and does not exemplify a period in Minneapolis' cultural, political, economic or social history, and does not meet Criterion 1.

2. The property is associated with the lives of significant persons or groups.

The building is associated with Mary Lochren, the wife of an early Saint Anthony resident, William Lochren. William Lochren does not appear to have been associated with the construction or ownership of the property and little information about Mary Lochren has been discovered. The house was built for rental purposes and the Lochrens did not reside in the house. A full review of the tenancy of the house was completed and significant persons were not revealed. Multiple fraternities and sororities operated in the house, but the transient nature of the Greek chapter houses was prevalent throughout the neighborhood. The property is not associated with significant persons or groups and does not meet Criterion 2.

3. The property contains or is associated with distinctive elements of city or neighborhood identity.

The building is not associated with distinctive elements of the city or neighborhood identity and are not significant under Criterion 3. Queen Anne style houses are found throughout Minneapolis and are not distinctive specifically to Minneapolis. The building is not particularly identified with the city.

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

Though deteriorated, the exterior of the house is representative of the Queen Anne style. The interior is marked by long-term rental use which is reflected in the extent of damage at the interior, which no longer embodies the style. Queen Anne style houses with high integrity are well represented in Minneapolis and a significant number by William Kenyon are gathered in the Lowry Hill neighborhood. The house, with the alterations to the front porch and interior, is not exemplary of the style and is not significant on an individual basis under Criterion 4.

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

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under Criterion 5.

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

The house at 406 11th Avenue S.E. is associated with the Minneapolis architect William Kenyon. Kenyon was a prolific architect specializing in residential revival styles and his designs are located throughout the city. Kenyon's designs are well represented in the Lowry Hill neighborhood of Minneapolis in high concentration and his own houses are also extant. The house at 406 11th Avenue S.E. is associated with Kenyon, but it was intended for rental use and the budget is indicative of the intended purpose. A property is not eligible as the work of a master simply because it was designed by a prominent architect. A reconnaissance-level survey of Kenyon's revival style houses in Lowry Hill indicates that there are houses that retain integrity and exemplify the architect's work. At

this time, it appears that the house at 406 11th Avenue Street S.E. may exemplify Kenyon's work and meet Criterion 6 as the work of a master architect.

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

City property atlas maps, Sanborn fire insurance maps and historic photographs provide information about previous use and development at the site. The property has not yielded information important in prehistory/archaeology and, therefore, is not significant under Criterion 7.

410 11th Avenue S.E.

Integrity

Integrity must be considered *before* significance:

The building at 410 11th Avenue S.E. maintains its historic *location*. The building *design* has been altered with rear additions, window replacement and full interior remodel. The *setting* has been altered through the years with multi-family construction and the loss of adjacent the turn-of-the-century single family homes. The exterior *materials* and *workmanship* are deteriorated, but remain. The building continues the *feeling* of the period of construction and the quality of *association*.

City of Minneapolis Criteria

To be considered for City of Minneapolis listing, the property must qualify in significance following the criteria:

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

The Shingle style house at 410 11th Avenue S.E. (1901) was built by local resident, Mary Lochren, as a rental property. The house was built as a single-family home, but quickly operated as a rooming house and the interior has been significantly altered. In general, residential architecture represents the broad patterns of cultural, economic and social history, but the house at 410 11th Avenue S.E. does not individually embody these broad patterns. The house does not possess more individual significance than the remaining turn-of-the-century houses in the Marcy-Holmes neighborhood. Furthermore, multiple surveys of the neighborhood have not recommended the property for further evaluation. The house at 410 11th Avenue S.E. is not associated with a significant event and does not exemplify a period in Minneapolis' cultural, political, economic or social history, and does not meet Criterion 1.

2. The property is associated with the lives of significant persons or groups.

The building is associated with Mary Lochren, the wife of an early Saint Anthony resident, William Lochren. William Lochren does not appear to have been associated with the construction or ownership of the property and little information about Mary Lochren has been discovered. The house was built for rental purposes and the Lochrens

did not reside in the house. A full review of the tenancy of the house was completed and significant persons were not revealed. Multiple fraternities and sororities operated in the house, but the transient nature of the Greek chapter houses was prevalent throughout the neighborhood. The property is not associated with significant persons or groups and does not meet Criterion 2.

3. The property contains or is associated with distinctive elements of city or neighborhood identity.

The building is not associated with distinctive elements of the city or neighborhood identity and are not significant under Criterion 3. Shingle style houses are not distinctive specifically to Minneapolis.

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

Though deteriorated, the exterior of the house is representative of the Shingle style. The interior is marked by long-term rental use which is reflected in the extent of damage at the interior, which no longer embodies the style. Shingle style houses with high integrity are represented in Minneapolis and three have been designated individually in the City. The house, with the alterations to the rear and windows, is not exemplary of the style and is not significant on an individual basis under Criterion 4.

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

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under Criterion 5.

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

The house at 410 11th Avenue S.E. is associated with the Minneapolis architect William Kenyon. Kenyon was a prolific architect specializing in residential revival styles and his designs are located throughout the city. Kenyon's designs are well represented in the Lowry Hill neighborhood of Minneapolis in high concentration and his own houses are also extant. The house at 406 11th Avenue S.E. is associated with Kenyon, but it was intended for rental use and the budget is indicative of the intended purpose. A property is not eligible as the work of a master simply because it was designed by a prominent architect. A reconnaissance-level survey of Kenyon's revival style houses in Lowry Hill indicates that there are houses that retain integrity and exemplify the architect's work. At this time, it appears that the house at 410 11th Avenue Street S.E. may exemplify Kenyon's work and meet Criterion 6 as the work of a master architect.

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

City property atlas maps, Sanborn fire insurance maps and historic photographs provide

information about previous use and development at the site. The property has not yielded information important in prehistory/archaeology and, therefore, is not significant under Criterion 7.

4.5 Recommendation

The houses at 1103 4th Street S.E., 406 11th Avenue S.E., and 410 11th Avenue S.E. appear to meet Criterion 6 as a small group of speculatively-built houses designed by Kenyon.

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Collections

Borchert Map Library/University of Minnesota, Minneapolis.

Hennepin County Library/Minneapolis Collection, Minneapolis.

Hennepin County Recorder, Minneapolis.

Hennepin History Museum (HHM), Minneapolis.

Minnesota Historical Society (MNHS), Saint Paul.

6.0 APPENDIX

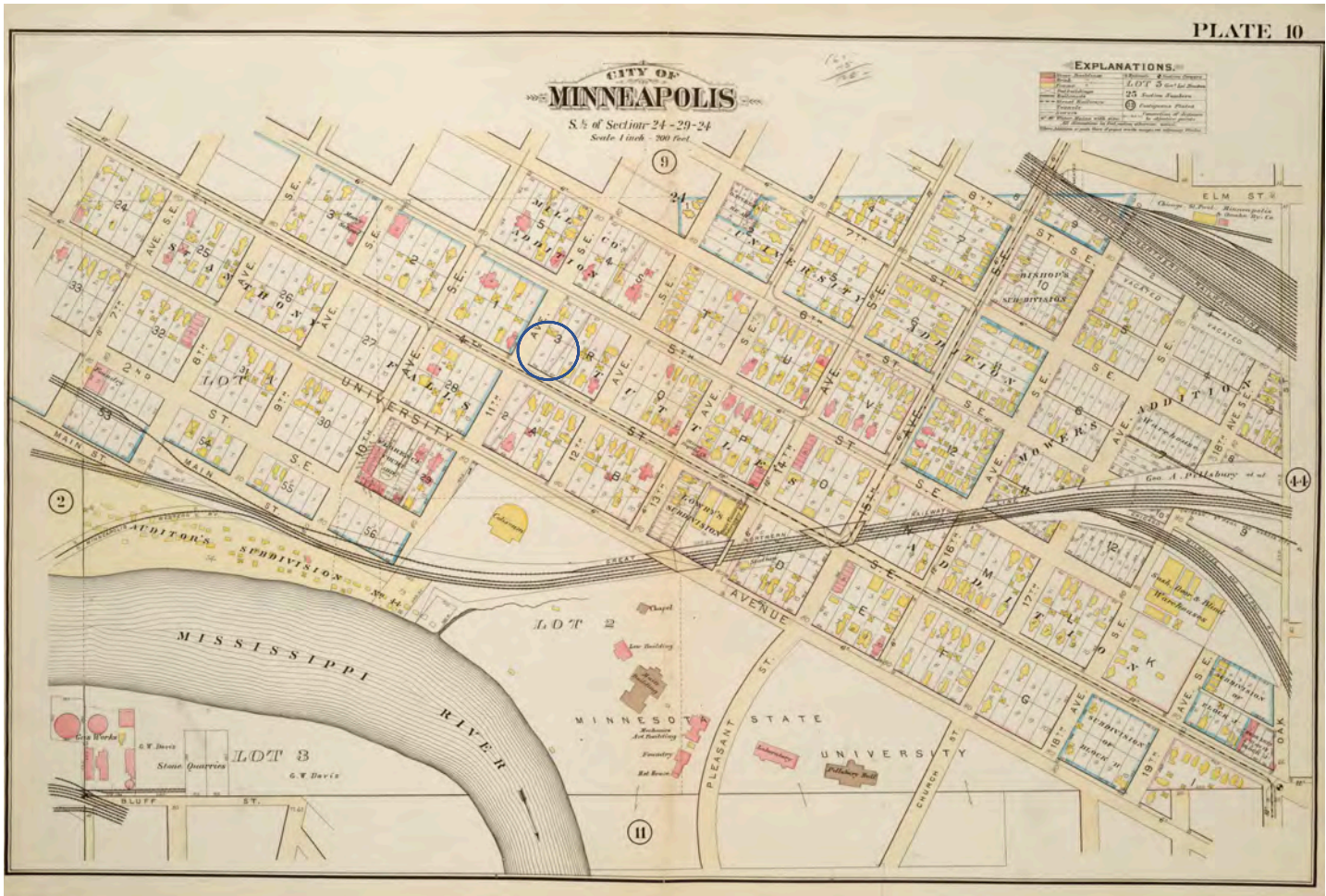


Fig. 23. Site plan in 1892, future building location circled. (Foote, Borchert)



Fig. 24. Site plan in 1903, three houses circled. (Minneapolis Real Estate, Borchert)



Fig. 25. Site plan in 1914, three houses circled. (Minneapolis Real Estate, Borchert)



Fig. 26. Houses in 1912. (Sanborn Insurance Co.)

APPENDIX C: ACTIONS INITIATING
DESIGNATION STUDY

Heritage Preservation Commission Actions

Regular Meeting
April 21, 2020 - 4:30 PM
Room 317, City Hall

Members Present: Madelyn Sundberg (Chair), Barbara Howard (Vice-Chair), Marais Bjornberg, Laurel Fritz, Andrew Johnson, Jesse Kling, Linda Mack, Kimberly Sandbulte, Ian Stade, and Claire VanderEyck (Quorum - 6)

Members Absent: None

Staff : Rachel Blanford

Public Hearing

6. 406 11th Ave SE, Ward 3

This item was continued from the April 7, 2020 meeting.

Staff Report by [Robert Skalecki](#), PLAN10470

A. Demolition of Historic Resource.

Action: Notwithstanding staff recommendation, the Heritage Preservation Commission **denied** the demolition of a historic resource application for the property at 406 11th Ave SE, **established** interim protection, and **directed** the planning director to prepare, or cause to be prepared, a designation study for a potential historic district to include the properties at 406 11th Ave SE, 410 11th Ave SE, and 1103 4th St SE.

Aye: Bjornberg, Howard, Johnson, Mack, Sandbulte, Stade, VanderEyck, Sundberg

Nay: Fritz

Recused: Kling

The motion was made based on the following findings:

- The motion was based on the following findings:
- There are reasonable alternatives to demolition.
- Demolition is not required to correct an unsafe condition.
- The exterior integrity of this property is decent.
- This building, in relationship to the other two under discussion, could merit designation as a non-high style residence designed by William Kenyon as a spec property that served the Dinkytown neighborhood as student housing for over a century.

7. 410 11th Ave SE, Ward 3

This item was continued from the April 7, 2020 meeting.

Staff Report by [Robert Skalecki](#), PLAN10471

A. Demolition of Historic Resource.

Action: Notwithstanding staff recommendation, the Heritage Preservation Commission **denied** the demolition of a historic resource application for the property at 410 11th Ave SE, **established** interim protection, and **directed** the planning director to prepare, or cause to be prepared, a designation study for a potential historic district to include the properties at 406 11th Ave SE, 410 11th Ave SE, and 1103 4th St SE.

Aye: Bjornberg, Howard, Johnson, Mack, Sandbulte, Stade, VanderEyck, Sundberg

Nay: Fritz

Recused: Kling

The motion was made based on the following findings:

- The motion was based on the following findings:
- There are reasonable alternatives to demolition.
- Demolition is not required to correct an unsafe condition.
- The exterior integrity of this property is decent.
- This building, in relationship to the other two under discussion, could merit designation as a non-high style residence designed by William Kenyon as a spec property that served the Dinkytown neighborhood as student housing for over a century.

8. 1103 4th St SE, Ward 3

This item was continued from the April 7, 2020 meeting.

Staff Report by [Robert Skalecki](#), PLAN10472

A. Demolition of Historic Resource.

Action: Notwithstanding staff recommendation, the Heritage Preservation Commission **denied** the demolition of a historic resource application for the property at 1103 4th St SE, **established** interim protection, and **directed** the planning director to prepare, or cause to be prepared, a designation study for a potential historic district to include the properties at 406 11th Ave SE, 410 11th Ave SE, and 1103 4th St SE.

Aye: Bjornberg, Howard, Johnson, Mack, Sandbulte, Stade, VanderEyck, Sundberg

Nay: Fritz

Recused: Kling

The motion was made based on the following findings:

- The motion was based on the following findings:
- There are reasonable alternatives to demolition.
- Demolition is not required to correct an unsafe condition.
- The exterior integrity of this property is decent.
- This building, in relationship to the other two under discussion, could merit designation as a non-high style residence designed by William Kenyon as a spec property that served the Dinkytown neighborhood as student housing for over a century.



Council Action No. 2020A-0433

City of Minneapolis

File No. 2020-00576

Committee: BIZ

Public Hearing: May 19, 2020 Passage: May 22, 2020

Publication: **MAY 27 2020**

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Bender	X			
Jenkins	X			
Johnson	X			
Gordon	X			
Reich	X			
Fletcher	X			
Cunningham	X			
Ellison	X			
Goodman	X			
Cano	X			
Schroeder	X			
Palmisano	X			

MAYOR ACTION

APPROVED

VETOED


MAYOR

MAY 26 2020

DATE

Certified an official action of the City Council

ATTEST:


CITY CLERK

Presented to Mayor: **MAY 22 2020**

Received from Mayor: **MAY 26 2020**

The Minneapolis City Council hereby denies an appeal submitted by Garret Duncan from the decision of the Heritage Preservation Commission denying the Demolition of Historic Resource application (PLAN10470) for the property located at 406 11th Ave SE, and adopts the findings of the Heritage Preservation Commission.



Council Action No. 2020A-0434

City of Minneapolis

File No. 2020-00574

Committee: BIZ

Public Hearing: May 19, 2020 Passage: May 22, 2020

Publication: **MAY 27 2020**

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Bender	X			
Jenkins	X			
Johnson	X			
Gordon	X			
Reich	X			
Fletcher	X			
Cunningham	X			
Ellison	X			
Goodman	X			
Cano	X			
Schroeder	X			
Palmisano	X			

MAYOR ACTION

APPROVED

VETOED

MAYOR

MAY 26 2020

DATE

Certified an official action of the City Council

ATTEST

CITY CLERK

Presented to Mayor: **MAY 22 2020**

Received from Mayor: **MAY 26 2020**

The Minneapolis City Council hereby denies an appeal submitted by Garret Duncan from the decision of the Heritage Preservation Commission denying the Demolition of Historic Resource application (PLAN10471) for the property located at 410 11th Ave SE, and adopts the findings of the Heritage Preservation Commission.



Council Action No. 2020A-0435

City of Minneapolis

File No. 2020-00575

Committee: BIZ

Public Hearing: May 19, 2020 Passage: May 22, 2020

Publication: **MAY 27 2020**

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Bender	X			
Jenkins	X			
Johnson	X			
Gordon	X			
Reich	X			
Fletcher	X			
Cunningham	X			
Ellison	X			
Goodman	X			
Cano	X			
Schroeder	X			
Palmisano	X			

MAYOR ACTION

APPROVED VETOED

MAYOR

MAY 26 2020

DATE

Certified an official action of the City Council

ATTEST

CITY CLERK

Presented to Mayor: **MAY 22 2020**

Received from Mayor: **MAY 26 2020**

The Minneapolis City Council hereby denies an appeal submitted by Garret Duncan from the decision of the Heritage Preservation Commission denying the Demolition of Historic Resource application (PLAN10472) for the property located at 1103 4th St SE, and adopts the findings of the Heritage Preservation Commission.

APPENDIX D: LETTER TO SHPO

APPENDIX E: LETTER FROM SHPO

APPENDIX F: MEMORANDUM TO CITY
PLANNING COMMISSION

APPENDIX G: STAFF REPORT TO
HERITAGE PRESERVATION COMMISSION

APPENDIX H: HPC ACTIONS FROM DESIGNATION HEARING

APPENDIX I: REQUEST FOR COUNCIL
ACTION

APPENDIX J: ZONING AND PLANNING
COMMITTEE ACTIONS

APPENDIX K: ACTIONS OF THE CITY
COUNCIL

APPENDIX L: PUBLIC COMMENT SINCE
PUBLICATION OF THE NOMINATION STAFF
REPORT

APPENDIX M: PUBLIC COMMENT SINCE
PUBLICATION OF THE DESIGNATION
STAFF REPORT
